

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Washtenaw County

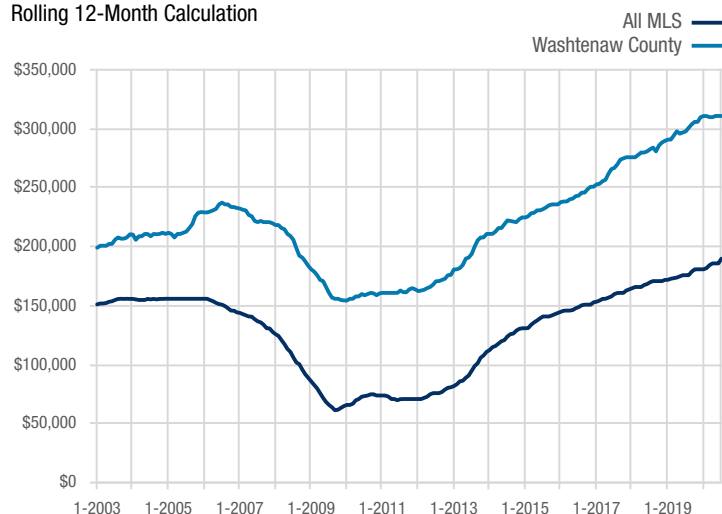
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	536	508	- 5.2%	3,344	2,876	- 14.0%
Pending Sales	380	360	- 5.3%	2,153	1,874	- 13.0%
Closed Sales	399	414	+ 3.8%	2,058	1,715	- 16.7%
Days on Market Until Sale	27	33	+ 22.2%	35	45	+ 28.6%
Median Sales Price*	\$315,000	\$331,700	+ 5.3%	\$311,000	\$317,000	+ 1.9%
Average Sales Price*	\$347,028	\$370,639	+ 6.8%	\$351,273	\$358,511	+ 2.1%
Percent of List Price Received*	99.9%	98.8%	- 1.1%	99.2%	98.4%	- 0.8%
Inventory of Homes for Sale	1,277	1,156	- 9.5%	—	—	—
Months Supply of Inventory	4.3	4.2	- 2.3%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	139	142	+ 2.2%	883	858	- 2.8%
Pending Sales	97	102	+ 5.2%	620	570	- 8.1%
Closed Sales	122	108	- 11.5%	606	514	- 15.2%
Days on Market Until Sale	39	34	- 12.8%	45	47	+ 4.4%
Median Sales Price*	\$222,244	\$220,500	- 0.8%	\$226,748	\$224,700	- 0.9%
Average Sales Price*	\$261,747	\$252,148	- 3.7%	\$273,524	\$263,916	- 3.5%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.2%	98.5%	- 0.7%
Inventory of Homes for Sale	309	341	+ 10.4%	—	—	—
Months Supply of Inventory	3.7	4.5	+ 21.6%	—	—	—

* 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.

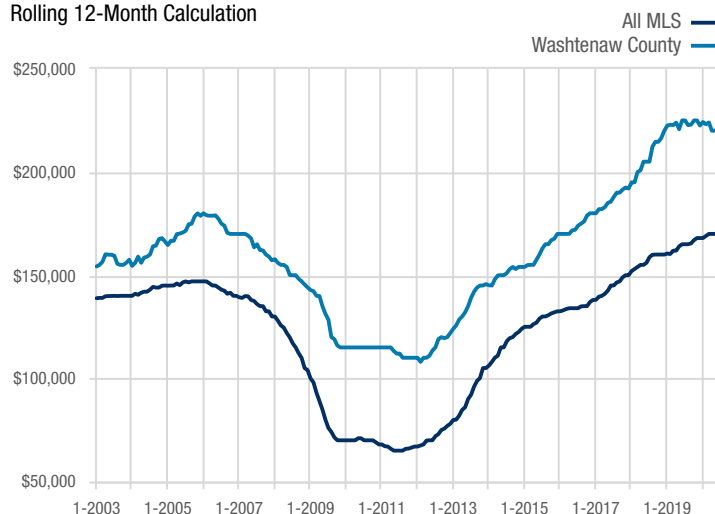
Median Sales Price - Residential

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.