

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

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Ann Arbor Area Board of REALTORS®

Rising inflation, soaring home prices, and increased mortgage interest rates have combined to cause a slowdown in the U.S. housing market. To help quell inflation, which reached 8.6% as of last measure in May, the Federal Reserve raised interest rates by three quarters of a percentage point in June, the largest interest rate hike since 1994. Higher prices, coupled with 30-year fixed mortgage rates approaching 6%, have exacerbated affordability challenges and rapidly cooled demand, with home sales and mortgage applications falling sharply from a year ago.

New Listings in Washtenaw County increased 1.7 percent for Single Family homes but decreased 19.4 percent for Townhouse/Condo homes. Pending Sales in Washtenaw County increased 21.6 percent for Single Family homes but decreased 11.5 percent for Townhouse/Condo homes. Inventory decreased 31.6 percent for Single Family homes and 44.0 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 8.4 percent to \$412,000 for Single Family homes but decreased 1.1 percent to \$273,000 for Townhouse/Condo homes. Average Days on Market in Washtenaw County decreased 25.0 percent for Single Family homes and decreased 37.0 percent for Townhouse/Condo homes. Months Supply of Inventory in Washtenaw County decreased 26.3 percent for Single Family homes and decreased 42.3 percent for Townhouse/Condo homes.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

###

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.

Monthly Indicators

June 2022

Rising inflation, soaring home prices, and increased mortgage interest rates have combined to cause a slowdown in the U.S. housing market. To help quell inflation, which reached 8.6% as of last measure in May, the Federal Reserve raised interest rates by three quarters of a percentage point in June, the largest interest rate hike since 1994. Higher prices, coupled with 30-year fixed mortgage rates approaching 6%, have exacerbated affordability challenges and rapidly cooled demand, with home sales and mortgage applications falling sharply from a year ago.

New Listings increased 1.7 percent for Single Family homes but decreased 20.0 percent for Townhouse/Condo homes. Pending Sales increased 25.6 percent for Single Family homes but decreased 9.4 percent for Townhouse/Condo homes. Inventory decreased 34.5 percent for Single Family homes and 45.9 percent for Townhouse/Condo homes.

Median Sales Price increased 9.3 percent to \$415,250 for Single Family homes but decreased 1.1 percent to \$273,000 for Townhouse/Condo homes. Days on Market decreased 25.0 percent for Single Family homes and 37.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 26.3 percent for Single Family homes and 42.3 percent for Townhouse/Condo homes.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

Quick Facts

- 14.1%

Change in
Closed Sales
All Properties

+ 2.7%

Change in
Median Sales Price
All Properties

- 37.7%

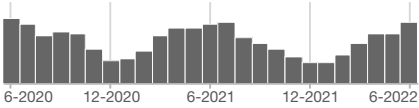

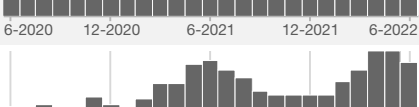
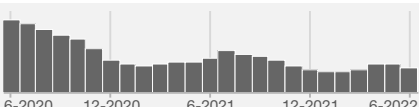

Change in
Homes for Sale
All Properties

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

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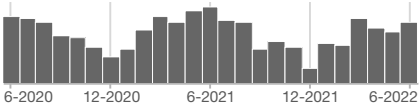


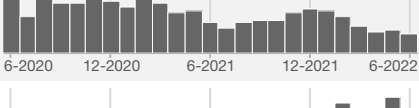
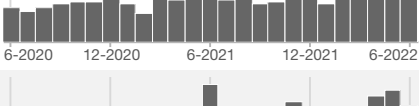
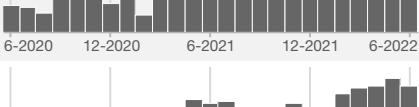
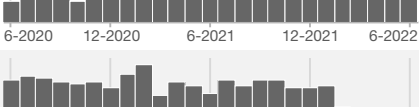
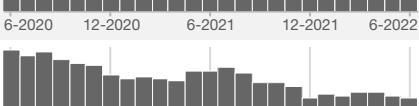
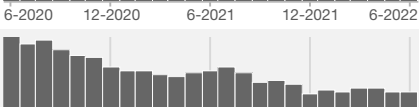
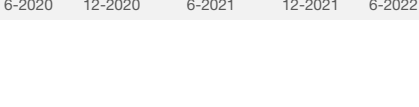
Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Key Metrics	Historical Sparkbars	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		529	538	+ 1.7%	2,453	2,207	- 10.0%
Pending Sales		430	540	+ 25.6%	1,999	1,949	- 2.5%
Closed Sales		419	374	- 10.7%	1,832	1,658	- 9.5%
Days on Market Until Sale		16	12	- 25.0%	25	21	- 16.0%
Median Sales Price		\$380,000	\$415,250	+ 9.3%	\$360,000	\$400,000	+ 11.1%
Average Sales Price		\$436,313	\$478,940	+ 9.8%	\$409,994	\$460,238	+ 12.3%
Percent of List Price Received		104.2%	103.8%	- 0.4%	102.1%	103.6%	+ 1.5%
Housing Affordability Index		147	105	- 28.6%	155	109	- 29.7%
Inventory of Homes for Sale		664	435	- 34.5%	—	—	—
Months Supply of Inventory		1.9	1.4	- 26.3%	—	—	—

Townhouse/Condo Market Overview

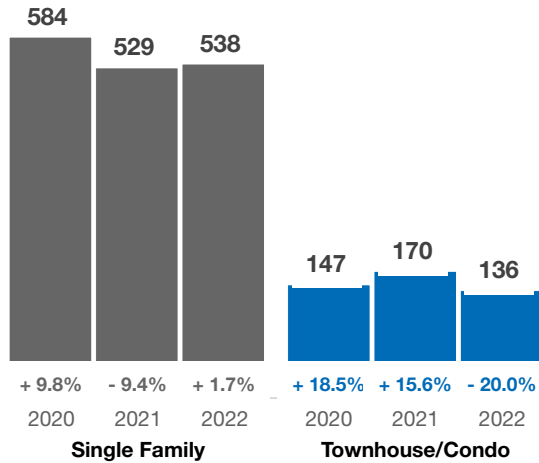
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		170	136	- 20.0%	815	692	- 15.1%
Pending Sales		139	126	- 9.4%	649	610	- 6.0%
Closed Sales		134	101	- 24.6%	595	523	- 12.1%
Days on Market Until Sale		27	17	- 37.0%	39	23	- 41.0%
Median Sales Price		\$276,000	\$273,000	- 1.1%	\$255,000	\$280,000	+ 9.8%
Average Sales Price		\$366,589	\$319,336	- 12.9%	\$306,804	\$323,832	+ 5.6%
Percent of List Price Received		101.1%	103.1%	+ 2.0%	100.3%	102.6%	+ 2.3%
Housing Affordability Index		203	159	- 21.7%	219	155	- 29.2%
Inventory of Homes for Sale		257	139	- 45.9%	—	—	—
Months Supply of Inventory		2.6	1.5	- 42.3%	—	—	—

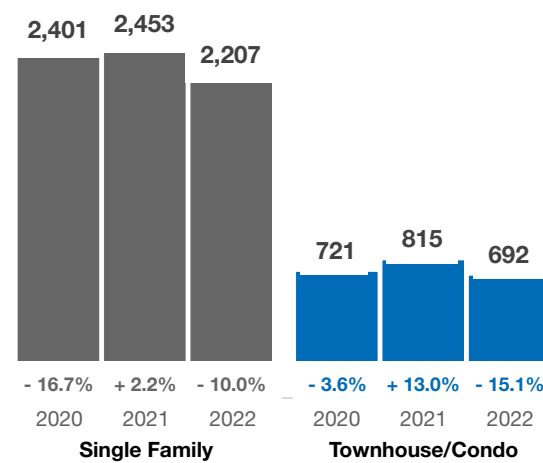
New Listings

A count of the properties that have been newly listed on the market in a given month.

June

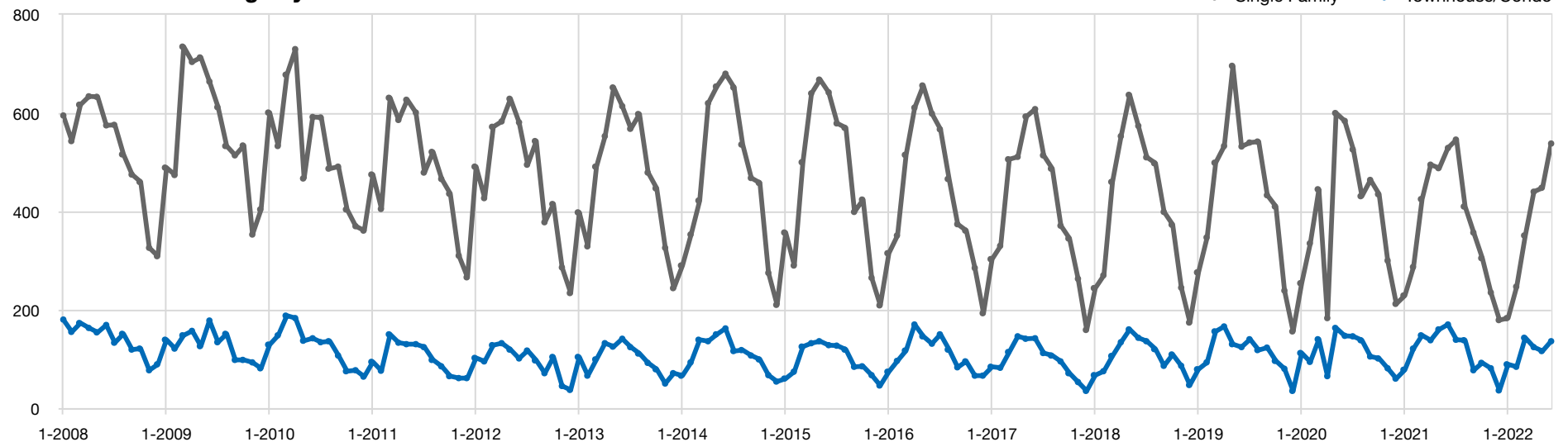


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	546	+ 3.8%	139	- 4.8%
Aug-2021	410	- 4.9%	138	0.0%
Sep-2021	357	- 23.1%	77	- 26.7%
Oct-2021	305	- 29.9%	92	- 8.9%
Nov-2021	235	- 21.7%	81	0.0%
Dec-2021	179	- 15.6%	36	- 40.0%
Jan-2022	183	- 20.1%	89	+ 14.1%
Feb-2022	247	- 13.9%	84	- 30.6%
Mar-2022	351	- 17.4%	143	- 3.4%
Apr-2022	440	- 11.1%	124	- 10.1%
May-2022	448	- 8.2%	116	- 27.5%
Jun-2022	538	+ 1.7%	136	- 20.0%
12-Month Avg	353	- 12.2%	105	- 13.2%

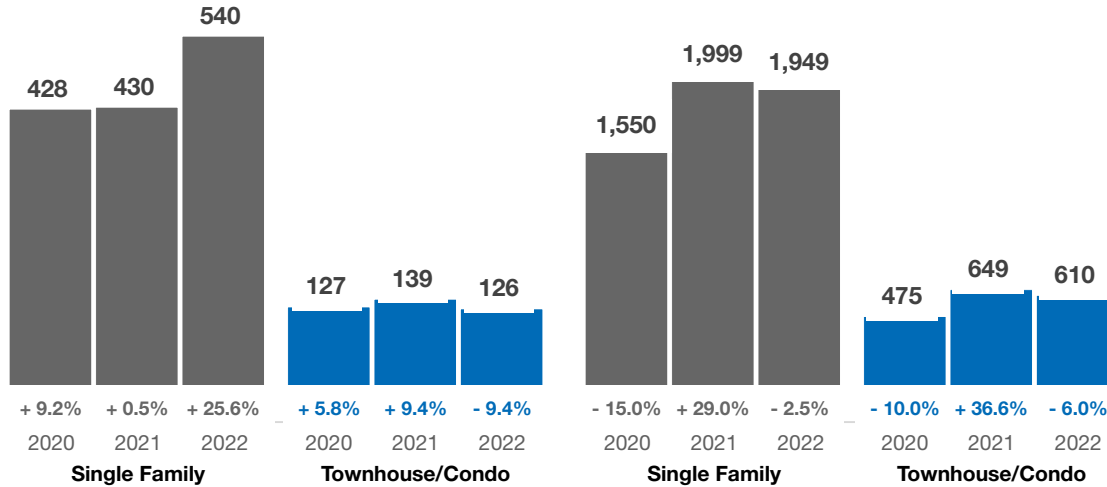
Historical New Listings by Month



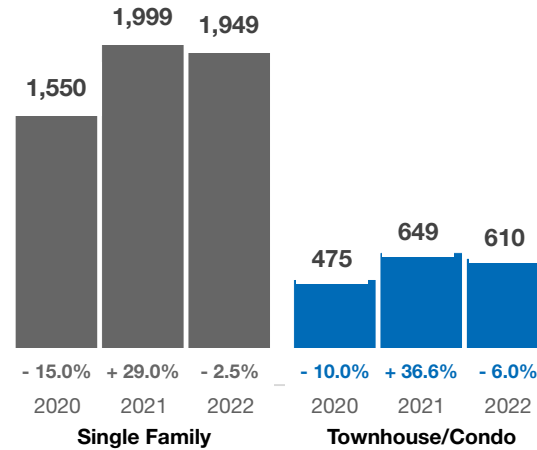
Pending Sales

A count of the properties on which offers have been accepted in a given month.

June

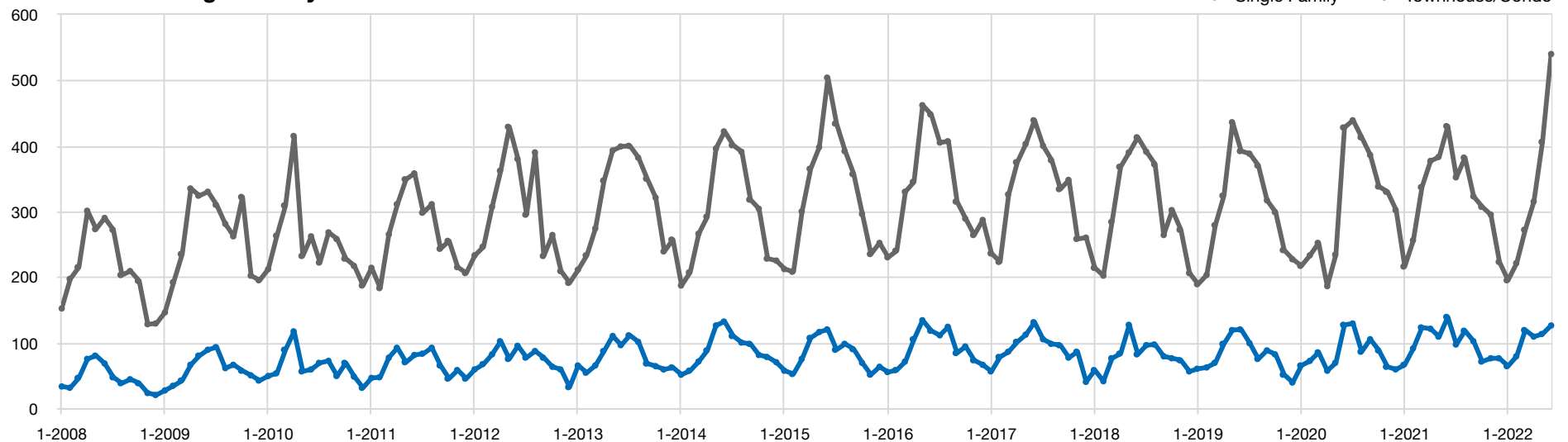


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	352	- 19.8%	97	- 24.8%
Aug-2021	382	- 7.5%	118	+ 37.2%
Sep-2021	323	- 16.3%	102	- 2.9%
Oct-2021	307	- 9.2%	71	- 19.3%
Nov-2021	295	- 10.6%	76	+ 20.6%
Dec-2021	223	- 26.2%	76	+ 28.8%
Jan-2022	195	- 9.7%	64	- 3.0%
Feb-2022	221	- 13.7%	79	- 13.2%
Mar-2022	272	- 19.3%	119	- 3.3%
Apr-2022	315	- 16.4%	109	- 9.9%
May-2022	406	+ 6.0%	113	+ 3.7%
Jun-2022	540	+ 25.6%	126	- 9.4%
12-Month Avg	319	- 9.1%	96	- 2.0%

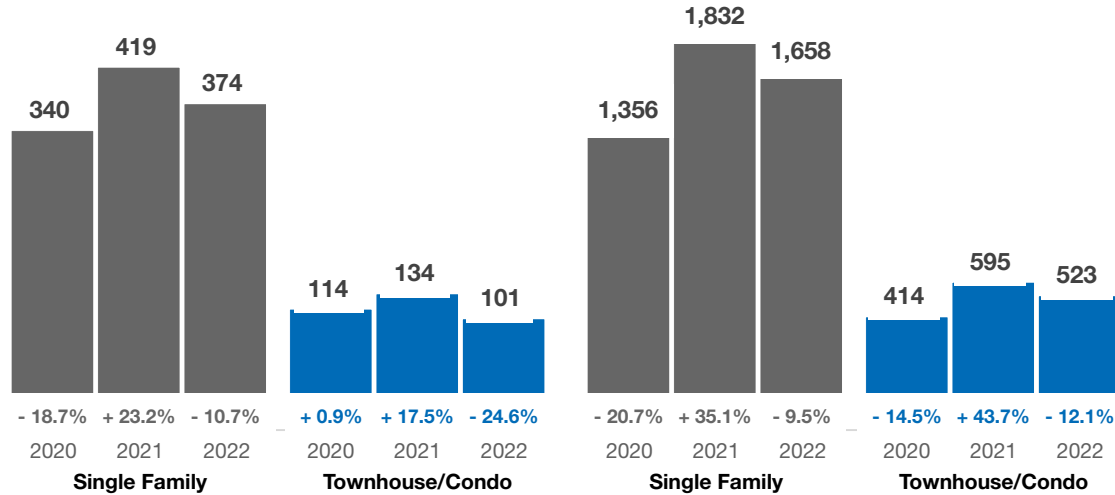
Historical Pending Sales by Month



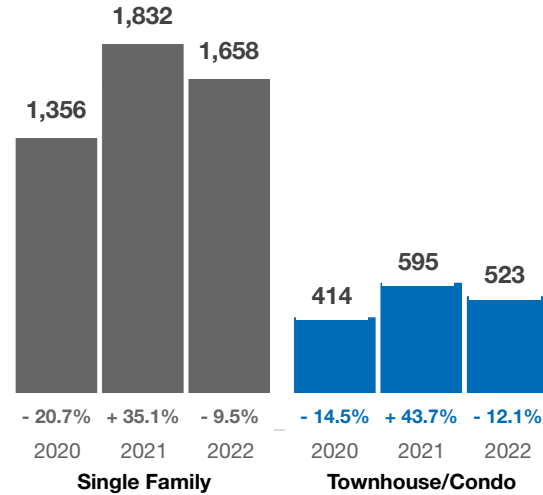
Closed Sales

A count of the actual sales that closed in a given month.

