

Media Release

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Ann Arbor Area Board of REALTORS®

Single family home sales increased by 3.9% along with condominium sales increasing by 9.6%. Total overall residential home and condominium sales were up by 5%.

Total residential home & condominium increased by 5%. Single family home sales increased by 3.9% compared to this time last year. However, new single family home listings decreased in August, with a 17.6% fall compared to this time last year. The average single family home listing price also fell by 5.4%.











In August, new condominium listings went up with a 15.4% increase. Condominium sales saw an increase of 9.6% compared to last year. However, the average condominium list price fell by 7.3%. The average sales price however, rose by 2.4% compared to that of 2019. During this past August, 103 condominiums were reported sold.

A total of 503 residential home & condominium listings sold during August. Single family home sales saw 400 listings reported sold.

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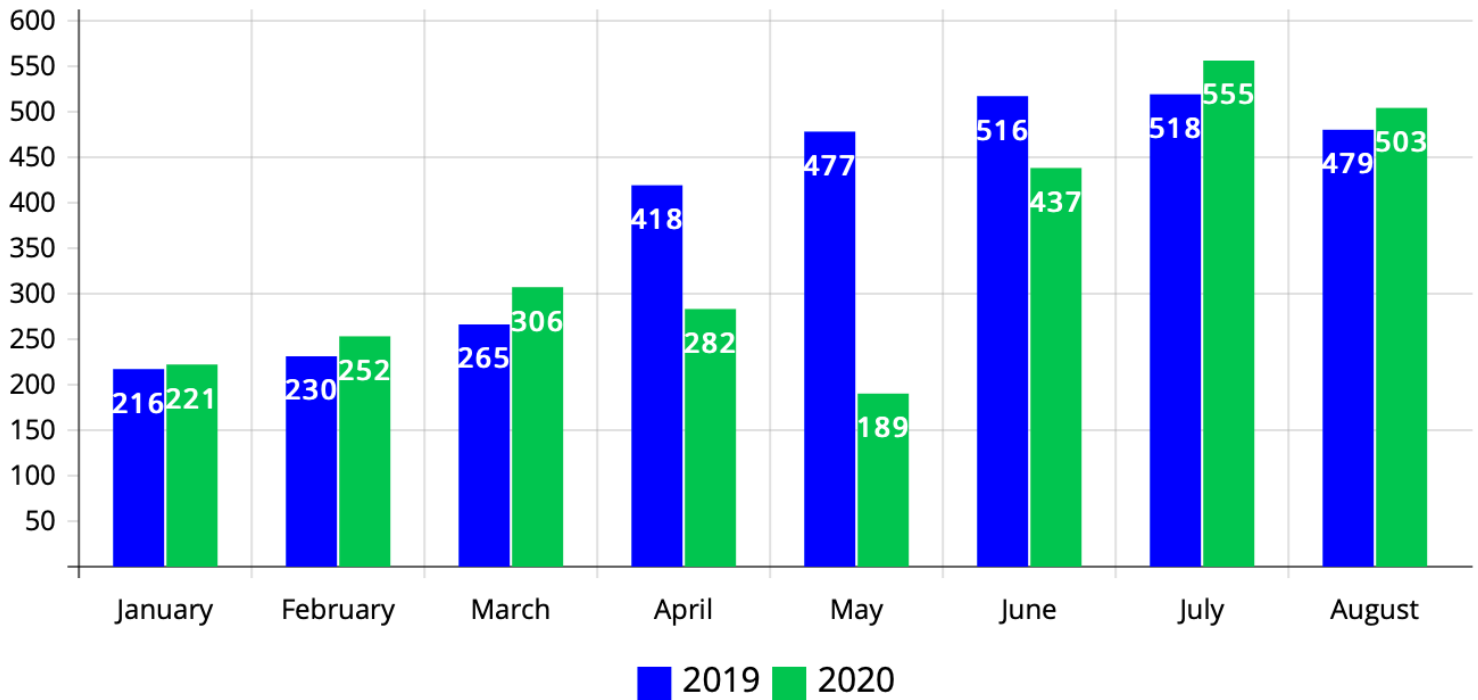
The "Monthly Housing Statistics" published each month by the Ann Arbor Area Board of REALTORS® represent the housing activity of the Multiple Listing Service and not necessarily all the housing activity that has occurred in Washtenaw County. If you would like more details or information about our statistics, please email mls@aaabor.com.

