

## Media Release

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For immediate release  
September 9, 2022

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow.

New Listings in Washtenaw County decreased 14.9 percent for Single Family homes and 26.8 percent for Townhouse/Condo homes. Pending Sales increased 9.9 percent for Single Family homes but decreased 2.5 percent for Townhouse/Condo homes. Inventory decreased 30.5 percent for Single Family homes and 43 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 18.6 percent to \$403,250 for Single Family homes and 11.6 percent to \$280,000 for Townhouse/Condo homes. Days on Market decreased 20.0 percent for Single Family homes but increased 7.4 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 22.7 percent for Single Family homes and 38.5 percent for Townhouse/Condo homes.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

###

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](mailto: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

## August 2022

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow.

New Listings decreased 14.9 percent for Single Family homes and 26.8 percent for Townhouse/Condo homes. Pending Sales increased 12.6 percent for Single Family homes but decreased 1.7 percent for Townhouse/Condo homes. Inventory decreased 32.2 percent for Single Family homes and 43.1 percent for Townhouse/Condo homes.

Median Sales Price increased 18.8 percent to \$404,000 for Single Family homes and 11.6 percent to \$280,000 for Townhouse/Condo homes. Days on Market decreased 20.0 percent for Single Family homes but increased 7.4 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 27.3 percent for Single Family homes and 38.5 percent for Townhouse/Condo homes.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

## Quick Facts

**- 13.4%**

Change in  
**Closed Sales**  
All Properties

**+ 18.3%**

Change in  
**Median Sales Price**  
All Properties

**- 35.0%**

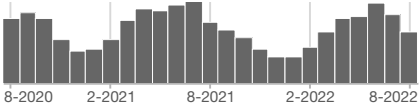
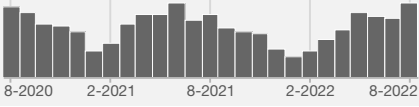
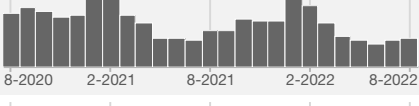
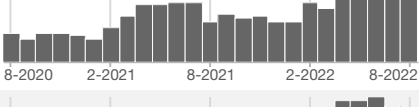
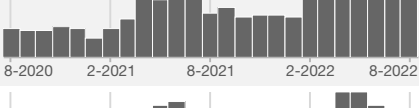
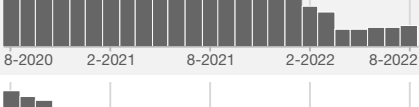

Change in  
**Homes for Sale**  
All Properties

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

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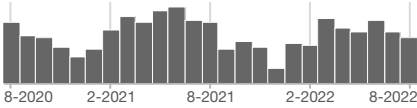
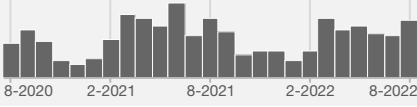
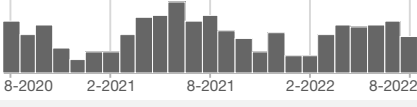
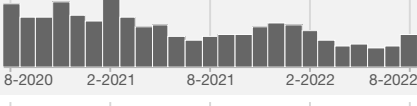
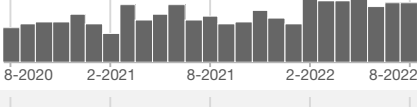
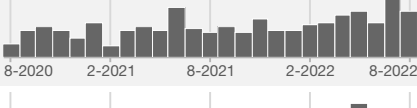

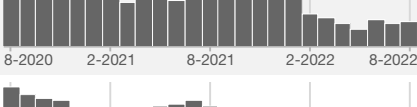


# Single Family Market Overview

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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		410	349	- 14.9%	3,413	3,014	- 11.7%
Pending Sales		382	430	+ 12.6%	2,739	2,553	- 6.8%
Closed Sales		362	325	- 10.2%	2,604	2,354	- 9.6%
Days on Market Until Sale		20	16	- 20.0%	23	19	- 17.4%
Median Sales Price		\$340,000	\$404,000	+ 18.8%	\$360,000	\$401,950	+ 11.7%
Average Sales Price		\$399,610	\$458,450	+ 14.7%	\$411,778	\$461,285	+ 12.0%
Percent of List Price Received		102.1%	100.6%	- 1.5%	102.2%	103.0%	+ 0.8%
Housing Affordability Index		163	108	- 33.7%	154	108	- 29.9%
Inventory of Homes for Sale		738	500	- 32.2%	—	—	—
Months Supply of Inventory		2.2	1.6	- 27.3%	—	—	—

# 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.

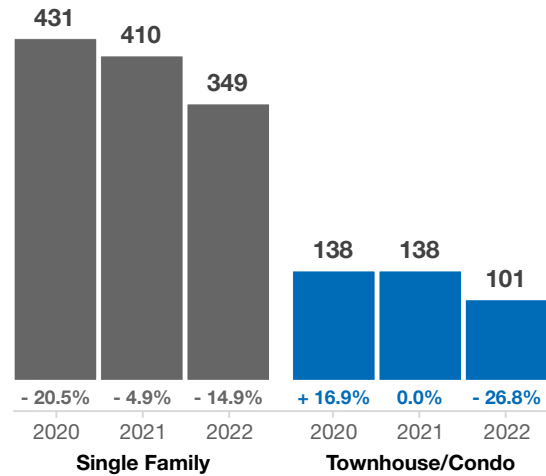
Key Metrics	Historical Sparkbars	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		138	101	- 26.8%	1,092	914	- 16.3%
Pending Sales		118	116	- 1.7%	863	784	- 9.2%
Closed Sales		116	89	- 23.3%	819	725	- 11.5%
Days on Market Until Sale		27	29	+ 7.4%	35	23	- 34.3%
Median Sales Price		\$251,000	\$280,000	+ 11.6%	\$250,000	\$280,000	+ 12.0%
Average Sales Price		\$283,486	\$355,062	+ 25.2%	\$302,060	\$340,179	+ 12.6%
Percent of List Price Received		100.5%	100.3%	- 0.2%	100.5%	102.2%	+ 1.7%
Housing Affordability Index		220	155	- 29.5%	221	155	- 29.9%
Inventory of Homes for Sale		255	145	- 43.1%	—	—	—
Months Supply of Inventory		2.6	1.6	- 38.5%	—	—	—



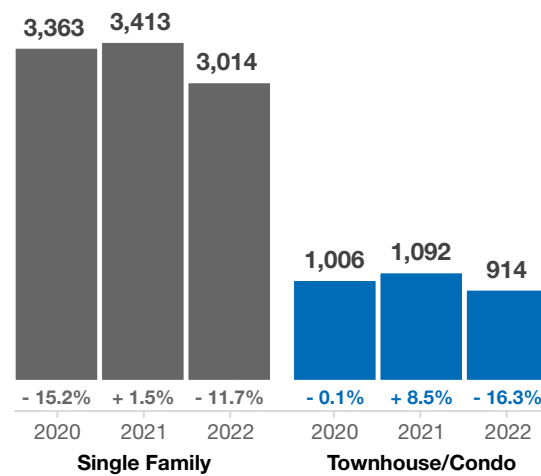
# New Listings

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

## August

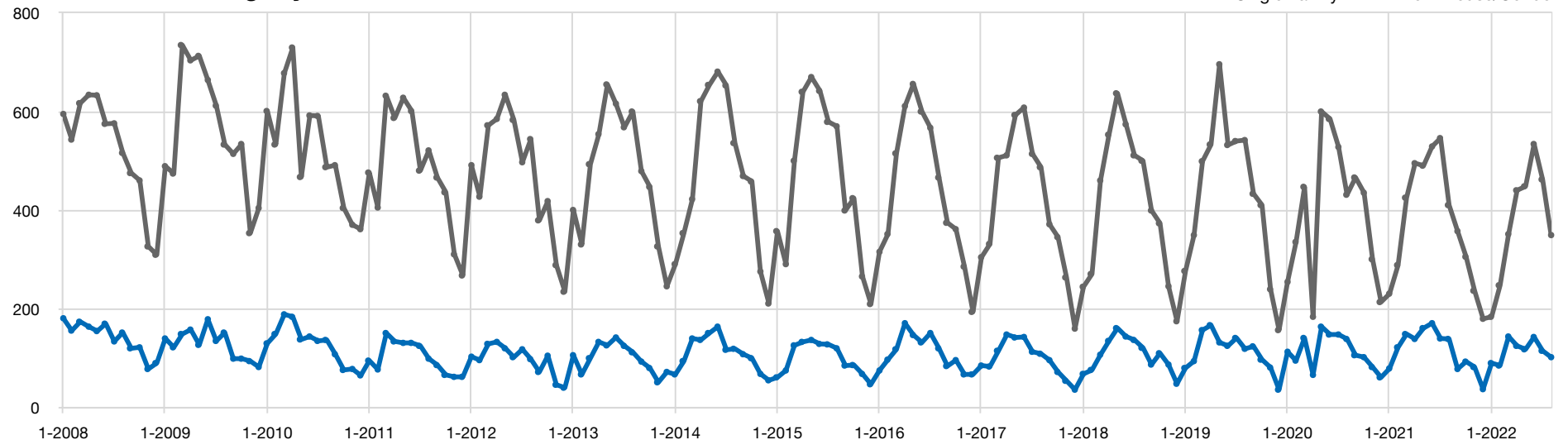


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	357	- 23.4%	77	- 26.7%
Oct-2021	305	- 29.9%	92	- 8.9%
Nov-2021	236	- 21.3%	81	0.0%
Dec-2021	179	- 16.0%	36	- 40.0%
Jan-2022	183	- 20.4%	89	+ 14.1%
Feb-2022	247	- 14.2%	84	- 30.6%
Mar-2022	351	- 17.4%	143	- 3.4%
Apr-2022	440	- 11.1%	124	- 10.1%
May-2022	448	- 8.6%	117	- 26.9%
Jun-2022	534	+ 0.9%	142	- 16.5%
Jul-2022	462	- 15.4%	114	- 18.0%
<b>Aug-2022</b>	<b>349</b>	<b>- 14.9%</b>	<b>101</b>	<b>- 26.8%</b>
12-Month Avg	341	- 15.2%	100	- 16.7%

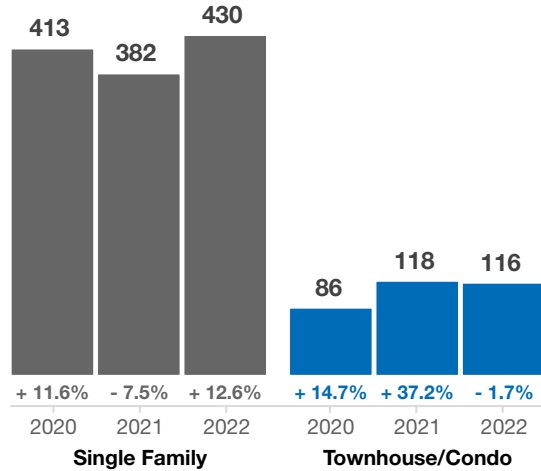
## Historical New Listings by Month



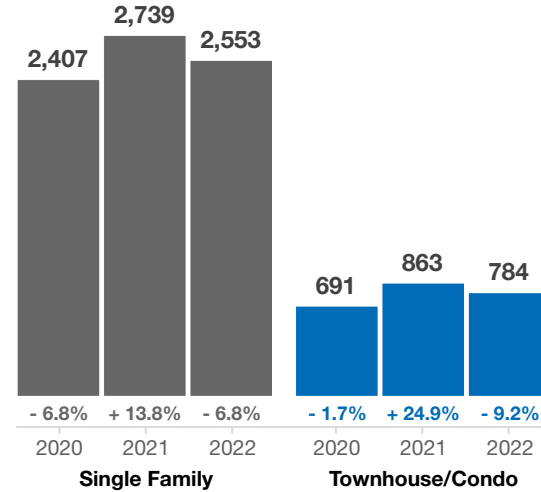
# Pending Sales

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

## August

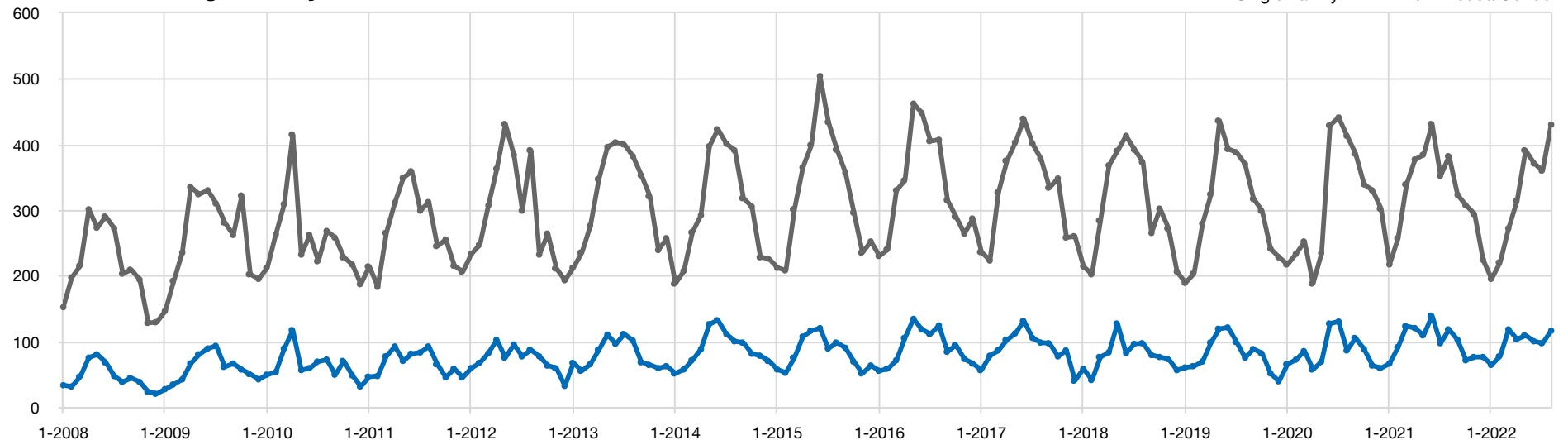


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	323	- 16.3%	102	- 2.9%
Oct-2021	307	- 9.4%	71	- 19.3%
Nov-2021	294	- 10.9%	76	+ 20.6%
Dec-2021	224	- 25.8%	76	+ 28.8%
Jan-2022	195	- 10.1%	64	- 3.0%
Feb-2022	220	- 14.4%	77	- 15.4%
Mar-2022	272	- 19.8%	118	- 4.1%
Apr-2022	314	- 16.7%	103	- 14.2%
May-2022	391	+ 1.8%	109	0.0%
Jun-2022	371	- 13.9%	100	- 28.1%
Jul-2022	360	+ 2.3%	97	0.0%
<b>Aug-2022</b>	<b>430</b>	<b>+ 12.6%</b>	<b>116</b>	<b>- 1.7%</b>
12-Month Avg	308	- 9.7%	92	- 6.1%

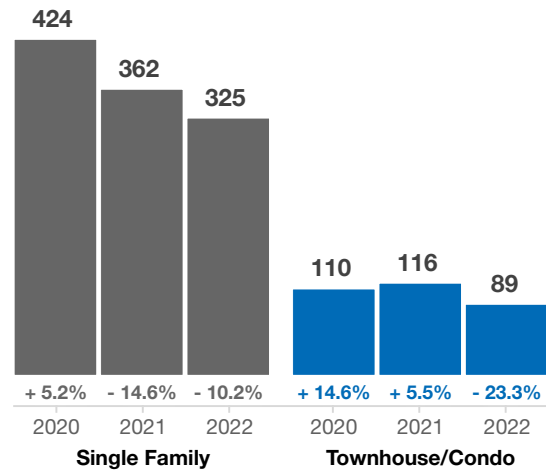
## Historical Pending Sales by Month



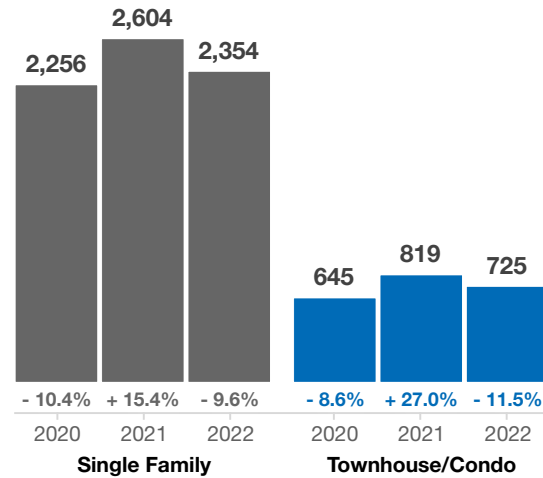
# Closed Sales

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

## August

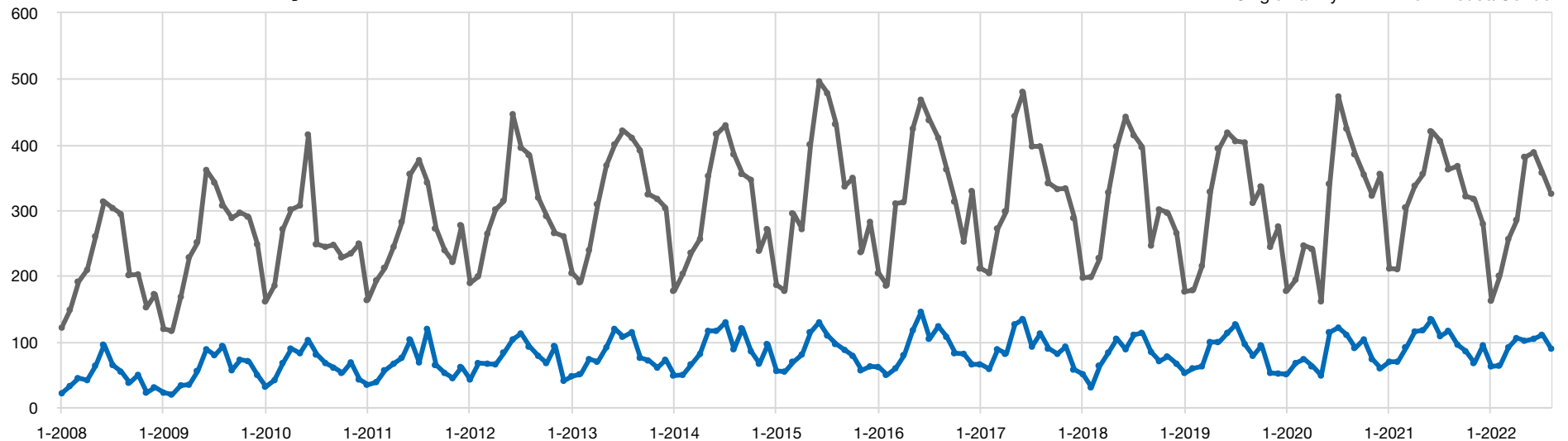


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	367	- 4.7%	95	+ 5.6%
Oct-2021	321	- 9.3%	85	- 17.5%
Nov-2021	317	- 1.6%	67	- 8.2%
Dec-2021	279	- 21.4%	94	+ 59.3%
Jan-2022	162	- 23.2%	62	- 10.1%
Feb-2022	200	- 4.8%	63	- 8.7%
Mar-2022	256	- 15.8%	91	0.0%
Apr-2022	285	- 15.4%	105	- 8.7%
May-2022	381	+ 7.3%	101	- 13.7%
Jun-2022	388	- 7.6%	104	- 22.4%
Jul-2022	357	- 11.9%	110	+ 1.9%
<b>Aug-2022</b>	<b>325</b>	<b>- 10.2%</b>	<b>89</b>	<b>- 23.3%</b>
12-Month Avg	303	- 9.6%	89	- 6.3%

