

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Dexter

Washtenaw County

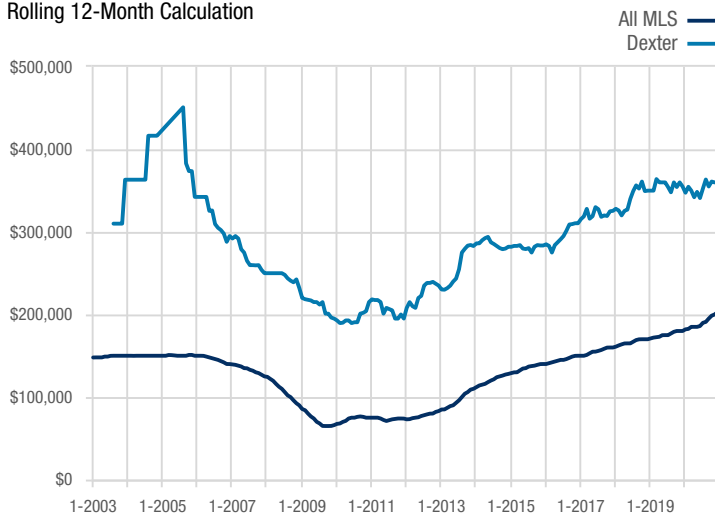
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	4	+ 100.0%	132	133	+ 0.8%
Pending Sales	3	6	+ 100.0%	97	102	+ 5.2%
Closed Sales	2	10	+ 400.0%	97	104	+ 7.2%
Days on Market Until Sale	8	41	+ 412.5%	38	42	+ 10.5%
Median Sales Price*	\$366,512	\$355,000	- 3.1%	\$355,000	\$360,000	+ 1.4%
Average Sales Price*	\$366,512	\$426,173	+ 16.3%	\$366,384	\$371,526	+ 1.4%
Percent of List Price Received*	108.0%	100.3%	- 7.1%	99.3%	98.6%	- 0.7%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	54	48	- 11.1%
Pending Sales	0	1	—	17	43	+ 152.9%
Closed Sales	0	1	—	19	41	+ 115.8%
Days on Market Until Sale	—	14	—	38	51	+ 34.2%
Median Sales Price*	—	\$325,000	—	\$310,000	\$360,000	+ 16.1%
Average Sales Price*	—	\$325,000	—	\$320,108	\$391,331	+ 22.2%
Percent of List Price Received*	—	97.0%	—	100.6%	99.7%	- 0.9%
Inventory of Homes for Sale	18	13	- 27.8%	—	—	—
Months Supply of Inventory	8.5	3.3	- 61.2%	—	—	—

* 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.

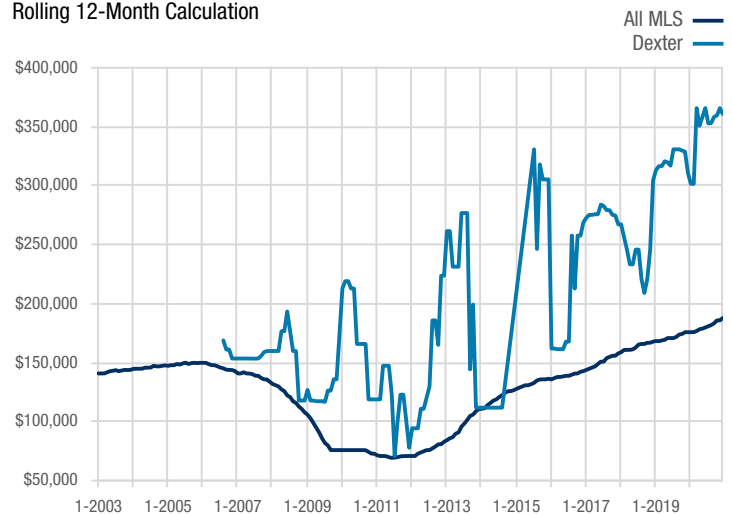
Median Sales Price - Residential

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.