

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Ann Arbor

Washtenaw County

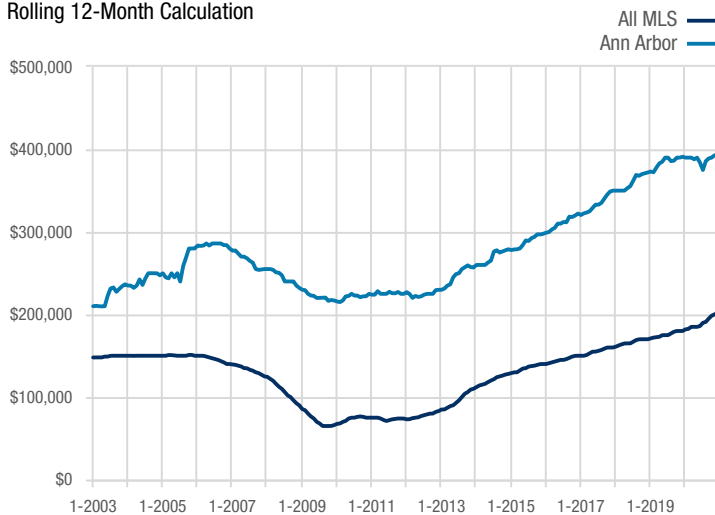
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	25	38	+ 52.0%	1,149	1,086	- 5.5%
Pending Sales	48	57	+ 18.8%	858	812	- 5.4%
Closed Sales	57	70	+ 22.8%	865	798	- 7.7%
Days on Market Until Sale	45	30	- 33.3%	32	34	+ 6.3%
Median Sales Price*	\$369,000	\$385,950	+ 4.6%	\$391,000	\$393,000	+ 0.5%
Average Sales Price*	\$405,757	\$464,575	+ 14.5%	\$442,567	\$464,185	+ 4.9%
Percent of List Price Received*	96.8%	99.3%	+ 2.6%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	127	114	- 10.2%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	15	36	+ 140.0%	658	693	+ 5.3%
Pending Sales	20	28	+ 40.0%	457	481	+ 5.3%
Closed Sales	29	24	- 17.2%	476	456	- 4.2%
Days on Market Until Sale	60	71	+ 18.3%	44	51	+ 15.9%
Median Sales Price*	\$220,000	\$294,500	+ 33.9%	\$255,000	\$256,000	+ 0.4%
Average Sales Price*	\$292,620	\$316,460	+ 8.1%	\$313,012	\$303,738	- 3.0%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	122	118	- 3.3%	—	—	—
Months Supply of Inventory	3.2	2.9	- 9.4%	—	—	—

* 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.

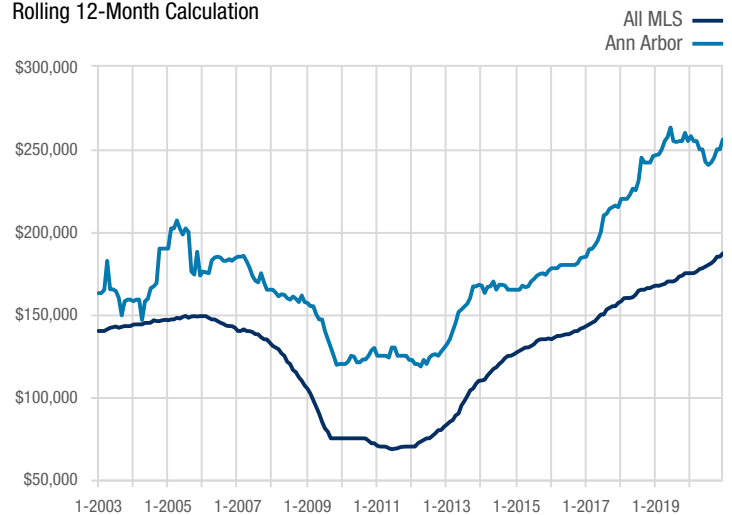
Median Sales Price - Residential

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.