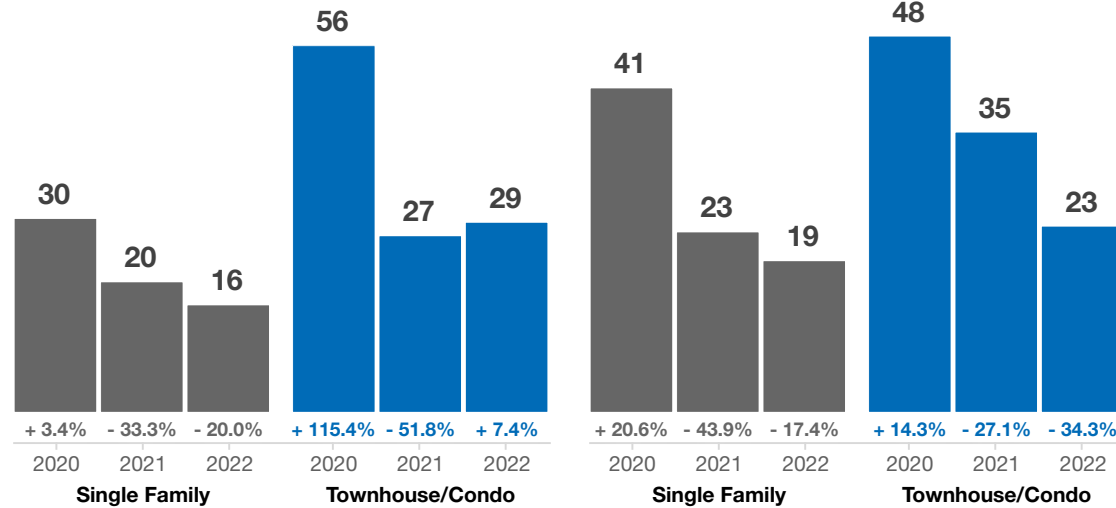
## Historical Closed Sales by Month



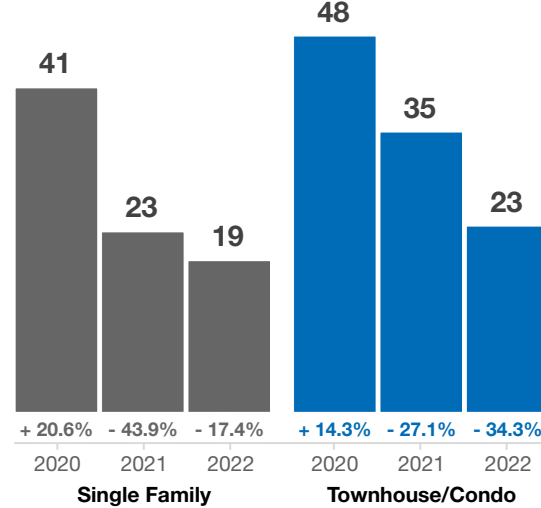
# Days on Market Until Sale

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

## August



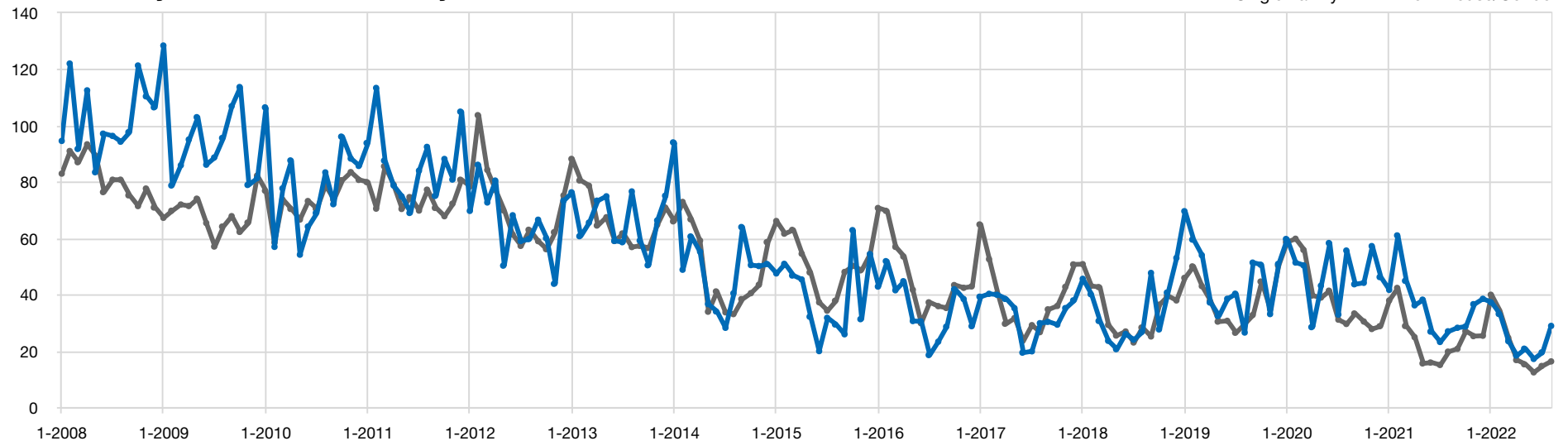
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	21	- 36.4%	28	- 36.4%
Oct-2021	27	- 10.0%	29	- 34.1%
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	- 19.0%	33	- 45.9%
Mar-2022	25	- 13.8%	23	- 48.9%
Apr-2022	17	- 32.0%	18	- 50.0%
May-2022	15	- 6.3%	21	- 44.7%
Jun-2022	12	- 25.0%	17	- 37.0%
Jul-2022	15	0.0%	19	- 17.4%
<b>Aug-2022</b>	<b>16</b>	<b>- 20.0%</b>	<b>29</b>	<b>+ 7.4%</b>
12-Month Avg*	21	- 16.9%	26	- 31.9%

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

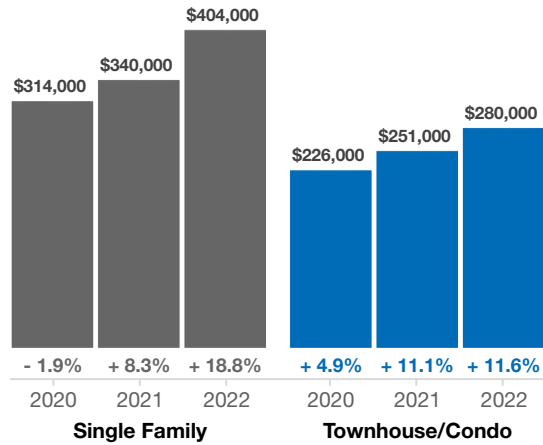
## Historical Days on Market Until Sale by Month



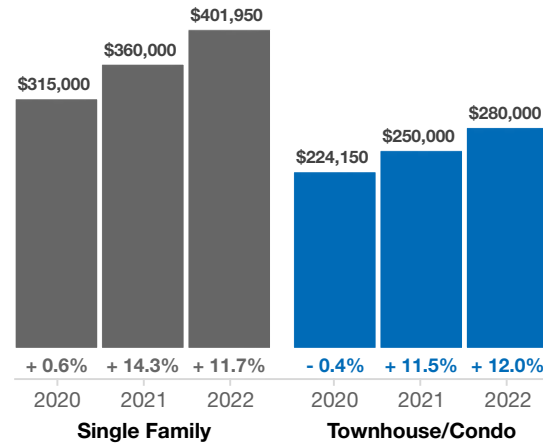
# Median Sales Price

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

## August



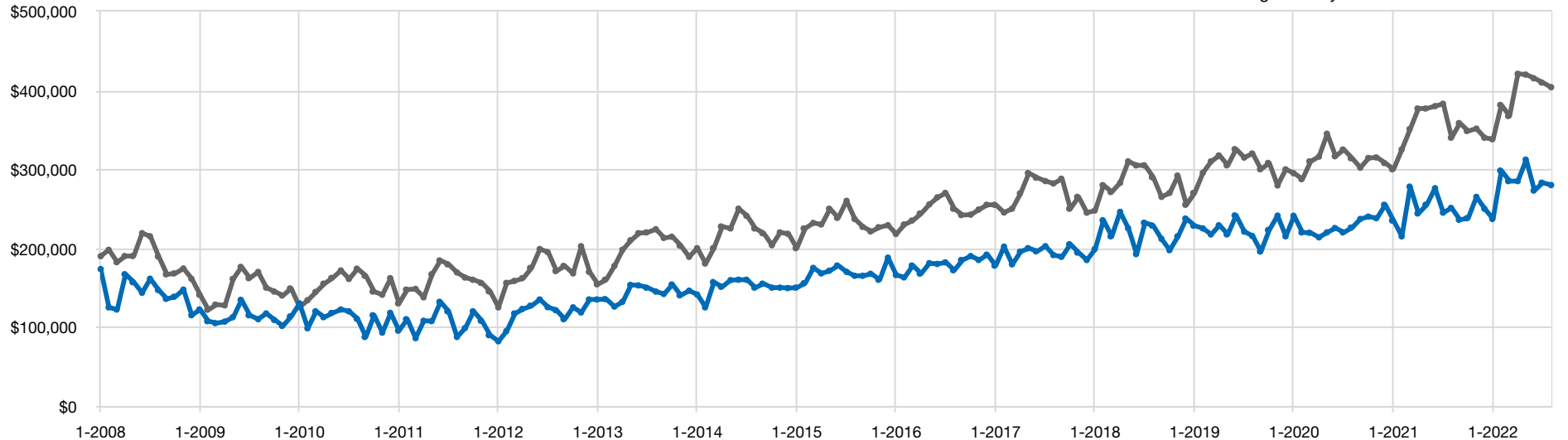
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	\$358,500	+ 18.7%	\$236,000	- 0.4%
Oct-2021	\$348,475	+ 10.9%	\$238,000	- 0.8%
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	+ 4.7%	\$285,000	+ 2.5%
Apr-2022	\$421,000	+ 11.7%	\$285,000	+ 16.8%
May-2022	\$420,000	+ 11.4%	\$312,165	+ 22.4%
Jun-2022	\$415,250	+ 9.3%	\$273,000	- 1.1%
Jul-2022	\$409,900	+ 7.0%	\$283,000	+ 15.5%
<b>Aug-2022</b>	<b>\$404,000</b>	<b>+ 18.8%</b>	<b>\$280,000</b>	<b>+ 11.6%</b>
12-Month Avg*	\$380,000	+ 11.4%	\$270,000	+ 8.0%

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

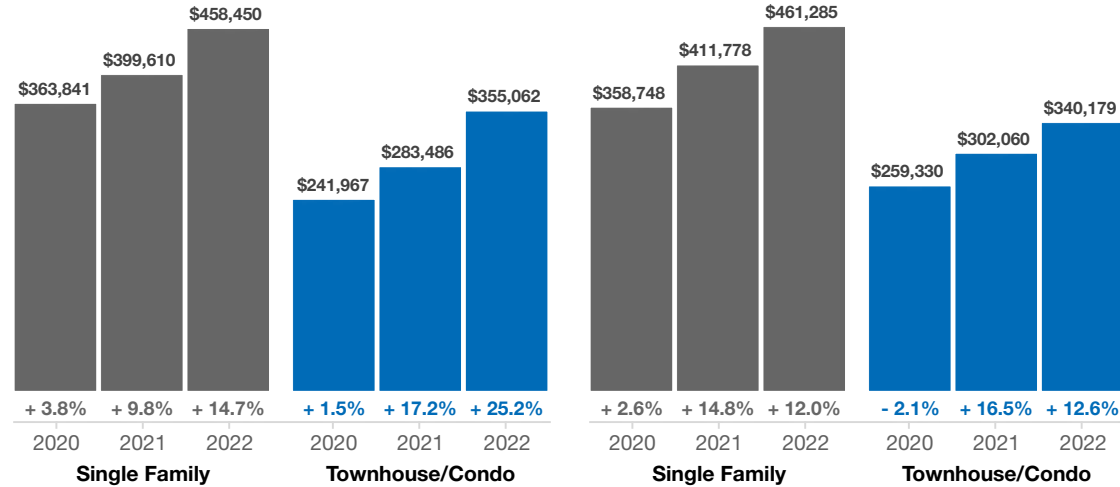
## Historical Median Sales Price by Month



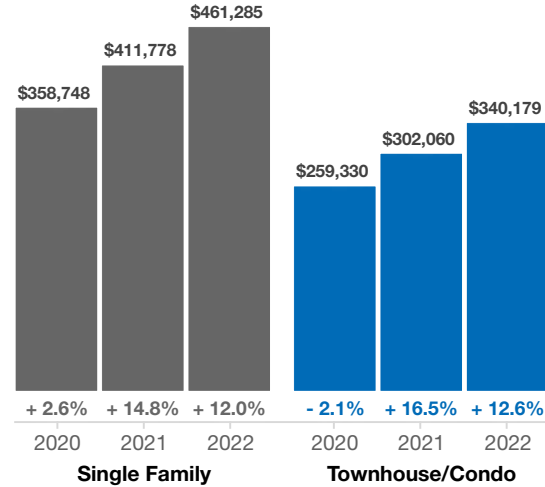
# Average Sales Price

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

## August



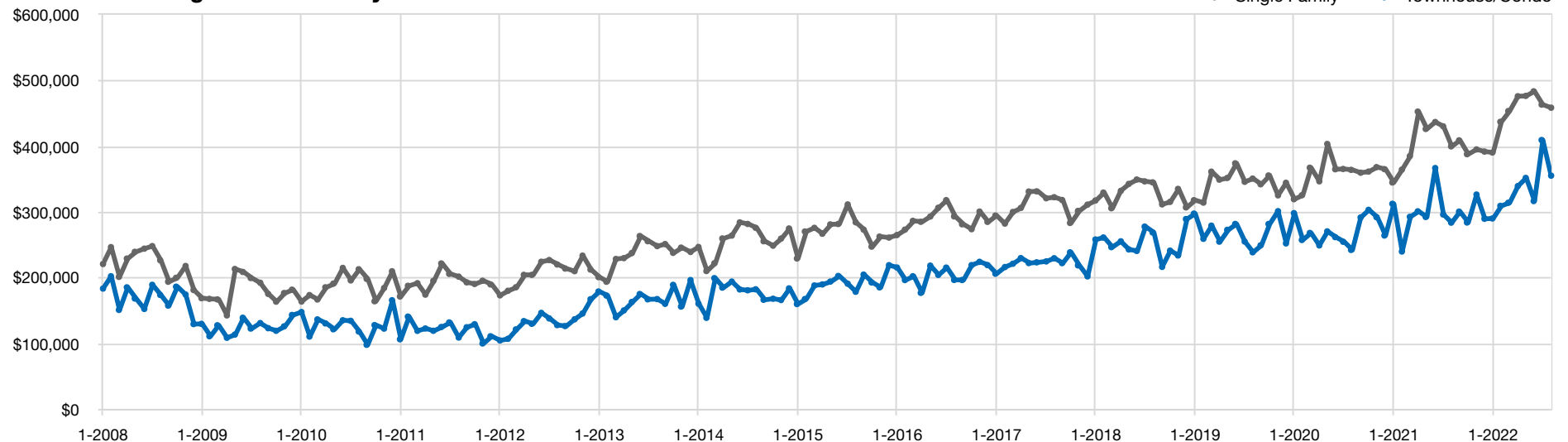
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	\$408,753	+ 13.7%	\$300,245	+ 3.1%
Oct-2021	\$387,691	+ 7.3%	\$283,711	- 6.4%
Nov-2021	\$394,974	+ 7.3%	\$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	+ 20.0%	\$309,017	+ 29.0%
Mar-2022	\$453,406	+ 17.8%	\$313,820	+ 7.3%
Apr-2022	\$475,903	+ 5.2%	\$339,126	+ 12.8%
May-2022	\$476,440	+ 11.8%	\$351,555	+ 20.3%
Jun-2022	\$483,386	+ 10.7%	\$316,360	- 13.7%
Jul-2022	\$463,214	+ 7.7%	\$409,243	+ 38.3%
<b>Aug-2022</b>	<b>\$458,450</b>	<b>+ 14.7%</b>	<b>\$355,062</b>	<b>+ 25.2%</b>
12-Month Avg*	\$438,375	+ 11.1%	\$326,762	+ 9.4%

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

## Historical Average Sales Price by Month

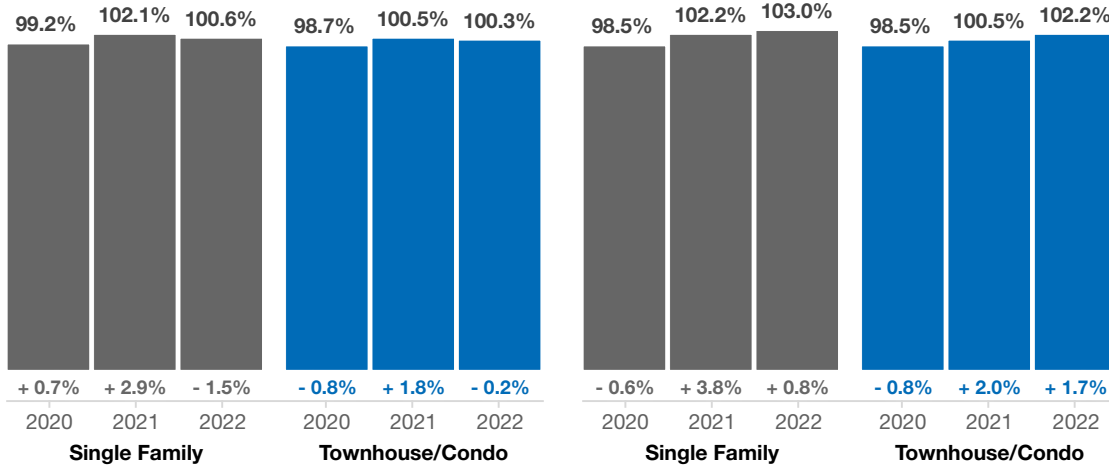


# Percent of List Price Received

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.

