

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Dearborn

Wayne County

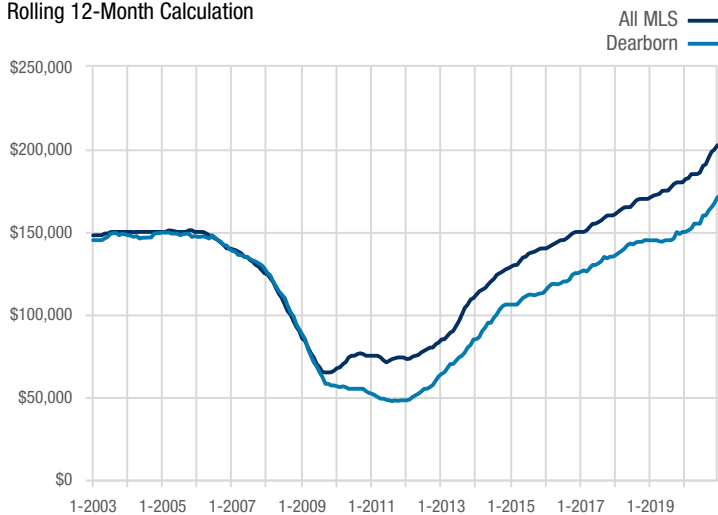
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	89	84	- 5.6%	1,946	1,555	- 20.1%
Pending Sales	69	98	+ 42.0%	1,207	1,208	+ 0.1%
Closed Sales	100	125	+ 25.0%	1,213	1,176	- 3.1%
Days on Market Until Sale	33	25	- 24.2%	31	28	- 9.7%
Median Sales Price*	\$151,000	\$180,000	+ 19.2%	\$150,000	\$171,000	+ 14.0%
Average Sales Price*	\$169,684	\$212,977	+ 25.5%	\$170,761	\$195,951	+ 14.8%
Percent of List Price Received*	96.4%	97.9%	+ 1.6%	96.8%	97.7%	+ 0.9%
Inventory of Homes for Sale	217	86	- 60.4%	—	—	—
Months Supply of Inventory	2.2	0.9	- 59.1%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	11	11	0.0%	158	159	+ 0.6%
Pending Sales	5	10	+ 100.0%	93	99	+ 6.5%
Closed Sales	8	8	0.0%	92	94	+ 2.2%
Days on Market Until Sale	28	31	+ 10.7%	22	37	+ 68.2%
Median Sales Price*	\$196,000	\$171,000	- 12.8%	\$162,250	\$185,000	+ 14.0%
Average Sales Price*	\$239,363	\$157,550	- 34.2%	\$167,361	\$181,440	+ 8.4%
Percent of List Price Received*	95.7%	97.3%	+ 1.7%	96.2%	96.8%	+ 0.6%
Inventory of Homes for Sale	17	25	+ 47.1%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

* 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.

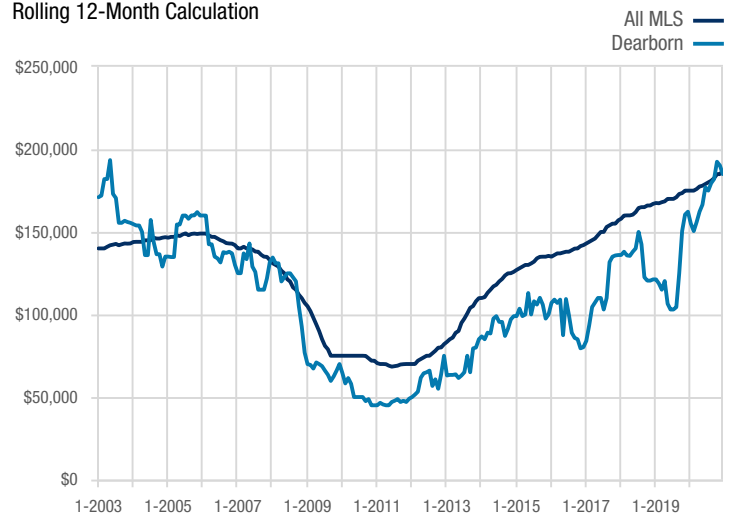
Median Sales Price - Residential

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.