

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Tuscola County

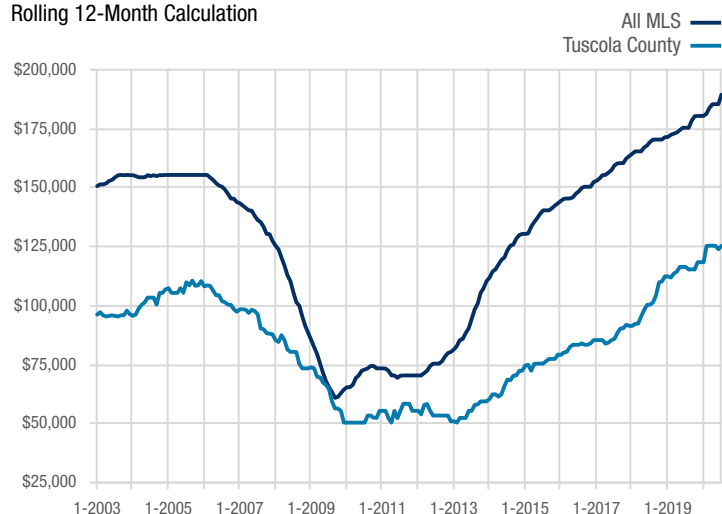
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	51	48	- 5.9%	307	195	- 36.5%
Pending Sales	41	40	- 2.4%	237	207	- 12.7%
Closed Sales	36	34	- 5.6%	207	169	- 18.4%
Days on Market Until Sale	42	19	- 54.8%	61	67	+ 9.8%
Median Sales Price*	\$121,500	<b>\$141,000</b>	+ 16.0%	\$116,000	<b>\$125,000</b>	+ 7.8%
Average Sales Price*	\$130,336	<b>\$143,643</b>	+ 10.2%	\$124,382	<b>\$138,698</b>	+ 11.5%
Percent of List Price Received*	97.2%	<b>99.2%</b>	+ 2.1%	97.1%	<b>97.6%</b>	+ 0.5%
Inventory of Homes for Sale	118	52	- 55.9%	—	—	—
Months Supply of Inventory	3.7	1.7	- 54.1%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	136	9	- 93.4%
Median Sales Price*	—	—	—	\$135,000	<b>\$130,000</b>	- 3.7%
Average Sales Price*	—	—	—	\$135,000	<b>\$130,000</b>	- 3.7%
Percent of List Price Received*	—	—	—	96.5%	<b>96.3%</b>	- 0.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

\* 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.

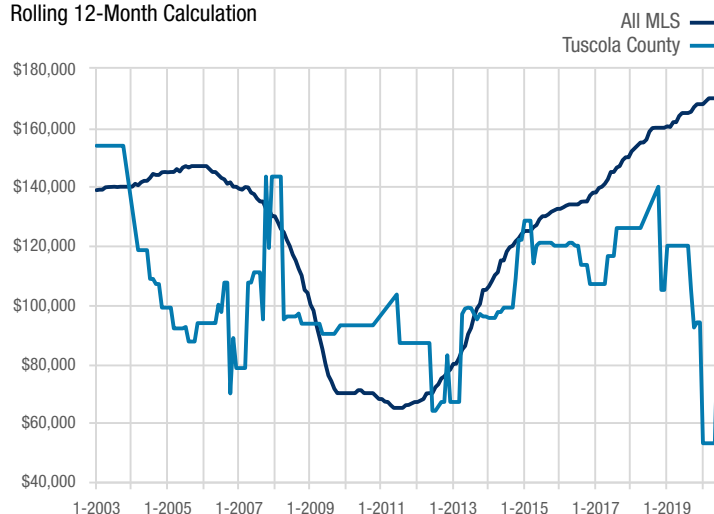
### Median Sales Price - Residential

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.