June

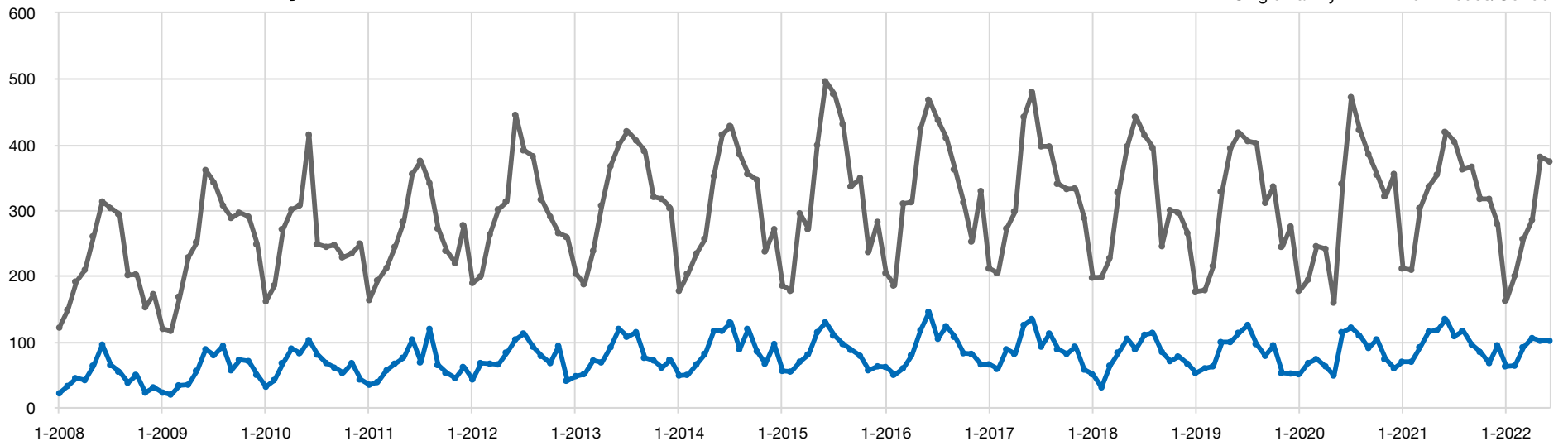


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	404	- 14.4%	108	- 10.7%
Aug-2021	362	- 14.2%	116	+ 6.4%
Sep-2021	366	- 4.9%	95	+ 5.6%
Oct-2021	317	- 10.5%	84	- 18.4%
Nov-2021	317	- 1.2%	67	- 8.2%
Dec-2021	279	- 21.4%	94	+ 59.3%
Jan-2022	162	- 23.2%	62	- 10.1%
Feb-2022	200	- 4.3%	63	- 8.7%
Mar-2022	256	- 15.5%	91	0.0%
Apr-2022	285	- 15.2%	105	- 8.7%
May-2022	381	+ 7.6%	101	- 13.7%
Jun-2022	374	- 10.7%	101	- 24.6%
12-Month Avg	309	- 10.4%	91	- 5.2%

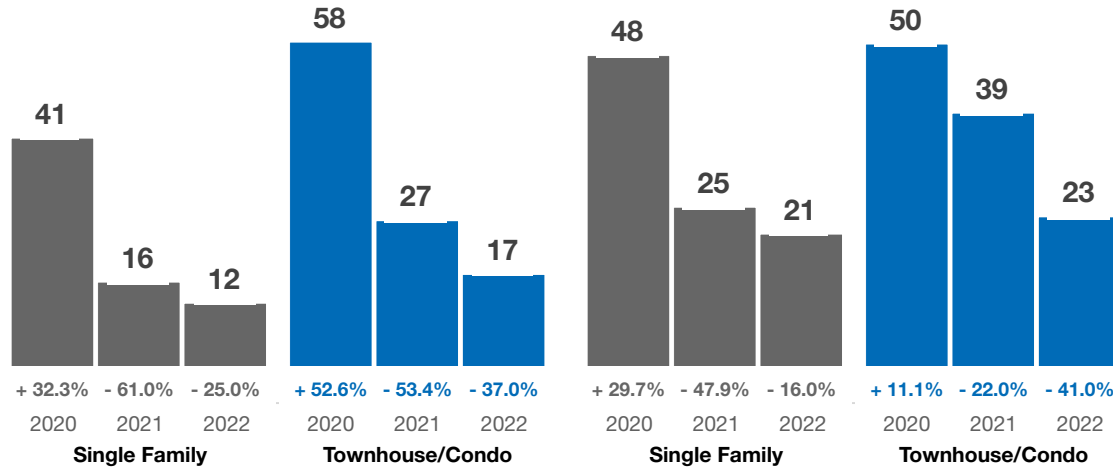
Historical Closed Sales by Month



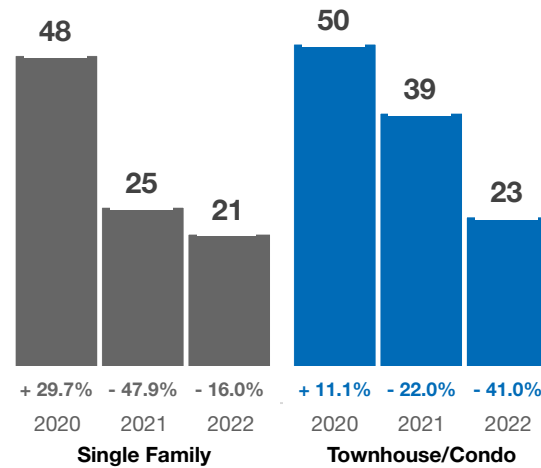
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

June



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	15	- 51.6%	23	- 30.3%
Aug-2021	20	- 31.0%	27	- 51.8%
Sep-2021	20	- 39.4%	28	- 36.4%
Oct-2021	27	- 10.0%	28	- 36.4%
Nov-2021	25	- 10.7%	37	- 35.1%
Dec-2021	25	- 13.8%	38	- 17.4%
Jan-2022	40	+ 5.3%	37	- 11.9%
Feb-2022	34	- 20.9%	33	- 45.9%
Mar-2022	25	- 13.8%	23	- 48.9%
Apr-2022	17	- 32.0%	18	- 50.0%
May-2022	15	0.0%	21	- 44.7%
Jun-2022	12	- 25.0%	17	- 37.0%
12-Month Avg*	21	- 23.7%	27	- 37.2%

* Days on Market for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

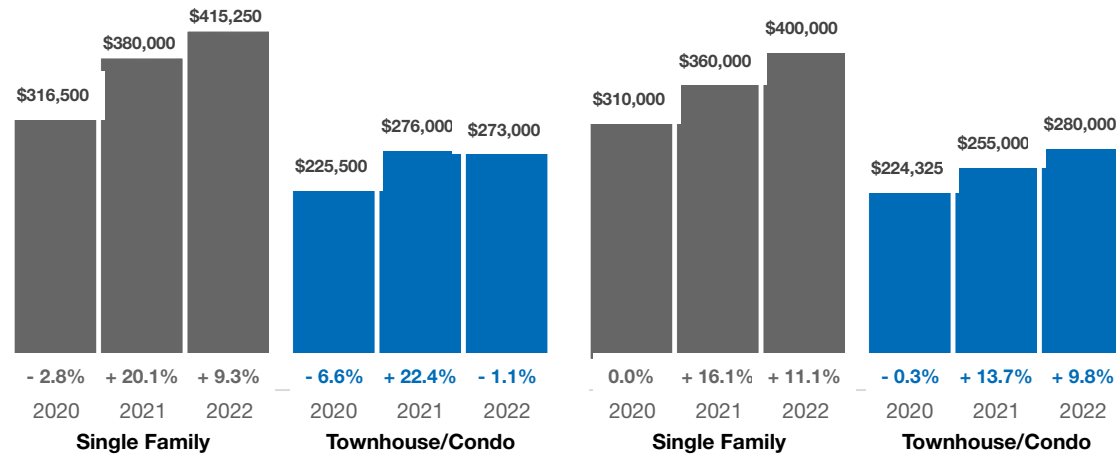
Historical Days on Market Until Sale by Month



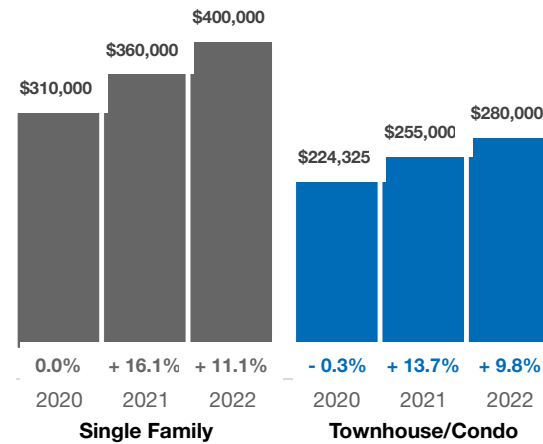
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

June



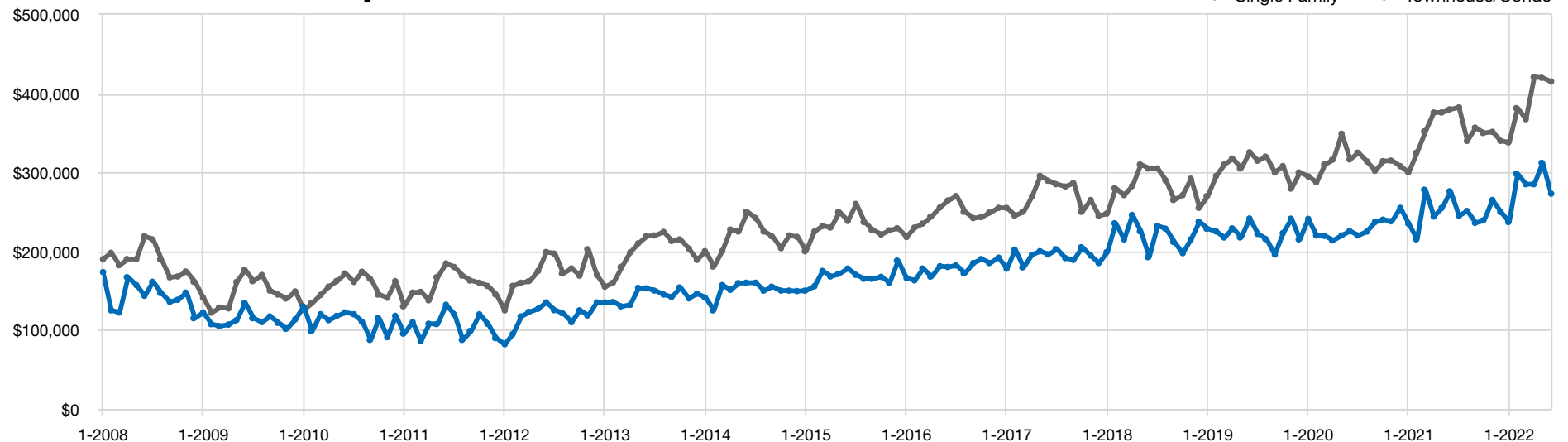
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	\$382,500	+ 17.7%	\$245,000	+ 11.4%
Aug-2021	\$340,000	+ 8.3%	\$251,000	+ 11.6%
Sep-2021	\$356,750	+ 18.1%	\$236,000	- 0.4%
Oct-2021	\$350,000	+ 11.4%	\$239,000	- 0.4%
Nov-2021	\$351,500	+ 11.6%	\$265,000	+ 11.3%
Dec-2021	\$340,000	+ 10.4%	\$250,000	- 2.0%
Jan-2022	\$338,025	+ 12.7%	\$237,000	+ 0.9%
Feb-2022	\$381,500	+ 17.4%	\$298,300	+ 38.7%
Mar-2022	\$367,500	+ 4.4%	\$285,000	+ 2.5%
Apr-2022	\$421,000	+ 12.0%	\$285,000	+ 16.8%
May-2022	\$420,000	+ 11.7%	\$312,165	+ 22.4%
Jun-2022	\$415,250	+ 9.3%	\$273,000	- 1.1%
12-Month Avg*	\$372,500	+ 11.9%	\$263,000	+ 9.6%

* Median Sales Price for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

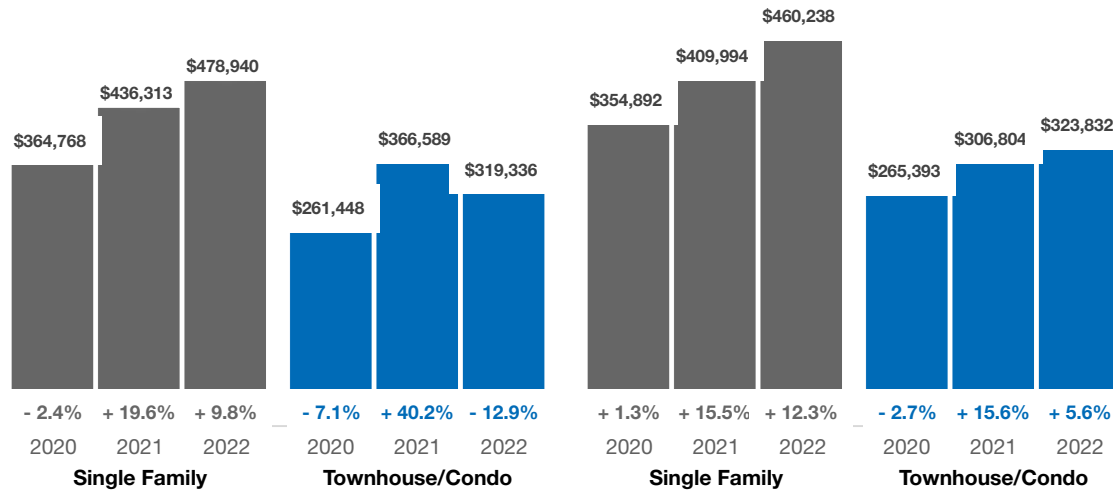
Historical Median Sales Price by Month



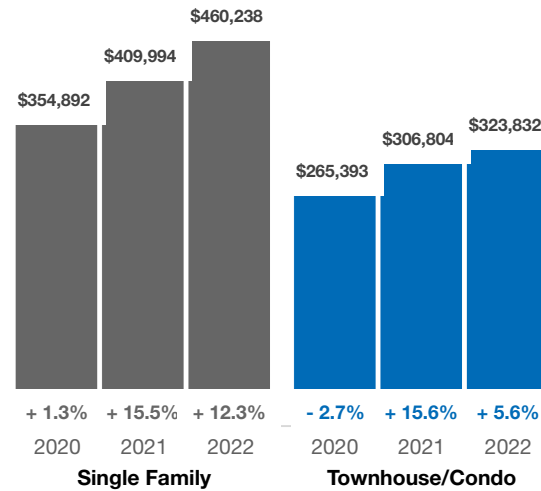
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

June



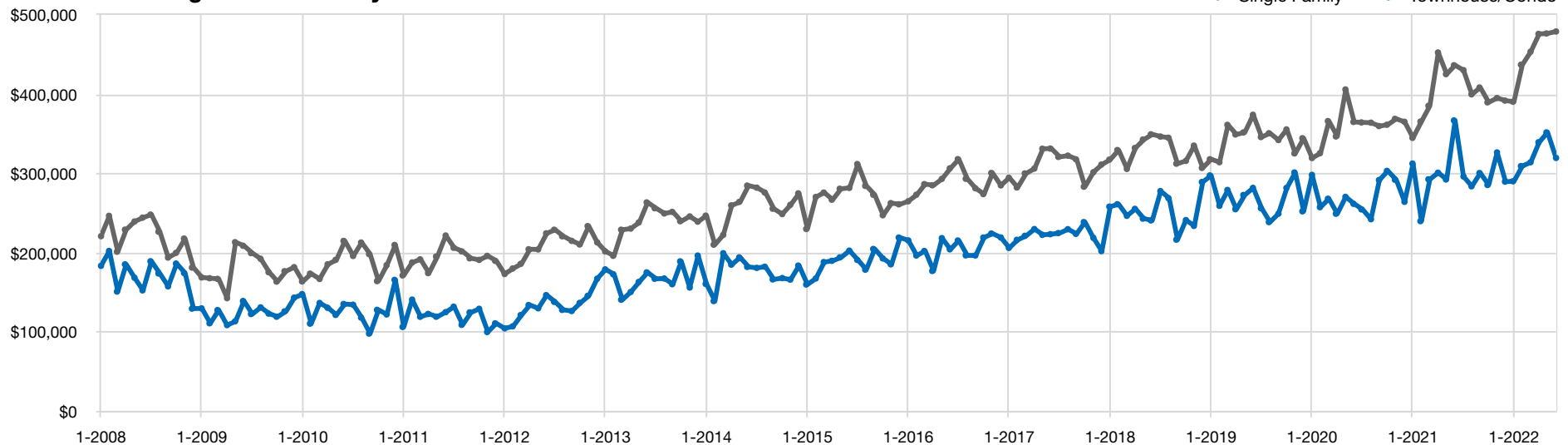
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	\$430,113	+ 18.1%	\$295,877	+ 16.3%
Aug-2021	\$399,610	+ 9.8%	\$283,486	+ 17.2%
Sep-2021	\$408,194	+ 13.5%	\$300,245	+ 3.1%
Oct-2021	\$389,500	+ 7.8%	\$285,208	- 5.9%
Nov-2021	\$394,974	+ 7.1%	\$326,241	+ 11.8%
Dec-2021	\$391,689	+ 7.3%	\$289,381	+ 9.6%
Jan-2022	\$390,284	+ 13.2%	\$289,844	- 7.1%
Feb-2022	\$436,974	+ 19.6%	\$309,017	+ 29.0%
Mar-2022	\$453,406	+ 17.7%	\$313,820	+ 7.3%
Apr-2022	\$475,903	+ 5.2%	\$339,126	+ 12.8%
May-2022	\$476,440	+ 12.1%	\$351,555	+ 20.3%
Jun-2022	\$478,940	+ 9.8%	\$319,336	- 12.9%
12-Month Avg*	\$429,058	+ 11.7%	\$308,872	+ 6.3%

* Avg. Sales Price for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

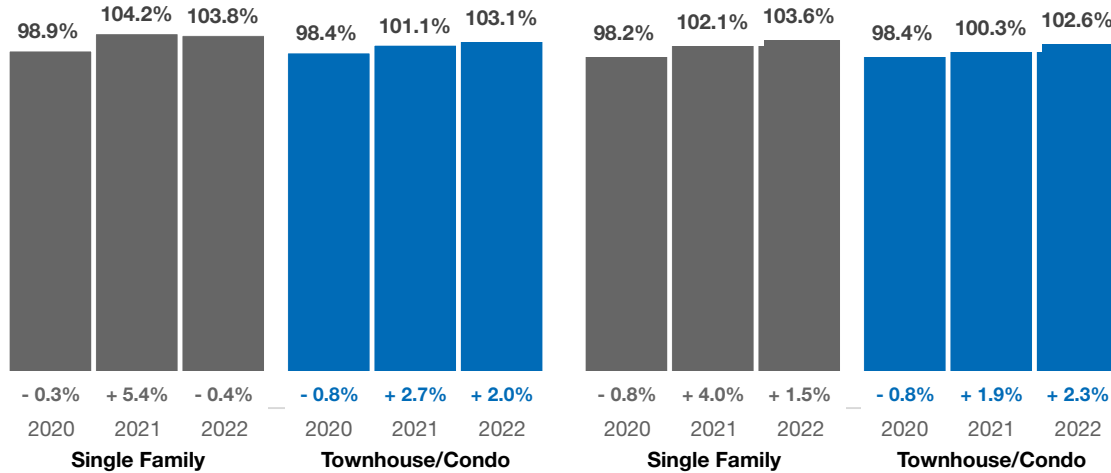
Historical Average Sales Price by Month



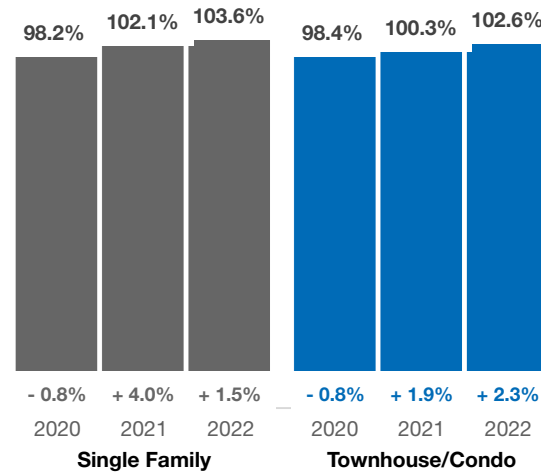
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



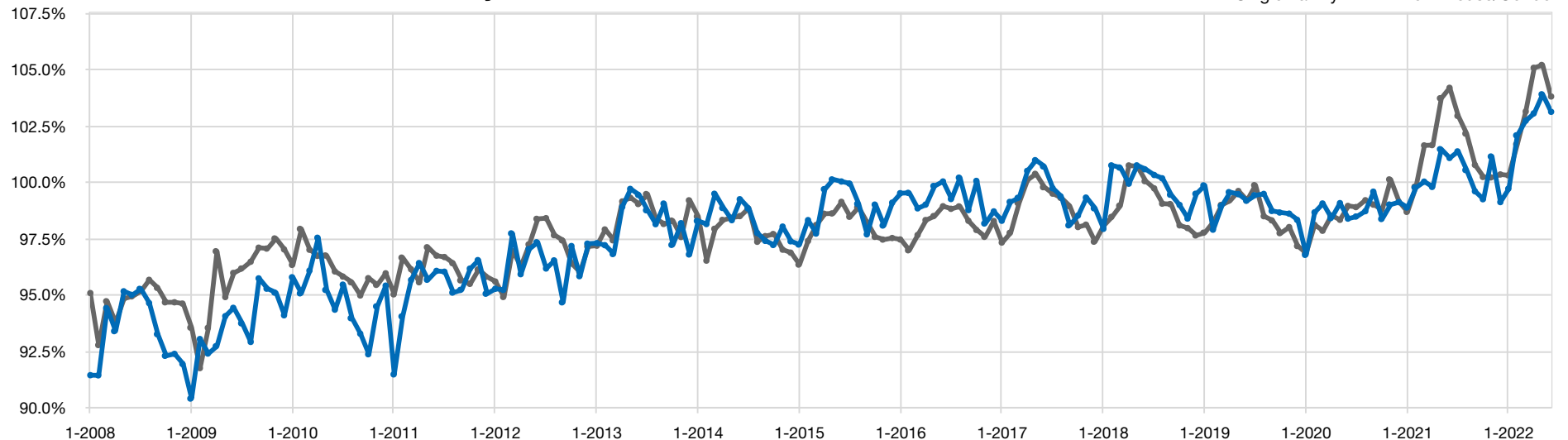
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	102.9%	+ 4.0%	101.4%	+ 2.9%
Aug-2021	102.1%	+ 2.9%	100.5%	+ 1.8%
Sep-2021	100.8%	+ 1.8%	99.6%	0.0%
Oct-2021	100.2%	+ 1.4%	99.2%	+ 0.8%
Nov-2021	100.2%	+ 0.1%	101.1%	+ 2.1%
Dec-2021	100.3%	+ 1.2%	99.1%	0.0%
Jan-2022	100.3%	+ 1.6%	99.7%	+ 0.8%
Feb-2022	101.7%	+ 1.9%	102.1%	+ 2.4%
Mar-2022	103.1%	+ 1.5%	102.7%	+ 2.7%
Apr-2022	105.1%	+ 3.4%	103.0%	+ 3.2%
May-2022	105.2%	+ 1.4%	103.9%	+ 2.4%
Jun-2022	103.8%	- 0.4%	103.1%	+ 2.0%
12-Month Avg*	102.3%	+ 1.9%	101.4%	+ 1.8%