## August

## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	103.7%	- 0.5%	103.0%	+ 1.9%
Jul-2022	102.5%	- 0.4%	101.6%	+ 0.2%
<b>Aug-2022</b>	<b>100.6%</b>	<b>- 1.5%</b>	<b>100.3%</b>	<b>- 0.2%</b>
12-Month Avg*	102.1%	+ 0.9%	101.4%	+ 1.3%

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

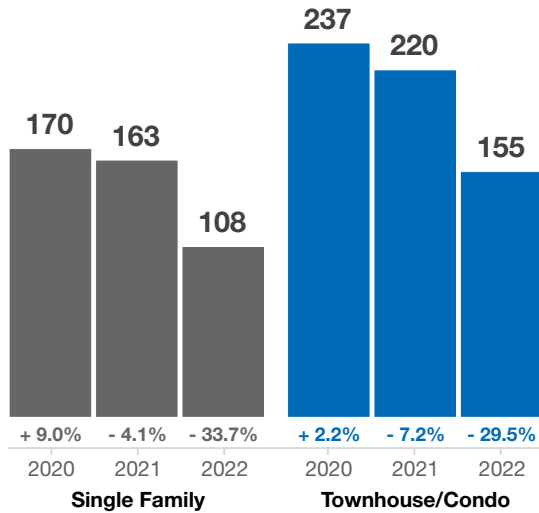
## Historical Percent of List Price Received by Month



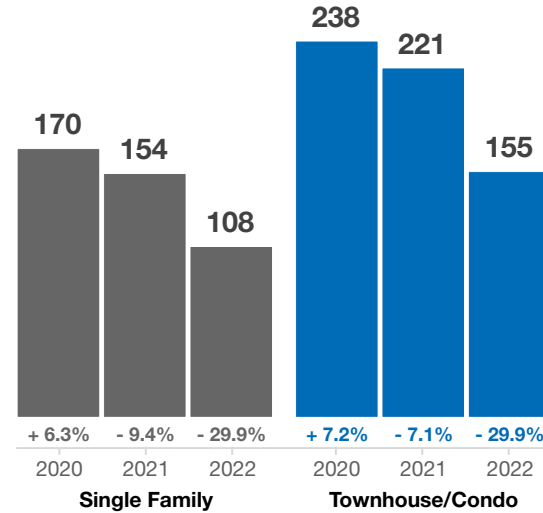
# Housing Affordability Index

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.

## August

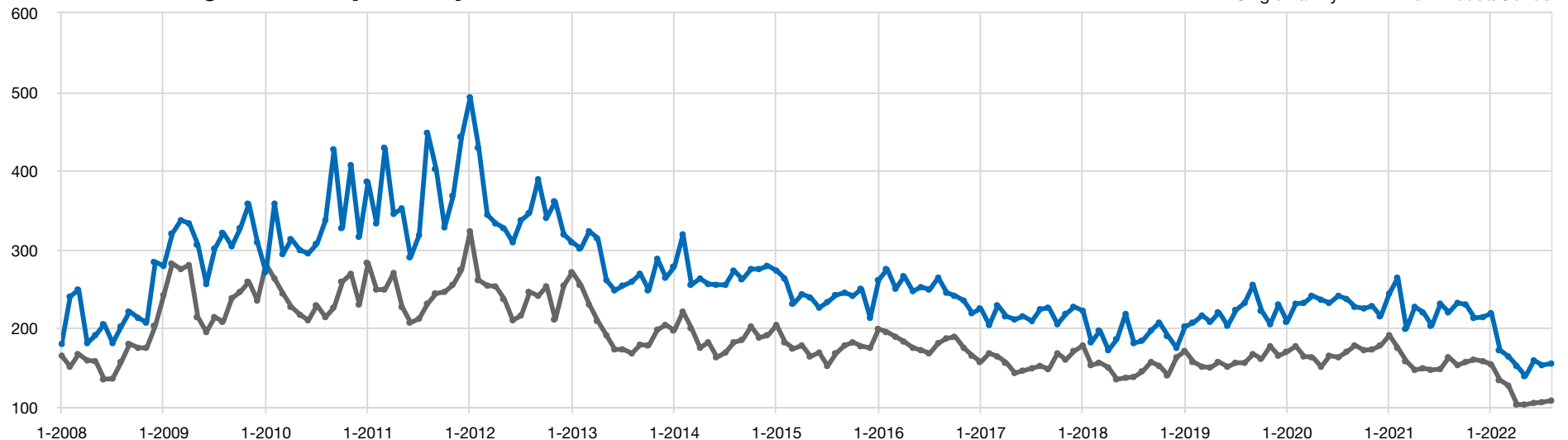


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	153	- 14.0%	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	- 19.6%	164	- 17.6%
Apr-2022	103	- 29.9%	152	- 33.0%
May-2022	103	- 30.9%	139	- 36.8%
Jun-2022	105	- 28.6%	159	- 21.7%
Jul-2022	106	- 28.4%	153	- 33.8%
<b>Aug-2022</b>	<b>108</b>	<b>- 33.7%</b>	<b>155</b>	<b>- 29.5%</b>
12-Month Avg	131	- 20.6%	184	- 18.2%

## Historical Housing Affordability Index by Month

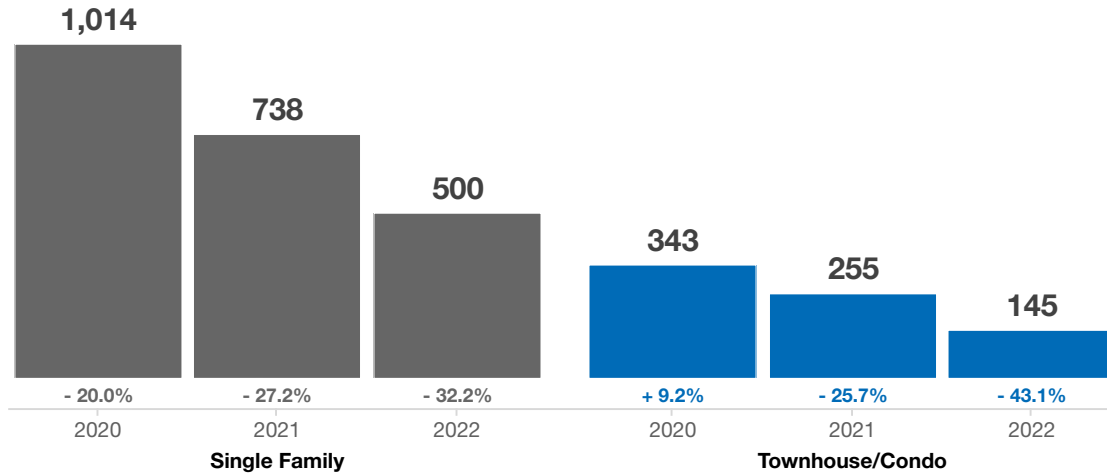




# Inventory of Homes for Sale

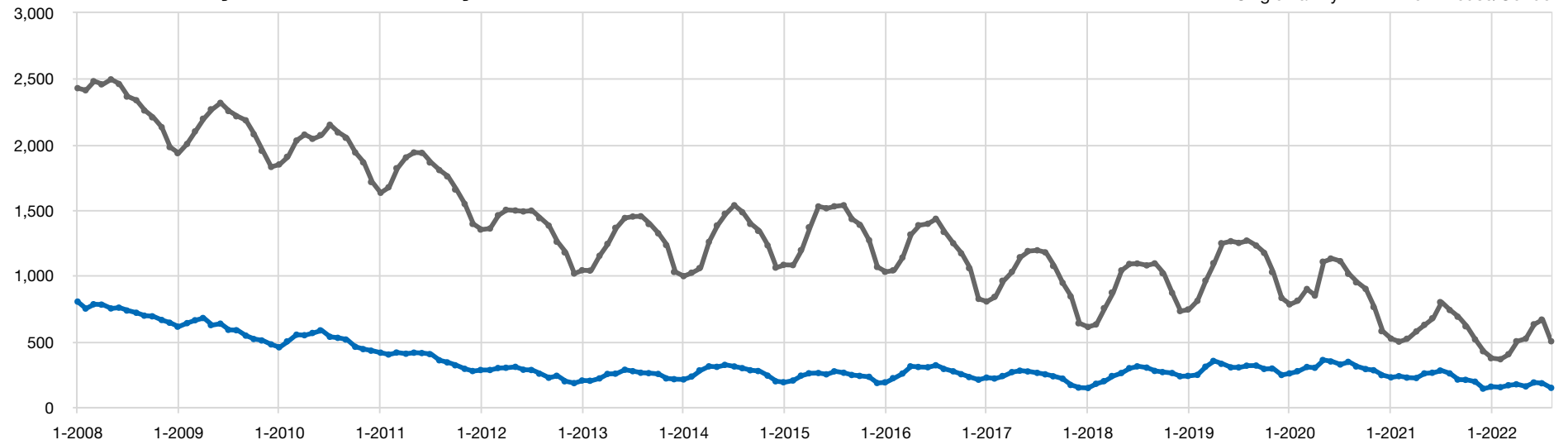
The number of properties available for sale in active status at the end of a given month.

## August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	687	- 27.6%	208	- 32.5%
Oct-2021	614	- 31.7%	206	- 28.5%
Nov-2021	514	- 32.5%	192	- 31.2%
Dec-2021	424	- 26.5%	139	- 42.6%
Jan-2022	371	- 28.7%	154	- 31.6%
Feb-2022	363	- 27.0%	150	- 35.9%
Mar-2022	401	- 22.7%	165	- 26.0%
Apr-2022	500	- 13.0%	172	- 21.8%
May-2022	520	- 16.8%	156	- 38.8%
Jun-2022	629	- 6.8%	186	- 28.5%
Jul-2022	665	- 16.7%	180	- 35.0%
<b>Aug-2022</b>	<b>500</b>	<b>- 32.2%</b>	<b>145</b>	<b>- 43.1%</b>
12-Month Avg	516	- 23.9%	171	- 33.2%

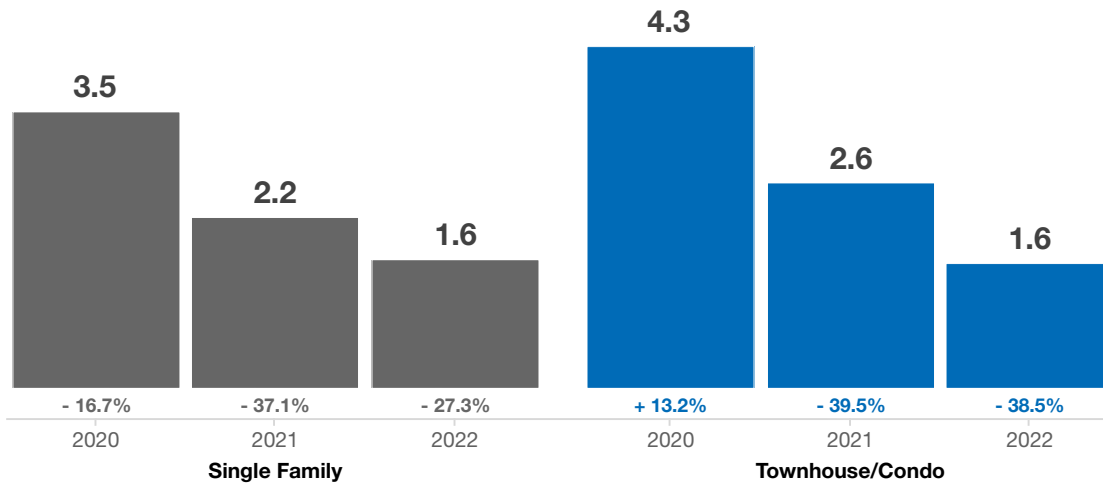
## Historical Inventory of Homes for Sale by Month



# 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.

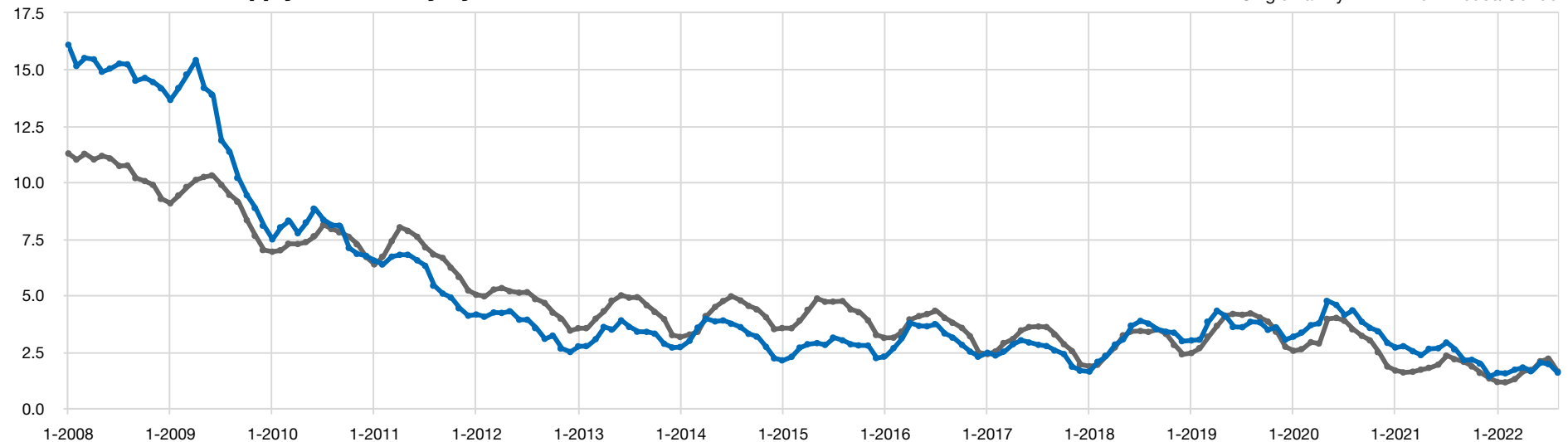
## August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2021	2.0	- 37.5%	2.1	- 44.7%
Oct-2021	1.8	- 40.0%	2.1	- 40.0%
Nov-2021	1.6	- 36.0%	2.0	- 41.2%
Dec-2021	1.3	- 27.8%	1.4	- 51.7%
Jan-2022	1.2	- 29.4%	1.6	- 40.7%
Feb-2022	1.1	- 31.3%	1.5	- 44.4%
Mar-2022	1.3	- 18.8%	1.7	- 32.0%
Apr-2022	1.6	- 5.9%	1.8	- 21.7%
May-2022	1.7	- 5.6%	1.6	- 38.5%
Jun-2022	2.1	+ 10.5%	2.0	- 23.1%
Jul-2022	2.2	- 4.3%	1.9	- 34.5%
<b>Aug-2022</b>	<b>1.6</b>	<b>- 27.3%</b>	<b>1.6</b>	<b>- 38.5%</b>
12-Month Avg*	1.6	- 22.7%	1.8	- 38.4%

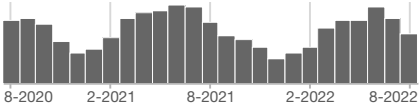
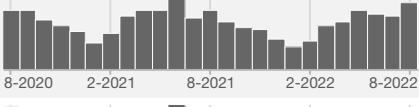
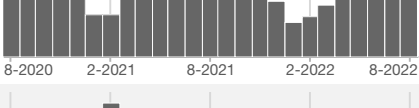
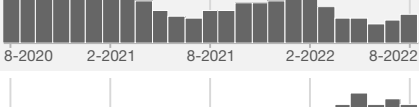

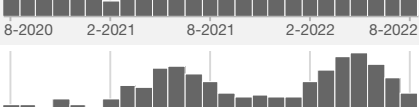
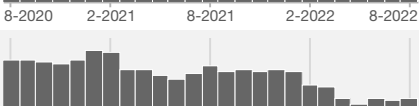
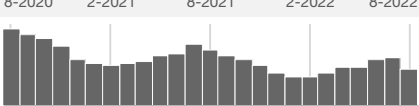
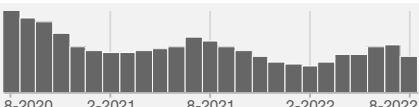

\* Months Supply for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

## 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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		548	450	- 17.9%	4,505	3,928	- 12.8%
Pending Sales		500	546	+ 9.2%	3,602	3,337	- 7.4%
Closed Sales		478	414	- 13.4%	3,423	3,079	- 10.0%
Days on Market Until Sale		21	19	- 9.5%	26	20	- 23.1%
Median Sales Price		\$317,500	\$375,500	+ 18.3%	\$331,000	\$370,000	+ 11.8%
Average Sales Price		\$371,429	\$436,224	+ 17.4%	\$385,519	\$432,731	+ 12.2%
Percent of List Price Received		101.8%	100.5%	- 1.3%	101.8%	102.8%	+ 1.0%
Housing Affordability Index		174	116	- 33.3%	167	117	- 29.9%
Inventory of Homes for Sale		993	645	- 35.0%	—	—	—
Months Supply of Inventory		2.3	1.6	- 30.4%	—	—	—

# Housing Supply Overview

## August 2022

Builder sentiment slid into negative territory in August, as higher costs continue to impact buyers and builders alike. Buyer traffic has declined considerably this summer, with new home sales down 29.6% nationally compared to a year ago and falling to their lowest level since 2016, according to the U.S. Census Bureau. As sales slow and new home inventory piles up, builders are lowering prices to entice buyers, with about 1 in 5 builders cutting prices in August to boost sales and limit cancellations, according to the National Association of Home Builders. For the 12-month period spanning September 2021 through August 2022, Pending sales in the Ann Arbor Area were down 8.8 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 25.2 percent.

The overall Median Sales Price was up 11.0 percent to \$355,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 11.4 percent to \$380,000. 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 26 days.

Market-wide, inventory levels were down 35.0 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 32.2 percent. That amounts to 1.6 months supply for Single-Family homes and 1.6 months supply for Townhouse/Condo.

## Quick Facts

**+ 25.2%**

**0.0%**

**- 5.9%**

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.

