

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Belleville

Wayne County

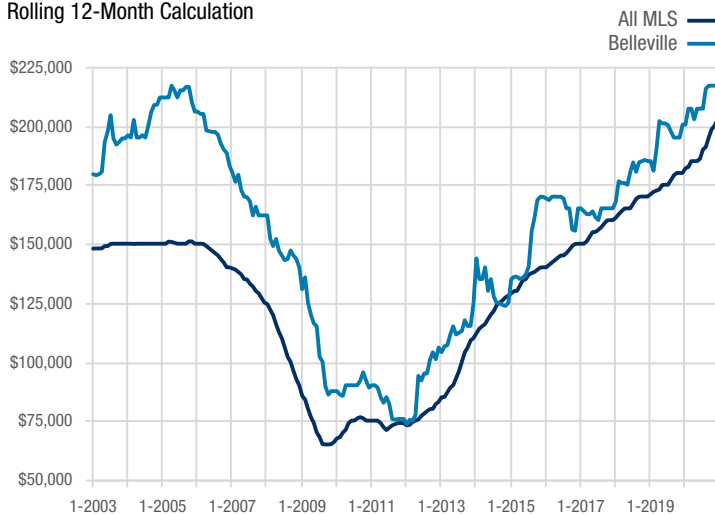
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	2	—	56	43	- 23.2%
Pending Sales	3	5	+ 66.7%	46	41	- 10.9%
Closed Sales	4	7	+ 75.0%	47	37	- 21.3%
Days on Market Until Sale	55	22	- 60.0%	30	27	- 10.0%
Median Sales Price*	\$213,250	\$190,000	- 10.9%	\$200,500	\$217,000	+ 8.2%
Average Sales Price*	\$256,250	\$200,214	- 21.9%	\$215,198	\$223,749	+ 4.0%
Percent of List Price Received*	97.4%	102.5%	+ 5.2%	98.1%	99.7%	+ 1.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	0.8	0.3	- 62.5%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	0	- 100.0%	13	13	0.0%
Pending Sales	0	0	0.0%	9	11	+ 22.2%
Closed Sales	1	0	- 100.0%	9	11	+ 22.2%
Days on Market Until Sale	18	—	—	23	26	+ 13.0%
Median Sales Price*	\$53,000	—	—	\$67,500	\$69,000	+ 2.2%
Average Sales Price*	\$53,000	—	—	\$110,211	\$71,555	- 35.1%
Percent of List Price Received*	96.4%	—	—	98.5%	95.0%	- 3.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.1	0.6	- 80.6%	—	—	—

* 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.

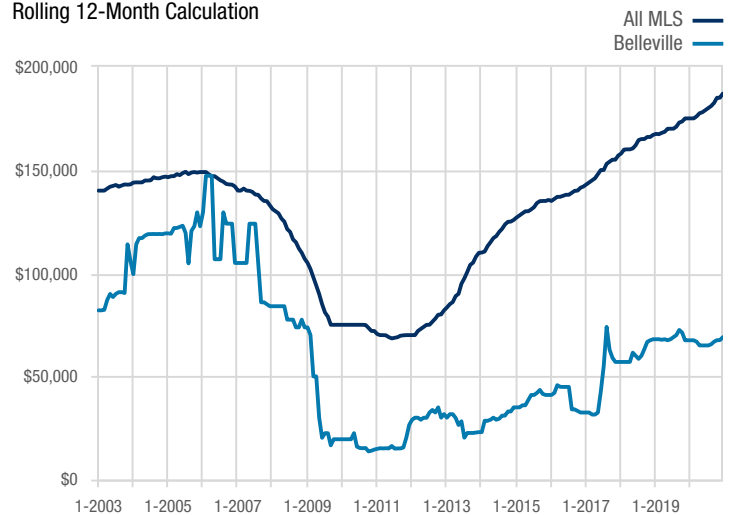
Median Sales Price - Residential

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.