* Pct. of List Price Received for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

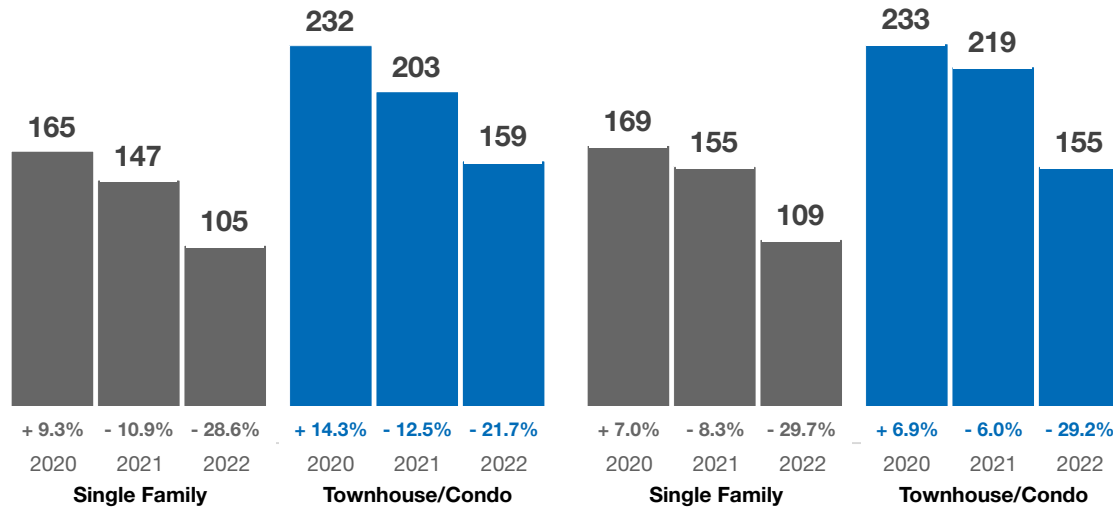
Historical Percent of List Price Received by Month



Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	148	- 9.2%	231	- 4.1%
Aug-2021	163	- 4.1%	220	- 7.6%
Sep-2021	154	- 13.5%	232	+ 2.2%
Oct-2021	157	- 8.7%	230	+ 2.2%
Nov-2021	160	- 7.5%	213	- 6.6%
Dec-2021	158	- 11.2%	214	- 0.5%
Jan-2022	154	- 19.4%	219	- 10.2%
Feb-2022	134	- 23.4%	172	- 34.8%
Mar-2022	127	- 19.1%	164	- 17.6%
Apr-2022	103	- 30.4%	152	- 33.0%
May-2022	103	- 30.9%	139	- 36.8%
Jun-2022	105	- 28.6%	159	- 21.7%
12-Month Avg	139	- 16.8%	195	- 14.5%

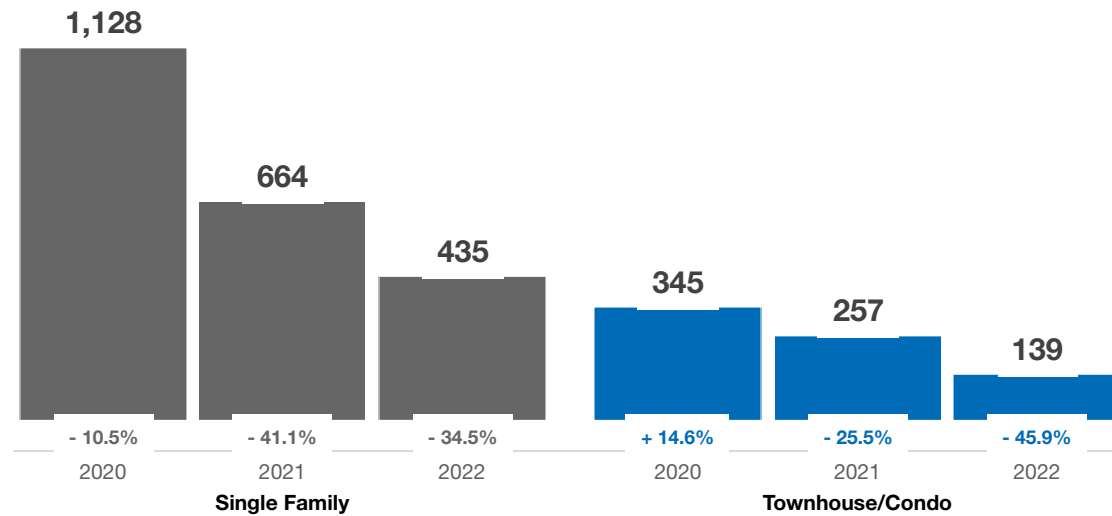
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

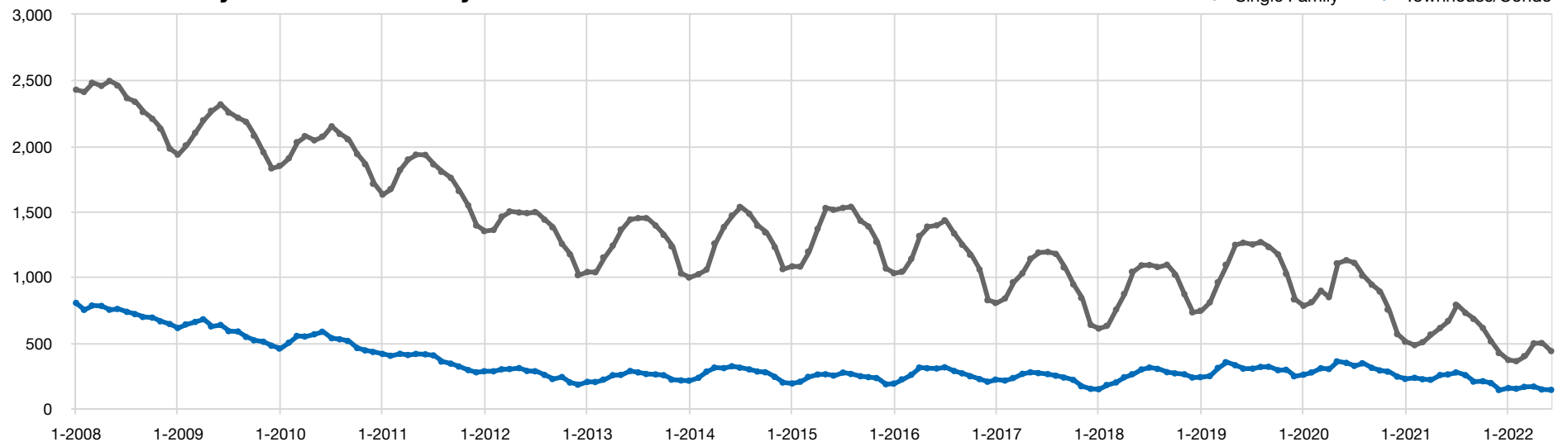
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	788	- 28.8%	272	- 15.5%
Aug-2021	726	- 28.1%	251	- 26.6%
Sep-2021	680	- 27.7%	202	- 34.2%
Oct-2021	611	- 31.3%	205	- 28.6%
Nov-2021	509	- 32.2%	191	- 31.3%
Dec-2021	420	- 25.5%	138	- 42.5%
Jan-2022	367	- 27.5%	153	- 31.4%
Feb-2022	358	- 25.4%	148	- 35.9%
Mar-2022	396	- 21.3%	162	- 26.4%
Apr-2022	494	- 11.9%	164	- 24.1%
May-2022	496	- 18.8%	142	- 43.7%
Jun-2022	435	- 34.5%	139	- 45.9%
12-Month Avg	523	- 27.0%	181	- 31.7%

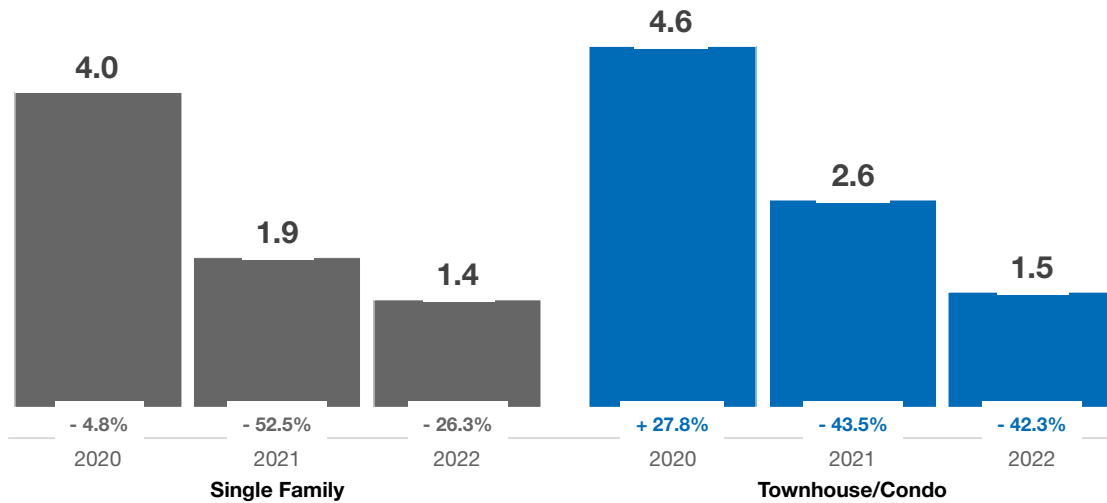
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

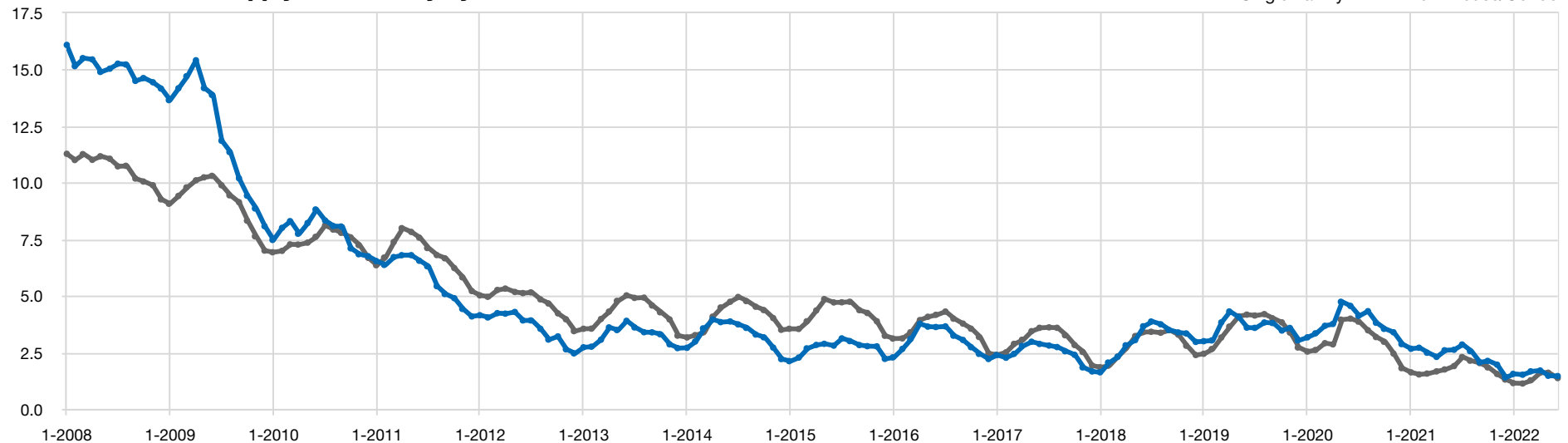
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2021	2.3	- 41.0%	2.8	- 31.7%
Aug-2021	2.1	- 40.0%	2.6	- 39.5%
Sep-2021	2.0	- 37.5%	2.1	- 44.7%
Oct-2021	1.8	- 40.0%	2.1	- 40.0%
Nov-2021	1.5	- 37.5%	2.0	- 41.2%
Dec-2021	1.3	- 27.8%	1.4	- 51.7%
Jan-2022	1.1	- 31.3%	1.5	- 44.4%
Feb-2022	1.1	- 26.7%	1.5	- 44.4%
Mar-2022	1.3	- 18.8%	1.7	- 32.0%
Apr-2022	1.6	- 5.9%	1.7	- 26.1%
May-2022	1.6	- 5.9%	1.5	- 42.3%
Jun-2022	1.4	- 26.3%	1.5	- 42.3%
12-Month Avg*	1.6	- 30.7%	1.9	- 40.5%

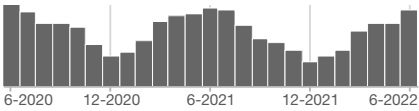
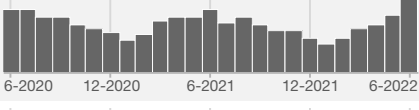

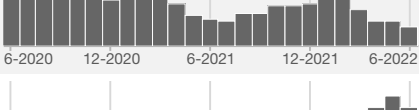
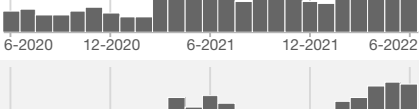
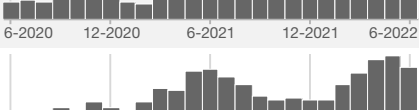
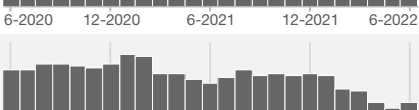
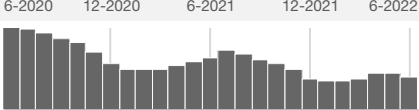
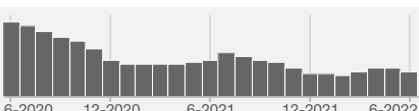

* Months Supply for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes single family and townhouse/condo properties combined.

Key Metrics	Historical Sparkbars	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		699	674	- 3.6%	3,268	2,899	- 11.3%
Pending Sales		569	666	+ 17.0%	2,648	2,559	- 3.4%
Closed Sales		553	475	- 14.1%	2,427	2,181	- 10.1%
Days on Market Until Sale		18	13	- 27.8%	29	22	- 24.1%
Median Sales Price		\$365,000	\$375,000	+ 2.7%	\$330,000	\$369,000	+ 11.8%
Average Sales Price		\$419,418	\$444,859	+ 6.1%	\$384,685	\$427,468	+ 11.1%
Percent of List Price Received		103.4%	103.6%	+ 0.2%	101.6%	103.4%	+ 1.8%
Housing Affordability Index		153	116	- 24.2%	169	118	- 30.2%
Inventory of Homes for Sale		921	574	- 37.7%	—	—	—
Months Supply of Inventory		2.1	1.4	- 33.3%	—	—	—

Housing Supply Overview

June 2022

Record-high home prices and surging mortgage interest rates are taking their toll on America's homebuilders, with builder confidence falling for the sixth consecutive month in June and dropping to its lowest level in two years, according to the National Association of Home Builders (NAHB). Buyer traffic is down, and as construction costs increase and housing affordability declines, construction on new homes is slowing, reflecting concerns among builders about current and future sales of new single-family homes in the months ahead. For the 12-month period spanning July 2021 through June 2022, Pending sales in the Ann Arbor Area were down 7.5 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 44.0 percent.

The overall Median Sales Price was up 11.4 percent to \$345,375. The property type with the largest price gain was the Single Family Residence segment, where prices increased 11.9 percent to \$372,500. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 18 days; the price range that tended to sell the slowest was the \$419,000 or More range at 27 days.

Market-wide, inventory levels were down 37.7 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 34.5 percent. That amounts to 1.4 months supply for Single-Family homes and 1.5 months supply for Townhouse/Condo.

Quick Facts

+ 44.0%

+ 18.6%

- 2.5%

Price Range With
Strongest Pending Sales:
\$188,999 or Less

Bedroom Type With
Strongest Pending Sales:
1 Bedroom or Less

Property Type With
Strongest Pending Sales:
Townhouse/Condo

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

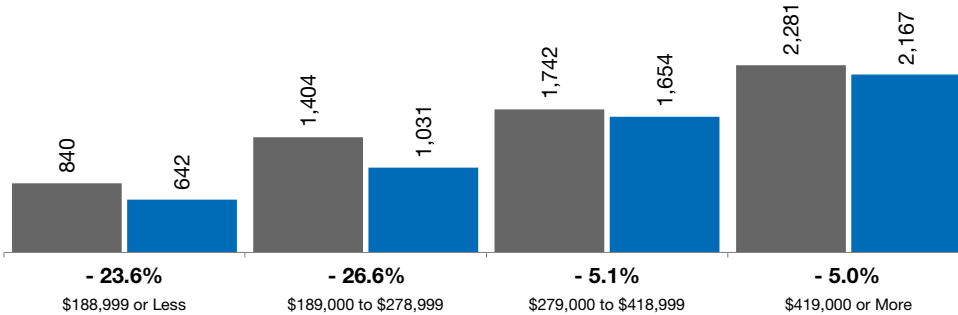
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

New Listings

A count of the properties that have been newly listed on the market in a given month.
Based on a rolling 12-month calculation.

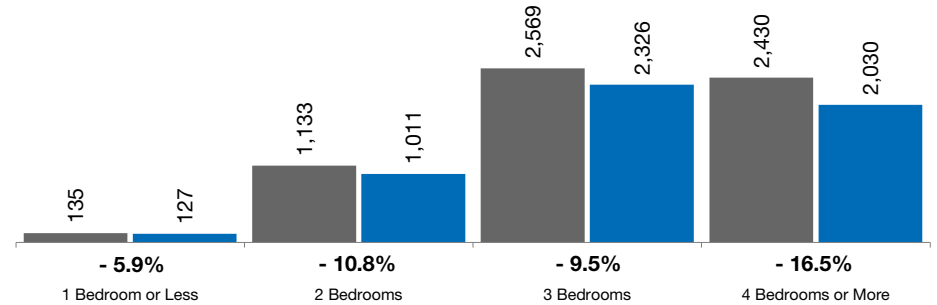
By Price Range

■ 06-2021 ■ 06-2022



By Bedroom

■ 06-2021 ■ 06-2022



All Properties

By Price Range	06-2021	06-2022	Change
\$188,999 or Less	840	642	- 23.6%
\$189,000 to \$278,999	1,404	1,031	- 26.6%
\$279,000 to \$418,999	1,742	1,654	- 5.1%
\$419,000 or More	2,281	2,167	- 5.0%
All Price Ranges	6,267	5,494	- 12.3%

Single Family Residence

06-2021	06-2022	Change	06-2021	06-2022	Change
561	411	- 26.7%	279	231	- 17.2%
921	655	- 28.9%	483	376	- 22.2%
1,409	1,333	- 5.4%	333	321	- 3.6%
1,930	1,840	- 4.7%	351	327	- 6.8%
4,821	4,239	- 12.1%	1,446	1,255	- 13.2%

Townhouse/Condo

By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	135	127	- 5.9%
2 Bedrooms	1,133	1,011	- 10.8%
3 Bedrooms	2,569	2,326	- 9.5%
4 Bedrooms or More	2,430	2,030	- 16.5%
All Bedroom Ranges	6,267	5,494	- 12.3%

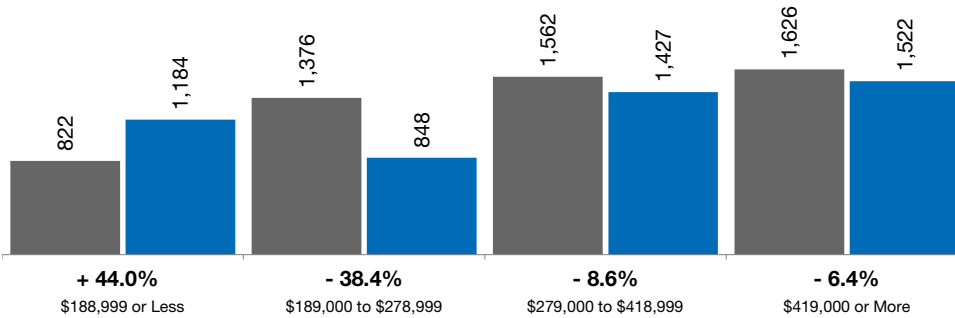
06-2021	06-2022	Change	06-2021	06-2022	Change
24	26	+ 8.3%	111	101	- 9.0%
278	293	+ 5.4%	855	718	- 16.0%
2,170	1,959	- 9.7%	399	367	- 8.0%
2,349	1,961	- 16.5%	81	69	- 14.8%
4,821	4,239	- 12.1%	1,446	1,255	- 13.2%

Pending Sales

A count of the properties on which offers have been accepted in a given month.
Based on a rolling 12-month calculation.