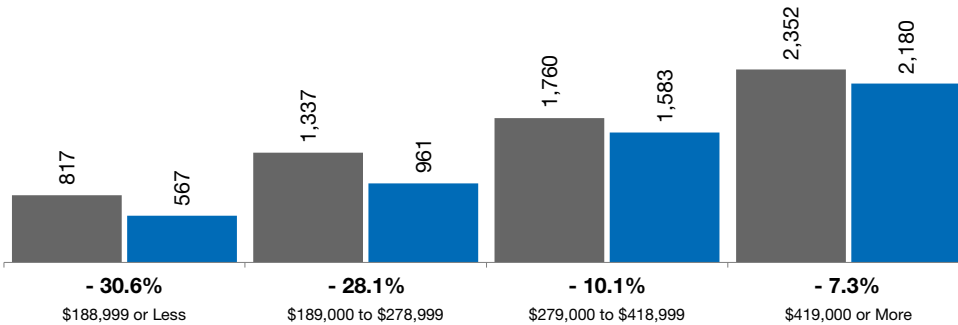
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

# 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.

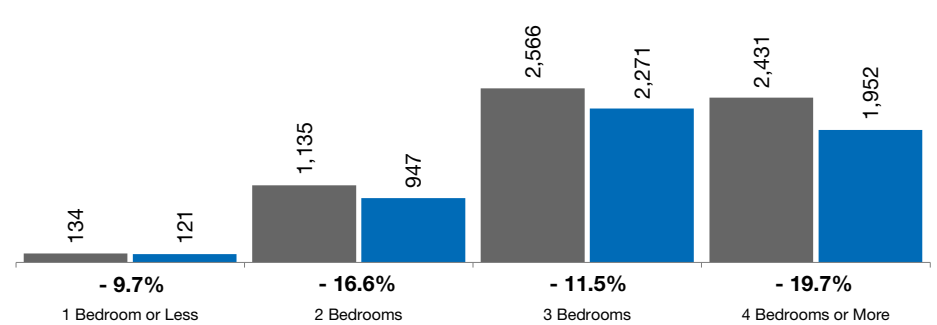
## By Price Range

■ 08-2021 ■ 08-2022



## By Bedroom

■ 08-2021 ■ 08-2022



### All Properties

By Price Range	08-2021	08-2022	Change
\$188,999 or Less	817	567	- 30.6%
\$189,000 to \$278,999	1,337	961	- 28.1%
\$279,000 to \$418,999	1,760	1,583	- 10.1%
\$419,000 or More	2,352	2,180	- 7.3%
<b>All Price Ranges</b>	<b>6,266</b>	<b>5,291</b>	<b>- 15.6%</b>

### Single Family Residence

08-2021	08-2022	Change	08-2021	08-2022	Change
526	373	- 29.1%	291	194	- 33.3%
880	601	- 31.7%	457	360	- 21.2%
1,425	1,273	- 10.7%	335	310	- 7.5%
1,996	1,844	- 7.6%	356	336	- 5.6%
<b>4,827</b>	<b>4,091</b>	<b>- 15.2%</b>	<b>1,439</b>	<b>1,200</b>	<b>- 16.6%</b>

### Townhouse/Condo

By Bedroom	08-2021	08-2022	Change
1 Bedroom or Less	134	121	- 9.7%
2 Bedrooms	1,135	947	- 16.6%
3 Bedrooms	2,566	2,271	- 11.5%
4 Bedrooms or More	2,431	1,952	- 19.7%
<b>All Bedroom Ranges</b>	<b>6,266</b>	<b>5,291</b>	<b>- 15.6%</b>

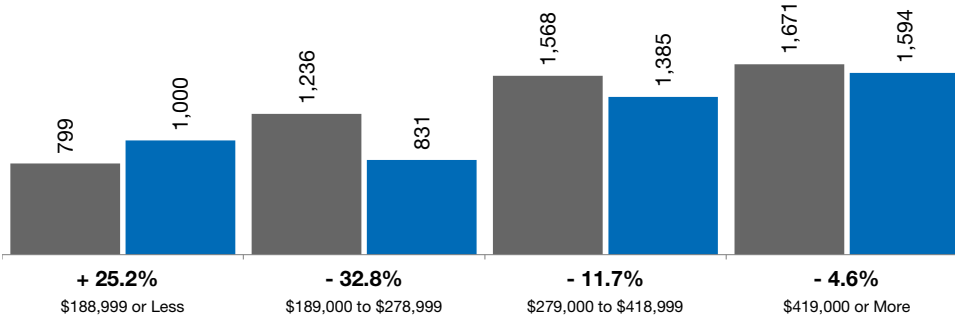
08-2021	08-2022	Change	08-2021	08-2022	Change
27	20	- 25.9%	107	101	- 5.6%
292	275	- 5.8%	843	672	- 20.3%
2,151	1,926	- 10.5%	415	345	- 16.9%
2,357	1,870	- 20.7%	74	82	+ 10.8%
<b>4,827</b>	<b>4,091</b>	<b>- 15.2%</b>	<b>1,439</b>	<b>1,200</b>	<b>- 16.6%</b>

# Pending Sales

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

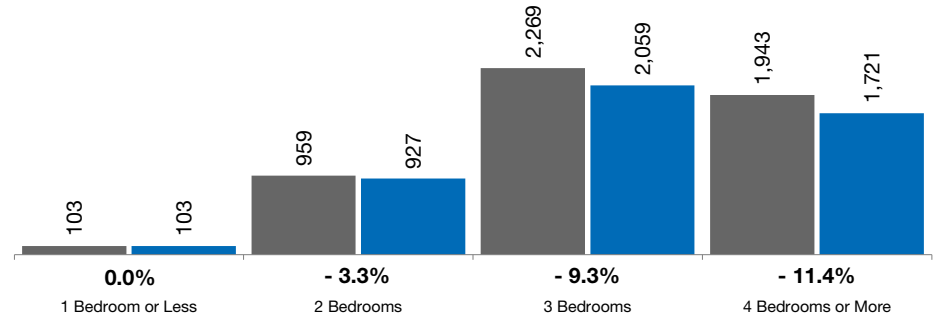
## By Price Range

■ 08-2021 ■ 08-2022



## By Bedroom

■ 08-2021 ■ 08-2022



### All Properties

By Price Range	08-2021	08-2022	Change
\$188,999 or Less	799	1,000	+ 25.2%
\$189,000 to \$278,999	1,236	831	- 32.8%
\$279,000 to \$418,999	1,568	1,385	- 11.7%
\$419,000 or More	1,671	1,594	- 4.6%
<b>All Price Ranges</b>	<b>5,274</b>	<b>4,810</b>	<b>- 8.8%</b>

### Single Family Residence

08-2021	08-2022	Change
504	682	+ 35.3%
837	489	- 41.6%
1,291	1,127	- 12.7%
1,464	1,403	- 4.2%
<b>4,096</b>	<b>3,701</b>	<b>- 9.6%</b>

### Townhouse/Condo

08-2021	08-2022	Change
295	318	+ 7.8%
399	342	- 14.3%
277	258	- 6.9%
207	191	- 7.7%
<b>1,178</b>	<b>1,109</b>	<b>- 5.9%</b>

### By Bedroom

	08-2021	08-2022	Change
1 Bedroom or Less	103	103	0.0%
2 Bedrooms	959	927	- 3.3%
3 Bedrooms	2,269	2,059	- 9.3%
4 Bedrooms or More	1,943	1,721	- 11.4%
<b>All Bedroom Ranges</b>	<b>5,274</b>	<b>4,810</b>	<b>- 8.8%</b>

08-2021	08-2022	Change
21	16	- 23.8%
248	253	+ 2.0%
1,939	1,771	- 8.7%
1,888	1,661	- 12.0%
<b>4,096</b>	<b>3,701</b>	<b>- 9.6%</b>

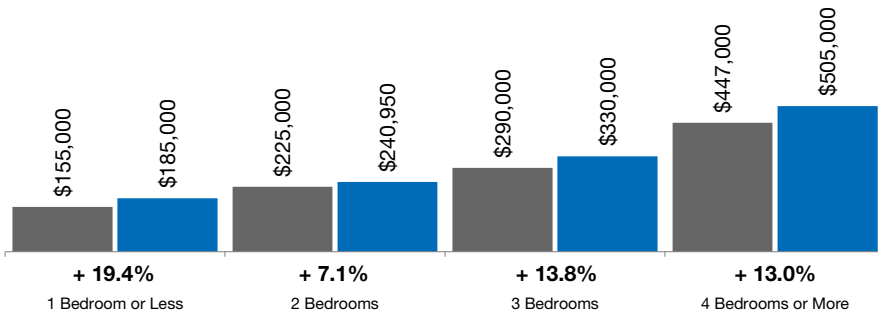
08-2021	08-2022	Change
82	87	+ 6.1%
711	674	- 5.2%
330	288	- 12.7%
55	60	+ 9.1%
<b>1,178</b>	<b>1,109</b>	<b>- 5.9%</b>

# 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.**

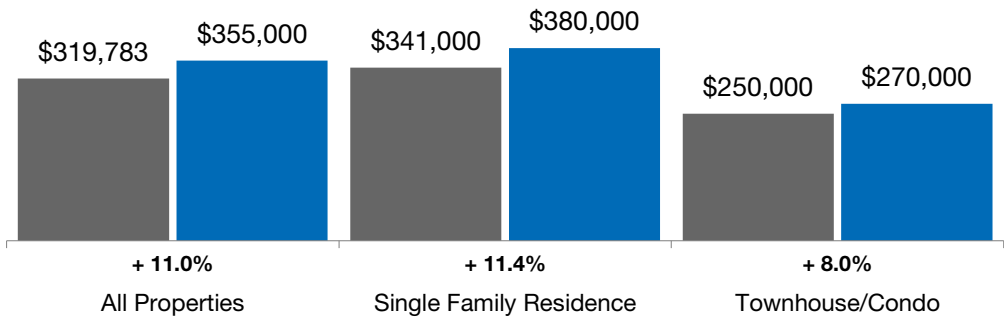
## By Bedroom

■ 08-2021 ■ 08-2022



## By Property Type

■ 08-2021 ■ 08-2022



All Properties			
By Bedroom	08-2021	08-2022	Change
1 Bedroom or Less	\$155,000	\$185,000	+ 19.4%
2 Bedrooms	\$225,000	\$240,950	+ 7.1%
3 Bedrooms	\$290,000	\$330,000	+ 13.8%
4 Bedrooms or More	\$447,000	\$505,000	+ 13.0%
<b>All Bedroom Ranges</b>	<b>\$319,783</b>	<b>\$355,000</b>	<b>+ 11.0%</b>

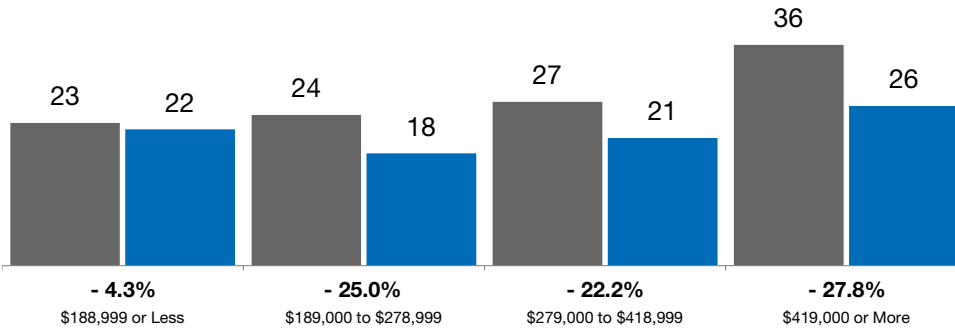
Single Family Residence			Townhouse/Condo		
08-2021	08-2022	Change	08-2021	08-2022	Change
\$148,000	\$172,000	+ 16.2%	\$159,500	\$204,750	+ 28.4%
\$222,500	\$227,650	+ 2.3%	\$226,000	\$247,700	+ 9.6%
\$281,000	\$326,000	+ 16.0%	\$350,000	\$379,805	+ 8.5%
\$446,500	\$505,000	+ 13.1%	\$451,273	\$483,508	+ 7.1%
<b>\$341,000</b>	<b>\$380,000</b>	<b>+ 11.4%</b>	<b>\$250,000</b>	<b>\$270,000</b>	<b>+ 8.0%</b>

# 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.

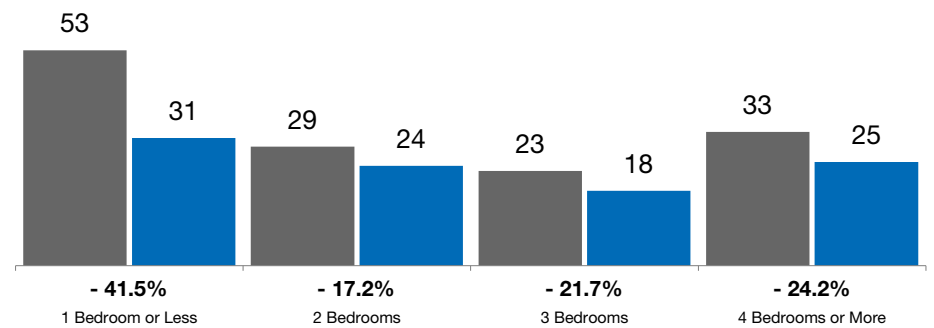
## By Price Range

■ 08-2021 ■ 08-2022



## By Bedroom

■ 08-2021 ■ 08-2022



### All Properties

By Price Range	08-2021	08-2022	Change
\$188,999 or Less	23	22	- 4.3%
\$189,000 to \$278,999	24	18	- 25.0%
\$279,000 to \$418,999	27	21	- 22.2%
\$419,000 or More	36	26	- 27.8%
<b>All Price Ranges</b>	<b>28</b>	<b>22</b>	<b>- 21.4%</b>

### Single Family Residence

08-2021	08-2022	Change	08-2021	08-2022	Change
21	25	+ 19.0%	27	18	- 33.3%
19	16	- 15.8%	35	22	- 37.1%
22	18	- 18.2%	49	31	- 36.7%
34	24	- 29.4%	48	36	- 25.0%
<b>25</b>	<b>21</b>	<b>- 16.0%</b>	<b>39</b>	<b>26</b>	<b>- 33.3%</b>

### Townhouse/Condo

By Bedroom	08-2021	08-2022	Change
1 Bedroom or Less	53	31	- 41.5%
2 Bedrooms	29	24	- 17.2%
3 Bedrooms	23	18	- 21.7%
4 Bedrooms or More	33	25	- 24.2%
<b>All Bedroom Ranges</b>	<b>28</b>	<b>22</b>	<b>- 21.4%</b>

08-2021	08-2022	Change	08-2021	08-2022	Change
18	16	- 11.1%	61	34	- 44.3%
22	22	0.0%	32	25	- 21.9%
20	17	- 15.0%	45	27	- 40.0%
32	25	- 21.9%	58	27	- 53.4%
<b>25</b>	<b>21</b>	<b>- 16.0%</b>	<b>39</b>	<b>26</b>	<b>- 33.3%</b>

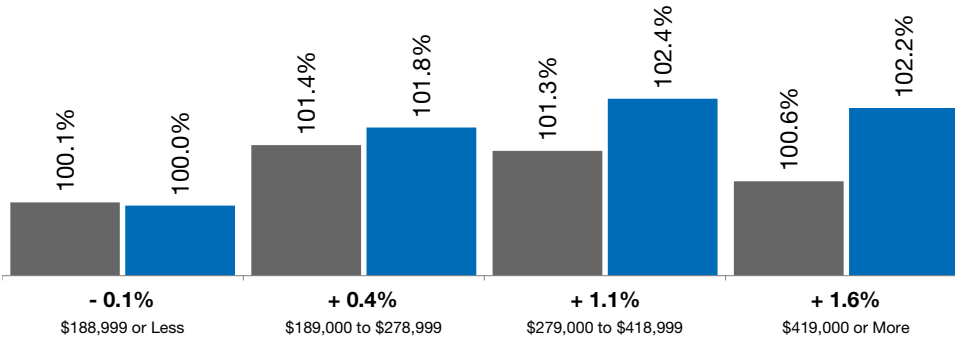


# Percent of List Price Received

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.**

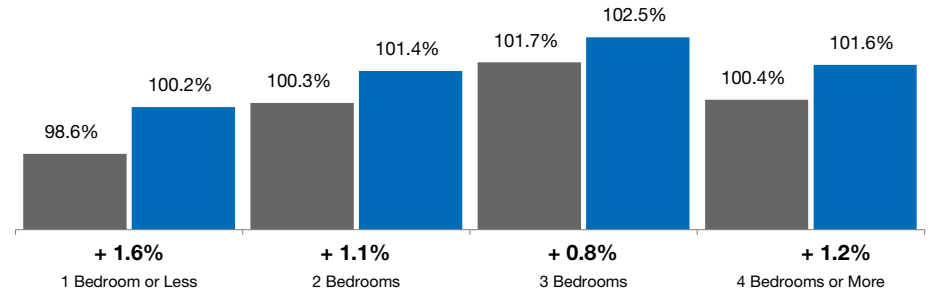
## By Price Range

■ 08-2021 ■ 08-2022



## By Bedroom

■ 08-2021 ■ 08-2022



## All Properties

By Price Range	08-2021	08-2022	Change
\$188,999 or Less	100.1%	100.0%	- 0.1%
\$189,000 to \$278,999	101.4%	101.8%	+ 0.4%
\$279,000 to \$418,999	101.3%	102.4%	+ 1.1%
\$419,000 or More	100.6%	102.2%	+ 1.6%
<b>All Price Ranges</b>	<b>100.9%</b>	<b>101.9%</b>	<b>+ 1.0%</b>

## Single Family Residence

08-2021	08-2022	Change	08-2021	08-2022	Change
100.5%	99.5%	- 1.0%	99.4%	101.0%	+ 1.6%
101.9%	101.9%	0.0%	100.2%	101.6%	+ 1.4%
101.4%	102.5%	+ 1.1%	100.4%	101.9%	+ 1.5%
100.6%	102.4%	+ 1.8%	100.1%	100.8%	+ 0.7%
<b>101.2%</b>	<b>102.1%</b>	<b>+ 0.9%</b>	<b>100.1%</b>	<b>101.4%</b>	<b>+ 1.3%</b>

## Townhouse/Condo

By Bedroom	08-2021	08-2022	Change
1 Bedroom or Less	98.6%	100.2%	+ 1.6%
2 Bedrooms	100.3%	101.4%	+ 1.1%
3 Bedrooms	101.7%	102.5%	+ 0.8%
4 Bedrooms or More	100.4%	101.6%	+ 1.2%
<b>All Bedroom Ranges</b>	<b>100.9%</b>	<b>101.9%</b>	<b>+ 1.0%</b>

