

Local Market Update – July 2022

A Research Tool Provided by Realcomp



Ann Arbor

Washtenaw County

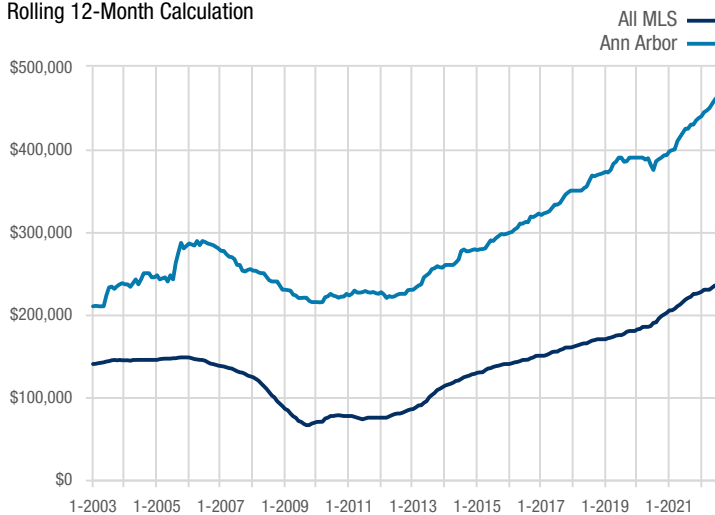
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	122	108	- 11.5%	726	671	- 7.6%
Pending Sales	81	64	- 21.0%	567	498	- 12.2%
Closed Sales	90	81	- 10.0%	532	507	- 4.7%
Days on Market Until Sale	12	12	0.0%	21	14	- 33.3%
Median Sales Price*	\$459,450	\$465,000	+ 1.2%	\$447,000	\$494,000	+ 10.5%
Average Sales Price*	\$533,328	\$548,256	+ 2.8%	\$515,688	\$578,503	+ 12.2%
Percent of List Price Received*	102.3%	102.1%	- 0.2%	102.2%	104.6%	+ 2.3%
Inventory of Homes for Sale	185	174	- 5.9%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	67	67	0.0%	514	460	- 10.5%
Pending Sales	52	52	0.0%	390	344	- 11.8%
Closed Sales	65	67	+ 3.1%	381	338	- 11.3%
Days on Market Until Sale	27	19	- 29.6%	39	20	- 48.7%
Median Sales Price*	\$270,000	\$310,000	+ 14.8%	\$280,000	\$302,750	+ 8.1%
Average Sales Price*	\$333,724	\$481,862	+ 44.4%	\$344,199	\$377,685	+ 9.7%
Percent of List Price Received*	101.4%	100.7%	- 0.7%	100.0%	102.0%	+ 2.0%
Inventory of Homes for Sale	140	101	- 27.9%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

* 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.

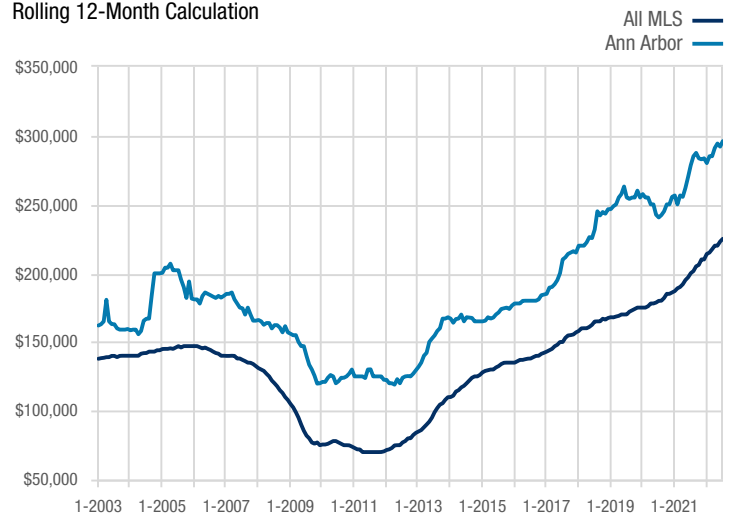
Median Sales Price - Residential

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.