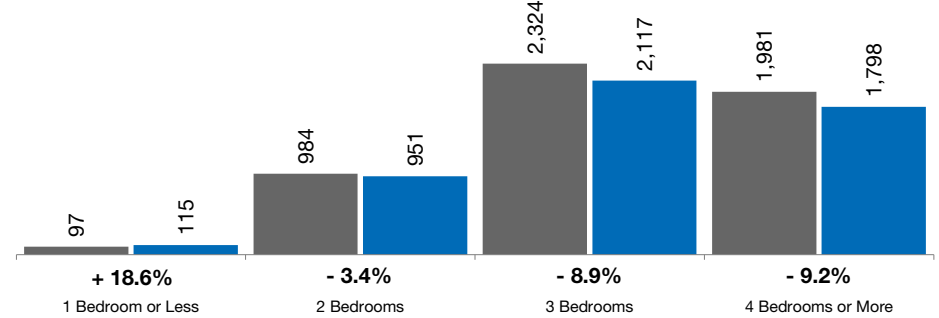
By Price Range

■ 06-2021 ■ 06-2022



By Bedroom

■ 06-2021 ■ 06-2022



All Properties

By Price Range	06-2021	06-2022	Change
\$188,999 or Less	822	1,184	+ 44.0%
\$189,000 to \$278,999	1,376	848	- 38.4%
\$279,000 to \$418,999	1,562	1,427	- 8.6%
\$419,000 or More	1,626	1,522	- 6.4%
All Price Ranges	5,386	4,981	- 7.5%

Single Family Residence

06-2021	06-2022	Change	06-2021	06-2022	Change
541	799	+ 47.7%	281	385	+ 37.0%
932	521	- 44.1%	444	327	- 26.4%
1,299	1,163	- 10.5%	263	264	+ 0.4%
1,435	1,348	- 6.1%	191	174	- 8.9%
4,207	3,831	- 8.9%	1,179	1,150	- 2.5%

Townhouse/Condo

By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	97	115	+ 18.6%
2 Bedrooms	984	951	- 3.4%
3 Bedrooms	2,324	2,117	- 8.9%
4 Bedrooms or More	1,981	1,798	- 9.2%
All Bedroom Ranges	5,386	4,981	- 7.5%

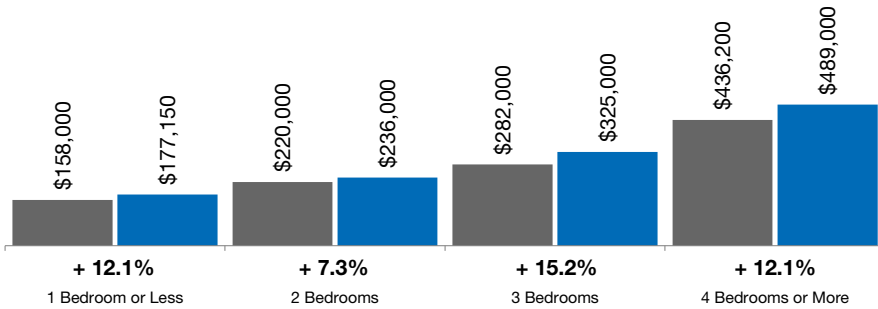
06-2021	06-2022	Change	06-2021	06-2022	Change
19	21	+ 10.5%	78	94	+ 20.5%
251	263	+ 4.8%	733	688	- 6.1%
2,009	1,806	- 10.1%	315	311	- 1.3%
1,928	1,741	- 9.7%	53	57	+ 7.5%
4,207	3,831	- 8.9%	1,179	1,150	- 2.5%

Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

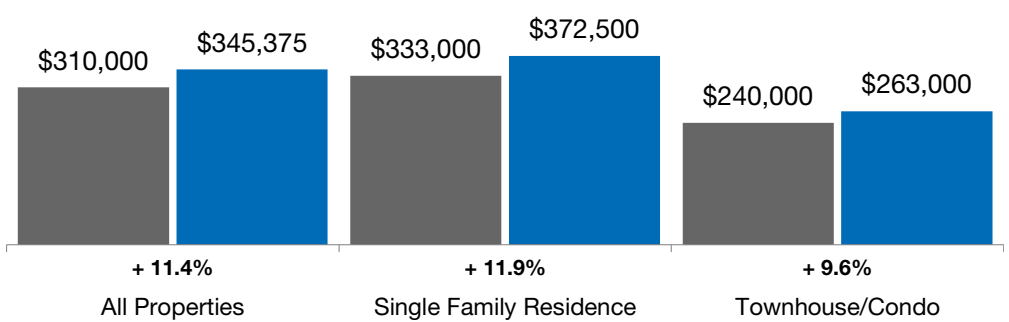
By Bedroom

■ 06-2021 ■ 06-2022



By Property Type

■ 06-2021 ■ 06-2022



All Properties			
By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	\$158,000	\$177,150	+ 12.1%
2 Bedrooms	\$220,000	\$236,000	+ 7.3%
3 Bedrooms	\$282,000	\$325,000	+ 15.2%
4 Bedrooms or More	\$436,200	\$489,000	+ 12.1%
All Bedroom Ranges	\$310,000	\$345,375	+ 11.4%

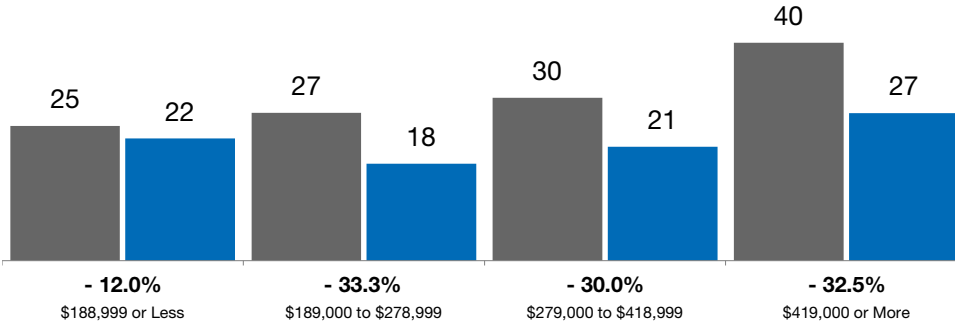
Single Family Residence			Townhouse/Condo		
06-2021	06-2022	Change	06-2021	06-2022	Change
\$187,500	\$163,500	- 12.8%	\$155,000	\$179,048	+ 15.5%
\$208,500	\$225,000	+ 7.9%	\$220,000	\$237,000	+ 7.7%
\$275,000	\$320,000	+ 16.4%	\$340,000	\$369,000	+ 8.5%
\$435,000	\$489,250	+ 12.5%	\$440,643	\$468,139	+ 6.2%
\$333,000	\$372,500	+ 11.9%	\$240,000	\$263,000	+ 9.6%

Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

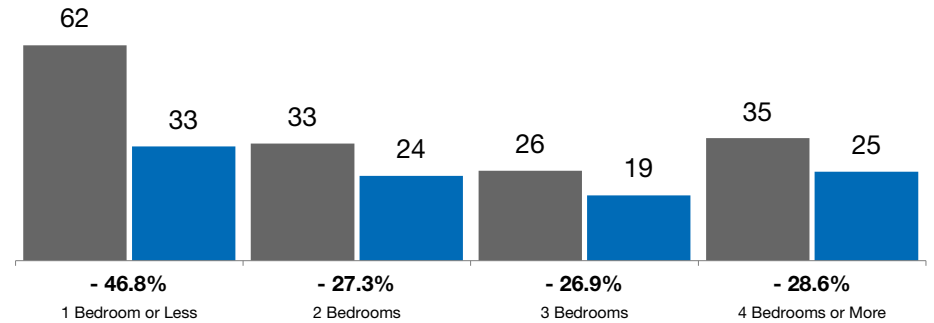
By Price Range

■ 06-2021 ■ 06-2022



By Bedroom

■ 06-2021 ■ 06-2022



All Properties

By Price Range	06-2021	06-2022	Change
\$188,999 or Less	25	22	- 12.0%
\$189,000 to \$278,999	27	18	- 33.3%
\$279,000 to \$418,999	30	21	- 30.0%
\$419,000 or More	40	27	- 32.5%
All Price Ranges	31	23	- 25.8%

Single Family Residence

06-2021	06-2022	Change	06-2021	06-2022	Change
23	24	+ 4.3%	28	19	- 32.1%
21	15	- 28.6%	40	22	- 45.0%
24	18	- 25.0%	57	31	- 45.6%
38	25	- 34.2%	50	39	- 22.0%
28	21	- 25.0%	42	27	- 35.7%

Townhouse/Condo

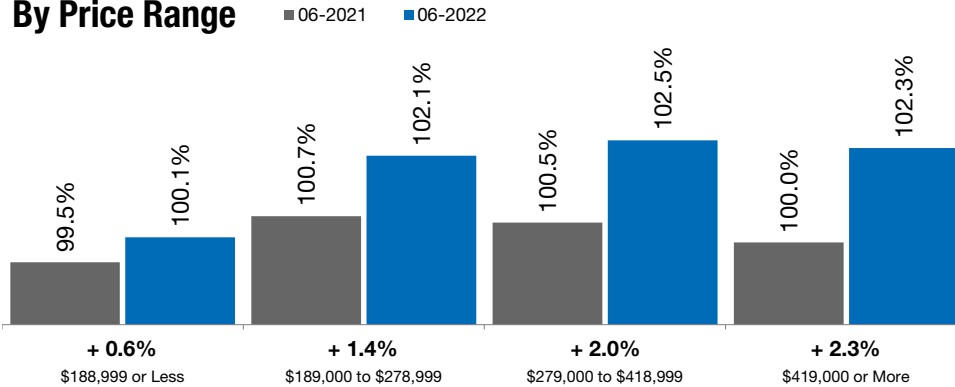
By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	62	33	- 46.8%
2 Bedrooms	33	24	- 27.3%
3 Bedrooms	26	19	- 26.9%
4 Bedrooms or More	35	25	- 28.6%
All Bedroom Ranges	31	23	- 25.8%

06-2021	06-2022	Change	06-2021	06-2022	Change
23	16	- 30.4%	72	36	- 50.0%
26	21	- 19.2%	36	25	- 30.6%
22	17	- 22.7%	48	26	- 45.8%
34	25	- 26.5%	56	31	- 44.6%
28	21	- 25.0%	42	27	- 35.7%

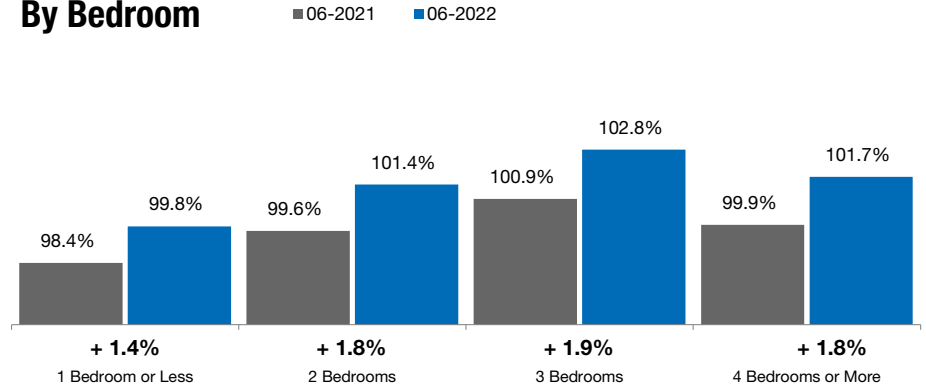
Percent of List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Bedroom



All Properties

By Price Range	06-2021	06-2022	Change
\$188,999 or Less	99.5%	100.1%	+ 0.6%
\$189,000 to \$278,999	100.7%	102.1%	+ 1.4%
\$279,000 to \$418,999	100.5%	102.5%	+ 2.0%
\$419,000 or More	100.0%	102.3%	+ 2.3%
All Price Ranges	100.3%	102.1%	+ 1.8%

Single Family Residence

06-2021	06-2022	Change	06-2021	06-2022	Change
99.7%	99.9%	+ 0.2%	99.1%	100.5%	+ 1.4%
101.2%	102.5%	+ 1.3%	99.6%	101.5%	+ 1.9%
100.6%	102.6%	+ 2.0%	99.8%	102.2%	+ 2.4%
100.0%	102.5%	+ 2.5%	99.9%	100.8%	+ 0.9%
100.4%	102.3%	+ 1.9%	99.6%	101.4%	+ 1.8%

Townhouse/Condo

By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	98.4%	99.8%	+ 1.4%
2 Bedrooms	99.6%	101.4%	+ 1.8%
3 Bedrooms	100.9%	102.8%	+ 1.9%
4 Bedrooms or More	99.9%	101.7%	+ 1.8%
All Bedroom Ranges	100.3%	102.1%	+ 1.8%

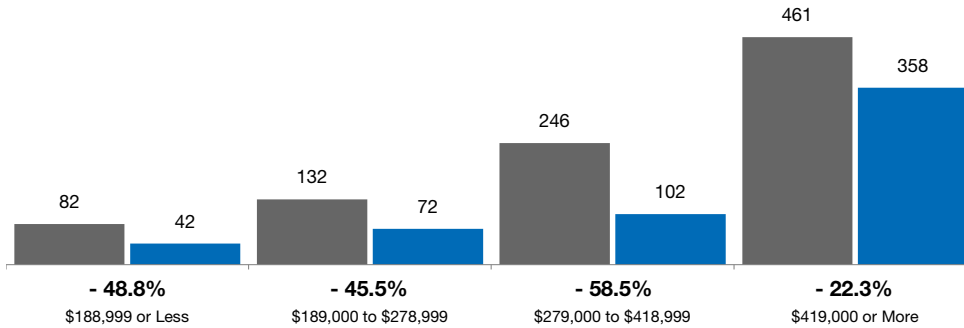
06-2021	06-2022	Change	06-2021	06-2022	Change
99.7%	97.5%	- 2.2%	98.1%	100.3%	+ 2.2%
99.6%	101.6%	+ 2.0%	99.6%	101.4%	+ 1.8%
101.0%	103.0%	+ 2.0%	100.0%	101.8%	+ 1.8%
99.9%	101.8%	+ 1.9%	98.5%	100.7%	+ 2.2%
100.4%	102.3%	+ 1.9%	99.6%	101.4%	+ 1.8%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

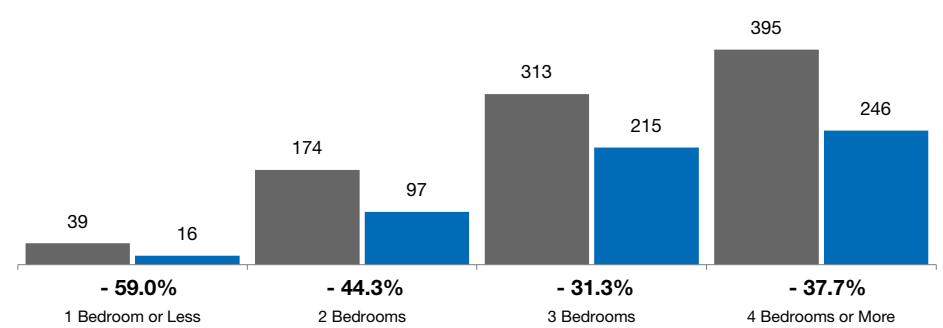
By Price Range

■ 06-2021 ■ 06-2022



By Bedroom

■ 06-2021 ■ 06-2022



All Properties

By Price Range	06-2021	06-2022	Change
\$188,999 or Less	82	42	- 48.8%
\$189,000 to \$278,999	132	72	- 45.5%
\$279,000 to \$418,999	246	102	- 58.5%
\$419,000 or More	461	358	- 22.3%
All Price Ranges	921	574	- 37.7%

Single Family Residence

06-2021	06-2022	Change	06-2021	06-2022	Change
45	34	- 24.4%	37	8	- 78.4%
64	46	- 28.1%	68	26	- 61.8%
187	73	- 61.0%	59	29	- 50.8%
368	282	- 23.4%	93	76	- 18.3%
664	435	- 34.5%	257	139	- 45.9%

Townhouse/Condo

By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	39	16	- 59.0%
2 Bedrooms	174	97	- 44.3%
3 Bedrooms	313	215	- 31.3%
4 Bedrooms or More	395	246	- 37.7%
All Bedroom Ranges	921	574	- 37.7%

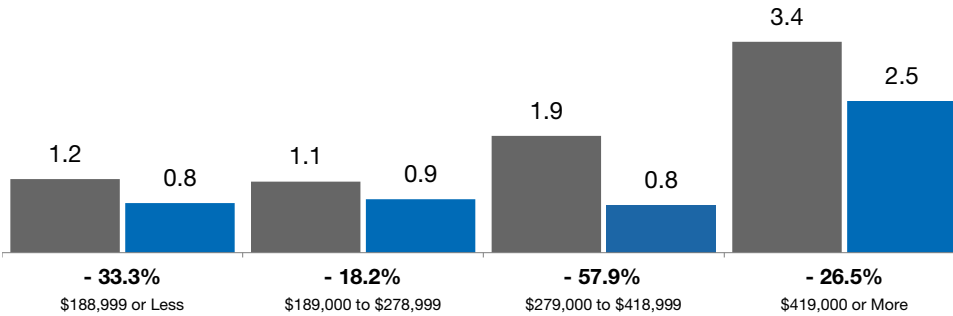
06-2021	06-2022	Change	06-2021	06-2022	Change
5	5	0.0%	34	11	- 67.6%
42	28	- 33.3%	132	69	- 47.7%
243	168	- 30.9%	70	47	- 32.9%
374	234	- 37.4%	21	12	- 42.9%
664	435	- 34.5%	257	139	- 45.9%

Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

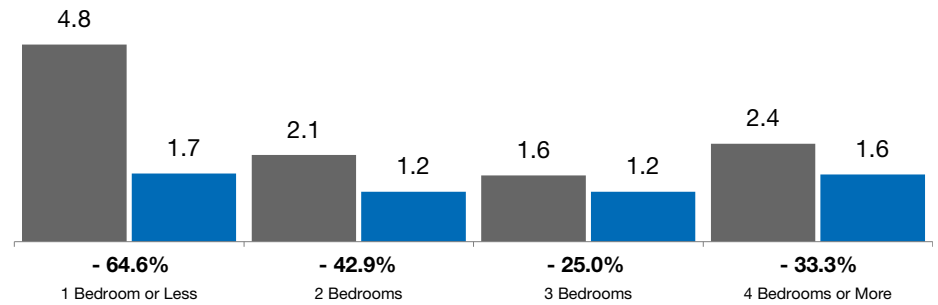
By Price Range

■ 06-2021 ■ 06-2022



By Bedroom

■ 06-2021 ■ 06-2022



All Properties

By Price Range	06-2021	06-2022	Change
\$188,999 or Less	1.2	0.8	- 33.3%
\$189,000 to \$278,999	1.1	0.9	- 18.2%
\$279,000 to \$418,999	1.9	0.8	- 57.9%
\$419,000 or More	3.4	2.5	- 26.5%
All Price Ranges	2.1	1.4	- 33.3%

Single Family Residence

06-2021	06-2022	Change	06-2021	06-2022	Change
1.0	1.1	+ 10.0%	1.7	0.4	- 76.5%
0.8	0.9	+ 12.5%	1.8	0.8	- 55.6%
1.7	0.7	- 58.8%	2.6	1.2	- 53.8%
3.1	2.2	- 29.0%	5.6	3.9	- 30.4%
1.9	1.4	- 26.3%	2.6	1.5	- 42.3%

