

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Ypsilanti Twp

Washtenaw County

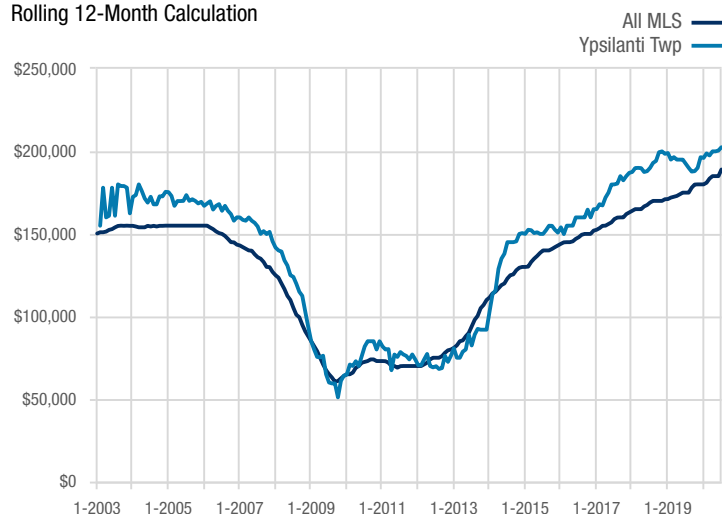
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	68	63	- 7.4%	350	299	- 14.6%
Pending Sales	39	54	+ 38.5%	277	260	- 6.1%
Closed Sales	55	60	+ 9.1%	265	234	- 11.7%
Days on Market Until Sale	10	23	+ 130.0%	23	33	+ 43.5%
Median Sales Price*	\$205,000	\$223,000	+ 8.8%	\$186,000	\$205,000	+ 10.2%
Average Sales Price*	\$190,000	\$208,347	+ 9.7%	\$187,192	\$205,235	+ 9.6%
Percent of List Price Received*	101.8%	99.8%	- 2.0%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	86	78	- 9.3%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	10	6	- 40.0%	58	39	- 32.8%
Pending Sales	5	6	+ 20.0%	34	38	+ 11.8%
Closed Sales	10	4	- 60.0%	32	27	- 15.6%
Days on Market Until Sale	10	35	+ 250.0%	47	56	+ 19.1%
Median Sales Price*	\$134,950	\$140,500	+ 4.1%	\$137,500	\$155,000	+ 12.7%
Average Sales Price*	\$140,195	\$128,000	- 8.7%	\$143,300	\$157,285	+ 9.8%
Percent of List Price Received*	101.1%	96.3%	- 4.7%	99.8%	98.5%	- 1.3%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	4.7	2.1	- 55.3%	—	—	—

* 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.

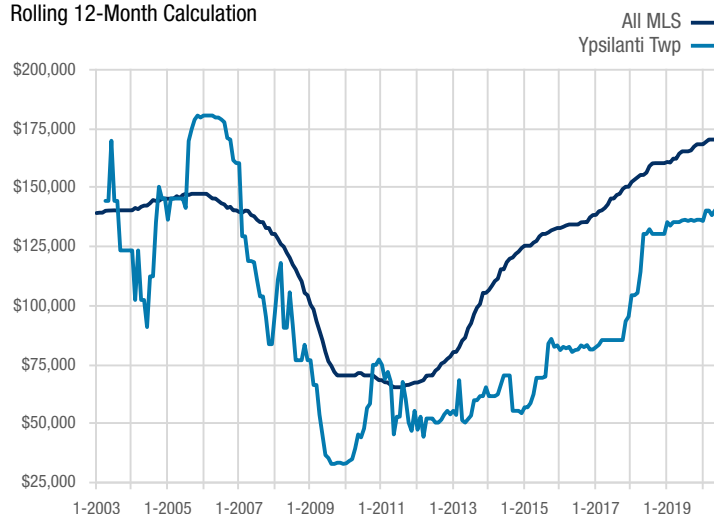
Median Sales Price - Residential

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.