

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Davison Twp

Genesee County

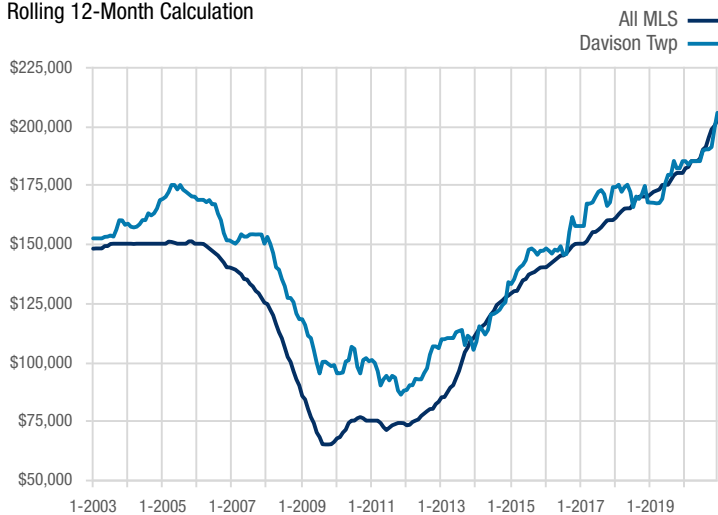
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	14	+ 100.0%	304	260	- 14.5%
Pending Sales	9	20	+ 122.2%	216	231	+ 6.9%
Closed Sales	9	16	+ 77.8%	213	217	+ 1.9%
Days on Market Until Sale	45	32	- 28.9%	36	42	+ 16.7%
Median Sales Price*	\$130,000	\$215,750	+ 66.0%	\$185,000	\$205,500	+ 11.1%
Average Sales Price*	\$142,200	\$229,212	+ 61.2%	\$198,792	\$216,059	+ 8.7%
Percent of List Price Received*	98.2%	100.7%	+ 2.5%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	53	27	- 49.1%	—	—	—
Months Supply of Inventory	2.9	1.4	- 51.7%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	72	54	- 25.0%
Pending Sales	4	2	- 50.0%	63	50	- 20.6%
Closed Sales	2	4	+ 100.0%	58	56	- 3.4%
Days on Market Until Sale	55	45	- 18.2%	33	41	+ 24.2%
Median Sales Price*	\$210,000	\$134,900	- 35.8%	\$146,250	\$168,000	+ 14.9%
Average Sales Price*	\$210,000	\$133,925	- 36.2%	\$137,036	\$145,208	+ 6.0%
Percent of List Price Received*	98.5%	100.2%	+ 1.7%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	19	10	- 47.4%	—	—	—
Months Supply of Inventory	3.6	2.2	- 38.9%	—	—	—

* 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.

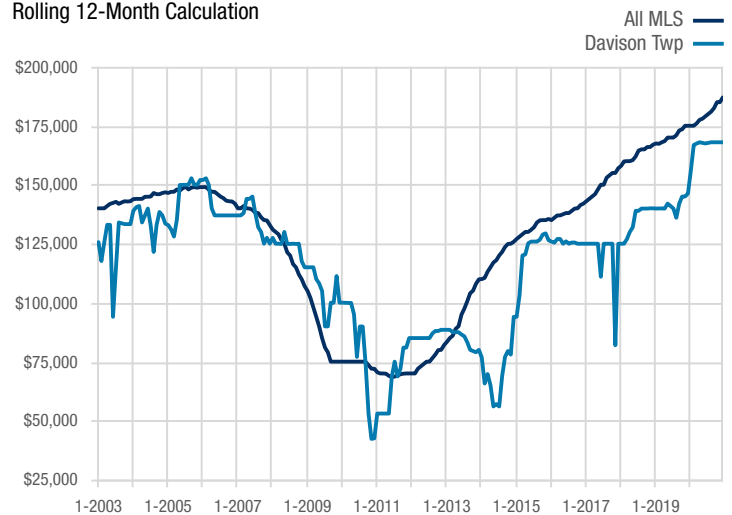
Median Sales Price - Residential

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.