Townhouse/Condo

By Bedroom	06-2021	06-2022	Change
1 Bedroom or Less	4.8	1.7	- 64.6%
2 Bedrooms	2.1	1.2	- 42.9%
3 Bedrooms	1.6	1.2	- 25.0%
4 Bedrooms or More	2.4	1.6	- 33.3%
All Bedroom Ranges	2.1	1.4	- 33.3%

06-2021	06-2022	Change	06-2021	06-2022	Change
2.6	2.4	- 7.7%	5.2	1.4	- 73.1%
2.0	1.3	- 35.0%	2.2	1.2	- 45.5%
1.5	1.1	- 26.7%	2.7	1.8	- 33.3%
2.3	1.6	- 30.4%	4.8	2.5	- 47.9%
1.9	1.4	- 26.3%	2.6	1.5	- 42.3%

Local Market Update – June 2022

A Research Tool Provided by the Ann Arbor Area Board of Realtors®

ANN ARBOR AREA  BOARD OF REALTORS®

Ann Arbor School District

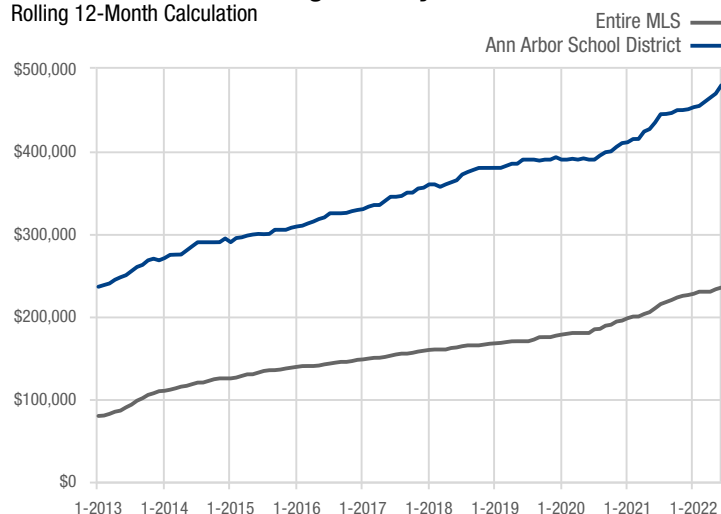
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	208	206	- 1.0%	930	850	- 8.6%
Pending Sales	156	219	+ 40.4%	713	733	+ 2.8%
Closed Sales	152	148	- 2.6%	653	628	- 3.8%
Days on Market Until Sale	17	9	- 47.1%	24	18	- 25.0%
Median Sales Price*	\$465,000	\$517,000	+ 11.2%	\$455,000	\$513,500	+ 12.9%
Average Sales Price*	\$546,489	\$606,315	+ 10.9%	\$528,951	\$596,675	+ 12.8%
Percent of List Price Received*	103.7%	104.1%	+ 0.4%	101.8%	104.8%	+ 2.9%
Inventory of Homes for Sale	280	157	- 43.9%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	126	99	- 21.4%	604	515	- 14.7%
Pending Sales	105	98	- 6.7%	470	435	- 7.4%
Closed Sales	101	73	- 27.7%	434	390	- 10.1%
Days on Market Until Sale	28	12	- 57.1%	38	19	- 50.0%
Median Sales Price*	\$280,000	\$273,000	- 2.5%	\$267,400	\$298,300	+ 11.6%
Average Sales Price*	\$389,993	\$323,197	- 17.1%	\$328,133	\$340,408	+ 3.7%
Percent of List Price Received*	101.0%	103.6%	+ 2.6%	100.2%	102.9%	+ 2.7%
Inventory of Homes for Sale	178	97	- 45.5%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

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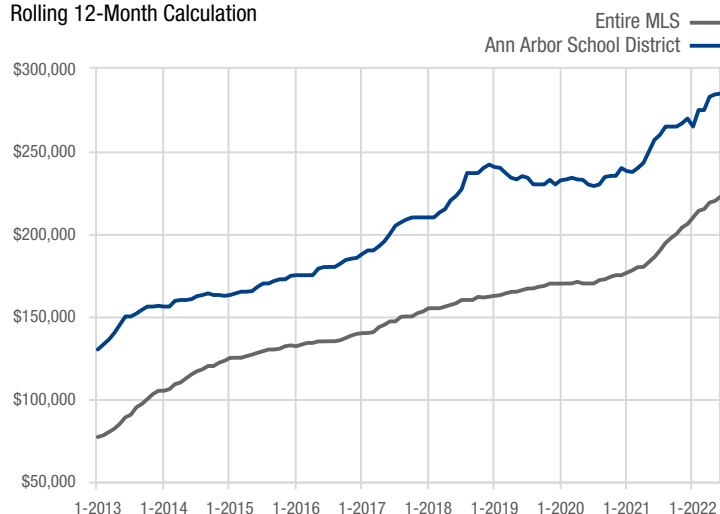
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

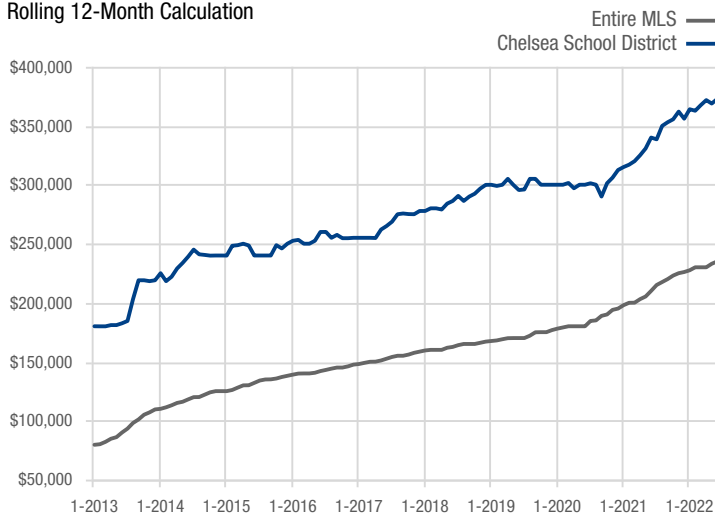
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	33	30	- 9.1%	159	131	- 17.6%
Pending Sales	28	32	+ 14.3%	132	108	- 18.2%
Closed Sales	32	26	- 18.8%	130	93	- 28.5%
Days on Market Until Sale	16	7	- 56.3%	26	15	- 42.3%
Median Sales Price*	\$379,000	\$402,500	+ 6.2%	\$360,500	\$390,000	+ 8.2%
Average Sales Price*	\$397,450	\$456,538	+ 14.9%	\$395,962	\$425,428	+ 7.4%
Percent of List Price Received*	102.9%	102.3%	- 0.6%	101.1%	102.3%	+ 1.2%
Inventory of Homes for Sale	48	23	- 52.1%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	5	1	- 80.0%	30	31	+ 3.3%
Pending Sales	2	0	- 100.0%	28	20	- 28.6%
Closed Sales	2	2	0.0%	22	13	- 40.9%
Days on Market Until Sale	2	4	+ 100.0%	39	14	- 64.1%
Median Sales Price*	\$231,500	\$242,075	+ 4.6%	\$262,988	\$250,000	- 4.9%
Average Sales Price*	\$231,500	\$242,075	+ 4.6%	\$247,164	\$260,127	+ 5.2%
Percent of List Price Received*	99.5%	105.3%	+ 5.8%	100.5%	103.2%	+ 2.7%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

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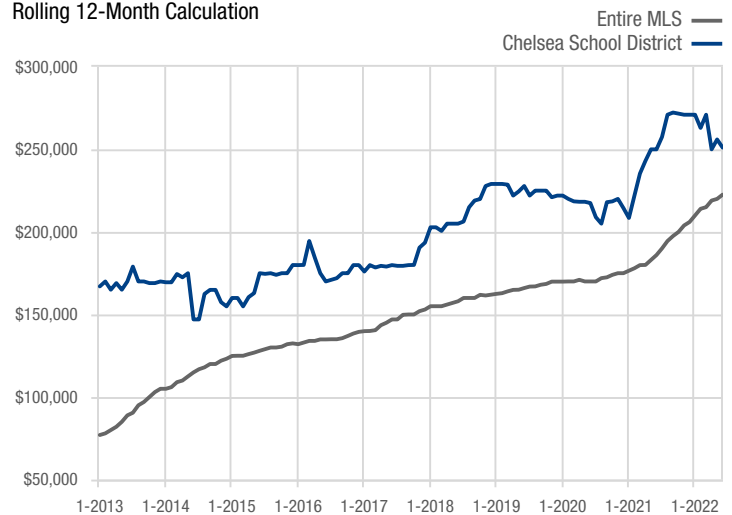
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – June 2022

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Clinton School District

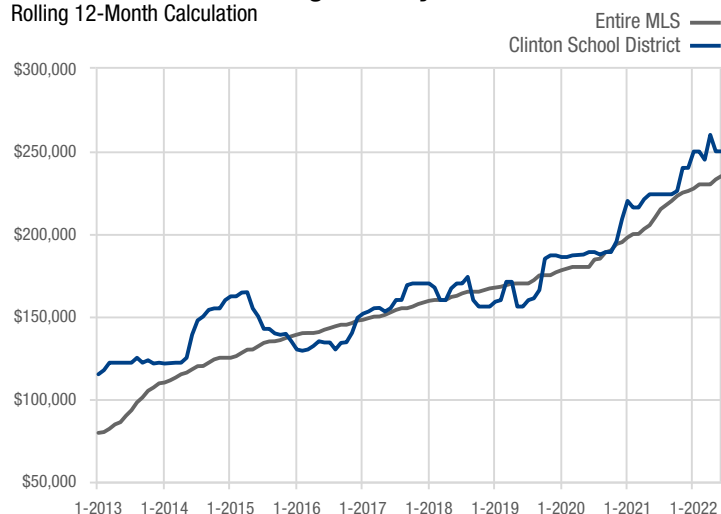
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	7	15	+ 114.3%	38	52	+ 36.8%
Pending Sales	2	11	+ 450.0%	30	42	+ 40.0%
Closed Sales	4	9	+ 125.0%	30	35	+ 16.7%
Days on Market Until Sale	66	25	- 62.1%	32	42	+ 31.3%
Median Sales Price*	\$272,500	\$312,500	+ 14.7%	\$224,000	\$247,500	+ 10.5%
Average Sales Price*	\$286,125	\$352,000	+ 23.0%	\$268,630	\$302,309	+ 12.5%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	1.0	1.9	+ 90.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% 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	—	—	—	—	—	—

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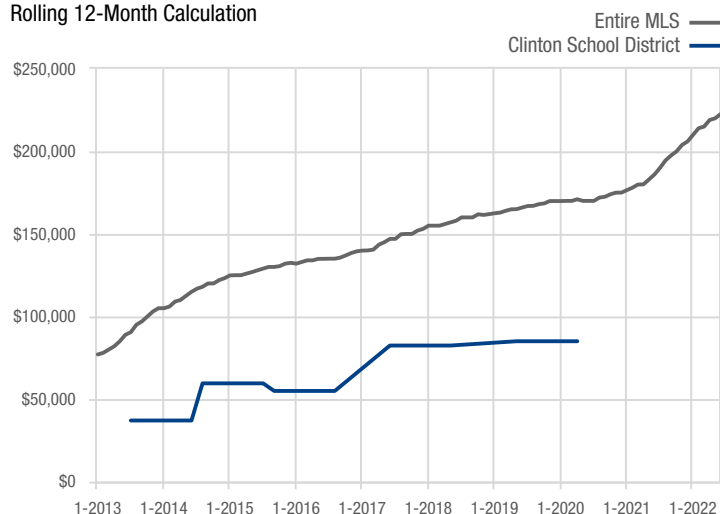
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Dexter School District

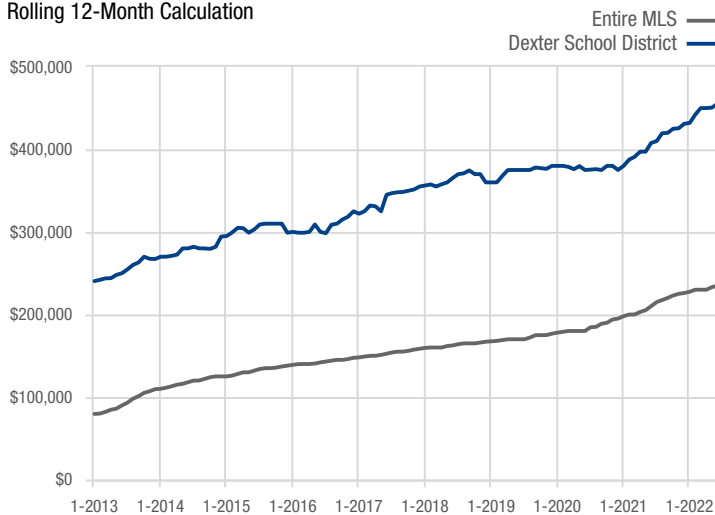
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	50	48	- 4.0%	204	160	- 21.6%
Pending Sales	40	42	+ 5.0%	155	135	- 12.9%
Closed Sales	35	25	- 28.6%	135	105	- 22.2%
Days on Market Until Sale	21	11	- 47.6%	32	24	- 25.0%
Median Sales Price*	\$480,000	\$505,000	+ 5.2%	\$445,000	\$517,000	+ 16.2%
Average Sales Price*	\$565,164	\$545,407	- 3.5%	\$497,539	\$557,914	+ 12.1%
Percent of List Price Received*	101.5%	103.3%	+ 1.8%	100.9%	103.2%	+ 2.3%
Inventory of Homes for Sale	65	31	- 52.3%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	5	5	0.0%	25	15	- 40.0%
Pending Sales	3	4	+ 33.3%	23	15	- 34.8%
Closed Sales	3	3	0.0%	23	12	- 47.8%
Days on Market Until Sale	37	108	+ 191.9%	71	64	- 9.9%
Median Sales Price*	\$490,000	\$439,960	- 10.2%	\$355,075	\$366,270	+ 3.2%
Average Sales Price*	\$508,333	\$443,652	- 12.7%	\$401,700	\$349,082	- 13.1%
Percent of List Price Received*	100.0%	101.3%	+ 1.3%	101.0%	103.1%	+ 2.1%
Inventory of Homes for Sale	14	5	- 64.3%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

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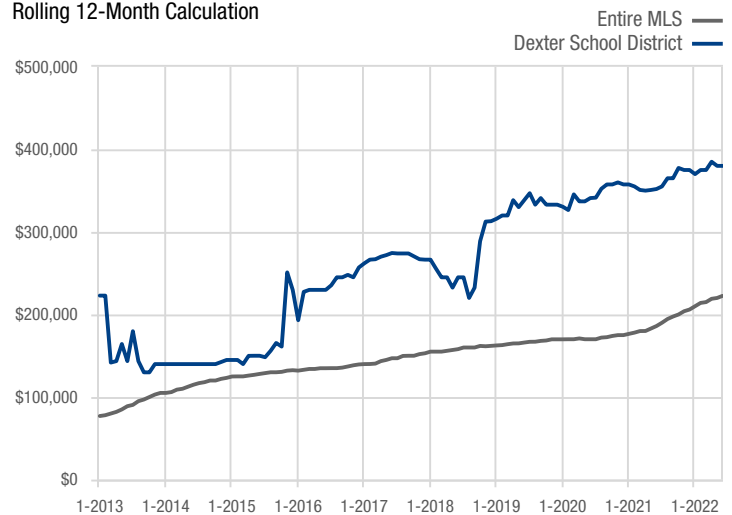
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

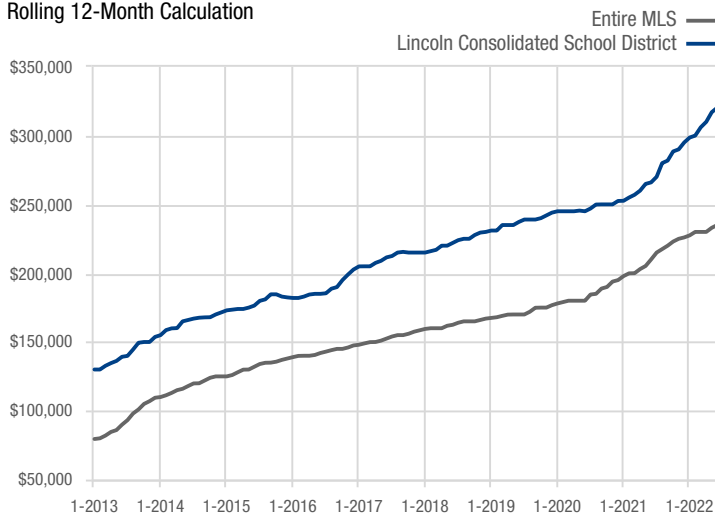
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	52	51	- 1.9%	237	193	- 18.6%
Pending Sales	49	52	+ 6.1%	211	170	- 19.4%
Closed Sales	41	34	- 17.1%	188	146	- 22.3%
Days on Market Until Sale	8	8	0.0%	11	16	+ 45.5%
Median Sales Price*	\$300,000	\$338,000	+ 12.7%	\$281,500	\$340,000	+ 20.8%
Average Sales Price*	\$312,075	\$344,184	+ 10.3%	\$300,462	\$343,851	+ 14.4%
Percent of List Price Received*	106.1%	105.7%	- 0.4%	103.3%	104.7%	+ 1.4%
Inventory of Homes for Sale	43	37	- 14.0%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	5	5	0.0%	19	15	- 21.1%
Pending Sales	3	5	+ 66.7%	15	17	+ 13.3%
Closed Sales	3	3	0.0%	11	12	+ 9.1%
Days on Market Until Sale	8	4	- 50.0%	24	20	- 16.7%
Median Sales Price*	\$215,000	\$199,000	- 7.4%	\$180,000	\$199,000	+ 10.6%
Average Sales Price*	\$214,967	\$206,000	- 4.2%	\$163,078	\$189,808	+ 16.4%
Percent of List Price Received*	99.4%	100.7%	+ 1.3%	98.4%	103.1%	+ 4.8%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

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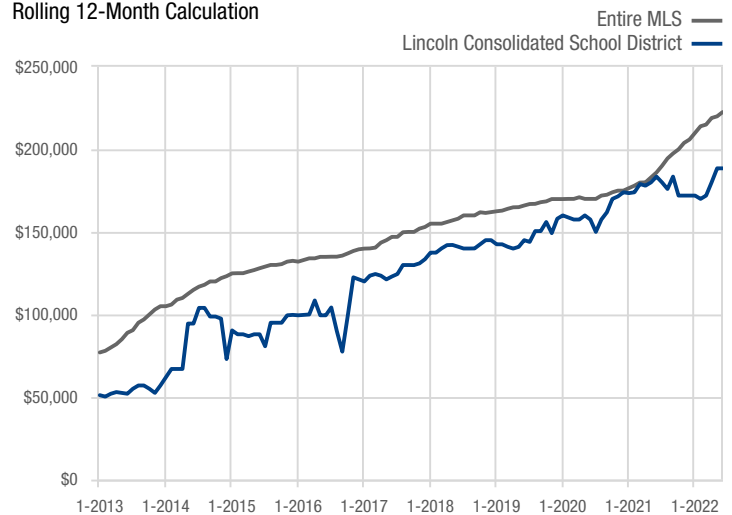
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

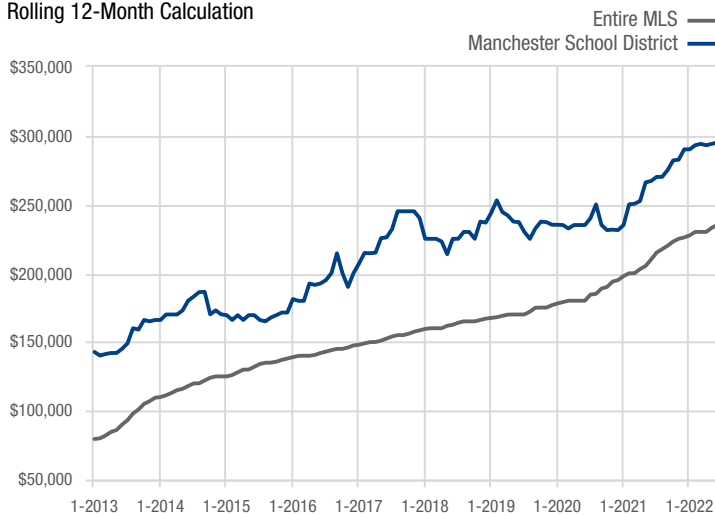
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	11	11	0.0%	54	54	0.0%
Pending Sales	8	13	+ 62.5%	49	49	0.0%
Closed Sales	12	12	0.0%	48	44	- 8.3%
Days on Market Until Sale	16	27	+ 68.8%	50	27	- 46.0%
Median Sales Price*	\$314,950	\$309,000	- 1.9%	\$290,523	\$309,000	+ 6.4%
Average Sales Price*	\$315,025	\$335,425	+ 6.5%	\$312,912	\$353,519	+ 13.0%
Percent of List Price Received*	102.4%	101.4%	- 1.0%	100.1%	101.0%	+ 0.9%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	1	2	+ 100.0%	4	7	+ 75.0%
Pending Sales	1	1	0.0%	3	6	+ 100.0%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	100	—	—	31	14	- 54.8%
Median Sales Price*	\$248,000	—	—	\$126,500	\$145,000	+ 14.6%
Average Sales Price*	\$248,000	—	—	\$155,875	\$174,880	+ 12.2%
Percent of List Price Received*	103.4%	—	—	99.1%	102.4%	+ 3.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