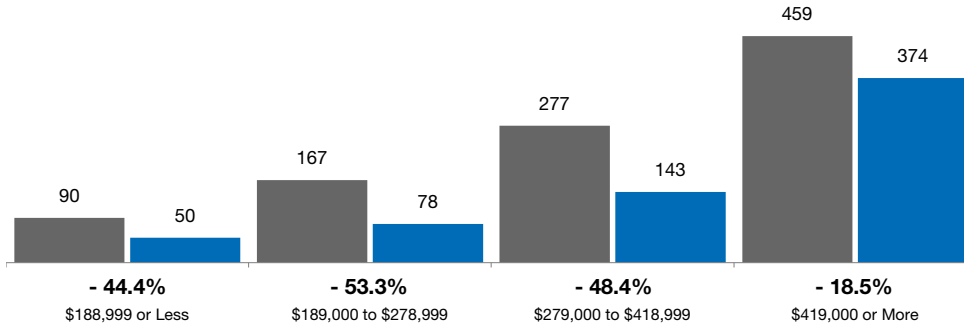
08-2021	08-2022	Change	08-2021	08-2022	Change
99.5%	98.9%	- 0.6%	98.3%	100.4%	+ 2.1%
100.6%	101.1%	+ 0.5%	100.2%	101.5%	+ 1.3%
101.9%	102.7%	+ 0.8%	100.5%	101.4%	+ 0.9%
100.5%	101.6%	+ 1.1%	98.3%	101.2%	+ 3.0%
<b>101.2%</b>	<b>102.1%</b>	<b>+ 0.9%</b>	<b>100.1%</b>	<b>101.4%</b>	<b>+ 1.3%</b>

# 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.

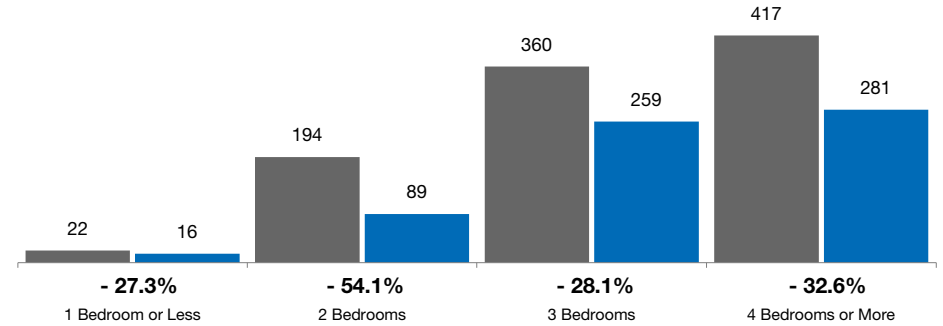
## By Price Range

■ 08-2021 ■ 08-2022



## By Bedroom

■ 08-2021 ■ 08-2022



### All Properties

By Price Range	08-2021	08-2022	Change
\$188,999 or Less	90	50	- 44.4%
\$189,000 to \$278,999	167	78	- 53.3%
\$279,000 to \$418,999	277	143	- 48.4%
\$419,000 or More	459	374	- 18.5%
<b>All Price Ranges</b>	<b>993</b>	<b>645</b>	<b>- 35.0%</b>

### Single Family Residence

08-2021	08-2022	Change	08-2021	08-2022	Change
52	39	- 25.0%	38	11	- 71.1%
91	49	- 46.2%	76	29	- 61.8%
219	109	- 50.2%	58	34	- 41.4%
376	303	- 19.4%	83	71	- 14.5%
<b>738</b>	<b>500</b>	<b>- 32.2%</b>	<b>255</b>	<b>145</b>	<b>- 43.1%</b>

### Townhouse/Condo

By Bedroom	08-2021	08-2022	Change
1 Bedroom or Less	22	16	- 27.3%
2 Bedrooms	194	89	- 54.1%
3 Bedrooms	360	259	- 28.1%
4 Bedrooms or More	417	281	- 32.6%
<b>All Bedroom Ranges</b>	<b>993</b>	<b>645</b>	<b>- 35.0%</b>

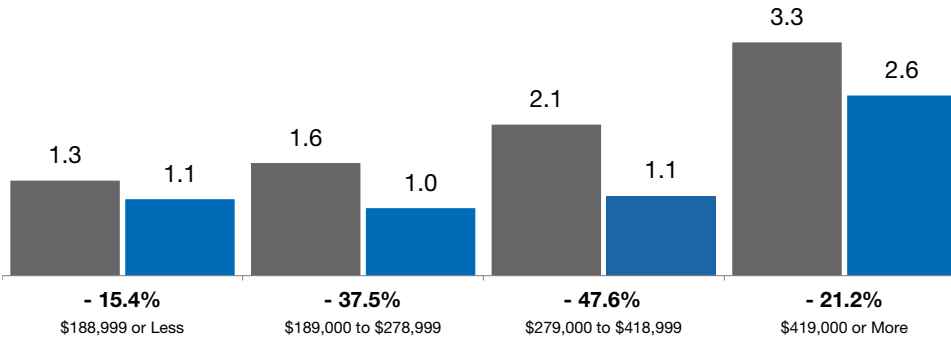
08-2021	08-2022	Change	08-2021	08-2022	Change
3	4	+ 33.3%	19	12	- 36.8%
49	27	- 44.9%	145	62	- 57.2%
284	205	- 27.8%	76	54	- 28.9%
402	264	- 34.3%	15	17	+ 13.3%
<b>738</b>	<b>500</b>	<b>- 32.2%</b>	<b>255</b>	<b>145</b>	<b>- 43.1%</b>

# 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.

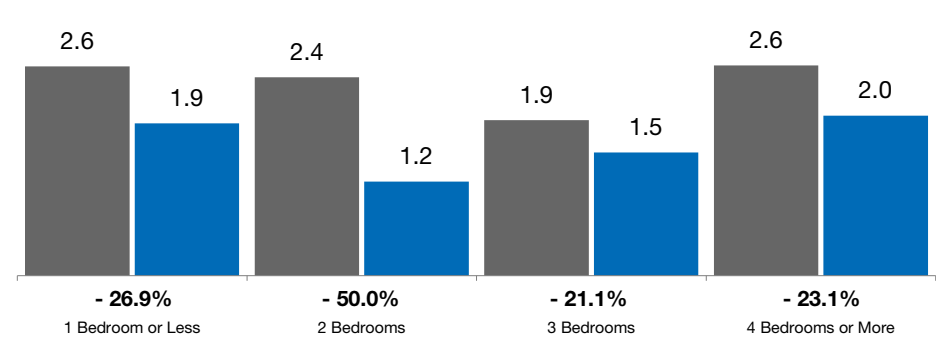
## By Price Range

■ 08-2021 ■ 08-2022



## By Bedroom

■ 08-2021 ■ 08-2022



### All Properties

By Price Range	08-2021	08-2022	Change
\$188,999 or Less	1.3	1.1	- 15.4%
\$189,000 to \$278,999	1.6	1.0	- 37.5%
\$279,000 to \$418,999	2.1	1.1	- 47.6%
\$419,000 or More	3.3	2.6	- 21.2%
<b>All Price Ranges</b>	<b>2.3</b>	<b>1.6</b>	<b>- 30.4%</b>

### Single Family Residence

08-2021	08-2022	Change	08-2021	08-2022	Change
1.2	1.3	+ 8.3%	1.7	0.6	- 64.7%
1.3	1.0	- 23.1%	2.2	0.9	- 59.1%
2.1	1.1	- 47.6%	2.5	1.5	- 40.0%
3.1	2.4	- 22.6%	4.6	3.5	- 23.9%
<b>2.2</b>	<b>1.6</b>	<b>- 27.3%</b>	<b>2.6</b>	<b>1.6</b>	<b>- 38.5%</b>

### Townhouse/Condo

By Bedroom	08-2021	08-2022	Change
1 Bedroom or Less	2.6	1.9	- 26.9%
2 Bedrooms	2.4	1.2	- 50.0%
3 Bedrooms	1.9	1.5	- 21.1%
4 Bedrooms or More	2.6	2.0	- 23.1%
<b>All Bedroom Ranges</b>	<b>2.3</b>	<b>1.6</b>	<b>- 30.4%</b>

08-2021	08-2022	Change	08-2021	08-2022	Change
1.4	2.5	+ 78.6%	2.8	1.7	- 39.3%
2.4	1.3	- 45.8%	2.4	1.1	- 54.2%
1.8	1.4	- 22.2%	2.8	2.3	- 17.9%
2.6	1.9	- 26.9%	3.3	3.4	+ 3.0%
<b>2.2</b>	<b>1.6</b>	<b>- 27.3%</b>	<b>2.6</b>	<b>1.6</b>	<b>- 38.5%</b>

## Ann Arbor School District

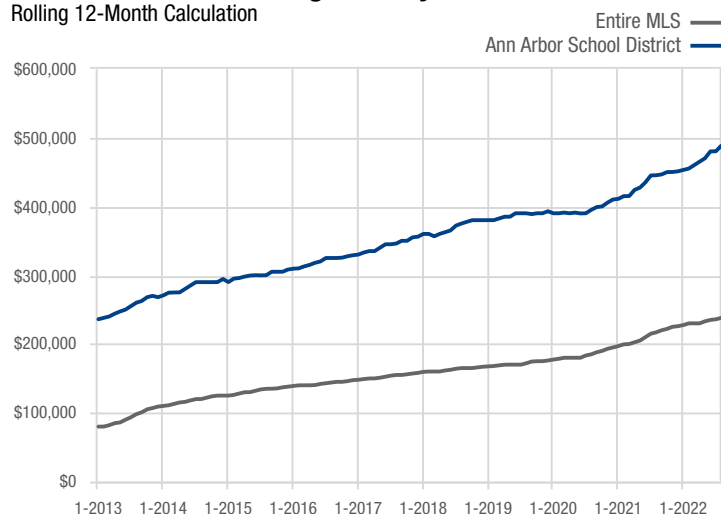
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	156	134	- 14.1%	1,287	1,155	- 10.3%
Pending Sales	134	170	+ 26.9%	976	949	- 2.8%
Closed Sales	119	127	+ 6.7%	919	886	- 3.6%
Days on Market Until Sale	20	13	- 35.0%	21	16	- 23.8%
Median Sales Price*	\$425,000	\$490,000	+ 15.3%	\$452,000	\$510,000	+ 12.8%
Average Sales Price*	\$510,135	\$578,610	+ 13.4%	\$527,575	\$590,371	+ 11.9%
Percent of List Price Received*	102.1%	101.0%	- 1.1%	101.9%	103.9%	+ 2.0%
Inventory of Homes for Sale	303	181	- 40.3%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	96	70	- 27.1%	792	674	- 14.9%
Pending Sales	70	84	+ 20.0%	612	560	- 8.5%
Closed Sales	78	64	- 17.9%	594	542	- 8.8%
Days on Market Until Sale	29	29	0.0%	35	20	- 42.9%
Median Sales Price*	\$257,500	\$309,950	+ 20.4%	\$263,500	\$295,000	+ 12.0%
Average Sales Price*	\$310,027	\$379,275	+ 22.3%	\$324,747	\$359,662	+ 10.8%
Percent of List Price Received*	100.9%	100.2%	- 0.7%	100.4%	102.3%	+ 1.9%
Inventory of Homes for Sale	170	97	- 42.9%	—	—	—
Months Supply of Inventory	2.4	1.5	- 37.5%	—	—	—

\* 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.

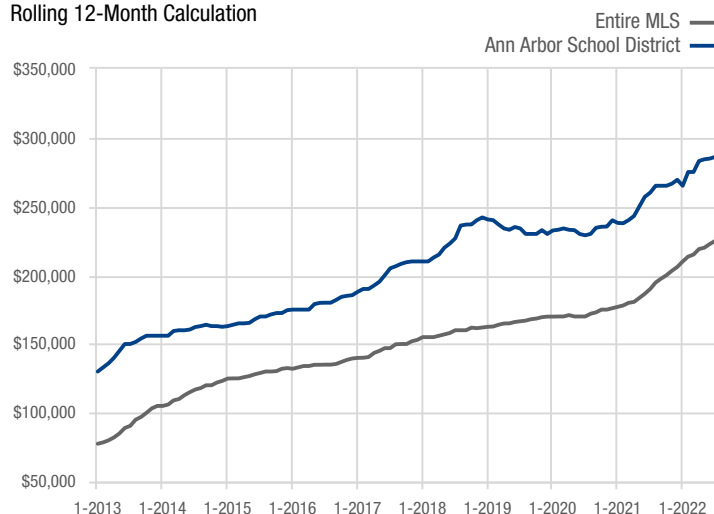
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Chelsea School District

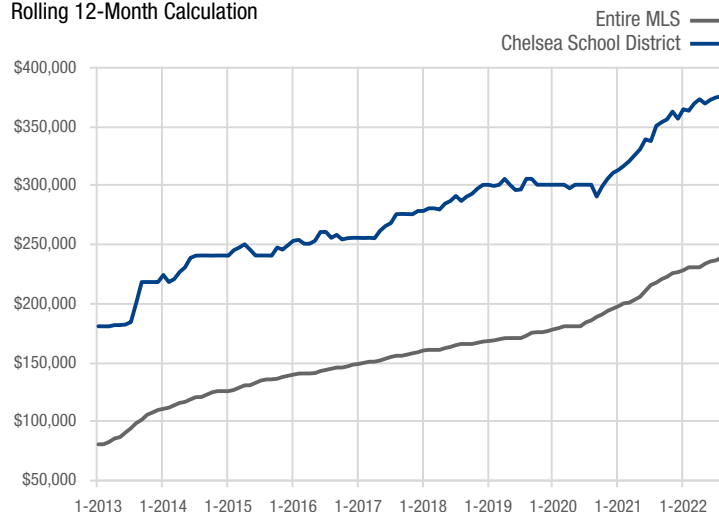
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	29	17	- 41.4%	213	171	- 19.7%
Pending Sales	20	24	+ 20.0%	177	138	- 22.0%
Closed Sales	16	20	+ 25.0%	169	134	- 20.7%
Days on Market Until Sale	21	21	0.0%	24	16	- 33.3%
Median Sales Price*	\$345,500	<b>\$412,450</b>	+ 19.4%	\$362,000	<b>\$397,500</b>	+ 9.8%
Average Sales Price*	\$364,378	<b>\$412,890</b>	+ 13.3%	\$398,248	<b>\$429,355</b>	+ 7.8%
Percent of List Price Received*	100.7%	<b>99.1%</b>	- 1.6%	101.2%	<b>102.2%</b>	+ 1.0%
Inventory of Homes for Sale	53	29	- 45.3%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	2	+ 100.0%	32	36	+ 12.5%
Pending Sales	1	2	+ 100.0%	31	23	- 25.8%
Closed Sales	3	1	- 66.7%	29	15	- 48.3%
Days on Market Until Sale	15	6	- 60.0%	31	13	- 58.1%
Median Sales Price*	\$315,000	<b>\$221,000</b>	- 29.8%	\$272,300	<b>\$240,000</b>	- 11.9%
Average Sales Price*	\$312,791	<b>\$221,000</b>	- 29.3%	\$257,050	<b>\$255,170</b>	- 0.7%
Percent of List Price Received*	103.7%	<b>98.2%</b>	- 5.3%	101.4%	<b>102.6%</b>	+ 1.2%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

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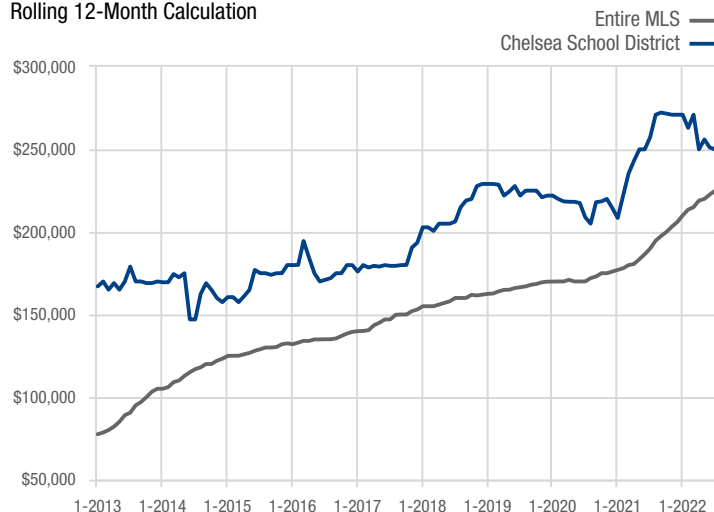
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Clinton School District

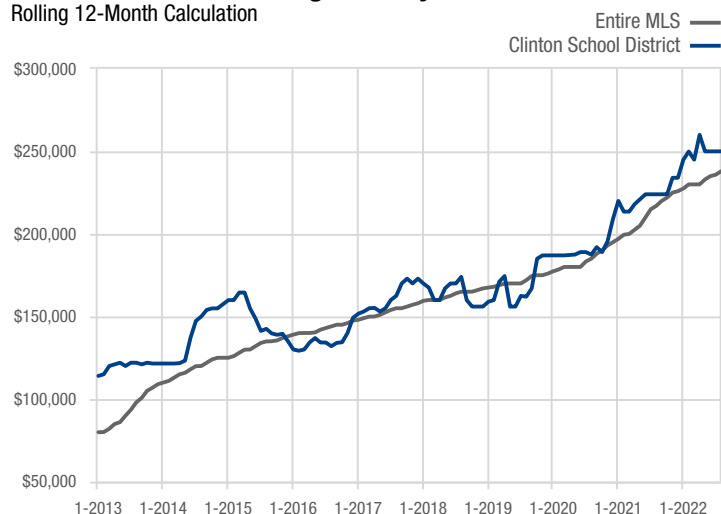
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	13	+ 160.0%	59	77	+ 30.5%
Pending Sales	7	20	+ 185.7%	46	61	+ 32.6%
Closed Sales	5	7	+ 40.0%	43	49	+ 14.0%
Days on Market Until Sale	38	25	- 34.2%	33	43	+ 30.3%
Median Sales Price*	\$249,900	<b>\$245,000</b>	- 2.0%	\$224,000	<b>\$250,000</b>	+ 11.6%
Average Sales Price*	\$235,060	<b>\$277,686</b>	+ 18.1%	\$262,667	<b>\$295,215</b>	+ 12.4%
Percent of List Price Received*	102.8%	<b>99.9%</b>	- 2.8%	100.7%	<b>99.2%</b>	- 1.5%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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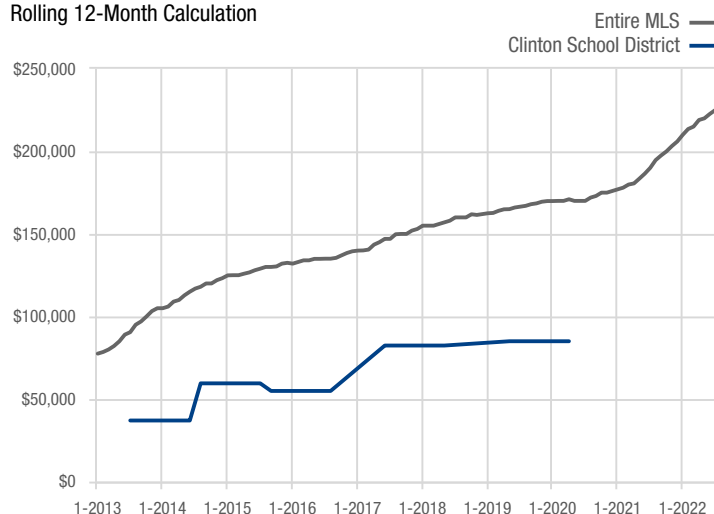
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Dexter School District

