

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Manchester Vlg

Washtenaw County

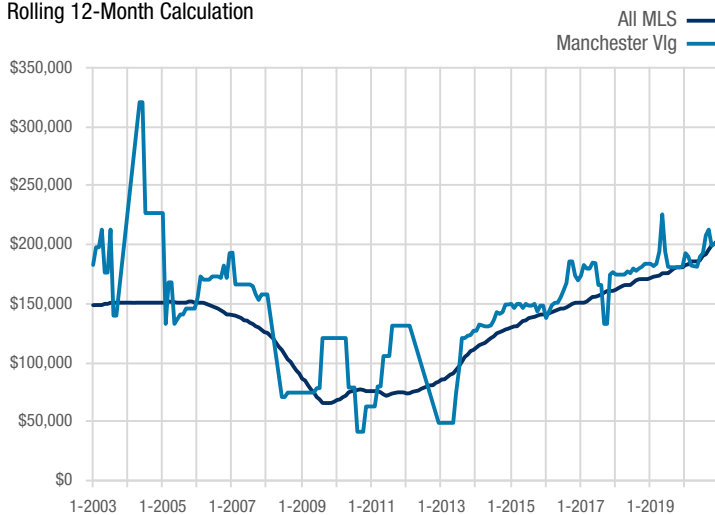
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	43	35	- 18.6%
Pending Sales	4	2	- 50.0%	35	31	- 11.4%
Closed Sales	7	4	- 42.9%	35	32	- 8.6%
Days on Market Until Sale	36	46	+ 27.8%	26	47	+ 80.8%
Median Sales Price*	\$225,000	\$172,450	- 23.4%	\$180,900	\$199,250	+ 10.1%
Average Sales Price*	\$193,857	\$180,475	- 6.9%	\$189,455	\$211,900	+ 11.8%
Percent of List Price Received*	95.7%	96.7%	+ 1.0%	97.8%	98.7%	+ 0.9%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	9	16	+ 77.8%
Pending Sales	1	1	0.0%	10	12	+ 20.0%
Closed Sales	0	0	0.0%	9	12	+ 33.3%
Days on Market Until Sale	—	—	—	26	15	- 42.3%
Median Sales Price*	—	—	—	\$106,000	\$128,500	+ 21.2%
Average Sales Price*	—	—	—	\$150,044	\$162,059	+ 8.0%
Percent of List Price Received*	—	—	—	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.7	—	—	—	—

* 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.

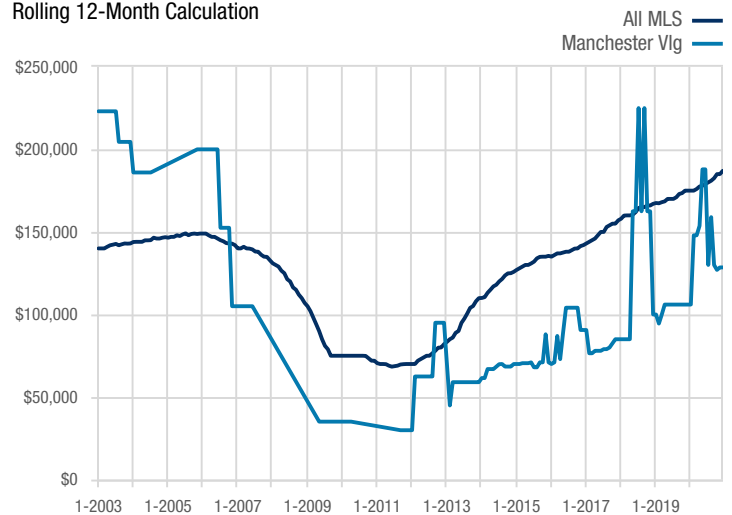
Median Sales Price - Residential

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.