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Median Sales Price - Single Family

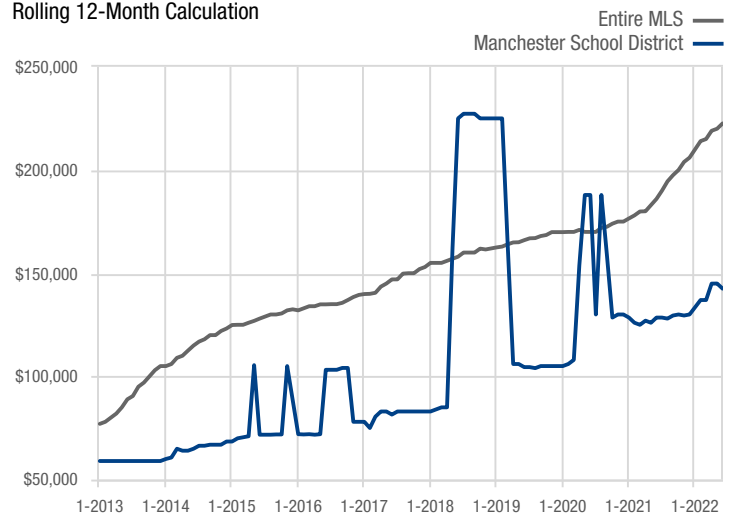
Rolling 12-Month Calculation



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Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



Milan School District

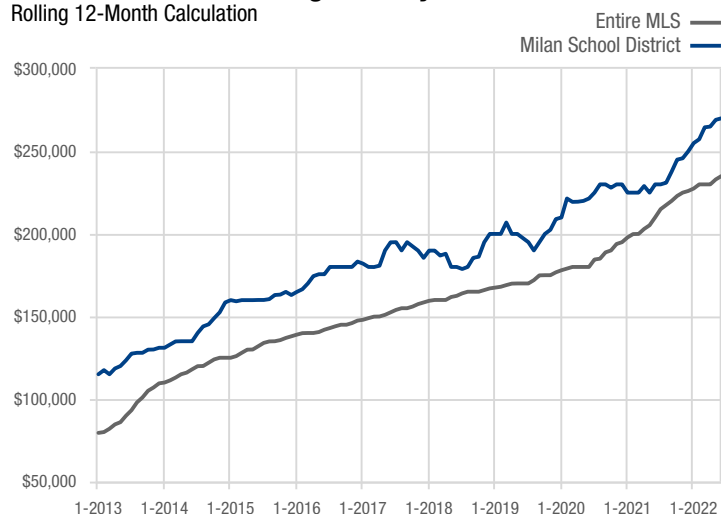
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	13	24	+ 84.6%	122	98	- 19.7%
Pending Sales	22	25	+ 13.6%	91	100	+ 9.9%
Closed Sales	20	16	- 20.0%	91	89	- 2.2%
Days on Market Until Sale	23	19	- 17.4%	27	36	+ 33.3%
Median Sales Price*	\$245,000	\$270,000	+ 10.2%	\$225,000	\$272,035	+ 20.9%
Average Sales Price*	\$284,625	\$278,431	- 2.2%	\$239,448	\$273,516	+ 14.2%
Percent of List Price Received*	103.1%	100.9%	- 2.1%	101.2%	101.8%	+ 0.6%
Inventory of Homes for Sale	40	23	- 42.5%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	7	6	- 14.3%	12	23	+ 91.7%
Pending Sales	4	2	- 50.0%	8	19	+ 137.5%
Closed Sales	6	4	- 33.3%	8	15	+ 87.5%
Days on Market Until Sale	22	40	+ 81.8%	38	35	- 7.9%
Median Sales Price*	\$140,950	\$200,000	+ 41.9%	\$140,950	\$145,000	+ 2.9%
Average Sales Price*	\$155,283	\$263,895	+ 69.9%	\$154,588	\$230,276	+ 49.0%
Percent of List Price Received*	100.1%	98.0%	- 2.1%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	2.0	3.4	+ 70.0%	—	—	—

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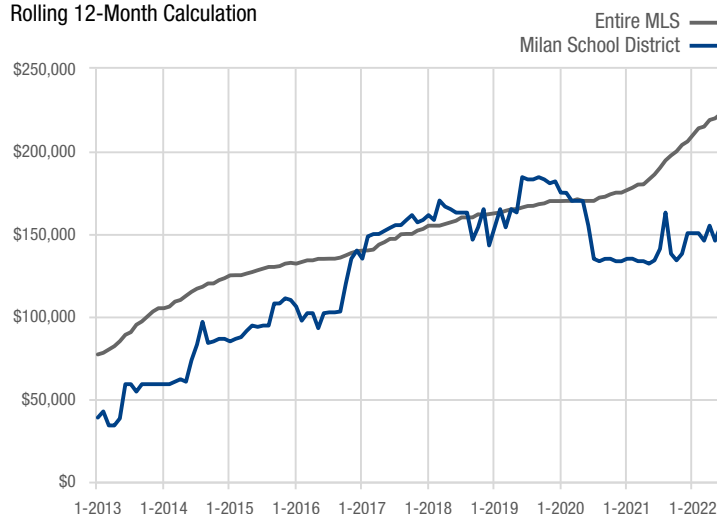
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Northville School District

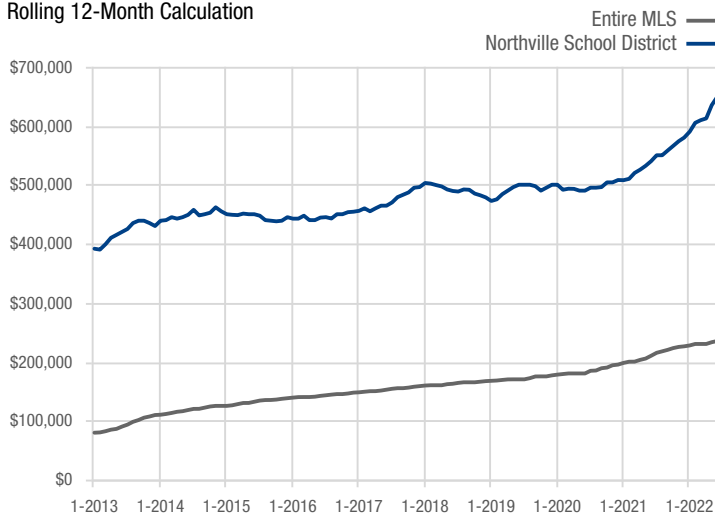
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	71	77	+ 8.5%	347	276	- 20.5%
Pending Sales	51	62	+ 21.6%	293	213	- 27.3%
Closed Sales	67	47	- 29.9%	274	171	- 37.6%
Days on Market Until Sale	24	18	- 25.0%	28	23	- 17.9%
Median Sales Price*	\$594,000	\$712,000	+ 19.9%	\$570,485	\$690,000	+ 20.9%
Average Sales Price*	\$674,149	\$823,153	+ 22.1%	\$650,667	\$792,758	+ 21.8%
Percent of List Price Received*	102.7%	103.2%	+ 0.5%	100.7%	103.5%	+ 2.8%
Inventory of Homes for Sale	74	51	- 31.1%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	34	18	- 47.1%	153	115	- 24.8%
Pending Sales	21	14	- 33.3%	143	103	- 28.0%
Closed Sales	27	21	- 22.2%	130	102	- 21.5%
Days on Market Until Sale	14	6	- 57.1%	30	15	- 50.0%
Median Sales Price*	\$295,000	\$435,000	+ 47.5%	\$293,000	\$372,450	+ 27.1%
Average Sales Price*	\$320,949	\$430,417	+ 34.1%	\$320,058	\$394,033	+ 23.1%
Percent of List Price Received*	100.9%	104.2%	+ 3.3%	99.8%	103.1%	+ 3.3%
Inventory of Homes for Sale	31	19	- 38.7%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

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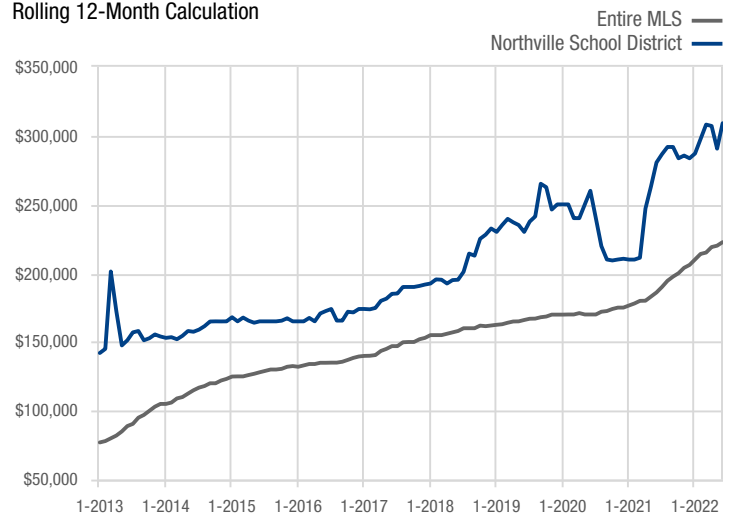
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

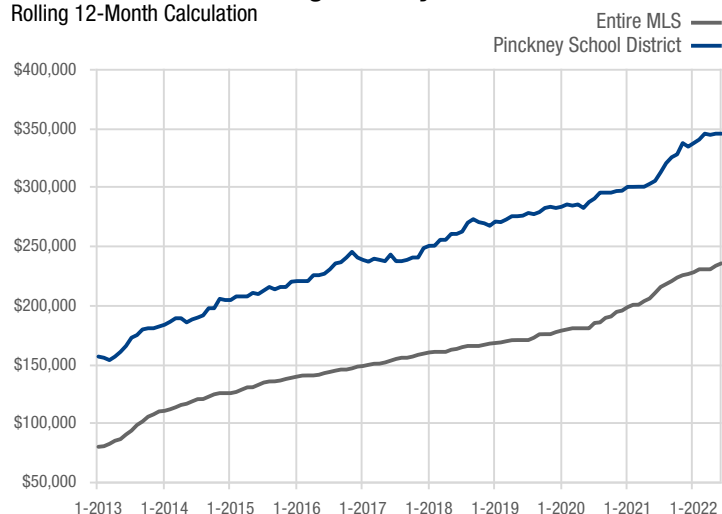
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	58	53	- 8.6%	274	199	- 27.4%
Pending Sales	47	52	+ 10.6%	233	171	- 26.6%
Closed Sales	42	28	- 33.3%	228	144	- 36.8%
Days on Market Until Sale	21	12	- 42.9%	26	23	- 11.5%
Median Sales Price*	\$339,000	\$358,089	+ 5.6%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$406,541	\$427,842	+ 5.2%	\$372,278	\$404,083	+ 8.5%
Percent of List Price Received*	102.4%	101.7%	- 0.7%	101.4%	101.8%	+ 0.4%
Inventory of Homes for Sale	59	43	- 27.1%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	0	0	0.0%	3	3	0.0%
Pending Sales	0	0	0.0%	5	3	- 40.0%
Closed Sales	0	0	0.0%	6	3	- 50.0%
Days on Market Until Sale	—	—	—	19	13	- 31.6%
Median Sales Price*	—	—	—	\$287,500	\$250,000	- 13.0%
Average Sales Price*	—	—	—	\$283,317	\$259,933	- 8.3%
Percent of List Price Received*	—	—	—	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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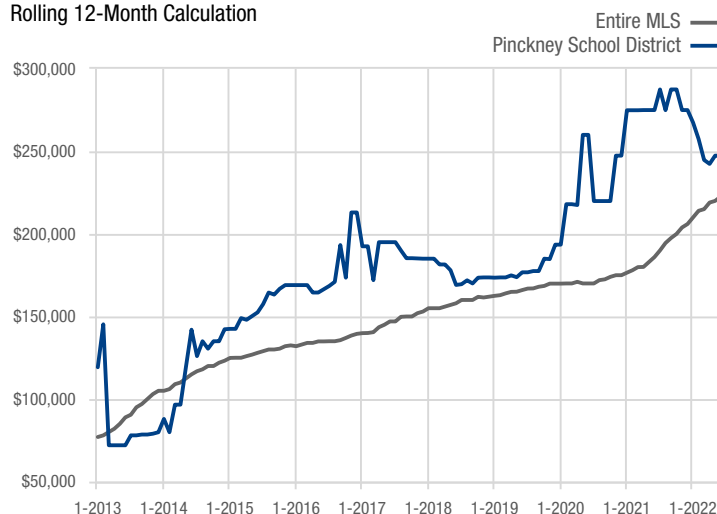
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

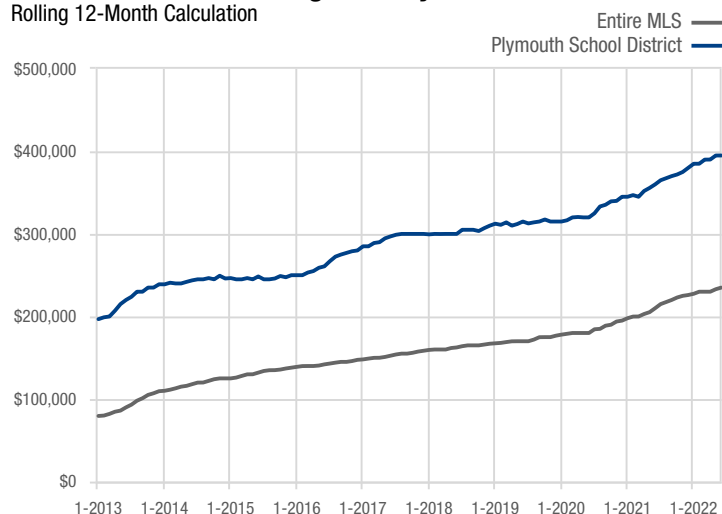
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	212	224	+ 5.7%	907	853	- 6.0%
Pending Sales	158	167	+ 5.7%	760	672	- 11.6%
Closed Sales	152	150	- 1.3%	673	580	- 13.8%
Days on Market Until Sale	17	13	- 23.5%	21	15	- 28.6%
Median Sales Price*	\$421,140	\$425,000	+ 0.9%	\$376,500	\$412,000	+ 9.4%
Average Sales Price*	\$452,127	\$464,373	+ 2.7%	\$417,261	\$462,279	+ 10.8%
Percent of List Price Received*	104.2%	104.1%	- 0.1%	102.5%	104.5%	+ 2.0%
Inventory of Homes for Sale	160	152	- 5.0%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	90	72	- 20.0%	360	308	- 14.4%
Pending Sales	69	57	- 17.4%	320	264	- 17.5%
Closed Sales	70	54	- 22.9%	287	256	- 10.8%
Days on Market Until Sale	21	14	- 33.3%	30	18	- 40.0%
Median Sales Price*	\$275,500	\$292,500	+ 6.2%	\$250,000	\$285,000	+ 14.0%
Average Sales Price*	\$273,873	\$301,313	+ 10.0%	\$253,065	\$292,074	+ 15.4%
Percent of List Price Received*	101.4%	103.8%	+ 2.4%	100.0%	102.8%	+ 2.8%
Inventory of Homes for Sale	64	55	- 14.1%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

* 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.

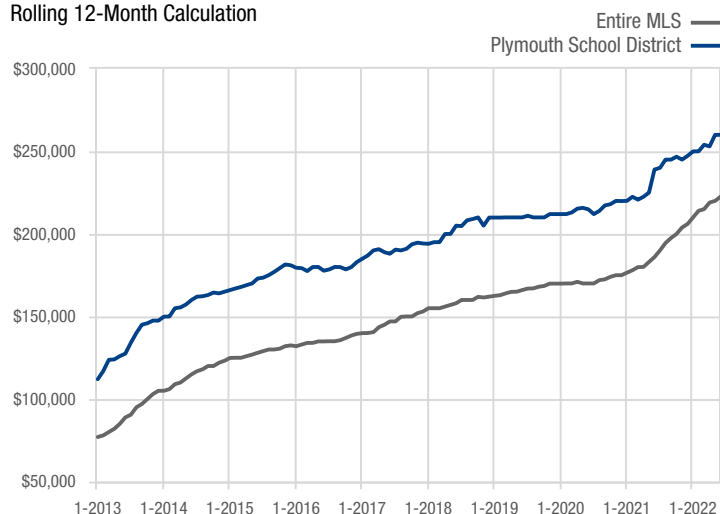
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – June 2022

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Saline School District

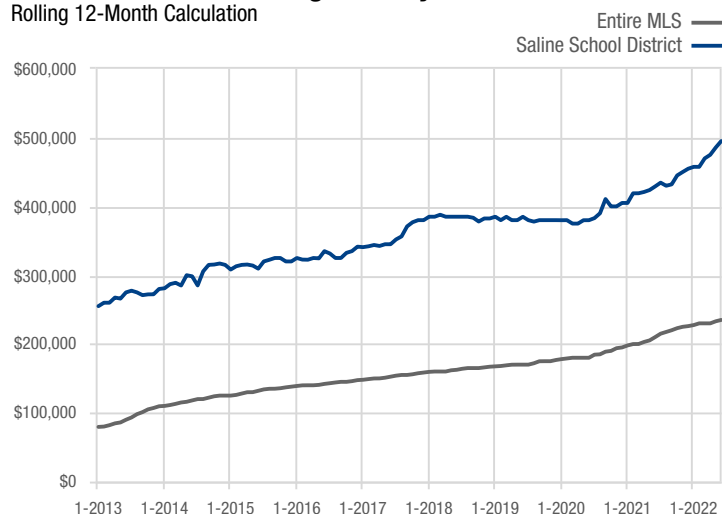
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	55	67	+ 21.8%	299	280	- 6.4%
Pending Sales	40	56	+ 40.0%	227	221	- 2.6%
Closed Sales	50	45	- 10.0%	199	186	- 6.5%
Days on Market Until Sale	16	8	- 50.0%	38	31	- 18.4%
Median Sales Price*	\$510,000	\$525,000	+ 2.9%	\$450,700	\$557,500	+ 23.7%
Average Sales Price*	\$500,400	\$552,154	+ 10.3%	\$471,878	\$561,095	+ 18.9%
Percent of List Price Received*	102.7%	102.5%	- 0.2%	100.8%	102.1%	+ 1.3%
Inventory of Homes for Sale	93	70	- 24.7%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	10	13	+ 30.0%	69	53	- 23.2%
Pending Sales	12	12	0.0%	54	63	+ 16.7%
Closed Sales	13	9	- 30.8%	47	39	- 17.0%
Days on Market Until Sale	25	31	+ 24.0%	72	65	- 9.7%
Median Sales Price*	\$361,098	\$356,635	- 1.2%	\$270,000	\$340,485	+ 26.1%
Average Sales Price*	\$372,094	\$426,878	+ 14.7%	\$319,140	\$391,398	+ 22.6%
Percent of List Price Received*	101.7%	101.1%	- 0.6%	100.5%	100.7%	+ 0.2%
Inventory of Homes for Sale	42	19	- 54.8%	—	—	—
Months Supply of Inventory	5.8	1.9	- 67.2%	—	—	—

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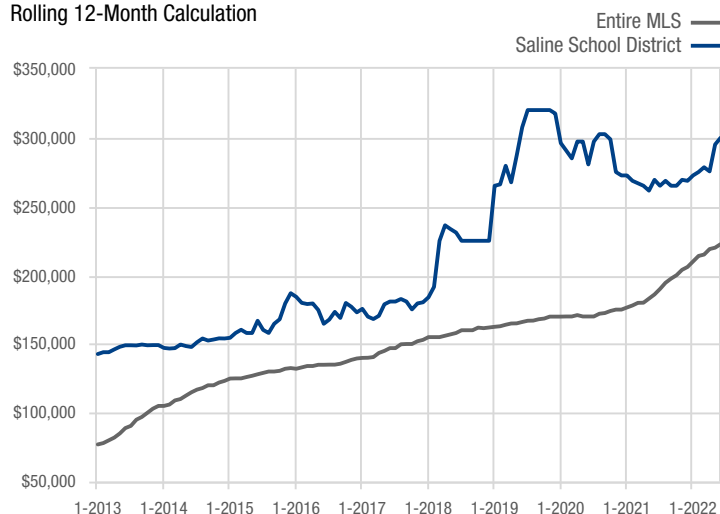
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