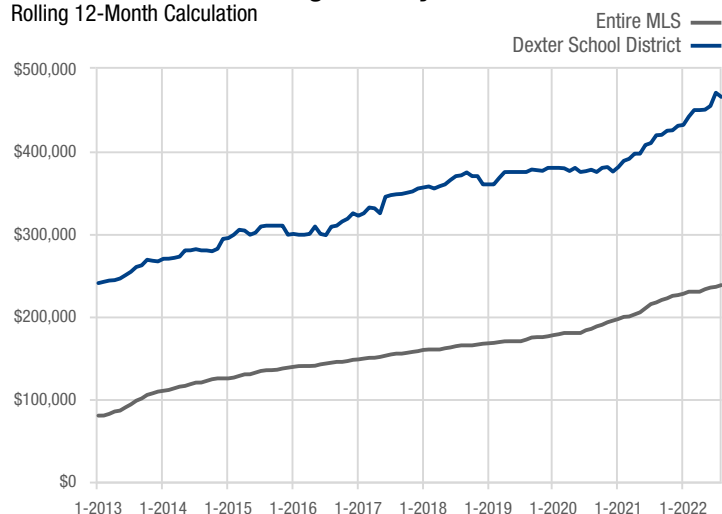
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	32	20	- 37.5%	277	219	- 20.9%
Pending Sales	32	32	0.0%	222	189	- 14.9%
Closed Sales	33	27	- 18.2%	212	168	- 20.8%
Days on Market Until Sale	17	16	- 5.9%	29	21	- 27.6%
Median Sales Price*	\$455,000	<b>\$450,000</b>	- 1.1%	\$443,750	<b>\$499,950</b>	+ 12.7%
Average Sales Price*	\$490,569	<b>\$524,492</b>	+ 6.9%	\$482,971	<b>\$542,587</b>	+ 12.3%
Percent of List Price Received*	101.2%	100.0%	- 1.2%	101.1%	102.4%	+ 1.3%
Inventory of Homes for Sale	63	34	- 46.0%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	4	5	+ 25.0%	31	21	- 32.3%
Pending Sales	2	4	+ 100.0%	26	20	- 23.1%
Closed Sales	2	0	- 100.0%	26	14	- 46.2%
Days on Market Until Sale	195	—	—	78	56	- 28.2%
Median Sales Price*	\$381,610	—	—	\$377,500	<b>\$366,270</b>	- 3.0%
Average Sales Price*	\$381,610	—	—	\$400,667	<b>\$342,784</b>	- 14.4%
Percent of List Price Received*	103.1%	—	—	101.2%	102.7%	+ 1.5%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	4.1	2.3	- 43.9%	—	—	—

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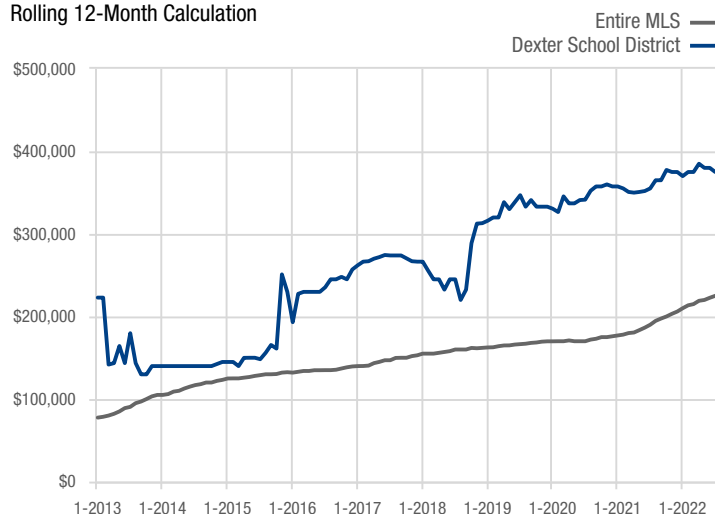
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lincoln Consolidated School District

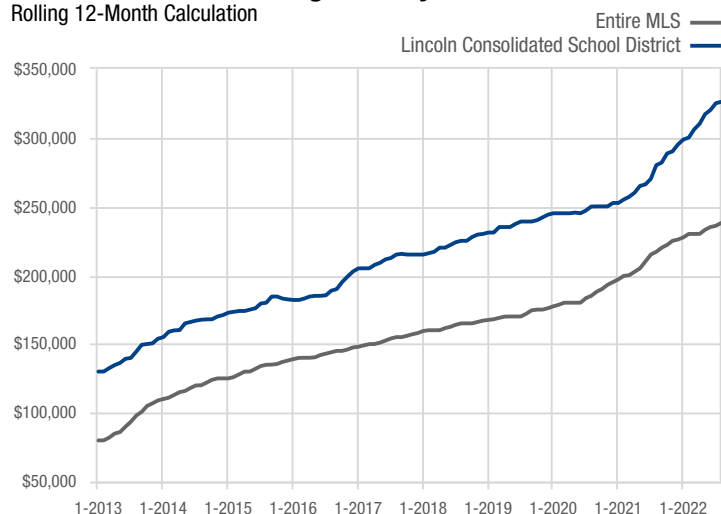
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	50	43	- 14.0%	333	279	- 16.2%
Pending Sales	47	39	- 17.0%	292	233	- 20.2%
Closed Sales	39	31	- 20.5%	273	212	- 22.3%
Days on Market Until Sale	10	11	+ 10.0%	10	14	+ 40.0%
Median Sales Price*	\$299,900	<b>\$340,000</b>	+ 13.4%	\$290,000	<b>\$340,000</b>	+ 17.2%
Average Sales Price*	\$304,082	<b>\$341,478</b>	+ 12.3%	\$303,644	<b>\$345,077</b>	+ 13.6%
Percent of List Price Received*	102.5%	<b>101.2%</b>	- 1.3%	103.4%	<b>104.2%</b>	+ 0.8%
Inventory of Homes for Sale	49	42	- 14.3%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	6	6	0.0%	27	23	- 14.8%
Pending Sales	5	1	- 80.0%	21	21	0.0%
Closed Sales	1	4	+ 300.0%	15	21	+ 40.0%
Days on Market Until Sale	3	54	+ 1,700.0%	24	27	+ 12.5%
Median Sales Price*	\$95,000	<b>\$239,565</b>	+ 152.2%	\$163,000	<b>\$199,000</b>	+ 22.1%
Average Sales Price*	\$95,000	<b>\$211,659</b>	+ 122.8%	\$151,917	<b>\$194,801</b>	+ 28.2%
Percent of List Price Received*	100.5%	<b>100.5%</b>	0.0%	98.9%	<b>103.5%</b>	+ 4.7%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

\* 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.

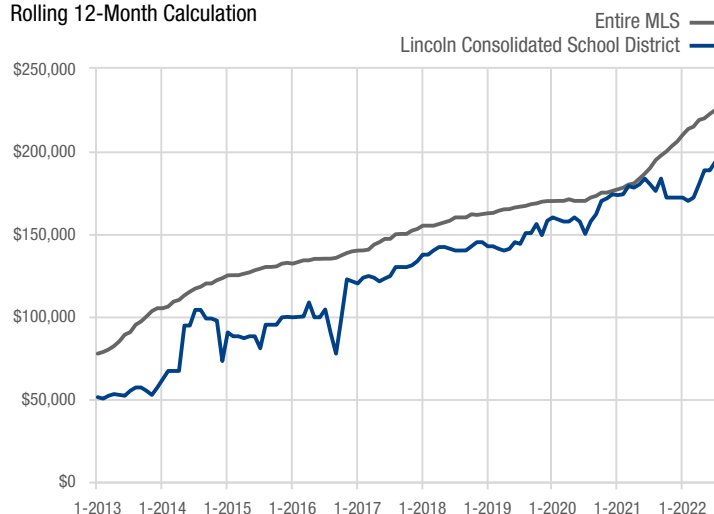
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Manchester School District

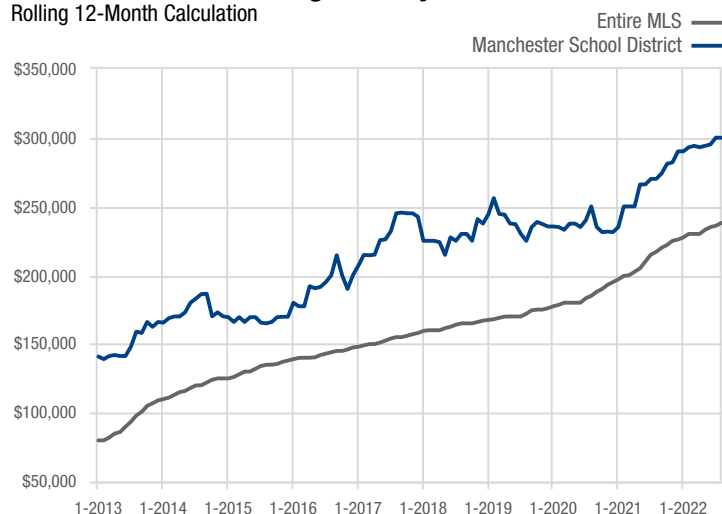
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	8	11	+ 37.5%	72	70	- 2.8%
Pending Sales	9	7	- 22.2%	66	62	- 6.1%
Closed Sales	6	4	- 33.3%	63	57	- 9.5%
Days on Market Until Sale	18	33	+ 83.3%	40	30	- 25.0%
Median Sales Price*	\$322,500	<b>\$194,950</b>	- 39.6%	\$290,000	<b>\$305,000</b>	+ 5.2%
Average Sales Price*	\$314,317	<b>\$215,725</b>	- 31.4%	\$313,347	<b>\$365,379</b>	+ 16.6%
Percent of List Price Received*	101.0%	<b>95.8%</b>	- 5.1%	100.3%	<b>100.7%</b>	+ 0.4%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	6	7	+ 16.7%
Pending Sales	1	1	0.0%	4	7	+ 75.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Days on Market Until Sale	20	—	—	28	13	- 53.6%
Median Sales Price*	\$129,000	—	—	\$129,000	<b>\$145,000</b>	+ 12.4%
Average Sales Price*	\$129,000	—	—	\$150,500	<b>\$169,900</b>	+ 12.9%
Percent of List Price Received*	100.9%	—	—	99.4%	<b>101.4%</b>	+ 2.0%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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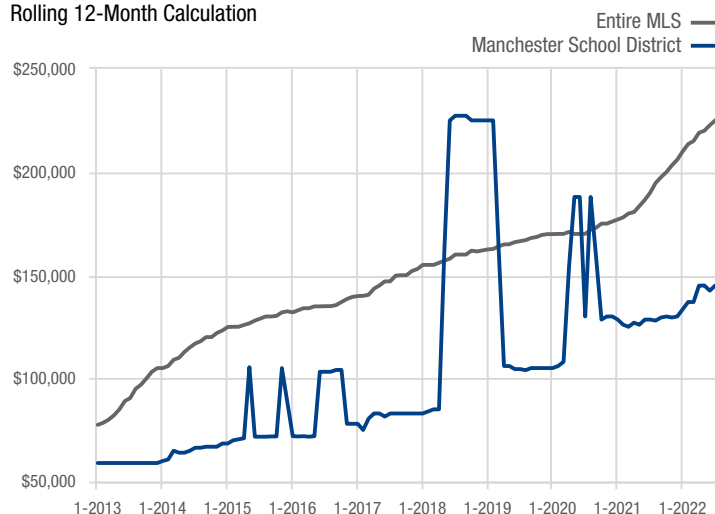
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Milan School District

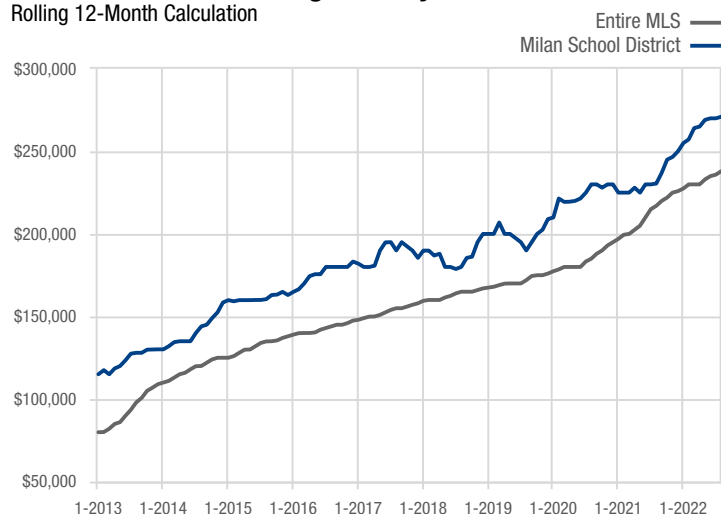
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	26	25	- 3.8%	177	151	- 14.7%
Pending Sales	22	33	+ 50.0%	124	142	+ 14.5%
Closed Sales	19	21	+ 10.5%	119	127	+ 6.7%
Days on Market Until Sale	20	39	+ 95.0%	26	34	+ 30.8%
Median Sales Price*	\$266,000	\$295,000	+ 10.9%	\$238,500	\$278,000	+ 16.6%
Average Sales Price*	\$292,679	\$293,327	+ 0.2%	\$250,409	\$278,884	+ 11.4%
Percent of List Price Received*	102.5%	98.8%	- 3.6%	101.5%	101.0%	- 0.5%
Inventory of Homes for Sale	60	26	- 56.7%	—	—	—
Months Supply of Inventory	3.4	1.4	- 58.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	3	1	- 66.7%	15	25	+ 66.7%
Pending Sales	2	1	- 50.0%	11	21	+ 90.9%
Closed Sales	0	3	—	8	18	+ 125.0%
Days on Market Until Sale	—	5	—	38	30	- 21.1%
Median Sales Price*	—	\$595,240	—	\$140,950	\$195,450	+ 38.7%
Average Sales Price*	—	\$467,160	—	\$154,588	\$269,756	+ 74.5%
Percent of List Price Received*	—	101.0%	—	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	2.6	3.5	+ 34.6%	—	—	—

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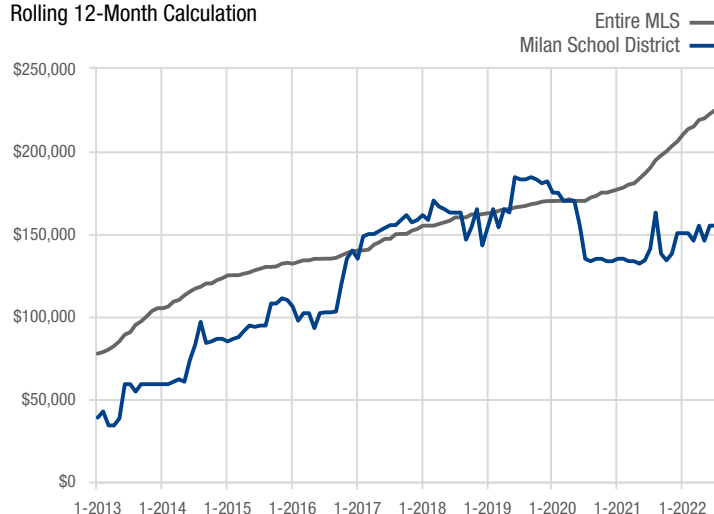
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Northville School District

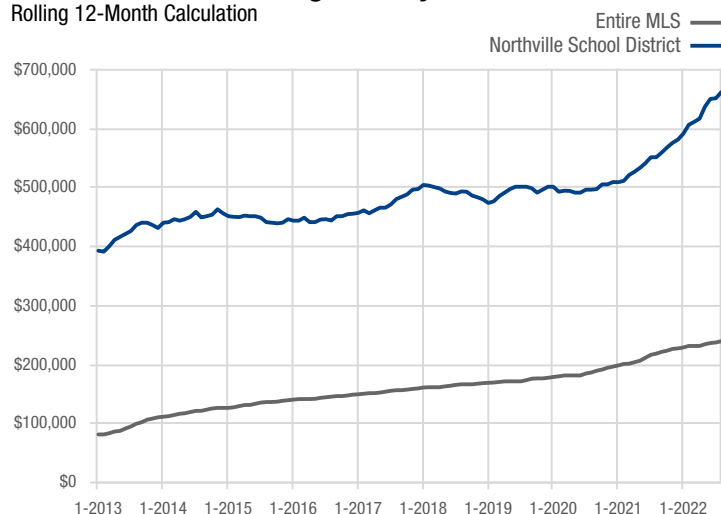
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	55	56	+ 1.8%	473	401	- 15.2%
Pending Sales	39	50	+ 28.2%	389	299	- 23.1%
Closed Sales	52	43	- 17.3%	381	276	- 27.6%
Days on Market Until Sale	20	10	- 50.0%	26	18	- 30.8%
Median Sales Price*	\$542,500	\$650,000	+ 19.8%	\$570,000	\$680,000	+ 19.3%
Average Sales Price*	\$643,103	\$722,912	+ 12.4%	\$652,998	\$782,247	+ 19.8%
Percent of List Price Received*	101.6%	102.3%	+ 0.7%	101.2%	103.0%	+ 1.8%
Inventory of Homes for Sale	92	63	- 31.5%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	29	29	0.0%	201	163	- 18.9%
Pending Sales	27	12	- 55.6%	183	131	- 28.4%
Closed Sales	18	20	+ 11.1%	168	130	- 22.6%
Days on Market Until Sale	32	14	- 56.3%	28	18	- 35.7%
Median Sales Price*	\$403,500	\$272,250	- 32.5%	\$307,500	\$337,500	+ 9.8%
Average Sales Price*	\$355,075	\$332,656	- 6.3%	\$324,284	\$386,682	+ 19.2%
Percent of List Price Received*	101.9%	99.1%	- 2.7%	100.2%	102.4%	+ 2.2%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

