

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Fenton

Genesee County

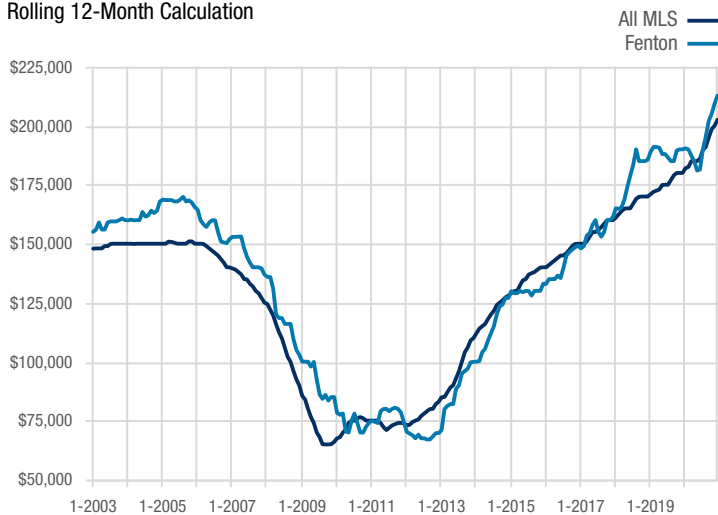
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	8	5	- 37.5%	235	202	- 14.0%
Pending Sales	10	8	- 20.0%	195	185	- 5.1%
Closed Sales	9	17	+ 88.9%	198	186	- 6.1%
Days on Market Until Sale	35	18	- 48.6%	31	31	0.0%
Median Sales Price*	\$167,000	\$245,000	+ 46.7%	\$190,000	\$212,750	+ 12.0%
Average Sales Price*	\$184,588	\$244,241	+ 32.3%	\$205,861	\$222,366	+ 8.0%
Percent of List Price Received*	95.7%	100.6%	+ 5.1%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	24	9	- 62.5%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	7	+ 40.0%	51	58	+ 13.7%
Pending Sales	3	3	0.0%	50	52	+ 4.0%
Closed Sales	4	2	- 50.0%	47	50	+ 6.4%
Days on Market Until Sale	54	15	- 72.2%	63	32	- 49.2%
Median Sales Price*	\$144,500	\$160,000	+ 10.7%	\$162,000	\$166,450	+ 2.7%
Average Sales Price*	\$147,000	\$160,000	+ 8.8%	\$161,349	\$175,678	+ 8.9%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

* 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.

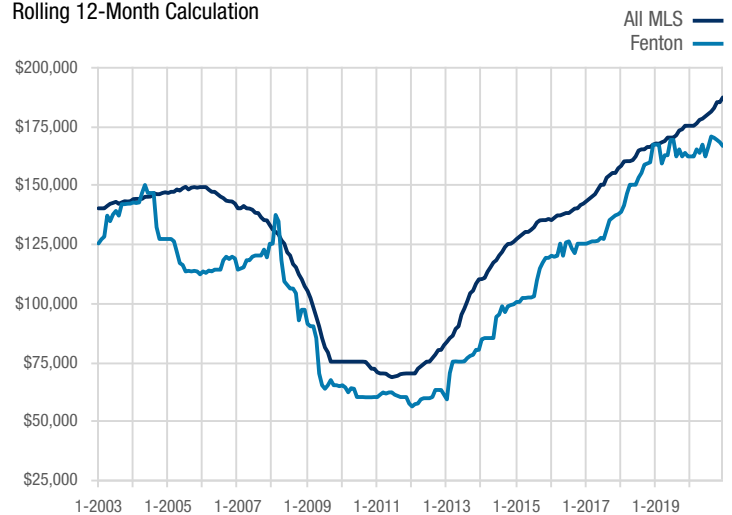
Median Sales Price - Residential

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.