

Ann Arbor

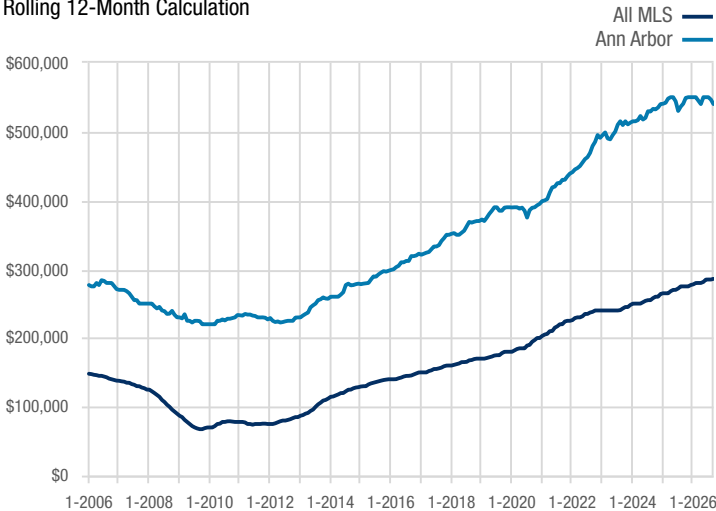
Washtenaw County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	80	75	- 6.3%	726	770	+ 6.1%
Pending Sales	59	23	- 61.0%	509	500	- 1.8%
Closed Sales	47	41	- 12.8%	481	503	+ 4.6%
Days on Market Until Sale	41	47	+ 14.6%	37	40	+ 8.1%
Median Sales Price*	\$557,000	\$460,000	- 17.4%	\$550,000	\$540,000	- 1.8%
Average Sales Price*	\$623,105	\$530,794	- 14.8%	\$634,341	\$632,696	- 0.3%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	116	171	+ 47.4%	—	—	—
Months Supply of Inventory	2.2	3.3	+ 50.0%	—	—	—

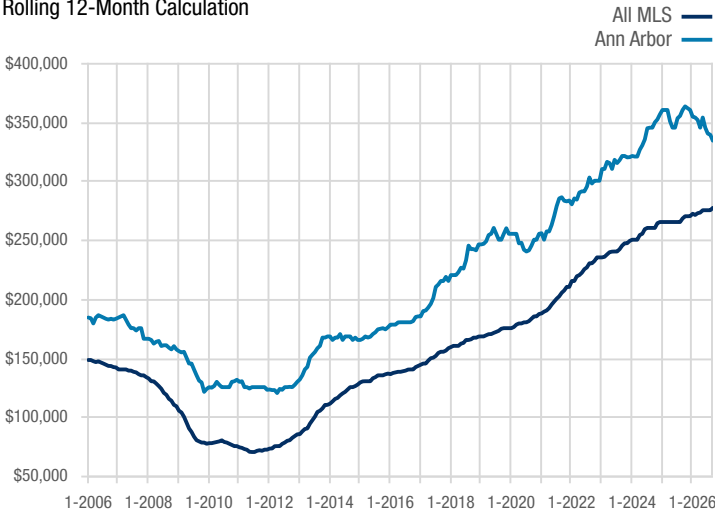
Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	53	50	- 5.7%	541	560	+ 3.5%
Pending Sales	27	16	- 40.7%	344	307	- 10.8%
Closed Sales	25	29	+ 16.0%	344	325	- 5.5%
Days on Market Until Sale	69	55	- 20.3%	47	63	+ 34.0%
Median Sales Price*	\$403,200	\$311,650	- 22.7%	\$369,625	\$335,000	- 9.4%
Average Sales Price*	\$421,614	\$430,121	+ 2.0%	\$429,549	\$464,153	+ 8.1%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	118	174	+ 47.5%	—	—	—
Months Supply of Inventory	3.2	5.3	+ 65.6%	—	—	—

* 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.