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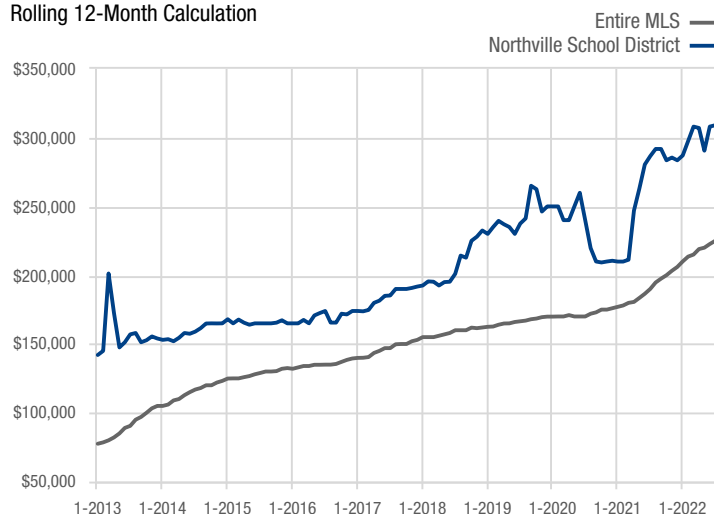
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Pinckney School District

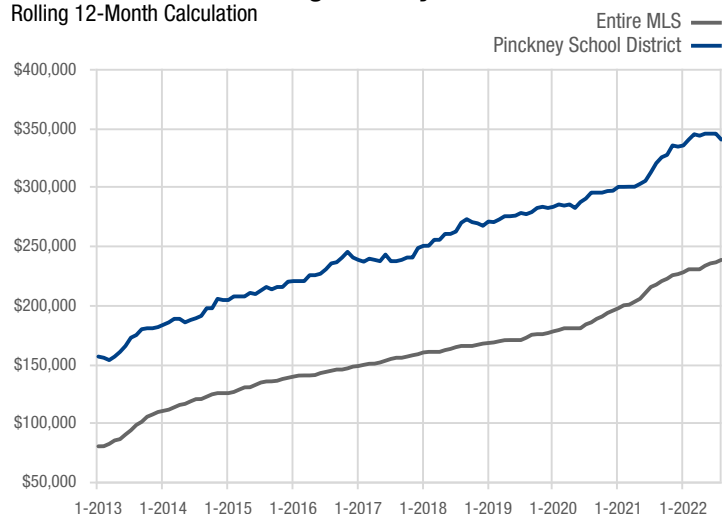
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	53	46	- 13.2%	398	306	- 23.1%
Pending Sales	41	44	+ 7.3%	333	241	- 27.6%
Closed Sales	57	34	- 40.4%	333	225	- 32.4%
Days on Market Until Sale	27	9	- 66.7%	26	19	- 26.9%
Median Sales Price*	\$367,000	<b>\$372,373</b>	+ 1.5%	\$341,000	<b>\$353,000</b>	+ 3.5%
Average Sales Price*	\$468,964	<b>\$399,570</b>	- 14.8%	\$401,596	<b>\$408,916</b>	+ 1.8%
Percent of List Price Received*	101.4%	<b>100.9%</b>	- 0.5%	101.4%	<b>101.6%</b>	+ 0.2%
Inventory of Homes for Sale	65	62	- 4.6%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	4	4	0.0%
Pending Sales	0	1	—	6	4	- 33.3%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	10	—	—	18	13	- 27.8%
Median Sales Price*	\$215,000	—	—	\$275,000	<b>\$250,000</b>	- 9.1%
Average Sales Price*	\$215,000	—	—	\$273,557	<b>\$259,933</b>	- 5.0%
Percent of List Price Received*	97.7%	—	—	100.0%	<b>100.5%</b>	+ 0.5%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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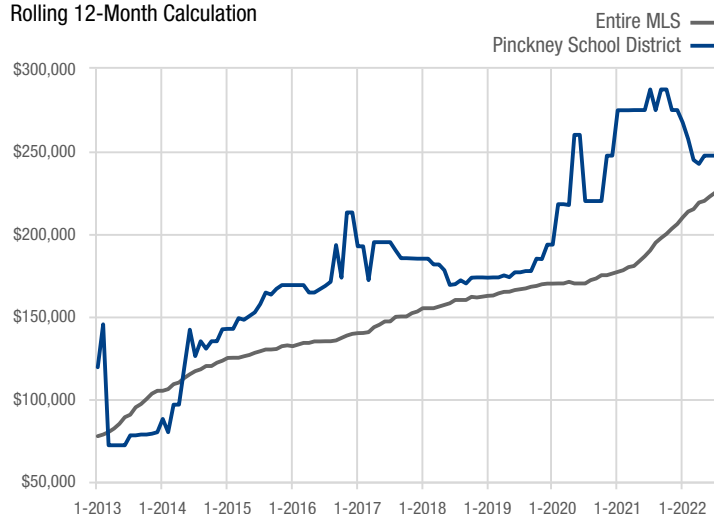
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Plymouth School District

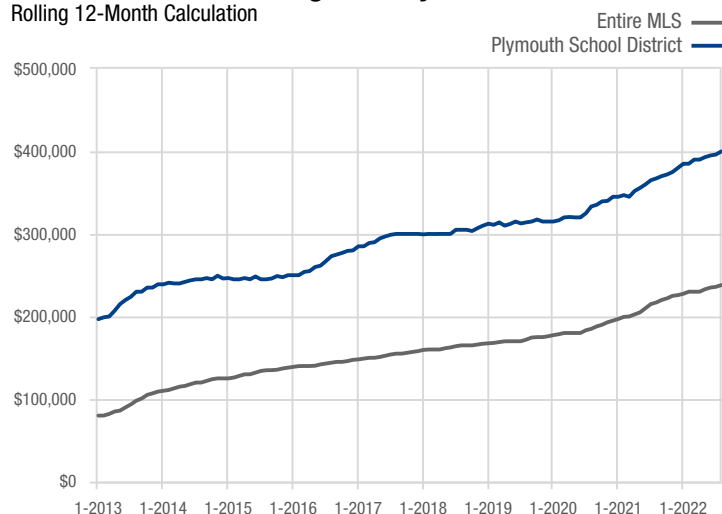
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	188	149	- 20.7%	1,318	1,163	- 11.8%
Pending Sales	165	129	- 21.8%	1,081	914	- 15.4%
Closed Sales	175	128	- 26.9%	1,008	849	- 15.8%
Days on Market Until Sale	18	14	- 22.2%	19	14	- 26.3%
Median Sales Price*	\$408,500	\$414,000	+ 1.3%	\$380,000	\$408,000	+ 7.4%
Average Sales Price*	\$437,390	\$447,296	+ 2.3%	\$421,289	\$454,922	+ 8.0%
Percent of List Price Received*	102.1%	100.5%	- 1.6%	102.4%	103.5%	+ 1.1%
Inventory of Homes for Sale	193	157	- 18.7%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	66	58	- 12.1%	492	412	- 16.3%
Pending Sales	61	56	- 8.2%	430	346	- 19.5%
Closed Sales	53	47	- 11.3%	385	348	- 9.6%
Days on Market Until Sale	19	46	+ 142.1%	27	22	- 18.5%
Median Sales Price*	\$265,000	\$265,900	+ 0.3%	\$252,000	\$284,900	+ 13.1%
Average Sales Price*	\$276,598	\$285,758	+ 3.3%	\$256,514	\$294,177	+ 14.7%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	100.3%	102.5%	+ 2.2%
Inventory of Homes for Sale	75	69	- 8.0%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

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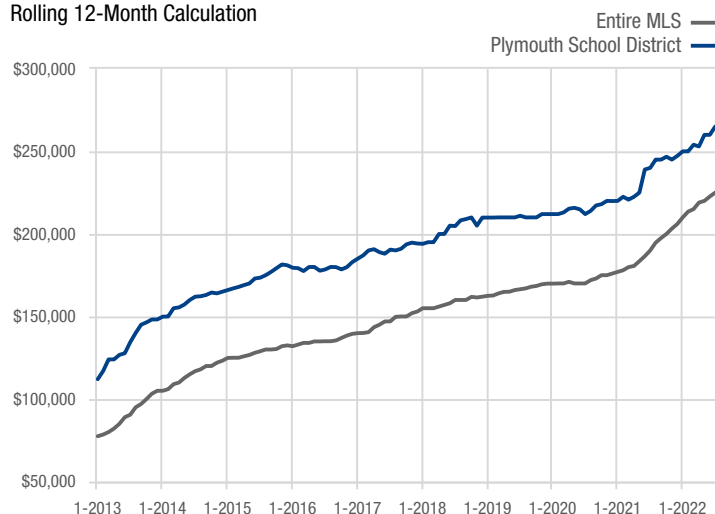
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Saline School District

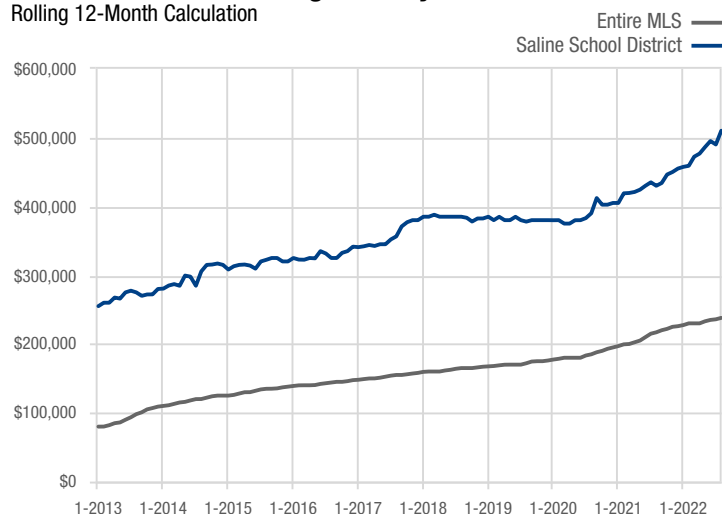
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	44	40	- 9.1%	414	372	- 10.1%
Pending Sales	38	43	+ 13.2%	307	286	- 6.8%
Closed Sales	40	25	- 37.5%	279	257	- 7.9%
Days on Market Until Sale	28	11	- 60.7%	34	26	- 23.5%
Median Sales Price*	\$392,000	\$516,500	+ 31.8%	\$445,000	\$530,000	+ 19.1%
Average Sales Price*	\$452,665	\$549,365	+ 21.4%	\$472,540	\$560,504	+ 18.6%
Percent of List Price Received*	100.8%	98.7%	- 2.1%	100.9%	101.6%	+ 0.7%
Inventory of Homes for Sale	91	82	- 9.9%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	11	+ 10.0%	97	77	- 20.6%
Pending Sales	15	12	- 20.0%	76	80	+ 5.3%
Closed Sales	13	10	- 23.1%	66	60	- 9.1%
Days on Market Until Sale	20	34	+ 70.0%	56	56	0.0%
Median Sales Price*	\$298,700	\$289,950	- 2.9%	\$272,500	\$340,940	+ 25.1%
Average Sales Price*	\$308,151	\$335,830	+ 9.0%	\$313,890	\$392,184	+ 24.9%
Percent of List Price Received*	99.9%	101.3%	+ 1.4%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	42	22	- 47.6%	—	—	—
Months Supply of Inventory	5.3	2.4	- 54.7%	—	—	—

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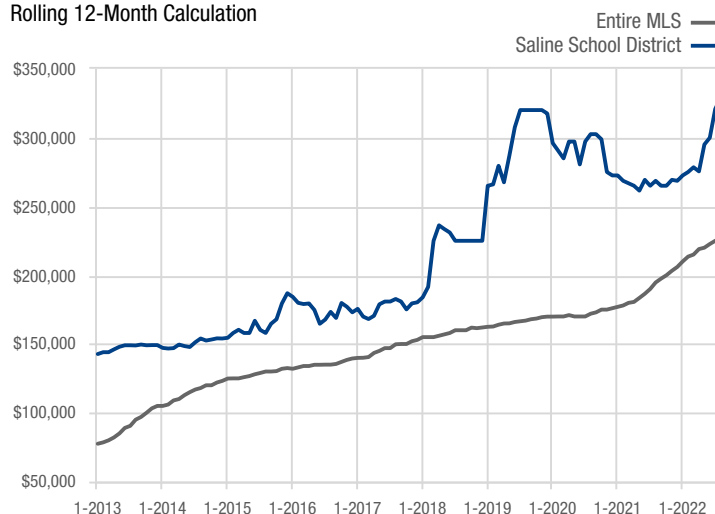
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## South Lyon School District

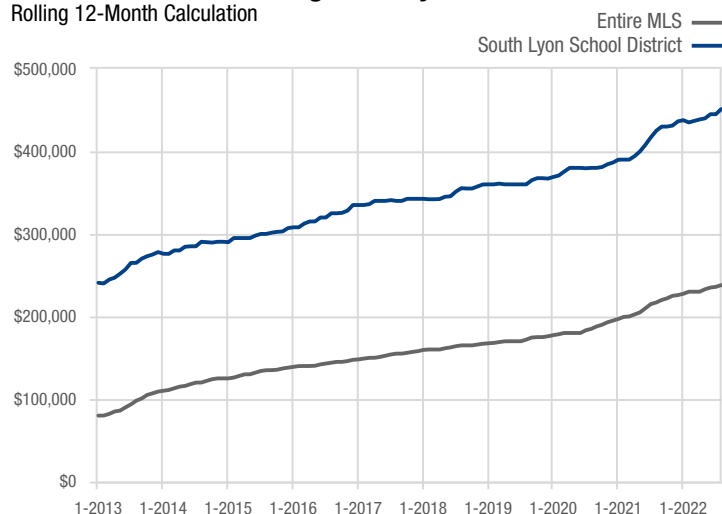
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	87	91	+ 4.6%	635	602	- 5.2%
Pending Sales	80	76	- 5.0%	524	441	- 15.8%
Closed Sales	73	63	- 13.7%	457	374	- 18.2%
Days on Market Until Sale	15	31	+ 106.7%	26	20	- 23.1%
Median Sales Price*	\$416,000	<b>\$492,500</b>	+ 18.4%	\$440,000	<b>\$475,760</b>	+ 8.1%
Average Sales Price*	\$424,435	<b>\$521,567</b>	+ 22.9%	\$456,434	<b>\$495,136</b>	+ 8.5%
Percent of List Price Received*	101.8%	100.5%	- 1.3%	102.2%	102.3%	+ 0.1%
Inventory of Homes for Sale	93	112	+ 20.4%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	16	21	+ 31.3%	138	136	- 1.4%
Pending Sales	17	25	+ 47.1%	126	122	- 3.2%
Closed Sales	14	17	+ 21.4%	121	107	- 11.6%
Days on Market Until Sale	17	22	+ 29.4%	22	18	- 18.2%
Median Sales Price*	\$160,500	<b>\$174,000</b>	+ 8.4%	\$145,000	<b>\$166,000</b>	+ 14.5%
Average Sales Price*	\$169,738	<b>\$173,979</b>	+ 2.5%	\$167,085	<b>\$188,905</b>	+ 13.1%
Percent of List Price Received*	101.1%	101.2%	+ 0.1%	100.6%	99.5%	- 1.1%
Inventory of Homes for Sale	14	15	+ 7.1%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

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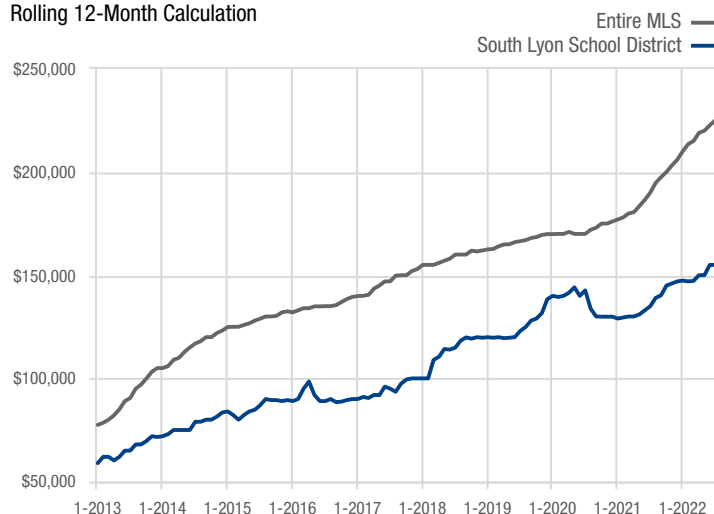
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Van Buren School District

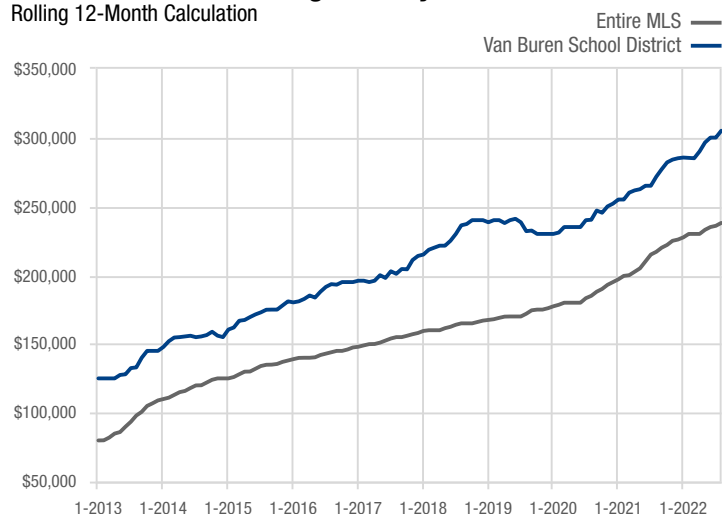
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	71	58	- 18.3%	431	397	- 7.9%
Pending Sales	56	51	- 8.9%	358	317	- 11.5%
Closed Sales	54	43	- 20.4%	343	298	- 13.1%
Days on Market Until Sale	14	25	+ 78.6%	27	23	- 14.8%
Median Sales Price*	\$285,250	<b>\$332,000</b>	+ 16.4%	\$275,000	<b>\$309,532</b>	+ 12.6%
Average Sales Price*	\$277,448	<b>\$317,784</b>	+ 14.5%	\$273,318	<b>\$306,429</b>	+ 12.1%
Percent of List Price Received*	104.2%	<b>99.8%</b>	- 4.2%	102.4%	<b>101.1%</b>	- 1.3%
Inventory of Homes for Sale	87	65	- 25.3%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	20	20	0.0%	177	141	- 20.3%
Pending Sales	18	18	0.0%	163	116	- 28.8%
Closed Sales	16	19	+ 18.8%	161	112	- 30.4%
Days on Market Until Sale	12	10	- 16.7%	21	14	- 33.3%
Median Sales Price*	\$247,450	<b>\$259,900</b>	+ 5.0%	\$210,000	<b>\$225,750</b>	+ 7.5%
Average Sales Price*	\$244,394	<b>\$269,458</b>	+ 10.3%	\$227,719	<b>\$253,182</b>	+ 11.2%
Percent of List Price Received*	101.9%	<b>100.9%</b>	- 1.0%	101.5%	<b>102.8%</b>	+ 1.3%
Inventory of Homes for Sale	17	22	+ 29.4%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

