

Local Market Update – July 2022

A Research Tool Provided by Realcomp



Ypsilanti Washtenaw County

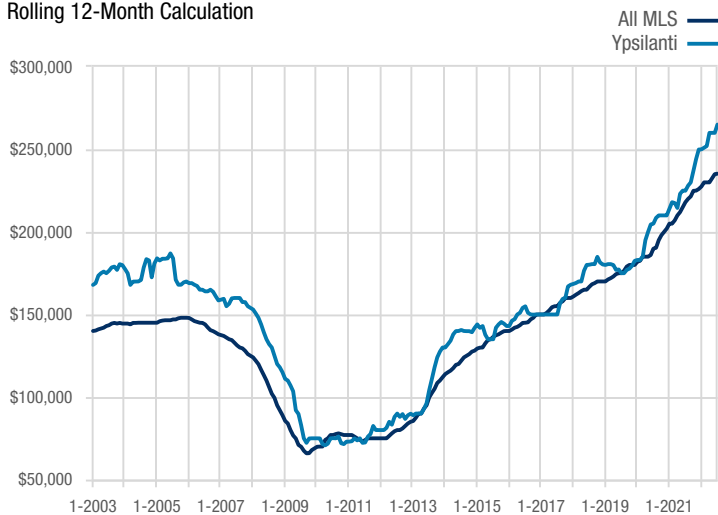
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	55	33	- 40.0%	262	199	- 24.0%
Pending Sales	22	29	+ 31.8%	198	178	- 10.1%
Closed Sales	25	34	+ 36.0%	187	176	- 5.9%
Days on Market Until Sale	18	37	+ 105.6%	14	27	+ 92.9%
Median Sales Price*	\$206,050	\$311,495	+ 51.2%	\$239,000	\$275,500	+ 15.3%
Average Sales Price*	\$226,522	\$287,418	+ 26.9%	\$236,261	\$263,350	+ 11.5%
Percent of List Price Received*	102.9%	102.2%	- 0.7%	104.7%	103.2%	- 1.4%
Inventory of Homes for Sale	79	51	- 35.4%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	9	5	- 44.4%	35	28	- 20.0%
Pending Sales	5	2	- 60.0%	24	19	- 20.8%
Closed Sales	4	3	- 25.0%	22	18	- 18.2%
Days on Market Until Sale	6	3	- 50.0%	20	21	+ 5.0%
Median Sales Price*	\$145,000	\$171,000	+ 17.9%	\$137,450	\$172,750	+ 25.7%
Average Sales Price*	\$157,750	\$170,833	+ 8.3%	\$143,223	\$241,931	+ 68.9%
Percent of List Price Received*	101.6%	112.3%	+ 10.5%	99.3%	102.3%	+ 3.0%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	3.4	2.6	- 23.5%	—	—	—

* 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.

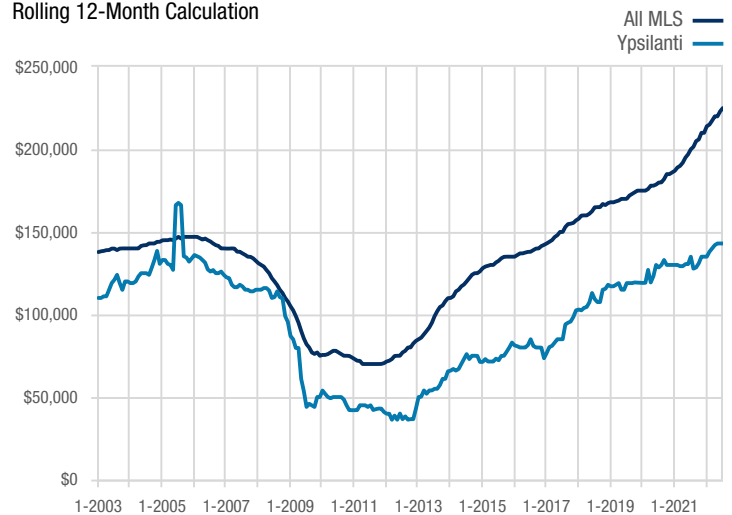
Median Sales Price - Residential

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.