

# Local Market Update – May 2022

A Research Tool Provided by Realcomp



## Ann Arbor

### Washtenaw County

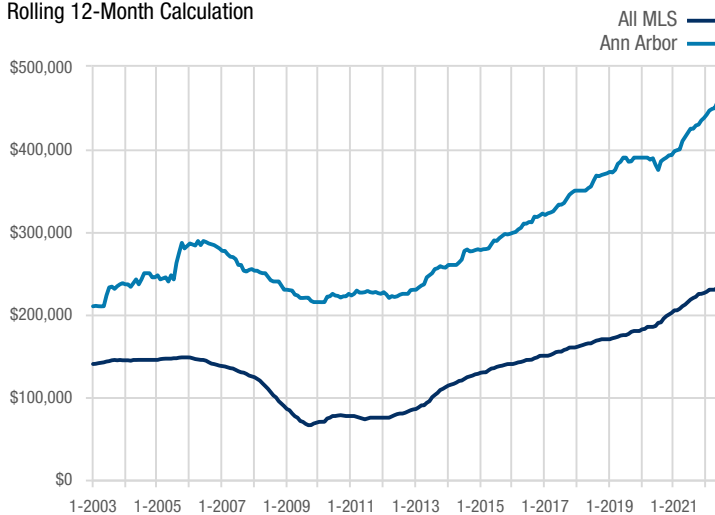
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	122	<b>134</b>	+ 9.8%	472	<b>444</b>	- 5.9%
Pending Sales	94	<b>93</b>	- 1.1%	385	<b>322</b>	- 16.4%
Closed Sales	90	<b>103</b>	+ 14.4%	330	<b>320</b>	- 3.0%
Days on Market Until Sale	14	<b>10</b>	- 28.6%	25	<b>19</b>	- 24.0%
Median Sales Price*	\$451,500	<b>\$510,000</b>	+ 13.0%	\$436,000	<b>\$499,000</b>	+ 14.4%
Average Sales Price*	\$544,122	<b>\$585,902</b>	+ 7.7%	\$505,592	<b>\$578,632</b>	+ 14.4%
Percent of List Price Received*	103.4%	<b>107.6%</b>	+ 4.1%	101.4%	<b>105.3%</b>	+ 3.8%
Inventory of Homes for Sale	141	<b>145</b>	+ 2.8%	—	—	—
Months Supply of Inventory	1.8	<b>2.0</b>	+ 11.1%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	93	<b>76</b>	- 18.3%	367	<b>322</b>	- 12.3%
Pending Sales	61	<b>57</b>	- 6.6%	262	<b>230</b>	- 12.2%
Closed Sales	60	<b>61</b>	+ 1.7%	242	<b>213</b>	- 12.0%
Days on Market Until Sale	46	<b>18</b>	- 60.9%	45	<b>23</b>	- 48.9%
Median Sales Price*	\$325,000	<b>\$344,000</b>	+ 5.8%	\$271,265	<b>\$310,000</b>	+ 14.3%
Average Sales Price*	\$351,600	<b>\$388,361</b>	+ 10.5%	\$322,214	<b>\$357,349</b>	+ 10.9%
Percent of List Price Received*	101.0%	<b>102.2%</b>	+ 1.2%	99.6%	<b>102.1%</b>	+ 2.5%
Inventory of Homes for Sale	149	<b>104</b>	- 30.2%	—	—	—
Months Supply of Inventory	3.2	<b>2.2</b>	- 31.3%	—	—	—

\* 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.

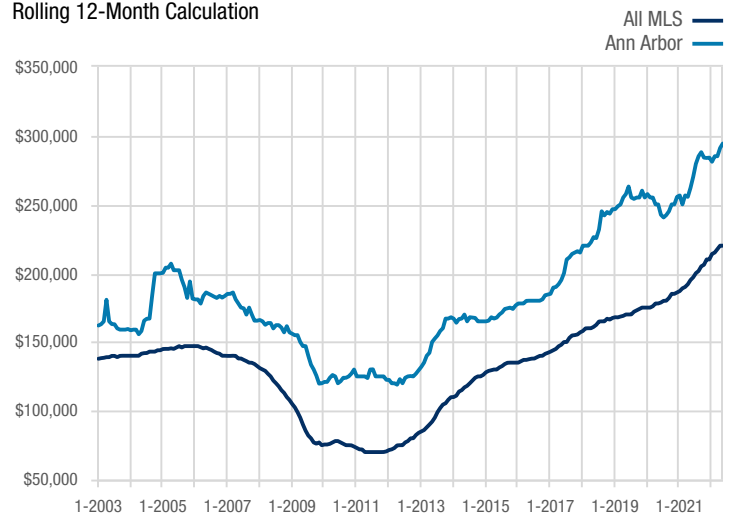
### Median Sales Price - Residential

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.