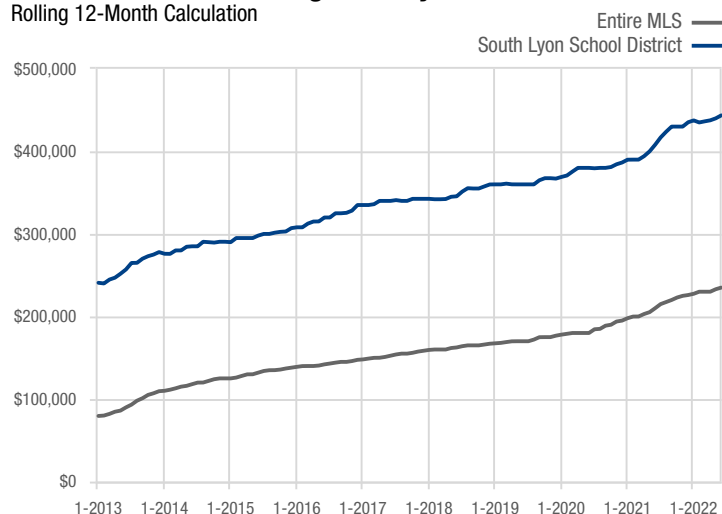
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	110	90	- 18.2%	458	424	- 7.4%
Pending Sales	92	65	- 29.3%	367	313	- 14.7%
Closed Sales	61	65	+ 6.6%	290	246	- 15.2%
Days on Market Until Sale	28	7	- 75.0%	32	20	- 37.5%
Median Sales Price*	\$460,000	\$510,865	+ 11.1%	\$439,230	\$470,000	+ 7.0%
Average Sales Price*	\$468,146	\$525,980	+ 12.4%	\$457,518	\$493,379	+ 7.8%
Percent of List Price Received*	103.1%	105.0%	+ 1.8%	102.0%	102.8%	+ 0.8%
Inventory of Homes for Sale	91	113	+ 24.2%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	21	28	+ 33.3%	102	98	- 3.9%
Pending Sales	15	23	+ 53.3%	97	88	- 9.3%
Closed Sales	15	21	+ 40.0%	91	76	- 16.5%
Days on Market Until Sale	13	12	- 7.7%	26	19	- 26.9%
Median Sales Price*	\$162,000	\$166,000	+ 2.5%	\$137,000	\$155,000	+ 13.1%
Average Sales Price*	\$168,657	\$175,690	+ 4.2%	\$162,753	\$185,264	+ 13.8%
Percent of List Price Received*	100.5%	101.1%	+ 0.6%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	12	17	+ 41.7%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

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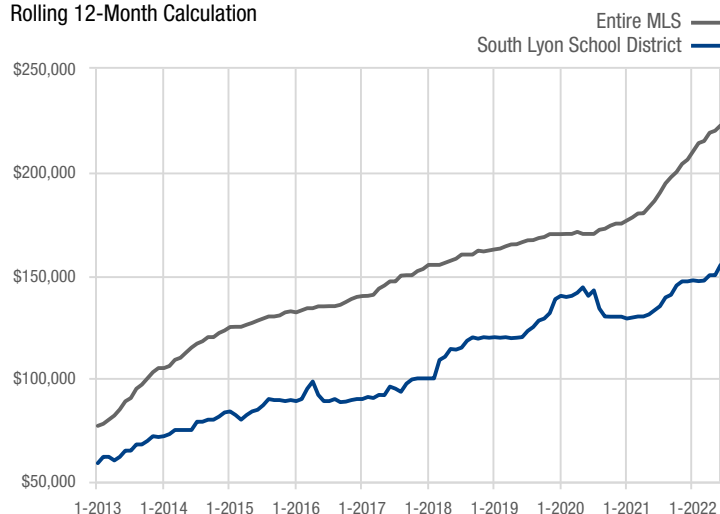
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Van Buren School District

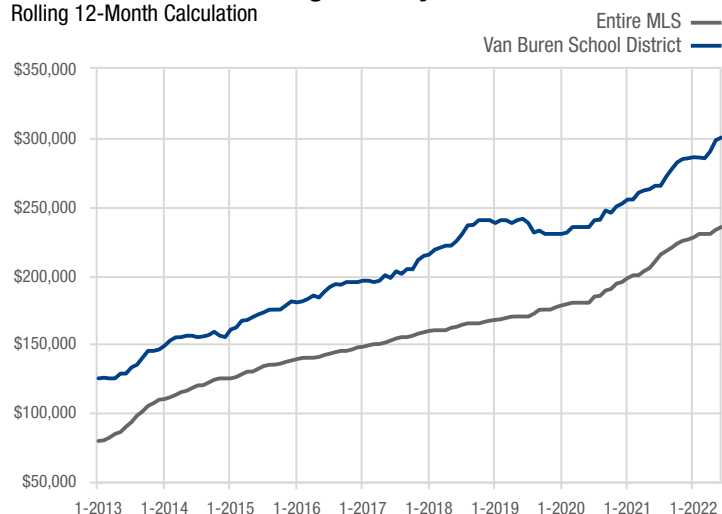
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	50	57	+ 14.0%	290	287	- 1.0%
Pending Sales	40	54	+ 35.0%	248	236	- 4.8%
Closed Sales	43	43	0.0%	246	207	- 15.9%
Days on Market Until Sale	11	16	+ 45.5%	31	25	- 19.4%
Median Sales Price*	\$253,000	\$328,000	+ 29.6%	\$274,900	\$309,063	+ 12.4%
Average Sales Price*	\$293,961	\$316,156	+ 7.6%	\$274,136	\$309,450	+ 12.9%
Percent of List Price Received*	104.3%	102.2%	- 2.0%	101.7%	101.7%	0.0%
Inventory of Homes for Sale	63	60	- 4.8%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	28	28	0.0%	140	104	- 25.7%
Pending Sales	26	19	- 26.9%	129	87	- 32.6%
Closed Sales	28	12	- 57.1%	118	81	- 31.4%
Days on Market Until Sale	14	5	- 64.3%	22	16	- 27.3%
Median Sales Price*	\$221,500	\$220,000	- 0.7%	\$200,250	\$225,000	+ 12.4%
Average Sales Price*	\$243,368	\$247,350	+ 1.6%	\$222,720	\$256,027	+ 15.0%
Percent of List Price Received*	102.7%	104.2%	+ 1.5%	101.5%	103.4%	+ 1.9%
Inventory of Homes for Sale	15	20	+ 33.3%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

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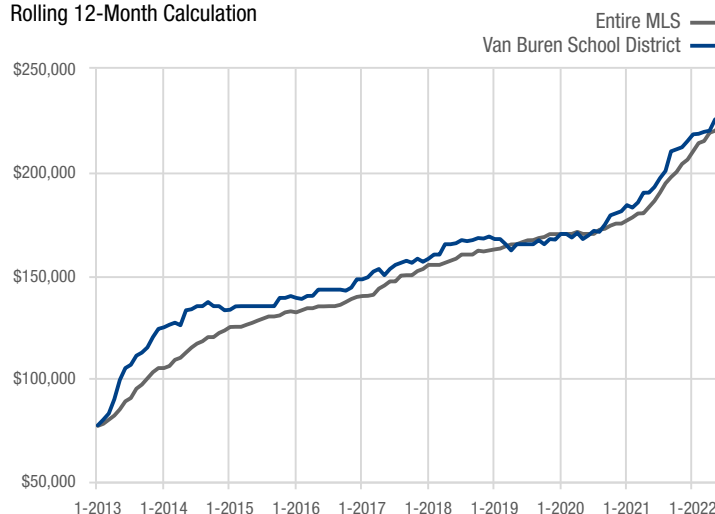
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

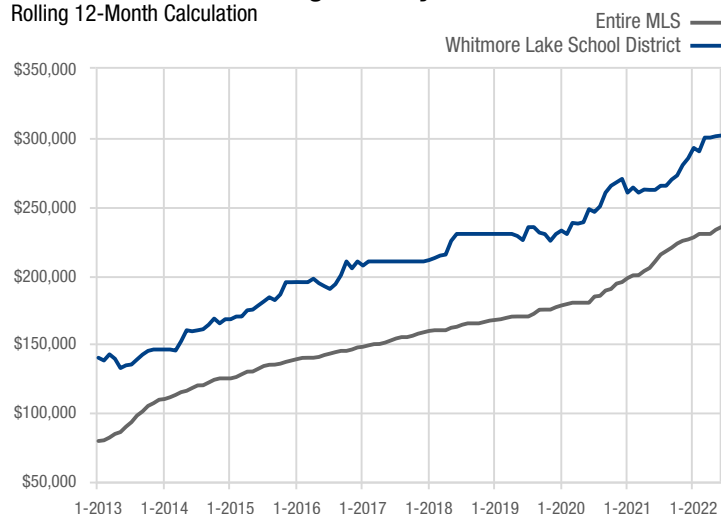
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	16	15	- 6.3%	67	56	- 16.4%
Pending Sales	15	15	0.0%	60	51	- 15.0%
Closed Sales	9	8	- 11.1%	52	39	- 25.0%
Days on Market Until Sale	18	10	- 44.4%	29	20	- 31.0%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$257,450	\$326,000	+ 26.6%
Average Sales Price*	\$327,722	\$353,088	+ 7.7%	\$268,505	\$333,094	+ 24.1%
Percent of List Price Received*	103.0%	102.9%	- 0.1%	100.1%	102.8%	+ 2.7%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	0	1	—	1	4	+ 300.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	6	—	1	10	+ 900.0%
Median Sales Price*	—	\$280,000	—	\$230,000	\$275,000	+ 19.6%
Average Sales Price*	—	\$280,000	—	\$230,000	\$275,000	+ 19.6%
Percent of List Price Received*	—	103.7%	—	105.5%	101.9%	- 3.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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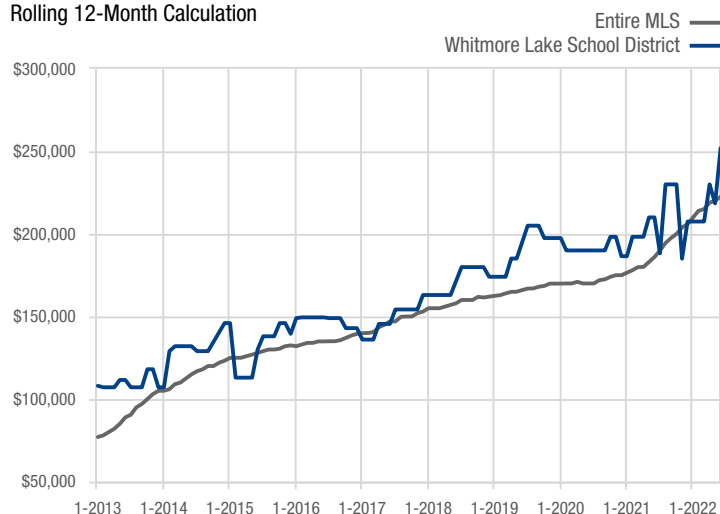
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Ypsilanti School District

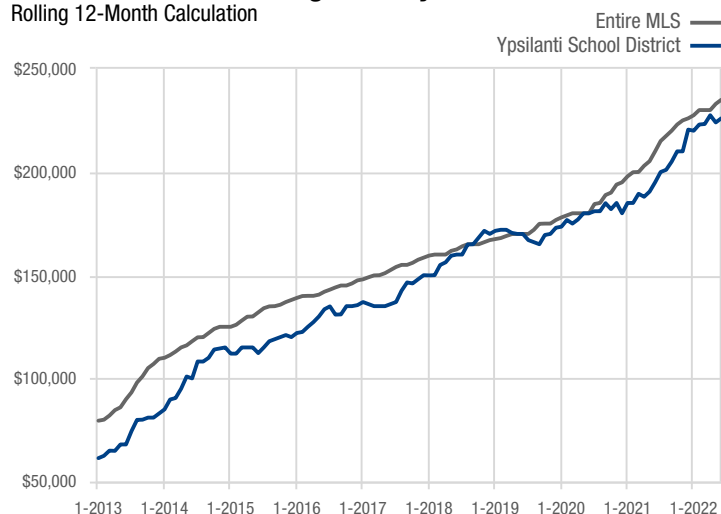
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	90	78	- 13.3%	385	361	- 6.2%
Pending Sales	74	78	+ 5.4%	335	370	+ 10.4%
Closed Sales	71	61	- 14.1%	304	327	+ 7.6%
Days on Market Until Sale	12	20	+ 66.7%	15	20	+ 33.3%
Median Sales Price*	\$230,000	\$258,000	+ 12.2%	\$216,950	\$226,000	+ 4.2%
Average Sales Price*	\$244,538	\$257,315	+ 5.2%	\$230,886	\$242,823	+ 5.2%
Percent of List Price Received*	107.2%	105.5%	- 1.6%	104.6%	103.4%	- 1.1%
Inventory of Homes for Sale	80	56	- 30.0%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	15	4	- 73.3%	53	34	- 35.8%
Pending Sales	10	3	- 70.0%	50	38	- 24.0%
Closed Sales	8	7	- 12.5%	48	41	- 14.6%
Days on Market Until Sale	8	10	+ 25.0%	19	18	- 5.3%
Median Sales Price*	\$157,500	\$153,500	- 2.5%	\$135,500	\$153,500	+ 13.3%
Average Sales Price*	\$168,838	\$168,429	- 0.2%	\$142,831	\$175,587	+ 22.9%
Percent of List Price Received*	102.6%	104.6%	+ 1.9%	101.3%	102.7%	+ 1.4%
Inventory of Homes for Sale	10	3	- 70.0%	—	—	—
Months Supply of Inventory	1.2	0.3	- 75.0%	—	—	—

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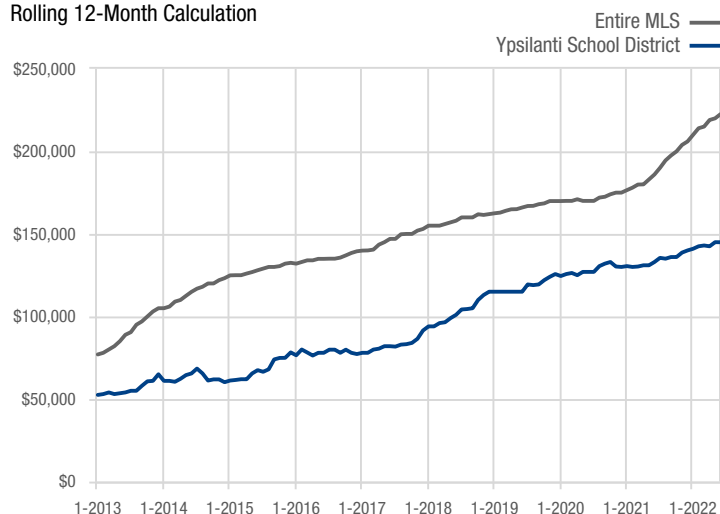
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Jackson County

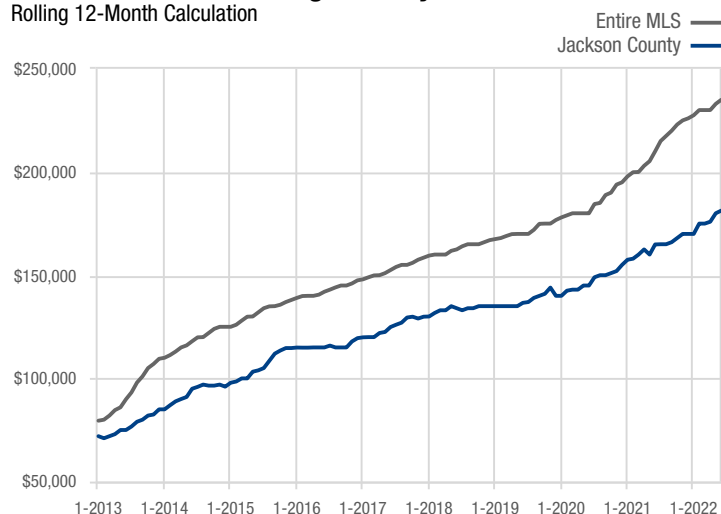
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	398	275	- 30.9%	1,547	1,281	- 17.2%
Pending Sales	277	227	- 18.1%	1,338	1,148	- 14.2%
Closed Sales	251	221	- 12.0%	1,369	1,061	- 22.5%
Days on Market Until Sale	45	34	- 24.4%	54	46	- 14.8%
Median Sales Price*	\$171,250	\$201,500	+ 17.7%	\$158,500	\$184,000	+ 16.1%
Average Sales Price*	\$199,911	\$246,376	+ 23.2%	\$183,850	\$215,953	+ 17.5%
Percent of List Price Received*	101.9%	102.8%	+ 0.9%	100.3%	100.9%	+ 0.6%
Inventory of Homes for Sale	392	433	+ 10.5%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	9	10	+ 11.1%	47	35	- 25.5%
Pending Sales	9	3	- 66.7%	35	32	- 8.6%
Closed Sales	9	4	- 55.6%	29	31	+ 6.9%
Days on Market Until Sale	45	65	+ 44.4%	44	52	+ 18.2%
Median Sales Price*	\$145,000	\$329,000	+ 126.9%	\$145,000	\$181,000	+ 24.8%
Average Sales Price*	\$134,867	\$304,500	+ 125.8%	\$185,141	\$216,621	+ 17.0%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

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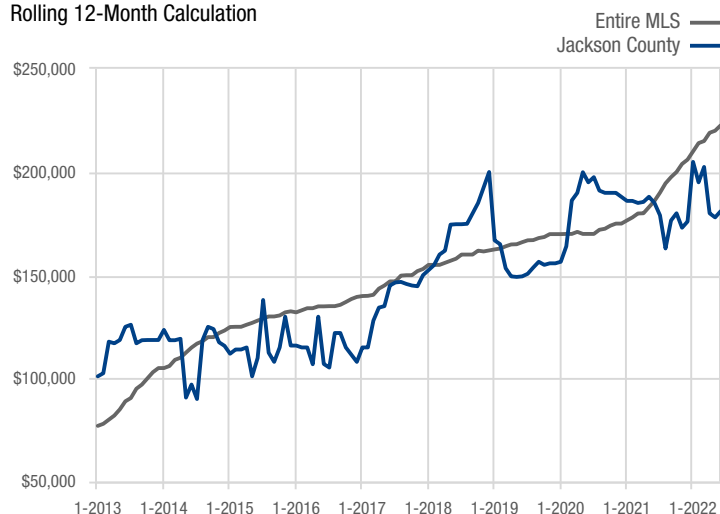
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lenawee County

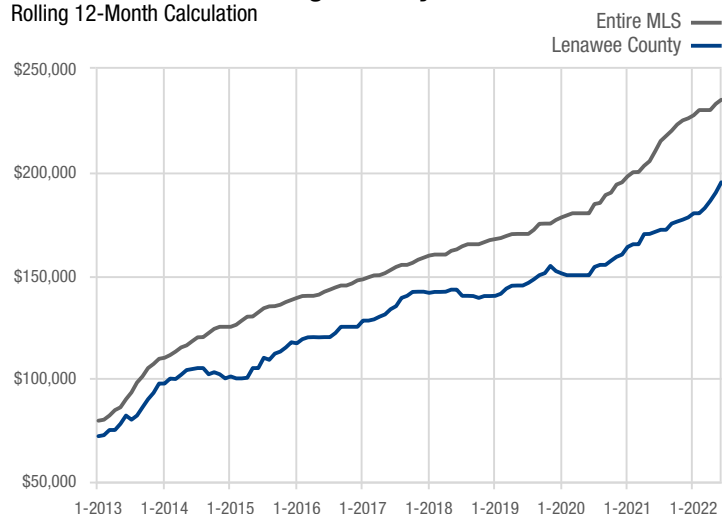
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	191	190	- 0.5%	867	818	- 5.7%
Pending Sales	144	168	+ 16.7%	758	716	- 5.5%
Closed Sales	146	130	- 11.0%	779	622	- 20.2%
Days on Market Until Sale	39	36	- 7.7%	47	49	+ 4.3%
Median Sales Price*	\$197,500	\$225,000	+ 13.9%	\$172,000	\$210,000	+ 22.1%
Average Sales Price*	\$246,150	\$255,110	+ 3.6%	\$208,972	\$243,471	+ 16.5%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	261	221	- 15.3%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	6	6	0.0%	24	26	+ 8.3%
Pending Sales	5	3	- 40.0%	25	22	- 12.0%
Closed Sales	2	0	- 100.0%	28	16	- 42.9%
Days on Market Until Sale	7	—	—	31	68	+ 119.4%
Median Sales Price*	\$120,950	—	—	\$185,000	\$215,000	+ 16.2%
Average Sales Price*	\$120,950	—	—	\$192,916	\$202,000	+ 4.7%
Percent of List Price Received*	100.0%	—	—	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

