

Local Market Update – September 2019

A Research Tool Provided by Realcomp



Ypsilanti Washtenaw County

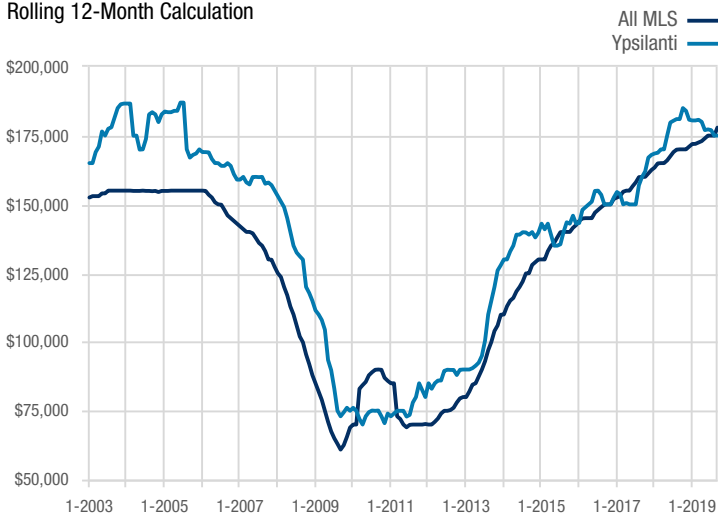
Residential Key Metrics	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	35	35	0.0%	336	309	- 8.0%
Pending Sales	27	34	+ 25.9%	275	257	- 6.5%
Closed Sales	37	33	- 10.8%	279	261	- 6.5%
Days on Market Until Sale	12	21	+ 75.0%	19	28	+ 47.4%
Median Sales Price*	\$175,000	\$193,500	+ 10.6%	\$184,000	\$177,000	- 3.8%
Average Sales Price*	\$164,851	\$179,233	+ 8.7%	\$185,222	\$178,913	- 3.4%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	62	61	- 1.6%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo Key Metrics	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	3	3	0.0%	45	30	- 33.3%
Pending Sales	4	6	+ 50.0%	40	23	- 42.5%
Closed Sales	2	5	+ 150.0%	38	22	- 42.1%
Days on Market Until Sale	26	29	+ 11.5%	16	18	+ 12.5%
Median Sales Price*	\$95,750	\$127,000	+ 32.6%	\$115,000	\$119,000	+ 3.5%
Average Sales Price*	\$95,750	\$127,000	+ 32.6%	\$122,164	\$130,820	+ 7.1%
Percent of List Price Received*	100.2%	98.0%	- 2.2%	99.4%	99.3%	- 0.1%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

* 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.

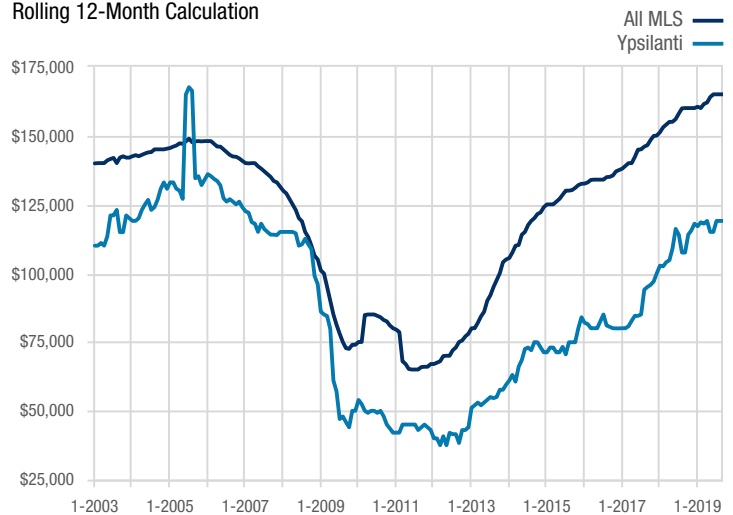
Median Sales Price - Residential

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.