

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Washington Twp

Macomb County

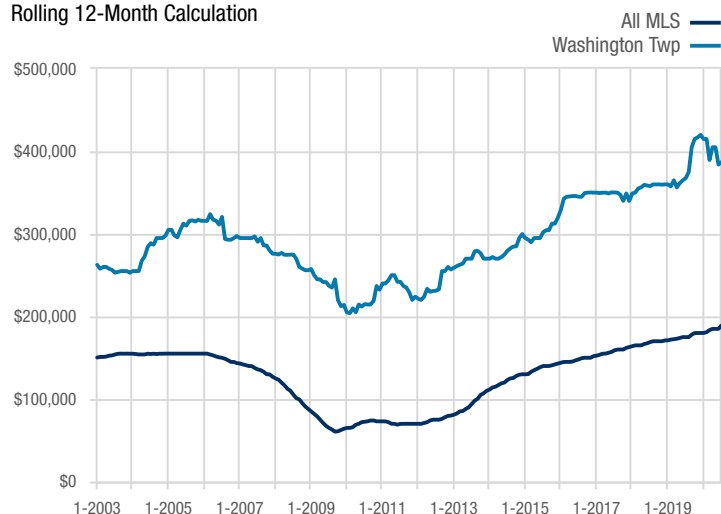
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	63	73	+ 15.9%	379	320	- 15.6%
Pending Sales	28	52	+ 85.7%	158	181	+ 14.6%
Closed Sales	29	34	+ 17.2%	141	133	- 5.7%
Days on Market Until Sale	48	59	+ 22.9%	45	70	+ 55.6%
Median Sales Price*	\$335,000	\$436,450	+ 30.3%	\$437,239	\$379,900	- 13.1%
Average Sales Price*	\$409,816	\$462,056	+ 12.7%	\$432,470	\$417,945	- 3.4%
Percent of List Price Received*	97.1%	98.6%	+ 1.5%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	171	114	- 33.3%	—	—	—
Months Supply of Inventory	8.3	4.6	- 44.6%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	22	10	- 54.5%	76	60	- 21.1%
Pending Sales	9	10	+ 11.1%	42	52	+ 23.8%
Closed Sales	8	11	+ 37.5%	33	45	+ 36.4%
Days on Market Until Sale	54	81	+ 50.0%	37	73	+ 97.3%
Median Sales Price*	\$281,798	\$279,000	- 1.0%	\$276,550	\$229,000	- 17.2%
Average Sales Price*	\$258,237	\$260,364	+ 0.8%	\$242,721	\$243,708	+ 0.4%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	23	11	- 52.2%	—	—	—
Months Supply of Inventory	4.0	1.6	- 60.0%	—	—	—

* 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.

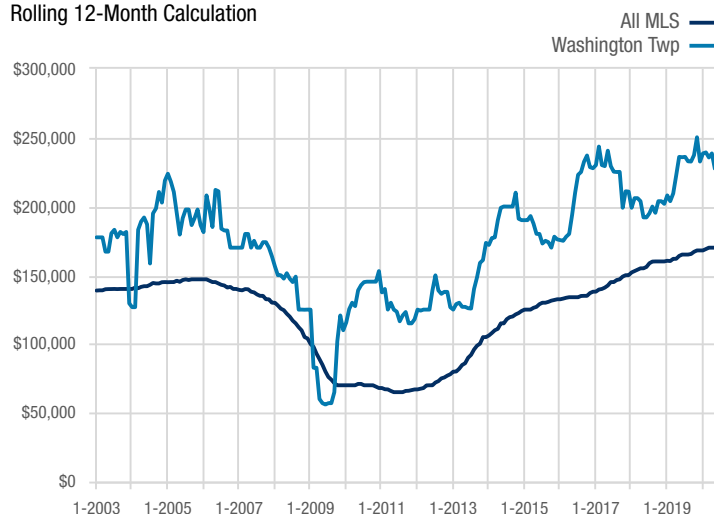
Median Sales Price - Residential

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.