

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Swartz Creek

Genesee County

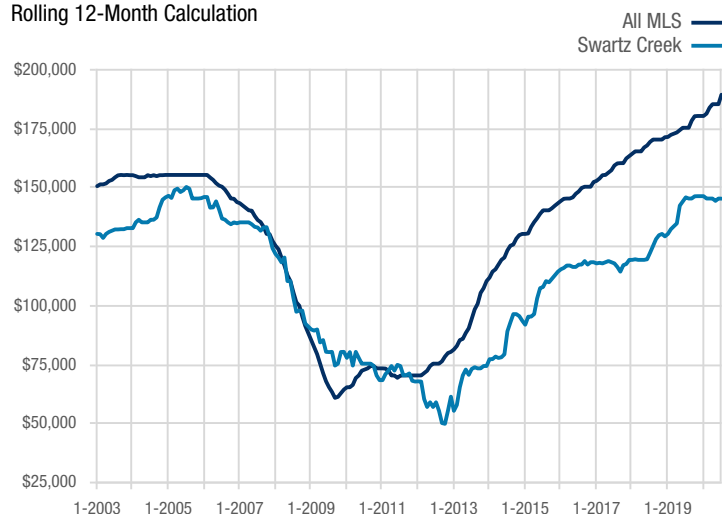
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	11	22	+ 100.0%	81	77	- 4.9%
Pending Sales	12	19	+ 58.3%	71	67	- 5.6%
Closed Sales	16	7	- 56.3%	64	37	- 42.2%
Days on Market Until Sale	15	27	+ 80.0%	28	35	+ 25.0%
Median Sales Price*	\$157,950	\$160,000	+ 1.3%	\$152,250	\$144,900	- 4.8%
Average Sales Price*	\$159,506	\$168,686	+ 5.8%	\$153,663	\$155,697	+ 1.3%
Percent of List Price Received*	99.3%	100.7%	+ 1.4%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	21	9	- 57.1%	—	—	—
Months Supply of Inventory	2.4	1.1	- 54.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	6	+ 500.0%	17	21	+ 23.5%
Pending Sales	2	6	+ 200.0%	13	15	+ 15.4%
Closed Sales	2	3	+ 50.0%	12	11	- 8.3%
Days on Market Until Sale	59	3	- 94.9%	27	41	+ 51.9%
Median Sales Price*	\$198,450	\$219,000	+ 10.4%	\$179,000	\$159,500	- 10.9%
Average Sales Price*	\$198,450	\$209,300	+ 5.5%	\$172,275	\$167,700	- 2.7%
Percent of List Price Received*	100.5%	100.0%	- 0.5%	97.4%	97.7%	+ 0.3%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

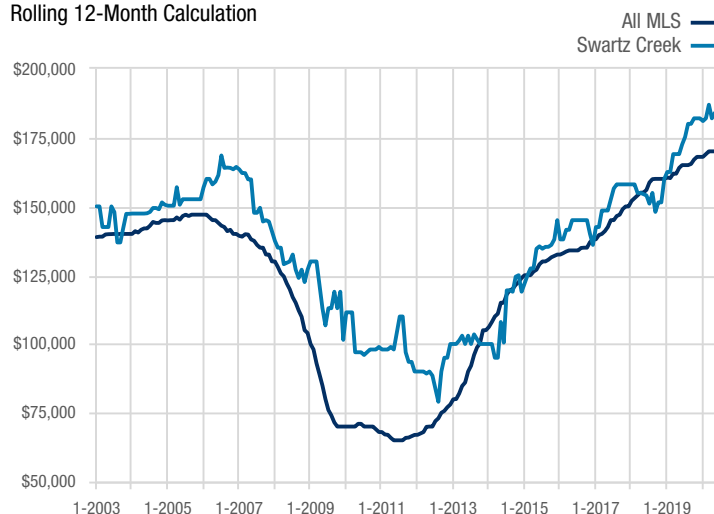
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.