Days on market (DOM) figures are indicated only for that particular current listing. If the property was taken off the market and then re-listed, the count starts over and would not necessarily reflect the total days the property has been available for purchase since it was first made available.

Washtenaw County, MI	August 2019	August 2020	% Change From Year to Year	
New Single Family Home Listings	523	431		17.6%
Average Single Family Home List Price	\$364,518	\$345,000		5.4%
New Condominium Listings	117	135		15.4%
Average Condominium List Price	\$310,999	\$288,347		7.3%
Total New Home & Condominium Listings	640	566		11.6%
Single Family Home Sales	385	400		3.9%
Average Single Family Home Sales Price	\$352,132	\$367,153		4.3%
Condominium Sales	94	103		9.6%
Average Condominium Sales Price	\$239,409	\$245,138		2.4%
Total Home & Condominium Sales	479	503		5.0%

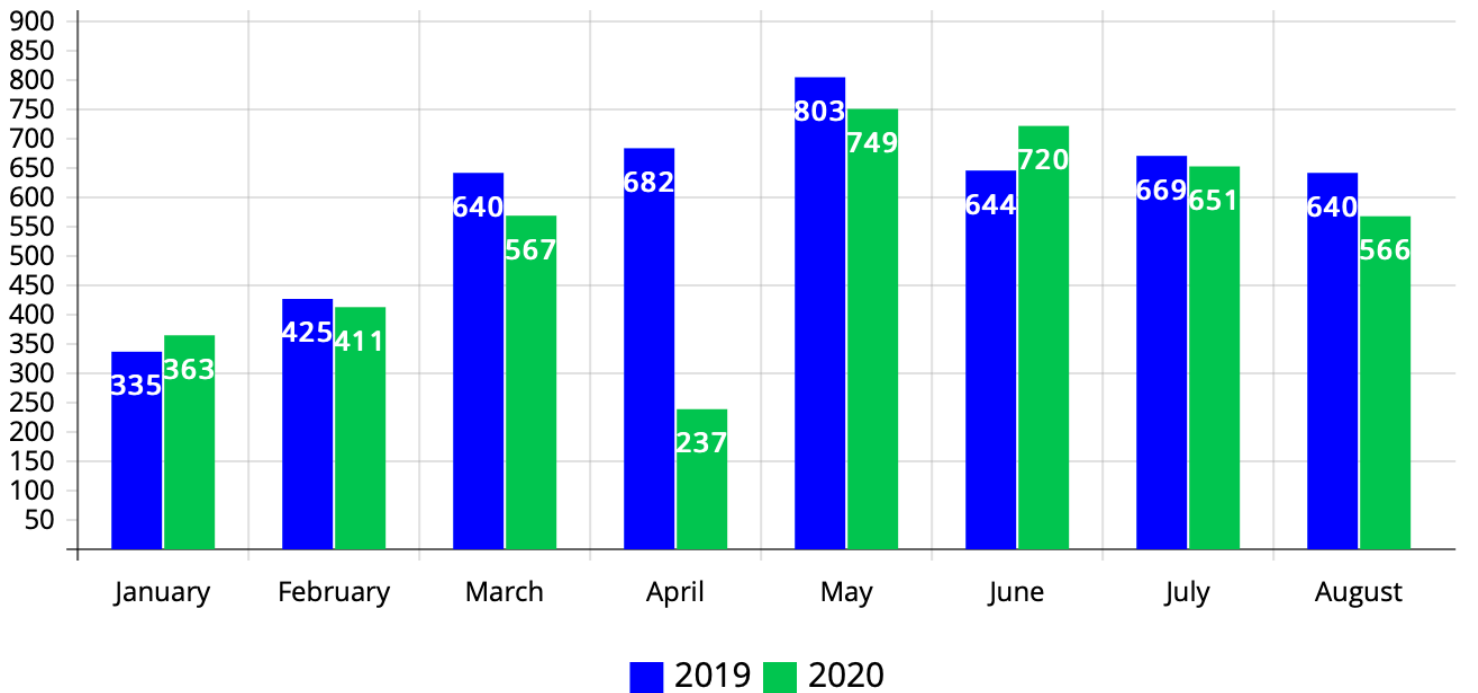
Total Home & Condominium Sales

Year to Date Analysis



Total New Home & Condominium Listings

Year to Date Analysis



ANN ARBOR AREA BOARD OF REALTORS®

MLS WASHTENAW COUNTY SALES REPORT

	Aug-19		YTD-19		Aug-20		YTD-20	
NEW LISTINGS:								
Vacant	53		450		42		364	
Commercial/Business Opp	10		87		12		68	
Farm	1		13		3		14	
Income	12		96		12		110	
Single Family	523		3,799		431		3,232	
Condo	117		986		135		986	
Total:	716		5,431		635		4,774	
SALES/AVG MKT DAYS:	#	DOM	#	DOM	#	DOM	#	DOM
Vacant	21	255	132	226	22	301	126	288
Commercial/Business Opp	2	75	16	152	6	134	15	194
Farm	1	64	6	98	1	58	7	43
Income	9	23	48	49	8	34	45	50
