

Local Market Update – July 2022

A Research Tool Provided by Realcomp



Dexter

Washtenaw County

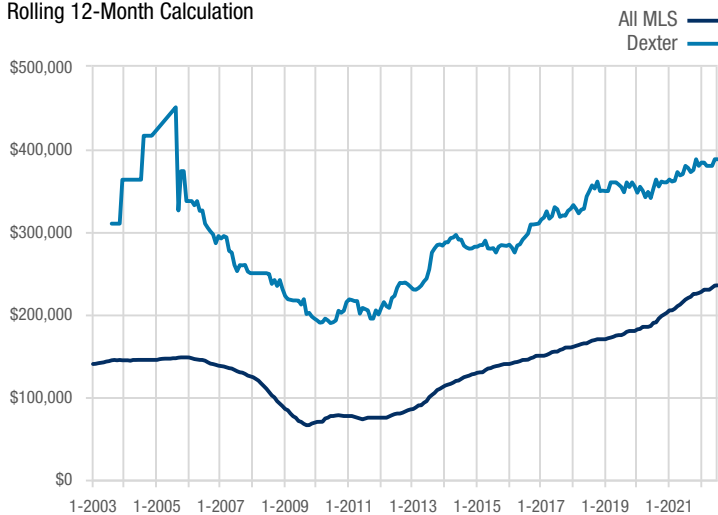
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	8	9	+ 12.5%	58	57	- 1.7%
Pending Sales	11	6	- 45.5%	53	42	- 20.8%
Closed Sales	14	8	- 42.9%	48	37	- 22.9%
Days on Market Until Sale	11	16	+ 45.5%	29	11	- 62.1%
Median Sales Price*	\$434,950	\$552,500	+ 27.0%	\$389,950	\$448,500	+ 15.0%
Average Sales Price*	\$405,871	\$583,086	+ 43.7%	\$394,672	\$477,130	+ 20.9%
Percent of List Price Received*	102.3%	102.6%	+ 0.3%	101.9%	103.1%	+ 1.2%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	1.3	2.9	+ 123.1%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	2	1	- 50.0%	27	16	- 40.7%
Pending Sales	1	2	+ 100.0%	21	14	- 33.3%
Closed Sales	1	2	+ 100.0%	23	15	- 34.8%
Days on Market Until Sale	1	3	+ 200.0%	69	71	+ 2.9%
Median Sales Price*	\$415,000	\$305,000	- 26.5%	\$410,071	\$391,360	- 4.6%
Average Sales Price*	\$415,000	\$305,000	- 26.5%	\$414,370	\$371,788	- 10.3%
Percent of List Price Received*	102.5%	100.1%	- 2.3%	101.1%	102.5%	+ 1.4%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	4.8	4.4	- 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.

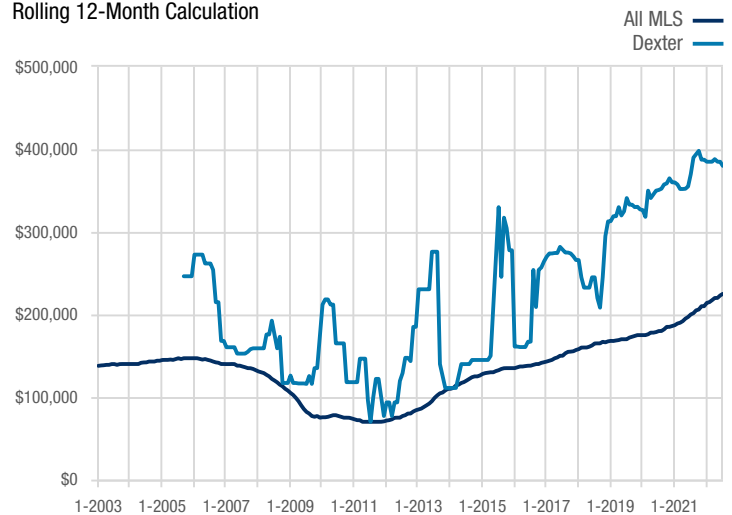
Median Sales Price - Residential

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.