

# Local Market Update – July 2022

A Research Tool Provided by Realcomp



## Manchester Vlg

Washtenaw County

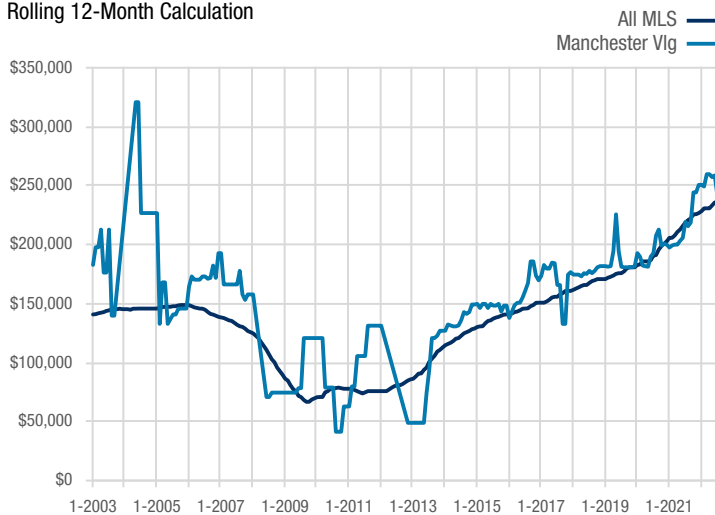
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	4	2	- 50.0%	18	18	0.0%
Pending Sales	2	2	0.0%	19	16	- 15.8%
Closed Sales	3	3	0.0%	20	14	- 30.0%
Days on Market Until Sale	8	6	- 25.0%	44	19	- 56.8%
Median Sales Price*	\$262,900	<b>\$235,000</b>	- 10.6%	\$249,950	<b>\$252,500</b>	+ 1.0%
Average Sales Price*	\$260,967	<b>\$244,667</b>	- 6.2%	\$243,635	<b>\$247,907</b>	+ 1.8%
Percent of List Price Received*	101.8%	<b>102.9%</b>	+ 1.1%	100.6%	<b>101.7%</b>	+ 1.1%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.5	<b>2.2</b>	+ 46.7%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	0	1	—	2	6	+ 200.0%
Closed Sales	0	1	—	3	6	+ 100.0%
Days on Market Until Sale	—	7	—	66	13	- 80.3%
Median Sales Price*	—	<b>\$145,000</b>	—	\$248,000	<b>\$145,000</b>	- 41.5%
Average Sales Price*	—	<b>\$145,000</b>	—	\$212,167	<b>\$169,900</b>	- 19.9%
Percent of List Price Received*	—	<b>96.7%</b>	—	100.5%	<b>101.4%</b>	+ 0.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	—	—	—

\* 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.

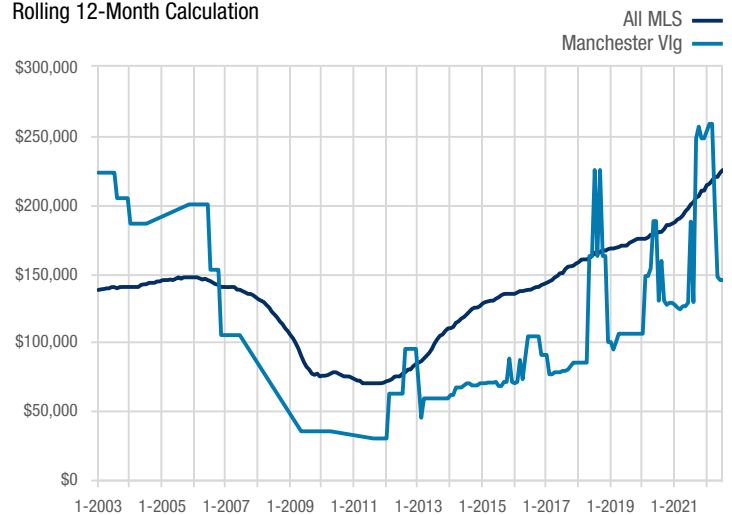
### Median Sales Price - Residential

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.