Single Family	385	28	2,420	34	400	30	2,133	41
Condo	94	26	693	42	103	55	626	48
Total Sales:	512		3,315		540		2,952	
VOLUME:								
Vacant	\$	3,101,900	\$	17,186,601	\$	2,299,000	\$	17,196,630
Commercial/Business Opp	\$	560,000	\$	6,513,714	\$	3,429,800	\$	8,702,584
Farm	\$	330,000	\$	2,949,500	\$	250,000	\$	2,657,900
Income	\$	3,131,100	\$	17,723,609	\$	3,208,900	\$	20,742,150
Single Family	\$	135,570,998	\$	852,557,243	\$	146,861,035	\$	767,765,999
Condo	\$	22,504,440	\$	186,544,692	\$	25,249,165	\$	162,849,209
Total	\$	165,198,438	\$	1,083,475,359	\$	181,297,900	\$	979,914,472
Pended Residential	440		3,298		451		3,024	
Withdrawn Residential	118		759		89		660	
MEDIAN SALES PRICES:								
Vacant	\$	115,000	\$	94,951	\$	79,950	\$	100,000
Commercial/Business Opp	\$	280,000	\$	260,000	\$	203,750	\$	220,521
Farm	\$	330,000	\$	475,000	\$	250,000	\$	332,100
Income	\$	220,000	\$	321,000	\$	404,000	\$	330,000
Single Family	\$	320,000	\$	315,000	\$	319,950	\$	317,000
Condo	\$	215,500	\$	225,000	\$	227,795	\$	332,495
SINGLE FAMILY AVG:								
AVERAGE List Price	\$	364,518	\$	398,535	\$	345,000	\$	414,768
AVERAGE Sale Price	\$	352,132	\$	352,296	\$	367,153	\$	359,947
% Sold > List Price	21%		32%		35%		28%	
% Sold @ List Price	22%		19%		18%		19%	
CONDO AVG:								
AVERAGE List Price	\$	310,999	\$	307,061	\$	288,347	\$	303,428
AVERAGE Sale Price	\$	239,409	\$	269,184	\$	245,138	\$	260,143
% Sold > List Price	29%		26%		23%		19%	
% Sold @ List Price	24%		20%		19%		23%	

New Construction YTD: 74 Sold /\$31,197,873 Dollar Volume /\$421,593 Average Sold Price /73 Days on Mkt.

