

Local Market Update – July 2022

A Research Tool Provided by Realcomp



Wells Twp

Tuscola County

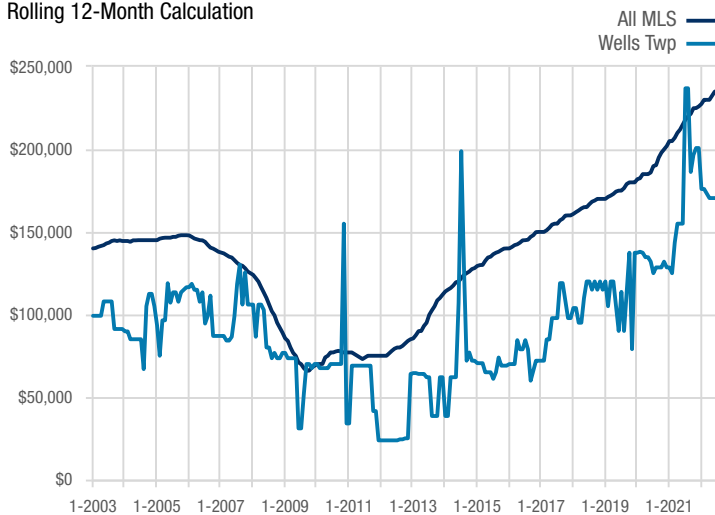
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	5	3	- 40.0%	10	10	0.0%
Pending Sales	1	2	+ 100.0%	6	11	+ 83.3%
Closed Sales	1	0	- 100.0%	5	10	+ 100.0%
Days on Market Until Sale	3	—	—	14	36	+ 157.1%
Median Sales Price*	\$237,000	—	—	\$196,000	\$161,500	- 17.6%
Average Sales Price*	\$237,000	—	—	\$198,000	\$151,310	- 23.6%
Percent of List Price Received*	103.1%	—	—	99.5%	97.0%	- 2.5%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.6	1.2	- 53.8%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

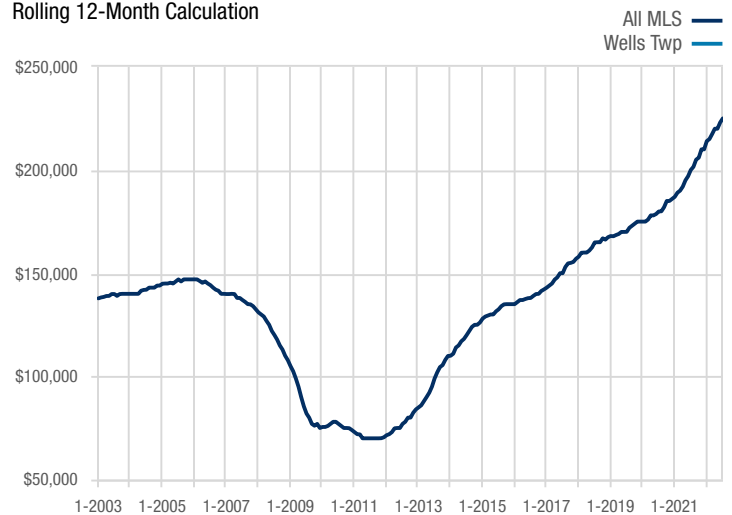
Median Sales Price - Residential

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.