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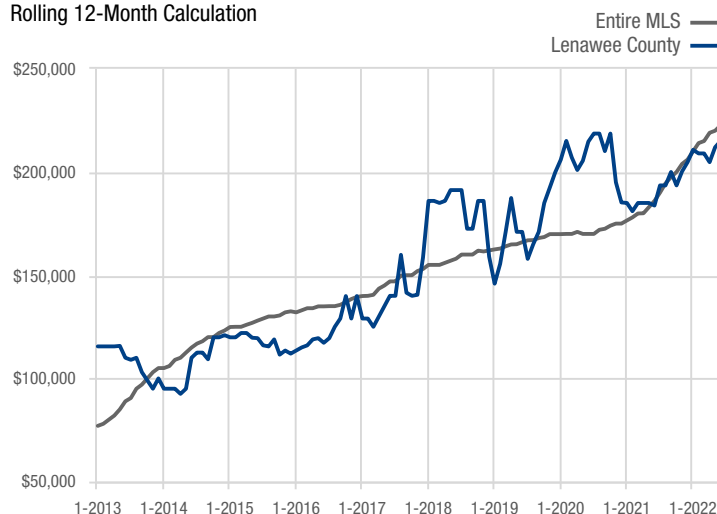
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Livingston County

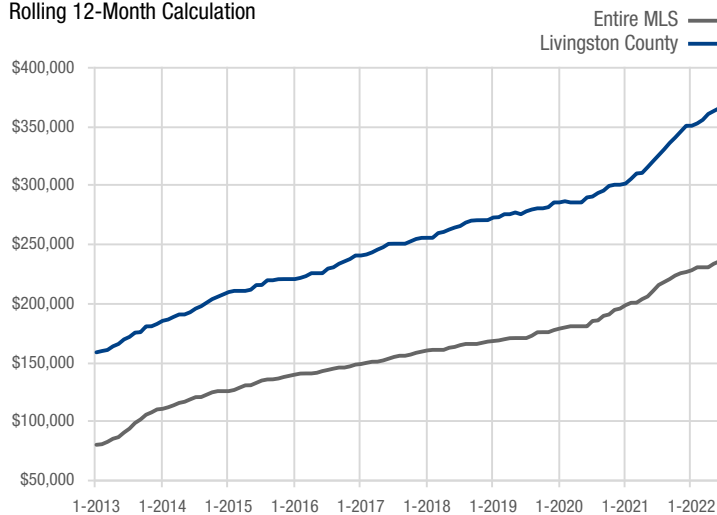
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	379	367	- 3.2%	1,663	1,599	- 3.8%
Pending Sales	303	286	- 5.6%	1,386	1,269	- 8.4%
Closed Sales	281	240	- 14.6%	1,254	1,092	- 12.9%
Days on Market Until Sale	16	15	- 6.3%	25	24	- 4.0%
Median Sales Price*	\$375,000	\$383,500	+ 2.3%	\$340,500	\$379,900	+ 11.6%
Average Sales Price*	\$401,306	\$422,416	+ 5.3%	\$379,096	\$418,846	+ 10.5%
Percent of List Price Received*	103.0%	102.4%	- 0.6%	101.5%	101.8%	+ 0.3%
Inventory of Homes for Sale	350	369	+ 5.4%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	62	70	+ 12.9%	278	317	+ 14.0%
Pending Sales	55	52	- 5.5%	298	269	- 9.7%
Closed Sales	60	42	- 30.0%	250	233	- 6.8%
Days on Market Until Sale	41	18	- 56.1%	53	16	- 69.8%
Median Sales Price*	\$265,950	\$254,177	- 4.4%	\$250,000	\$260,750	+ 4.3%
Average Sales Price*	\$271,025	\$254,746	- 6.0%	\$261,341	\$279,020	+ 6.8%
Percent of List Price Received*	101.2%	101.8%	+ 0.6%	100.8%	101.5%	+ 0.7%
Inventory of Homes for Sale	36	53	+ 47.2%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

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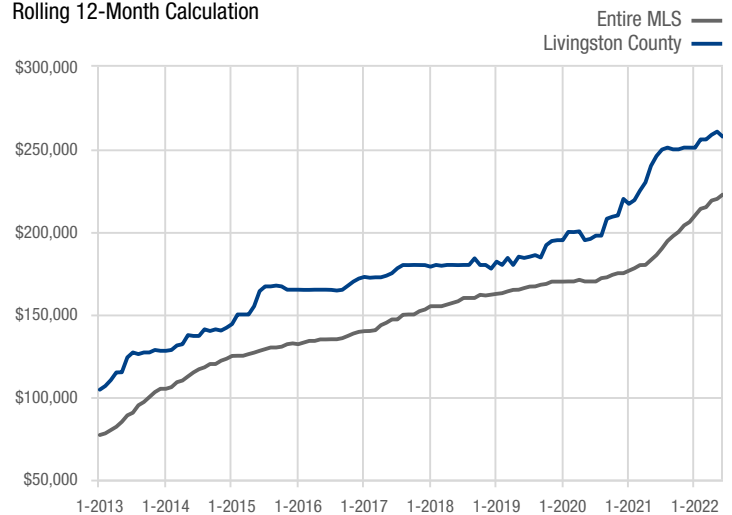
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – June 2022

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Monroe County

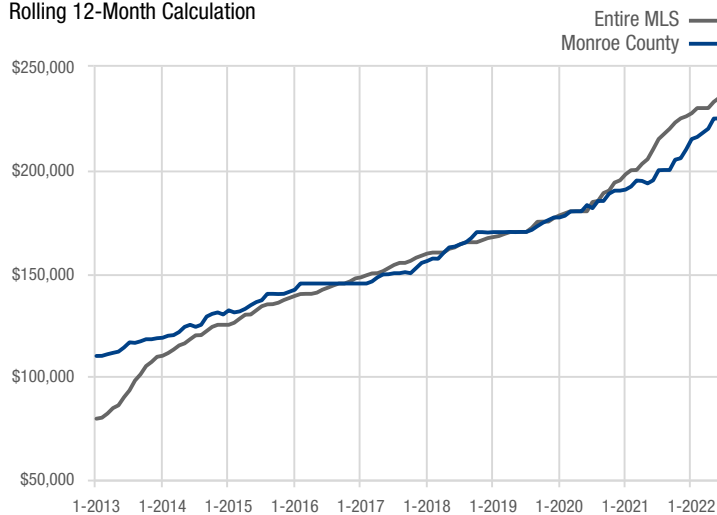
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	254	227	- 10.6%	1,115	1,027	- 7.9%
Pending Sales	221	197	- 10.9%	989	944	- 4.6%
Closed Sales	176	172	- 2.3%	958	826	- 13.8%
Days on Market Until Sale	30	22	- 26.7%	39	35	- 10.3%
Median Sales Price*	\$218,500	\$242,017	+ 10.8%	\$200,000	\$230,000	+ 15.0%
Average Sales Price*	\$239,195	\$265,725	+ 11.1%	\$223,204	\$249,044	+ 11.6%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	100.3%	101.1%	+ 0.8%
Inventory of Homes for Sale	277	201	- 27.4%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	13	11	- 15.4%	56	45	- 19.6%
Pending Sales	11	14	+ 27.3%	59	54	- 8.5%
Closed Sales	15	9	- 40.0%	53	45	- 15.1%
Days on Market Until Sale	10	98	+ 880.0%	39	45	+ 15.4%
Median Sales Price*	\$160,000	\$182,900	+ 14.3%	\$167,166	\$192,400	+ 15.1%
Average Sales Price*	\$194,597	\$199,088	+ 2.3%	\$185,705	\$199,350	+ 7.3%
Percent of List Price Received*	102.3%	103.3%	+ 1.0%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

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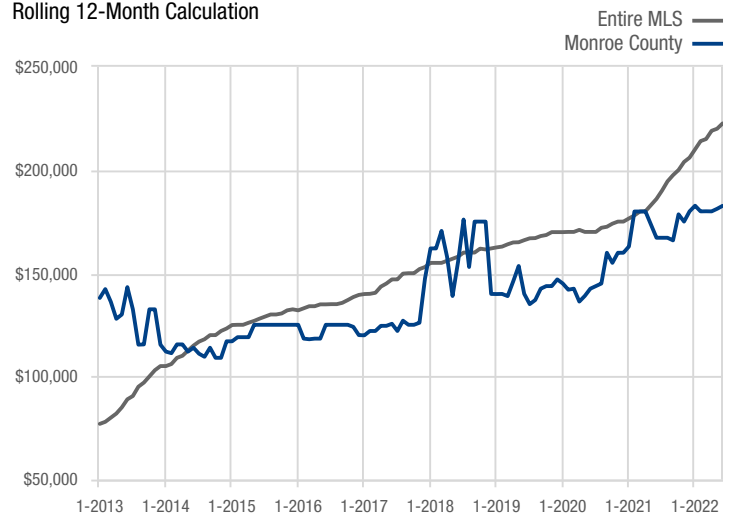
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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ANN ARBOR AREA  BOARD OF REALTORS®

Oakland County

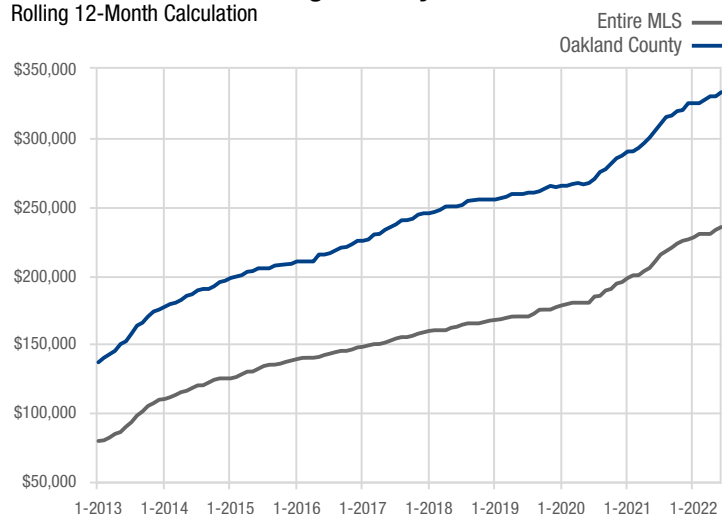
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	2,548	2,495	- 2.1%	11,089	10,612	- 4.3%
Pending Sales	1,756	1,684	- 4.1%	8,783	8,090	- 7.9%
Closed Sales	1,847	1,534	- 16.9%	8,089	7,220	- 10.7%
Days on Market Until Sale	18	13	- 27.8%	25	21	- 16.0%
Median Sales Price*	\$345,000	\$379,000	+ 9.9%	\$320,000	\$340,000	+ 6.3%
Average Sales Price*	\$427,319	\$443,227	+ 3.7%	\$390,433	\$416,791	+ 6.8%
Percent of List Price Received*	102.4%	102.8%	+ 0.4%	101.0%	102.2%	+ 1.2%
Inventory of Homes for Sale	2,271	2,378	+ 4.7%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	515	441	- 14.4%	2,380	2,212	- 7.1%
Pending Sales	377	350	- 7.2%	1,993	1,817	- 8.8%
Closed Sales	357	304	- 14.8%	1,833	1,695	- 7.5%
Days on Market Until Sale	23	16	- 30.4%	31	23	- 25.8%
Median Sales Price*	\$233,000	\$256,000	+ 9.9%	\$215,100	\$250,000	+ 16.2%
Average Sales Price*	\$259,190	\$287,549	+ 10.9%	\$255,831	\$282,947	+ 10.6%
Percent of List Price Received*	101.3%	101.6%	+ 0.3%	99.7%	101.1%	+ 1.4%
Inventory of Homes for Sale	487	416	- 14.6%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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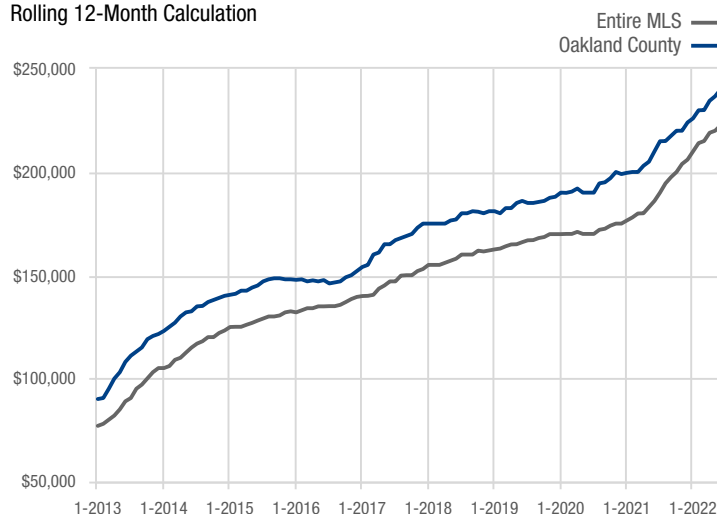
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

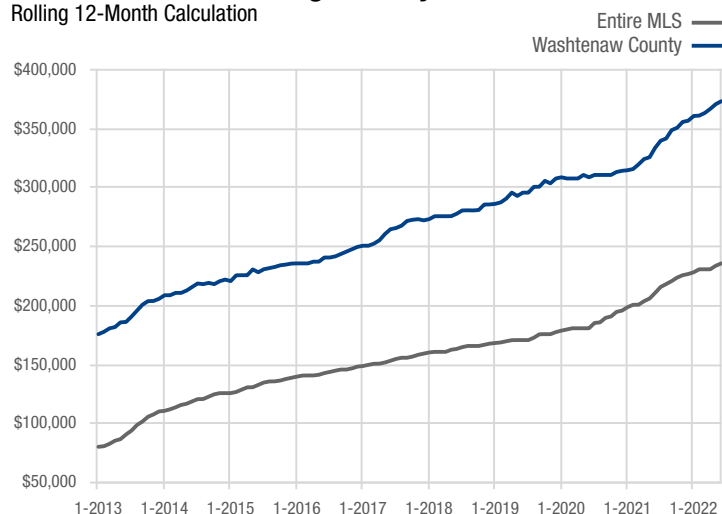
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	529	538	+ 1.7%	2,453	2,207	- 10.0%
Pending Sales	430	540	+ 25.6%	1,999	1,949	- 2.5%
Closed Sales	419	374	- 10.7%	1,832	1,658	- 9.5%
Days on Market Until Sale	16	12	- 25.0%	25	21	- 16.0%
Median Sales Price*	\$380,000	\$415,250	+ 9.3%	\$360,000	\$400,000	+ 11.1%
Average Sales Price*	\$436,313	\$478,940	+ 9.8%	\$409,994	\$460,238	+ 12.3%
Percent of List Price Received*	104.2%	103.8%	- 0.4%	102.1%	103.6%	+ 1.5%
Inventory of Homes for Sale	664	435	- 34.5%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	170	136	- 20.0%	815	692	- 15.1%
Pending Sales	139	126	- 9.4%	649	610	- 6.0%
Closed Sales	134	101	- 24.6%	595	523	- 12.1%
Days on Market Until Sale	27	17	- 37.0%	39	23	- 41.0%
Median Sales Price*	\$276,000	\$273,000	- 1.1%	\$255,000	\$280,000	+ 9.8%
Average Sales Price*	\$366,589	\$319,336	- 12.9%	\$306,804	\$323,832	+ 5.6%
Percent of List Price Received*	101.1%	103.1%	+ 2.0%	100.3%	102.6%	+ 2.3%
Inventory of Homes for Sale	257	139	- 45.9%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

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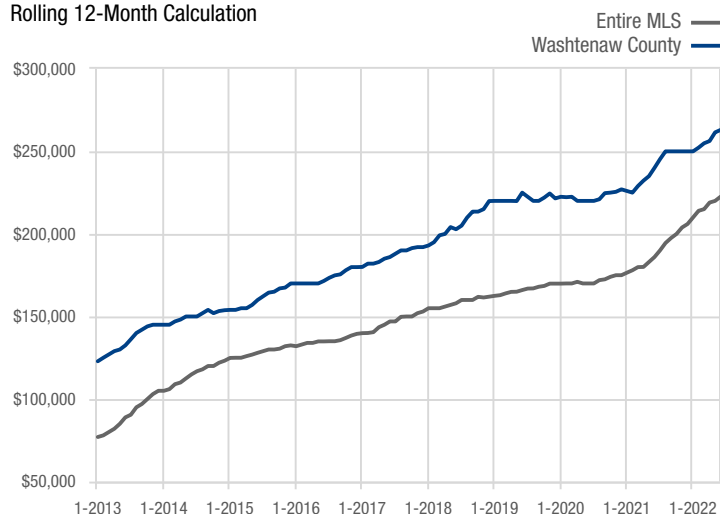
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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ANN ARBOR AREA  BOARD OF REALTORS®

Wayne County

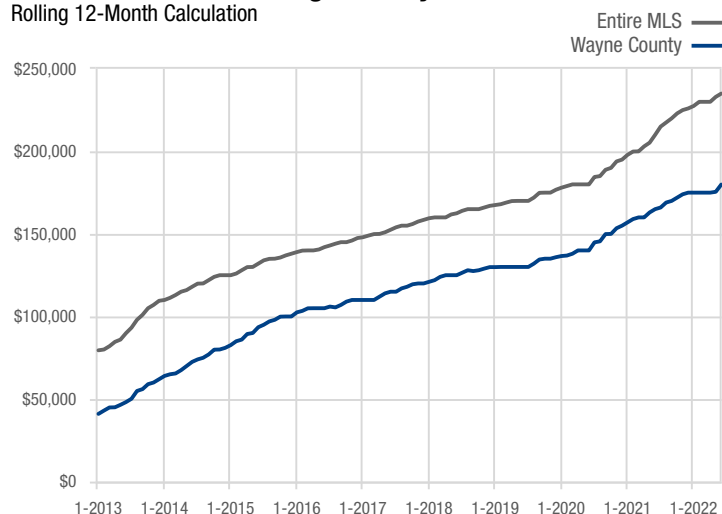
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	2,547	2,812	+ 10.4%	11,796	13,030	+ 10.5%
Pending Sales	1,790	1,963	+ 9.7%	9,384	9,686	+ 3.2%
Closed Sales	1,815	1,570	- 13.5%	8,929	8,547	- 4.3%
Days on Market Until Sale	20	18	- 10.0%	27	26	- 3.7%
Median Sales Price*	\$180,000	\$213,500	+ 18.6%	\$167,500	\$175,000	+ 4.5%
Average Sales Price*	\$228,501	\$261,668	+ 14.5%	\$210,320	\$222,910	+ 6.0%
Percent of List Price Received*	102.2%	102.0%	- 0.2%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	2,821	3,307	+ 17.2%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	343	305	- 11.1%	1,638	1,507	- 8.0%
Pending Sales	244	228	- 6.6%	1,307	1,169	- 10.6%
Closed Sales	276	200	- 27.5%	1,246	1,080	- 13.3%
Days on Market Until Sale	29	25	- 13.8%	40	29	- 27.5%
Median Sales Price*	\$221,500	\$244,000	+ 10.2%	\$196,019	\$220,000	+ 12.2%
Average Sales Price*	\$240,321	\$263,676	+ 9.7%	\$226,610	\$244,978	+ 8.1%
Percent of List Price Received*	100.2%	102.1%	+ 1.9%	99.2%	101.3%	+ 2.1%
Inventory of Homes for Sale	474	435	- 8.2%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

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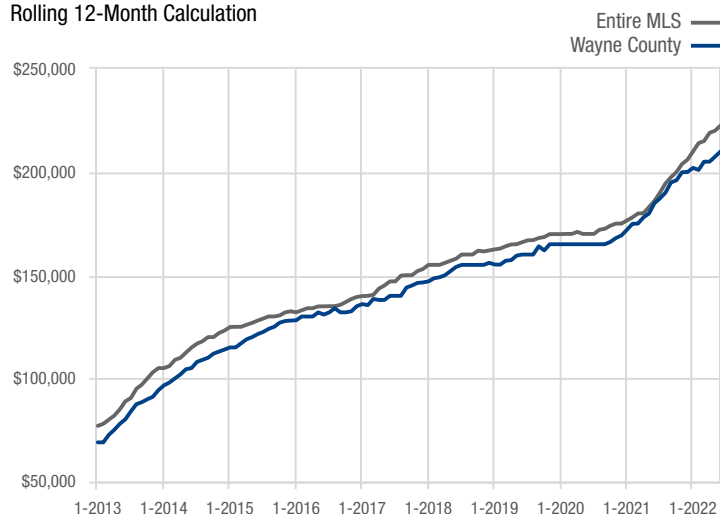
Median Sales Price - Single Family

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Median Sales Price - Townhouse/Condo

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