

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Ypsilanti

Washtenaw County

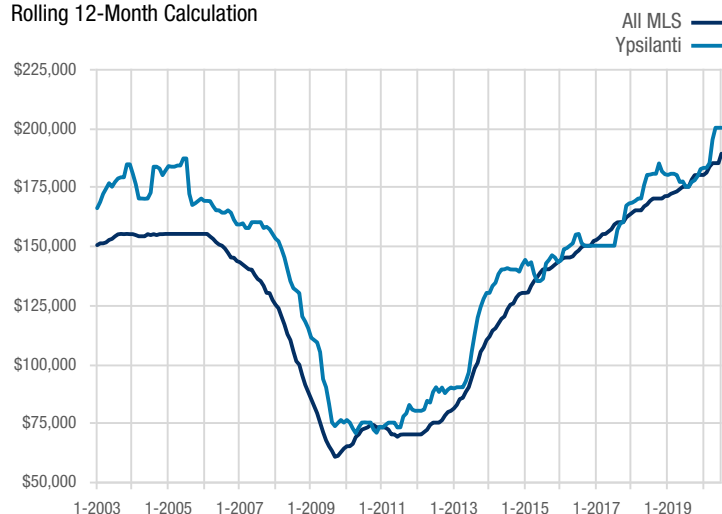
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	43	47	+ 9.3%	228	207	- 9.2%
Pending Sales	29	38	+ 31.0%	197	154	- 21.8%
Closed Sales	35	37	+ 5.7%	197	143	- 27.4%
Days on Market Until Sale	29	20	- 31.0%	29	28	- 3.4%
Median Sales Price*	\$210,000	\$206,600	- 1.6%	\$177,000	\$209,000	+ 18.1%
Average Sales Price*	\$200,647	\$221,312	+ 10.3%	\$178,520	\$207,570	+ 16.3%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	61	62	+ 1.6%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	4	6	+ 50.0%	19	28	+ 47.4%
Pending Sales	1	3	+ 200.0%	13	15	+ 15.4%
Closed Sales	2	3	+ 50.0%	13	14	+ 7.7%
Days on Market Until Sale	16	11	- 31.3%	17	17	0.0%
Median Sales Price*	\$194,475	\$123,000	- 36.8%	\$119,000	\$130,000	+ 9.2%
Average Sales Price*	\$194,475	\$123,333	- 36.6%	\$136,504	\$135,029	- 1.1%
Percent of List Price Received*	97.6%	97.4%	- 0.2%	100.0%	98.4%	- 1.6%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	2.1	4.6	+ 119.0%	—	—	—

* 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.

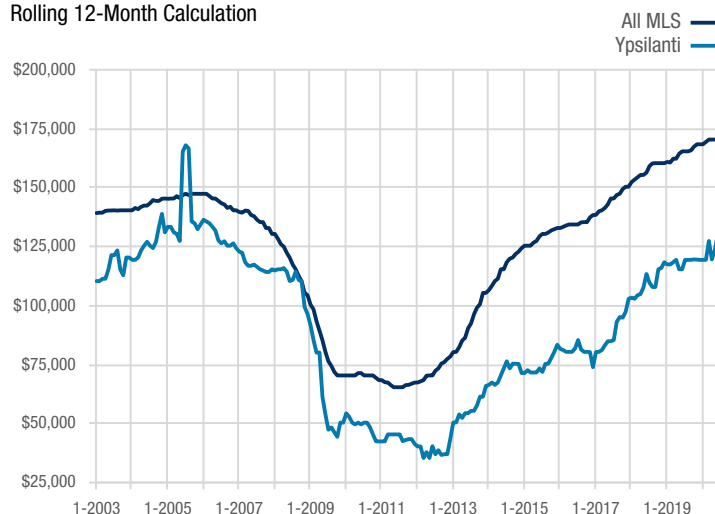
Median Sales Price - Residential

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.