

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## Trenton

Wayne County

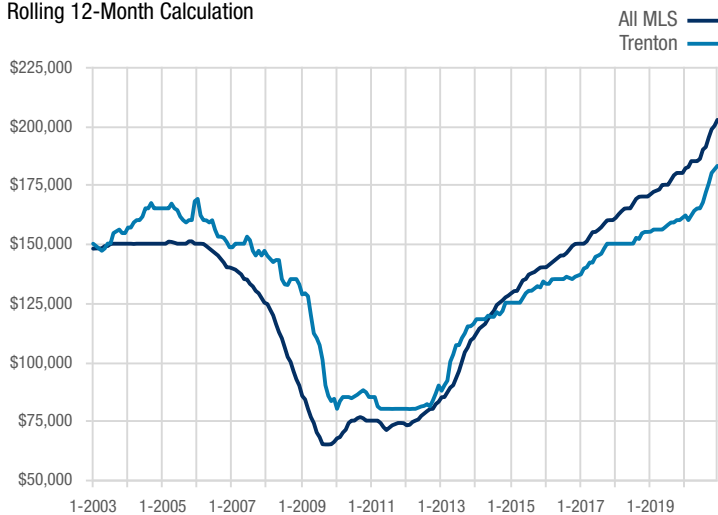
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	11	12	+ 9.1%	302	267	- 11.6%
Pending Sales	16	16	0.0%	247	242	- 2.0%
Closed Sales	16	17	+ 6.3%	244	235	- 3.7%
Days on Market Until Sale	25	13	- 48.0%	30	20	- 33.3%
Median Sales Price*	\$157,000	<b>\$227,500</b>	+ 44.9%	\$161,000	<b>\$183,000</b>	+ 13.7%
Average Sales Price*	\$163,494	<b>\$208,023</b>	+ 27.2%	\$166,345	<b>\$193,406</b>	+ 16.3%
Percent of List Price Received*	99.5%	<b>98.9%</b>	- 0.6%	98.2%	<b>99.4%</b>	+ 1.2%
Inventory of Homes for Sale	22	14	- 36.4%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	4	0.0%	101	80	- 20.8%
Pending Sales	2	6	+ 200.0%	70	77	+ 10.0%
Closed Sales	7	9	+ 28.6%	68	74	+ 8.8%
Days on Market Until Sale	40	22	- 45.0%	34	41	+ 20.6%
Median Sales Price*	\$151,500	<b>\$179,900</b>	+ 18.7%	\$85,000	<b>\$89,000</b>	+ 4.7%
Average Sales Price*	\$149,357	<b>\$165,322</b>	+ 10.7%	\$112,700	<b>\$117,054</b>	+ 3.9%
Percent of List Price Received*	97.4%	<b>98.4%</b>	+ 1.0%	97.4%	<b>98.3%</b>	+ 0.9%
Inventory of Homes for Sale	18	7	- 61.1%	—	—	—
Months Supply of Inventory	3.1	1.1	- 64.5%	—	—	—

\* 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.

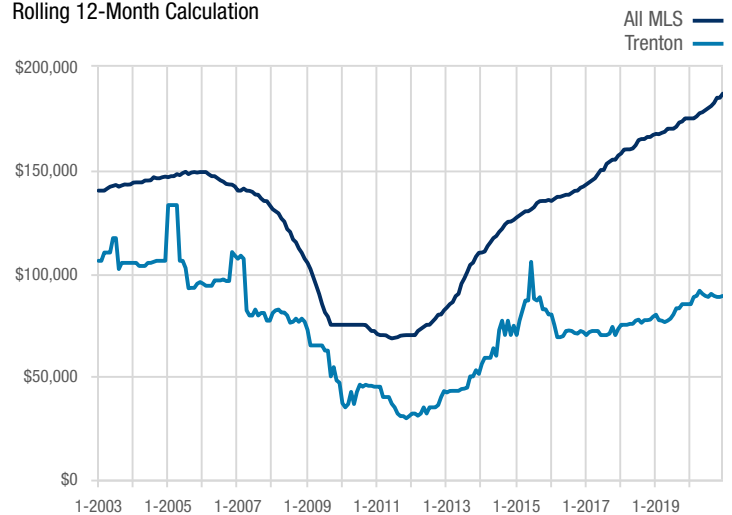
### Median Sales Price - Residential

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.