

Local Market Update – May 2022

A Research Tool Provided by Realcomp



Fenton

Genesee County

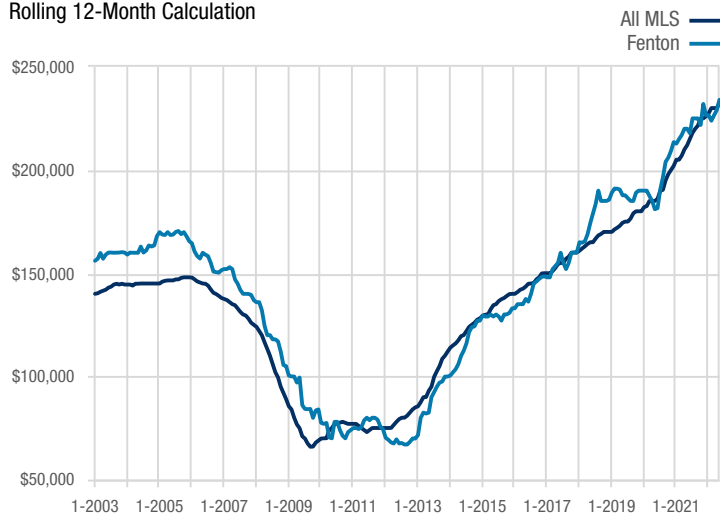
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	24	21	- 12.5%	87	72	- 17.2%
Pending Sales	23	19	- 17.4%	81	67	- 17.3%
Closed Sales	24	12	- 50.0%	66	58	- 12.1%
Days on Market Until Sale	15	10	- 33.3%	19	21	+ 10.5%
Median Sales Price*	\$219,000	\$265,000	+ 21.0%	\$217,000	\$254,950	+ 17.5%
Average Sales Price*	\$238,915	\$282,643	+ 18.3%	\$261,016	\$265,698	+ 1.8%
Percent of List Price Received*	102.7%	102.7%	0.0%	102.0%	101.6%	- 0.4%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	7	+ 133.3%	30	24	- 20.0%
Pending Sales	4	5	+ 25.0%	24	23	- 4.2%
Closed Sales	7	5	- 28.6%	25	20	- 20.0%
Days on Market Until Sale	11	8	- 27.3%	16	22	+ 37.5%
Median Sales Price*	\$210,000	\$200,000	- 4.8%	\$191,000	\$221,000	+ 15.7%
Average Sales Price*	\$213,386	\$210,200	- 1.5%	\$197,226	\$220,396	+ 11.7%
Percent of List Price Received*	103.5%	102.8%	- 0.7%	101.3%	100.2%	- 1.1%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

* 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.

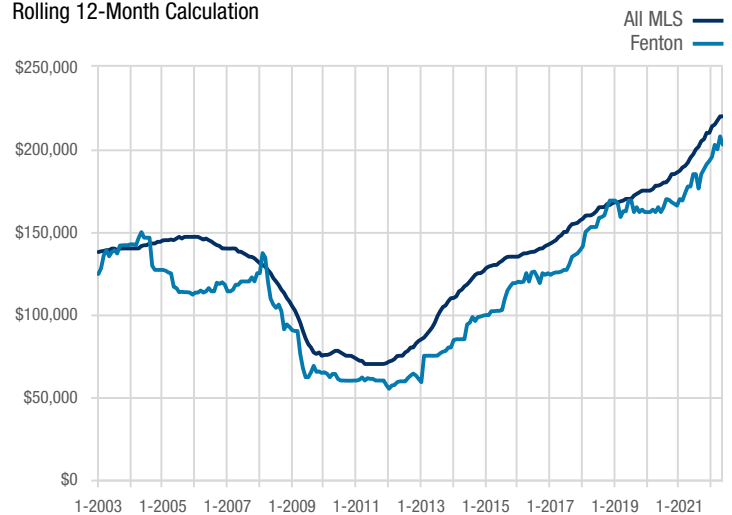
Median Sales Price - Residential

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.