

Local Market Update – May 2022

A Research Tool Provided by Realcomp



Trenton

Wayne County

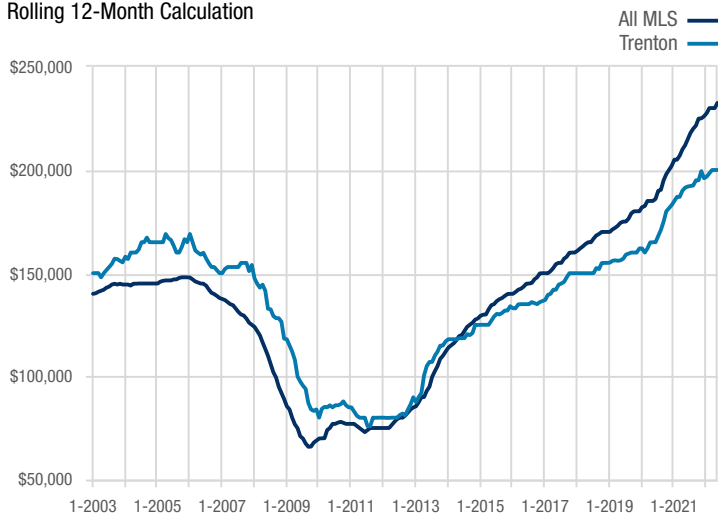
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	22	23	+ 4.5%	90	87	- 3.3%
Pending Sales	22	28	+ 27.3%	85	89	+ 4.7%
Closed Sales	13	13	0.0%	79	73	- 7.6%
Days on Market Until Sale	5	8	+ 60.0%	18	16	- 11.1%
Median Sales Price*	\$212,000	\$230,000	+ 8.5%	\$192,000	\$201,700	+ 5.1%
Average Sales Price*	\$216,750	\$234,000	+ 8.0%	\$189,835	\$210,364	+ 10.8%
Percent of List Price Received*	103.7%	108.3%	+ 4.4%	100.4%	102.7%	+ 2.3%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	8	4	- 50.0%	22	22	0.0%
Pending Sales	8	2	- 75.0%	28	22	- 21.4%
Closed Sales	8	6	- 25.0%	32	22	- 31.3%
Days on Market Until Sale	7	18	+ 157.1%	23	25	+ 8.7%
Median Sales Price*	\$99,000	\$115,500	+ 16.7%	\$96,750	\$104,000	+ 7.5%
Average Sales Price*	\$117,563	\$127,833	+ 8.7%	\$126,994	\$115,923	- 8.7%
Percent of List Price Received*	100.4%	102.2%	+ 1.8%	98.9%	101.0%	+ 2.1%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.2	0.4	+ 100.0%	—	—	—

* 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.

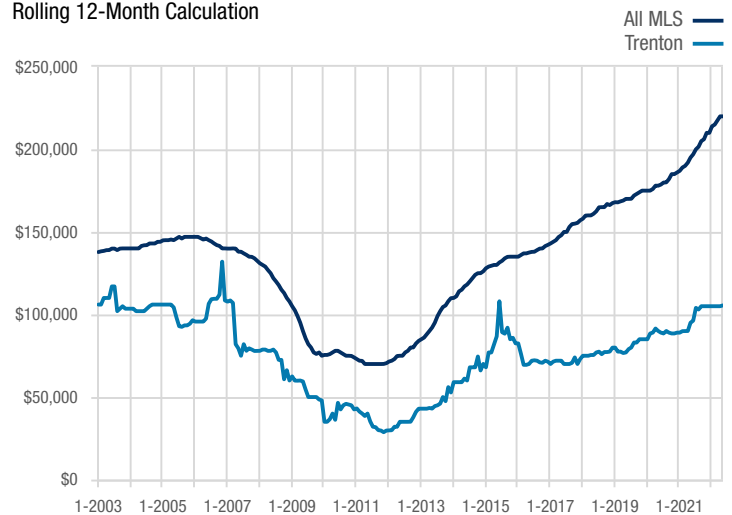
Median Sales Price - Residential

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.