

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



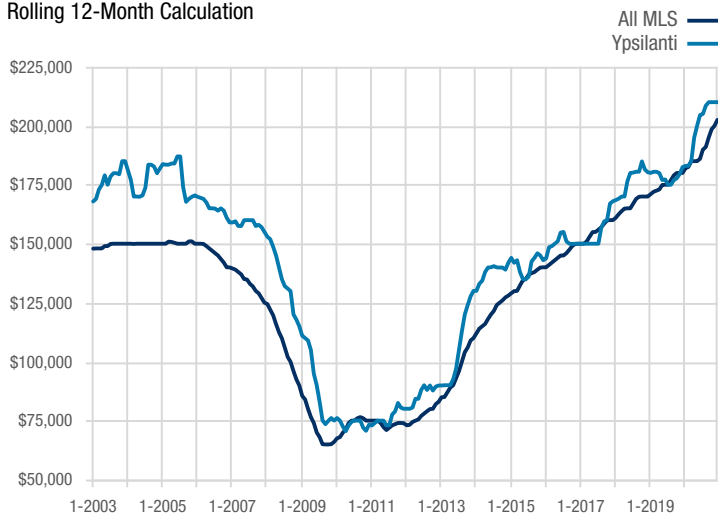
## Ypsilanti Washtenaw County

Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	13	31	+ 138.5%	381	364	- 4.5%
Pending Sales	18	35	+ 94.4%	326	321	- 1.5%
Closed Sales	20	33	+ 65.0%	333	309	- 7.2%
Days on Market Until Sale	16	13	- 18.8%	26	22	- 15.4%
Median Sales Price*	\$192,500	<b>\$207,000</b>	+ 7.5%	\$182,500	<b>\$210,000</b>	+ 15.1%
Average Sales Price*	\$184,918	<b>\$203,955</b>	+ 10.3%	\$182,774	<b>\$216,445</b>	+ 18.4%
Percent of List Price Received*	101.4%	<b>100.5%</b>	- 0.9%	99.2%	<b>99.1%</b>	- 0.1%
Inventory of Homes for Sale	46	32	- 30.4%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

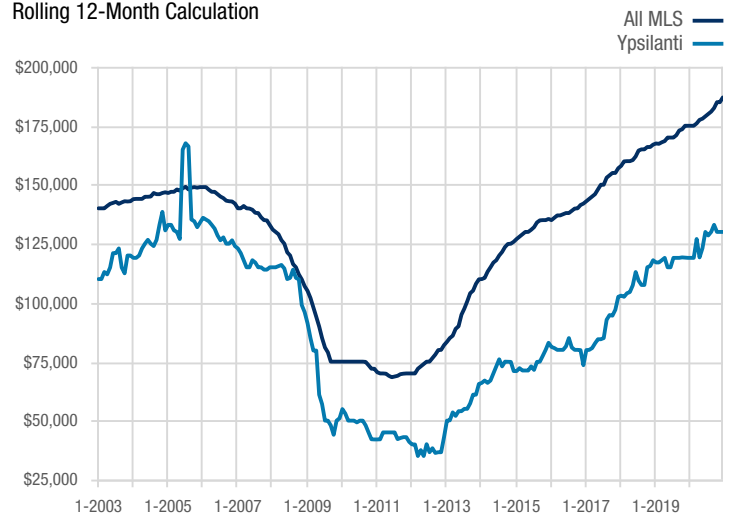
Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	2	- 33.3%	35	43	+ 22.9%
Pending Sales	1	2	+ 100.0%	27	33	+ 22.2%
Closed Sales	1	4	+ 300.0%	27	34	+ 25.9%
Days on Market Until Sale	8	2	- 75.0%	18	24	+ 33.3%
Median Sales Price*	\$75,000	<b>\$118,971</b>	+ 58.6%	\$119,000	<b>\$130,000</b>	+ 9.2%
Average Sales Price*	\$75,000	<b>\$116,985</b>	+ 56.0%	\$129,739	<b>\$136,287</b>	+ 5.0%
Percent of List Price Received*	94.9%	<b>98.8%</b>	+ 4.1%	99.5%	<b>98.8%</b>	- 0.7%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

\* 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.