Single Family

Area	New Listings Entered During August			Properties Sold During August			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Aug-19	26	\$416,592	18	\$327,211	28	1/1-8/31/19	230	\$379,446	147	\$326,555	47
	Aug-20	31	\$431,542	28	\$307,786	62	1/1-8/31/20	202	\$366,190	129	\$316,541	56
Manchester	Aug-19	16	\$226,794	9	\$256,222	35	1/1-8/31/19	95	\$253,942	62	\$246,216	45
	Aug-20	8	\$287,388	11	\$304,300	59	1/1-8/31/20	66	\$297,006	47	\$275,188	55
Dexter	Aug-19	43	\$438,003	34	\$415,771	31	1/1-8/31/19	351	\$456,039	197	\$412,213	35
	Aug-20	30	\$487,425	26	\$406,446	30	1/1-8/31/20	281	\$447,368	176	\$408,729	47
Whitmore Lake	Aug-19	11	\$312,500	8	\$218,563	29	1/1-8/31/19	92	\$326,673	59	\$275,491	31
	Aug-20	5	\$295,940	6	\$277,500	14	1/1-8/31/20	68	\$334,153	54	\$301,200	35
Saline	Aug-19	61	\$452,671	53	\$408,565	38	1/1-8/31/19	481	\$455,861	273	\$413,109	52
	Aug-20	42	\$435,397	53	\$446,264	34	1/1-8/31/20	450	\$486,924	250	\$428,749	52
Lincoln Cons.	Aug-19	50	\$275,023	32	\$240,531	24	1/1-8/31/19	369	\$270,166	255	\$247,483	27
	Aug-20	45	\$266,840	46	\$253,326	9	1/1-8/31/20	287	\$268,274	216	\$256,711	25
Milan	Aug-19	15	\$234,960	11	\$212,000	13	1/1-8/31/19	95	\$252,915	60	\$224,783	38
	Aug-20	13	\$235,615	15	\$233,980	19	1/1-8/31/20	83	\$247,894	72	\$225,497	41
Ypsilanti	Aug-19	99	\$201,892	60	\$180,504	17	1/1-8/31/19	538	\$197,945	387	\$170,568	25
	Aug-20	73	\$224,809	58	\$211,793	16	1/1-8/31/20	455	\$225,871	345	\$203,753	34
Ann Arbor	Aug-19	147	\$453,907	114	\$439,763	30	1/1-8/31/19	1173	\$494,486	743	\$449,731	30
	Aug-20	129	\$500,484	113	\$473,310	28	1/1-8/31/20	1013	\$505,357	652	\$454,112	39

Condo

Area	New Listings Entered During August			Properties Sold During August			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Aug-19	4	\$248,650	4	\$210,500	64	1/1-8/31/19	23	\$239,932	21	\$231,614	66
	Aug-20	3	\$276,600	4	\$230,475	33	1/1-8/31/20	32	\$237,609	28	\$205,551	53
Manchester	Aug-19	1	\$229,900	1	\$104,000	49	1/1-8/31/19	11	\$148,890	10	\$132,550	20
	Aug-20	0	\$0	1	\$255,000	42	1/1-8/31/20	12	\$180,733	10	\$168,921	18
Dexter	Aug-19	5	\$321,120	5	\$278,500	69	1/1-8/31/19	41	\$401,628	17	\$349,262	54
	Aug-20	8	\$405,653	6	\$346,002	38	1/1-8/31/20	40	\$389,455	32	\$387,824	50
Whitmore Lake	Aug-19	1	\$190,000	0	\$0	0	1/1-8/31/19	3	\$185,000	1	\$205,000	2
	Aug-20	0	\$0	0	\$0	0	1/1-8/31/20	4	\$196,925	4	\$193,225	50
Saline	Aug-19	7	\$349,200	11	\$320,196	26	1/1-8/31/19	91	\$316,812	73	\$314,900	59
	Aug-20	9	\$370,122	6	\$305,408	233	1/1-8/31/20	108	\$346,570	38	\$324,510	96
Lincoln Cons.	Aug-19	2	\$136,450	2	\$168,000	13	1/1-8/31/19	19	\$148,432	14	\$142,850	24
	Aug-20	9	\$182,396	6	\$189,145	114	1/1-8/31/20	30	\$170,089	19	\$166,864	63
Milan	Aug-19	3	\$219,900	0	\$0	0	1/1-8/31/19	10	\$192,910	14	\$187,357	92
	Aug-20	0	\$0	1	\$227,795	46	1/1-8/31/20	5	\$183,860	6	\$189,742	38
Ypsilanti	Aug-19	13	\$125,527	14	\$124,343	18	1/1-8/31/19	83	\$135,133	58	\$144,364	19
	Aug-20	7	\$189,900	11	\$133,322	21	1/1-8/31/20	61	\$148,424	43	\$135,661	30
Ann Arbor	Aug-19	62	\$362,526	44	\$237,738	23	1/1-8/31/19	489	\$303,238	377	\$279,880	41
	Aug-20	71	\$269,522	54	\$254,295	29	1/1-8/31/20	508	\$304,478	343	\$256,508	41