

Local Market Update – May 2022

A Research Tool Provided by Realcomp



Ypsilanti Washtenaw County

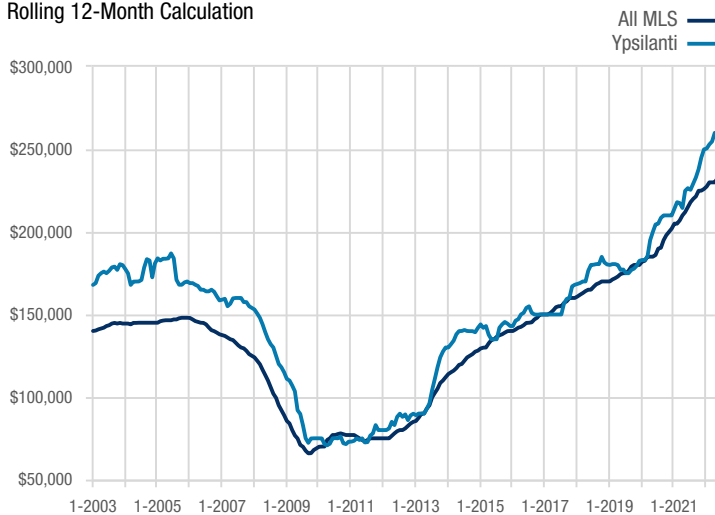
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	44	36	- 18.2%	168	121	- 28.0%
Pending Sales	38	27	- 28.9%	145	113	- 22.1%
Closed Sales	35	23	- 34.3%	132	100	- 24.2%
Days on Market Until Sale	7	9	+ 28.6%	15	24	+ 60.0%
Median Sales Price*	\$270,000	\$283,000	+ 4.8%	\$233,750	\$255,000	+ 9.1%
Average Sales Price*	\$257,931	\$266,208	+ 3.2%	\$229,240	\$254,581	+ 11.1%
Percent of List Price Received*	105.8%	105.7%	- 0.1%	104.1%	102.6%	- 1.4%
Inventory of Homes for Sale	45	47	+ 4.4%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	3	- 25.0%	17	18	+ 5.9%
Pending Sales	4	2	- 50.0%	15	14	- 6.7%
Closed Sales	5	1	- 80.0%	15	12	- 20.0%
Days on Market Until Sale	29	5	- 82.8%	26	28	+ 7.7%
Median Sales Price*	\$140,000	\$185,000	+ 32.1%	\$127,000	\$177,500	+ 39.8%
Average Sales Price*	\$139,800	\$185,000	+ 32.3%	\$128,260	\$245,140	+ 91.1%
Percent of List Price Received*	102.0%	105.8%	+ 3.7%	98.6%	101.5%	+ 2.9%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

* 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.

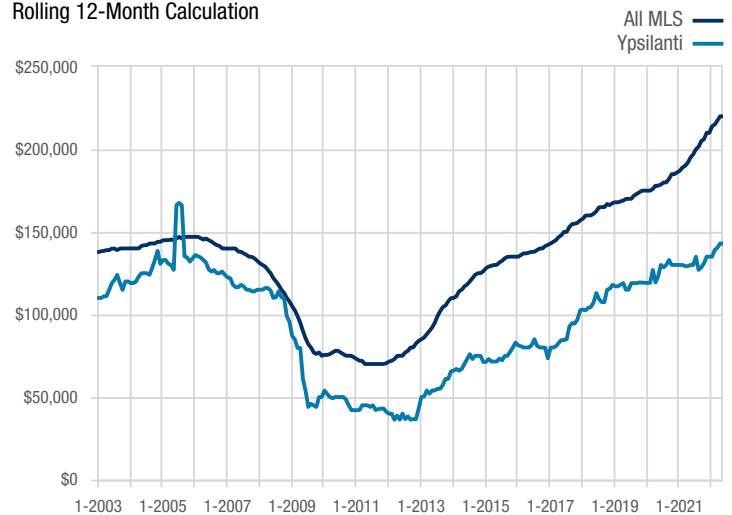
Median Sales Price - Residential

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.