

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Vienna Twp

Genesee County

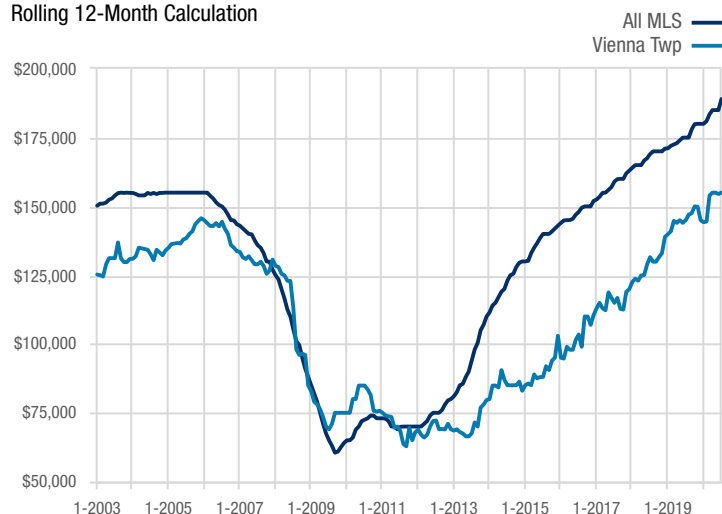
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	22	16	- 27.3%	129	96	- 25.6%
Pending Sales	17	21	+ 23.5%	117	83	- 29.1%
Closed Sales	16	13	- 18.8%	104	60	- 42.3%
Days on Market Until Sale	33	29	- 12.1%	50	48	- 4.0%
Median Sales Price*	\$171,707	\$165,000	- 3.9%	\$144,750	\$163,700	+ 13.1%
Average Sales Price*	\$167,609	\$173,323	+ 3.4%	\$154,407	\$167,310	+ 8.4%
Percent of List Price Received*	101.2%	100.7%	- 0.5%	98.4%	96.8%	- 1.6%
Inventory of Homes for Sale	32	19	- 40.6%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	1	0.0%	18	16	- 11.1%
Pending Sales	0	4	—	9	14	+ 55.6%
Closed Sales	1	3	+ 200.0%	7	13	+ 85.7%
Days on Market Until Sale	6	37	+ 516.7%	82	92	+ 12.2%
Median Sales Price*	\$172,000	\$155,000	- 9.9%	\$172,000	\$165,000	- 4.1%
Average Sales Price*	\$172,000	\$155,667	- 9.5%	\$171,471	\$166,331	- 3.0%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	98.6%	96.8%	- 1.8%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	5.4	3.8	- 29.6%	—	—	—

* 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.

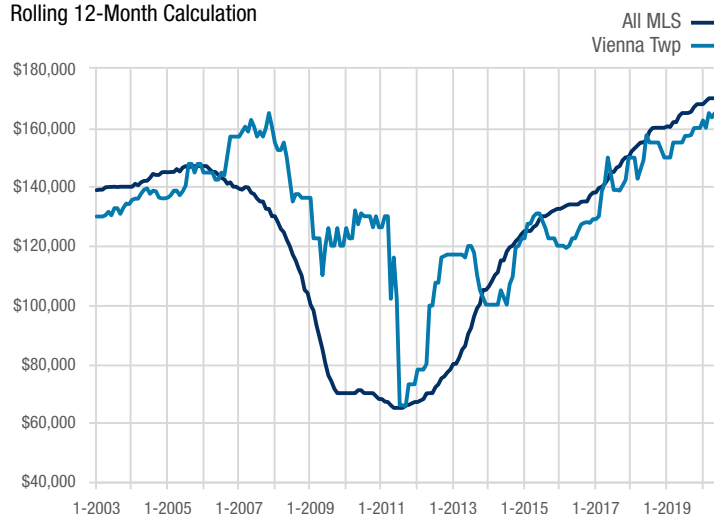
Median Sales Price - Residential

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.