

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## Macomb County

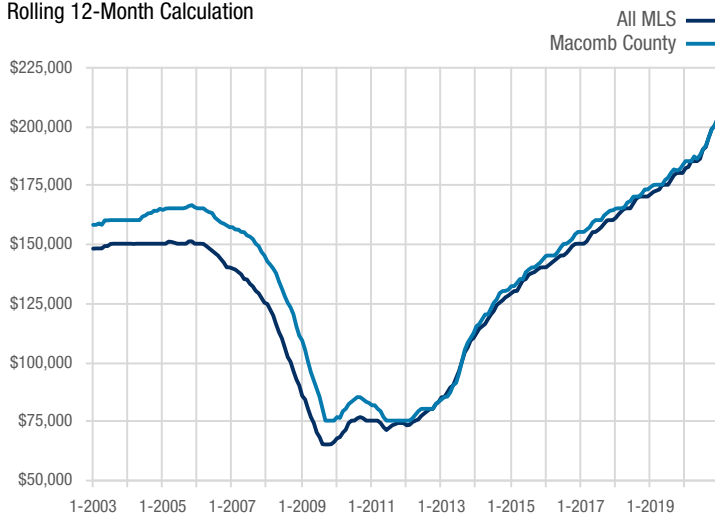
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	643	<b>676</b>	+ 5.1%	15,079	<b>12,620</b>	- 16.3%
Pending Sales	608	<b>835</b>	+ 37.3%	10,613	<b>10,843</b>	+ 2.2%
Closed Sales	812	<b>1,038</b>	+ 27.8%	10,561	<b>10,449</b>	- 1.1%
Days on Market Until Sale	40	<b>28</b>	- 30.0%	34	<b>34</b>	0.0%
Median Sales Price*	\$180,000	<b>\$205,000</b>	+ 13.9%	\$183,200	<b>\$203,000</b>	+ 10.8%
Average Sales Price*	\$207,403	<b>\$232,938</b>	+ 12.3%	\$208,695	<b>\$230,153</b>	+ 10.3%
Percent of List Price Received*	97.1%	<b>99.3%</b>	+ 2.3%	97.8%	<b>98.9%</b>	+ 1.1%
Inventory of Homes for Sale	1,818	<b>839</b>	- 53.9%	—	—	—
Months Supply of Inventory	2.1	<b>0.9</b>	- 57.1%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	181	<b>141</b>	- 22.1%	3,756	<b>3,190</b>	- 15.1%
Pending Sales	169	<b>172</b>	+ 1.8%	2,716	<b>2,686</b>	- 1.1%
Closed Sales	202	<b>231</b>	+ 14.4%	2,703	<b>2,626</b>	- 2.8%
Days on Market Until Sale	39	<b>32</b>	- 17.9%	33	<b>38</b>	+ 15.2%
Median Sales Price*	\$145,000	<b>\$155,000</b>	+ 6.9%	\$145,000	<b>\$155,000</b>	+ 6.9%
Average Sales Price*	\$146,419	<b>\$164,969</b>	+ 12.7%	\$150,266	<b>\$162,648</b>	+ 8.2%
Percent of List Price Received*	96.7%	<b>97.8%</b>	+ 1.1%	97.2%	<b>97.8%</b>	+ 0.6%
Inventory of Homes for Sale	479	<b>261</b>	- 45.5%	—	—	—
Months Supply of Inventory	2.1	<b>1.2</b>	- 42.9%	—	—	—

\* 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.

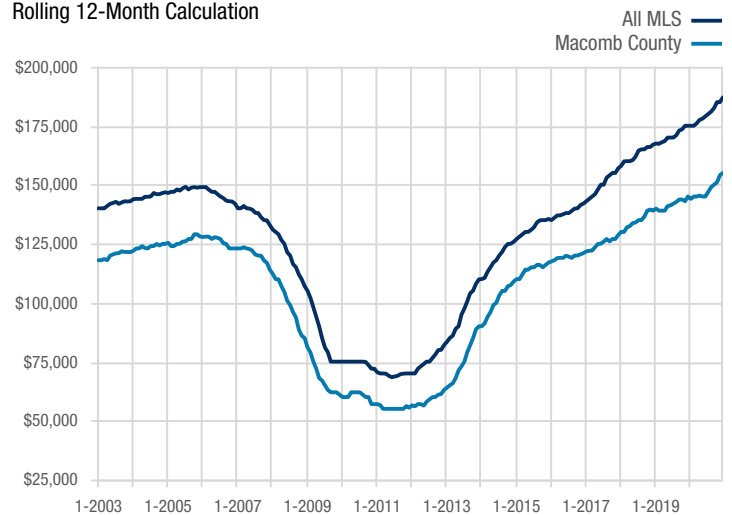
### Median Sales Price - Residential

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.