

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Trenton

Wayne County

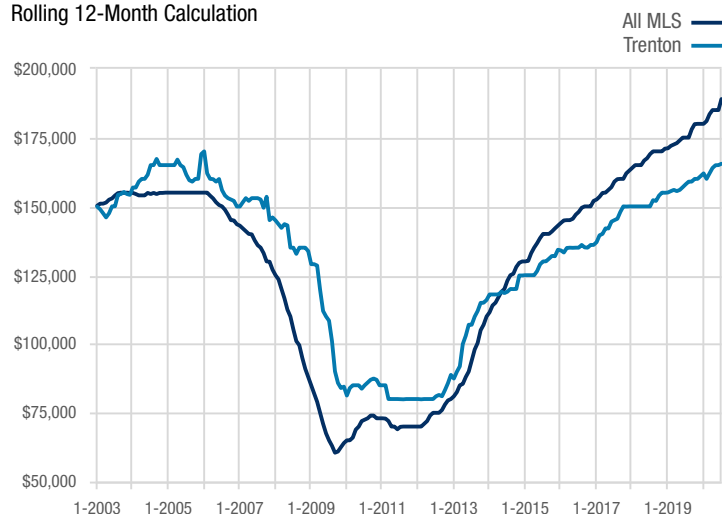
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	28	31	+ 10.7%	181	146	- 19.3%
Pending Sales	25	32	+ 28.0%	148	131	- 11.5%
Closed Sales	22	18	- 18.2%	135	105	- 22.2%
Days on Market Until Sale	14	16	+ 14.3%	33	29	- 12.1%
Median Sales Price*	\$169,000	\$208,800	+ 23.6%	\$160,000	\$174,000	+ 8.8%
Average Sales Price*	\$183,000	\$199,506	+ 9.0%	\$163,868	\$177,985	+ 8.6%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	40	17	- 57.5%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	14	4	- 71.4%	55	41	- 25.5%
Pending Sales	7	7	0.0%	39	48	+ 23.1%
Closed Sales	6	7	+ 16.7%	33	42	+ 27.3%
Days on Market Until Sale	41	62	+ 51.2%	41	56	+ 36.6%
Median Sales Price*	\$93,950	\$87,000	- 7.4%	\$78,000	\$86,500	+ 10.9%
Average Sales Price*	\$107,400	\$119,971	+ 11.7%	\$95,358	\$109,012	+ 14.3%
Percent of List Price Received*	98.7%	96.9%	- 1.8%	97.9%	97.4%	- 0.5%
Inventory of Homes for Sale	15	2	- 86.7%	—	—	—
Months Supply of Inventory	2.5	0.3	- 88.0%	—	—	—

* 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.

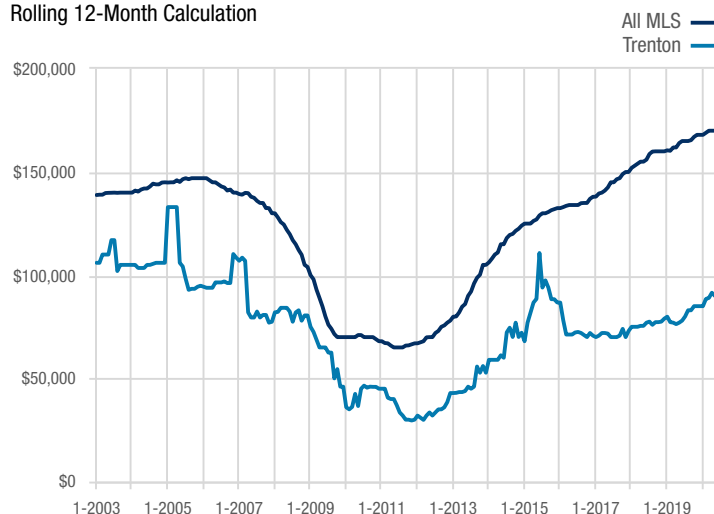
Median Sales Price - Residential

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.