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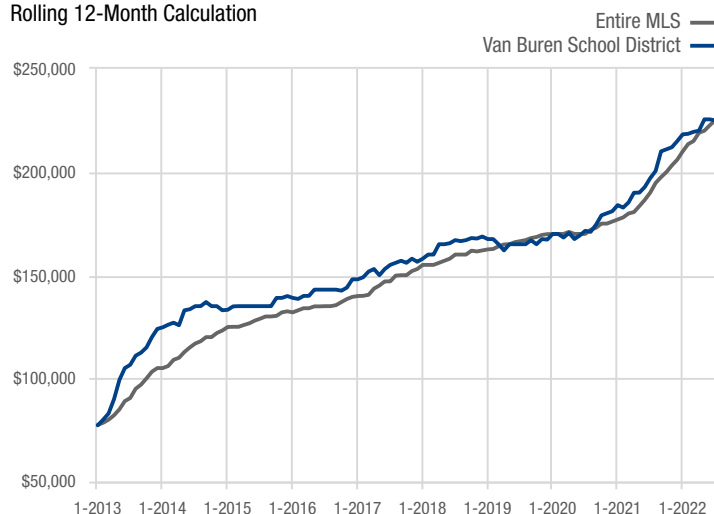
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Whitmore Lake School District

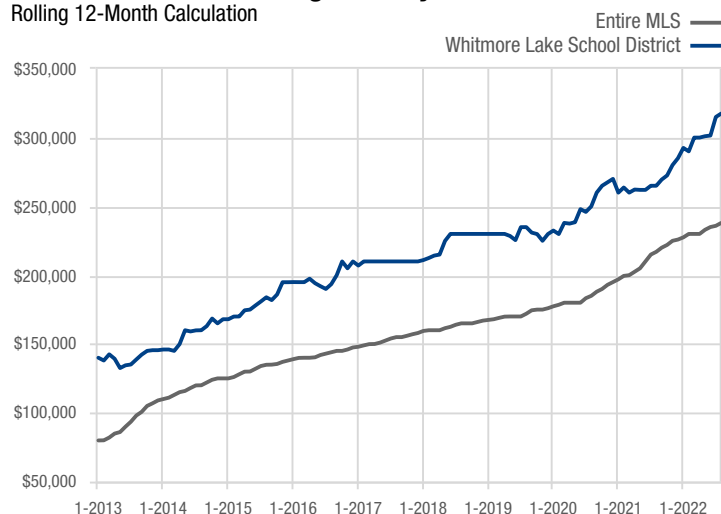
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	7	- 30.0%	100	79	- 21.0%
Pending Sales	13	12	- 7.7%	85	68	- 20.0%
Closed Sales	14	11	- 21.4%	82	61	- 25.6%
Days on Market Until Sale	14	8	- 42.9%	22	16	- 27.3%
Median Sales Price*	\$347,500	<b>\$404,020</b>	+ 16.3%	\$280,000	<b>\$345,000</b>	+ 23.2%
Average Sales Price*	\$445,500	<b>\$388,378</b>	- 12.8%	\$307,279	<b>\$355,403</b>	+ 15.7%
Percent of List Price Received*	102.9%	<b>101.2%</b>	- 1.7%	102.0%	<b>103.0%</b>	+ 1.0%
Inventory of Homes for Sale	15	11	- 26.7%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	1	—	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	2	5	+ 150.0%
Days on Market Until Sale	4	39	+ 875.0%	3	20	+ 566.7%
Median Sales Price*	\$252,000	<b>\$248,750</b>	- 1.3%	\$241,000	<b>\$252,500</b>	+ 4.8%
Average Sales Price*	\$252,000	<b>\$248,750</b>	- 1.3%	\$241,000	<b>\$254,500</b>	+ 5.6%
Percent of List Price Received*	100.0%	<b>99.7%</b>	- 0.3%	102.8%	<b>100.6%</b>	- 2.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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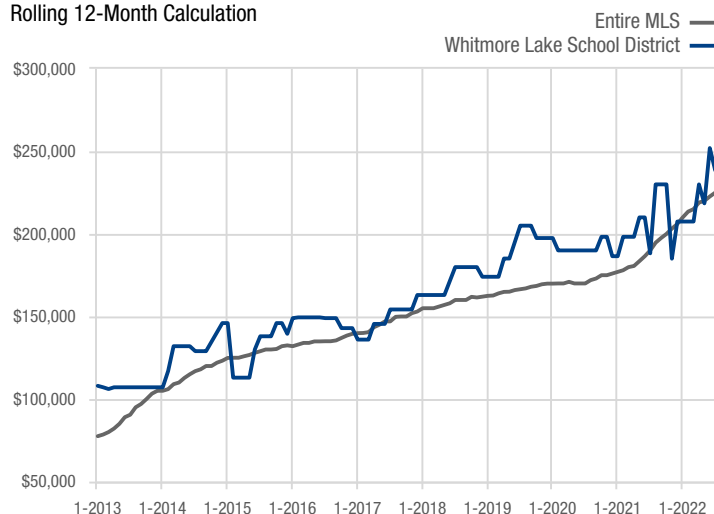
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Ypsilanti School District

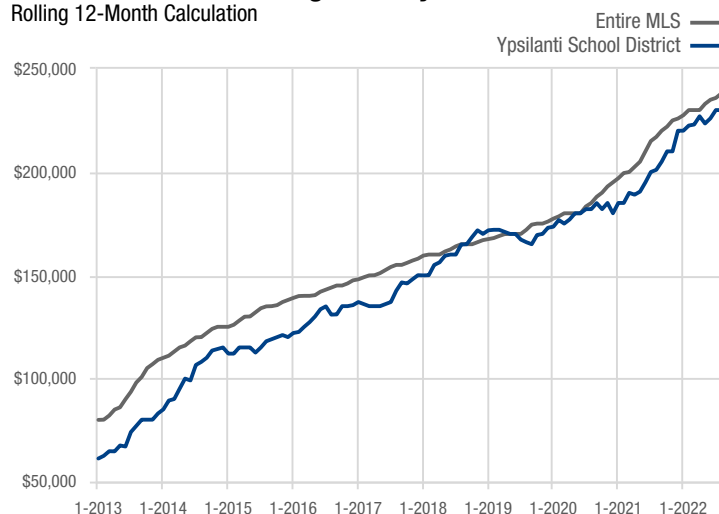
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	61	50	- 18.0%	538	494	- 8.2%
Pending Sales	68	83	+ 22.1%	457	487	+ 6.6%
Closed Sales	59	59	0.0%	426	447	+ 4.9%
Days on Market Until Sale	11	18	+ 63.6%	15	20	+ 33.3%
Median Sales Price*	\$230,000	\$250,000	+ 8.7%	\$217,250	\$230,000	+ 5.9%
Average Sales Price*	\$226,563	\$258,623	+ 14.2%	\$229,589	\$246,688	+ 7.4%
Percent of List Price Received*	103.4%	101.6%	- 1.7%	104.5%	103.1%	- 1.3%
Inventory of Homes for Sale	104	57	- 45.2%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	17	6	- 64.7%	90	49	- 45.6%
Pending Sales	21	8	- 61.9%	83	51	- 38.6%
Closed Sales	17	4	- 76.5%	76	49	- 35.5%
Days on Market Until Sale	8	7	- 12.5%	16	16	0.0%
Median Sales Price*	\$135,000	\$162,000	+ 20.0%	\$136,500	\$155,000	+ 13.6%
Average Sales Price*	\$148,161	\$163,250	+ 10.2%	\$147,094	\$174,155	+ 18.4%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	100.6%	102.7%	+ 2.1%
Inventory of Homes for Sale	12	3	- 75.0%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

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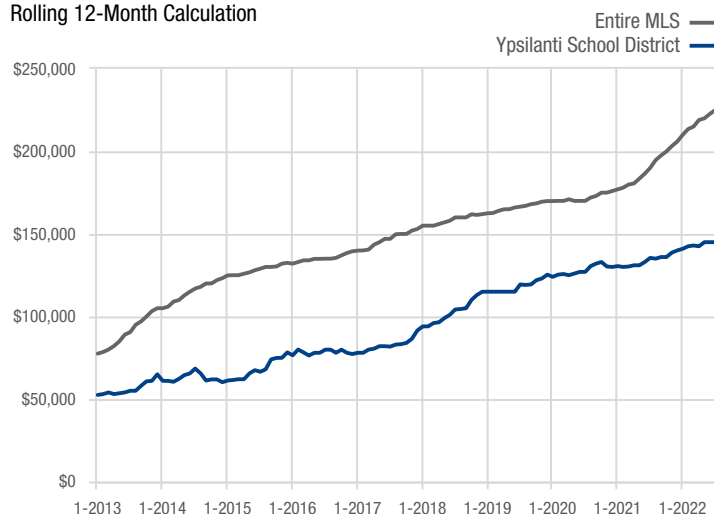
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Jackson County

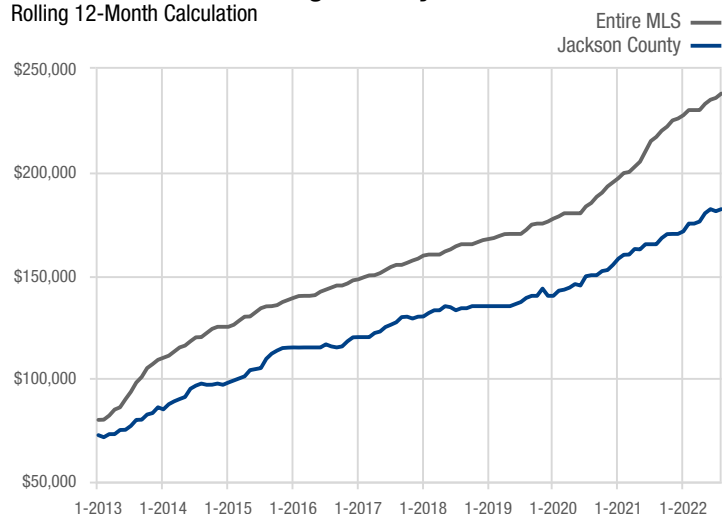
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	272	241	- 11.4%	2,305	1,817	- 21.2%
Pending Sales	207	223	+ 7.7%	1,917	1,557	- 18.8%
Closed Sales	84	225	+ 167.9%	1,814	1,496	- 17.5%
Days on Market Until Sale	36	38	+ 5.6%	52	44	- 15.4%
Median Sales Price*	\$201,500	\$201,000	- 0.2%	\$165,000	\$189,900	+ 15.1%
Average Sales Price*	\$224,866	\$224,779	- 0.0%	\$189,296	\$220,107	+ 16.3%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	535	487	- 9.0%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	16	3	- 81.3%	72	49	- 31.9%
Pending Sales	7	6	- 14.3%	54	45	- 16.7%
Closed Sales	4	7	+ 75.0%	46	45	- 2.2%
Days on Market Until Sale	26	56	+ 115.4%	37	48	+ 29.7%
Median Sales Price*	\$243,845	\$249,900	+ 2.5%	\$163,000	\$205,000	+ 25.8%
Average Sales Price*	\$291,923	\$239,002	- 18.1%	\$191,284	\$212,711	+ 11.2%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

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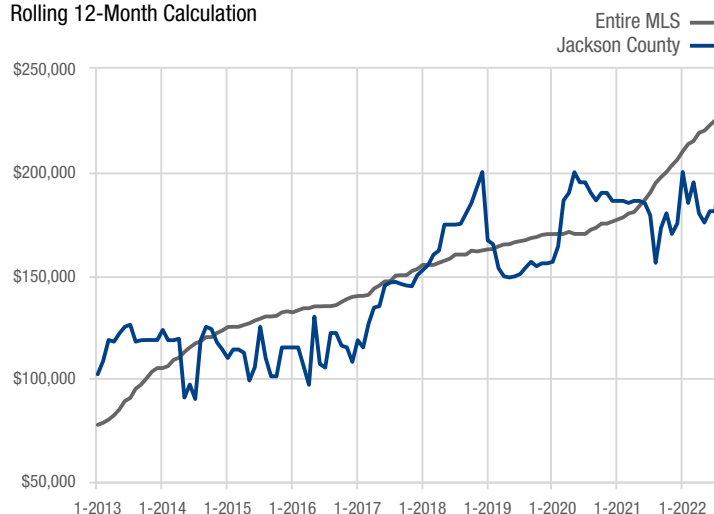
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lenawee County

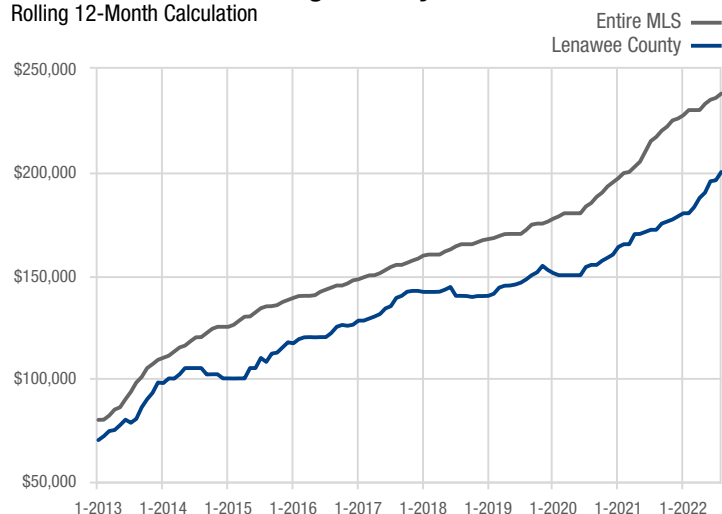
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	181	156	- 13.8%	1,234	1,143	- 7.4%
Pending Sales	133	177	+ 33.1%	1,034	964	- 6.8%
Closed Sales	108	131	+ 21.3%	1,039	880	- 15.3%
Days on Market Until Sale	42	42	0.0%	46	47	+ 2.2%
Median Sales Price*	\$180,250	\$224,000	+ 24.3%	\$175,000	\$210,000	+ 20.0%
Average Sales Price*	\$221,086	\$265,724	+ 20.2%	\$210,805	\$243,843	+ 15.7%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	317	261	- 17.7%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	8	11	+ 37.5%	37	42	+ 13.5%
Pending Sales	3	12	+ 300.0%	33	36	+ 9.1%
Closed Sales	2	6	+ 200.0%	38	27	- 28.9%
Days on Market Until Sale	19	55	+ 189.5%	43	59	+ 37.2%
Median Sales Price*	\$149,000	\$284,900	+ 91.2%	\$203,750	\$225,000	+ 10.4%
Average Sales Price*	\$149,000	\$260,952	+ 75.1%	\$198,075	\$223,126	+ 12.6%
Percent of List Price Received*	97.7%	101.7%	+ 4.1%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

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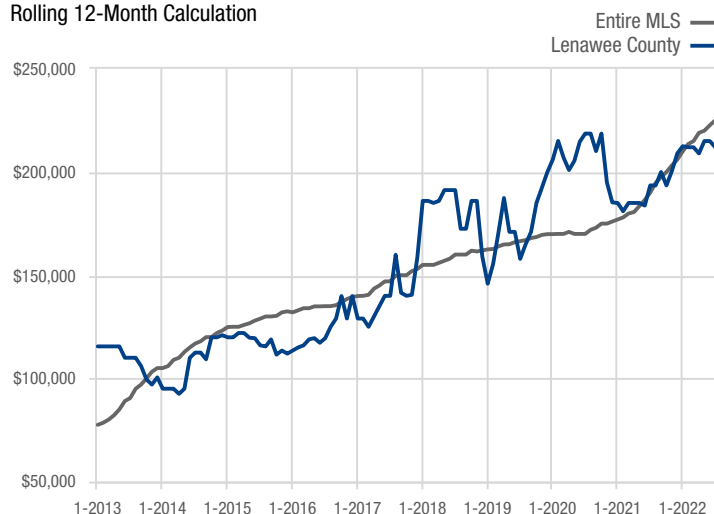
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Livingston County

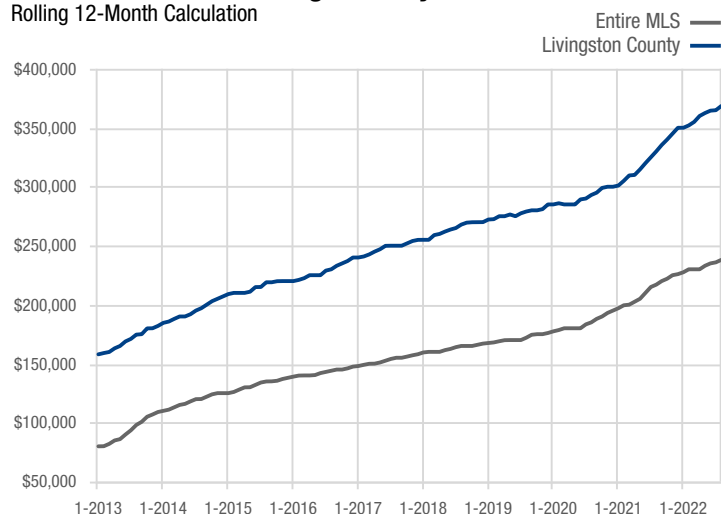
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	343	280	- 18.4%	2,420	2,223	- 8.1%
Pending Sales	304	292	- 3.9%	1,975	1,756	- 11.1%
Closed Sales	285	247	- 13.3%	1,844	1,601	- 13.2%
Days on Market Until Sale	20	20	0.0%	23	22	- 4.3%
Median Sales Price*	\$355,000	\$399,000	+ 12.4%	\$350,000	\$379,918	+ 8.5%
Average Sales Price*	\$405,994	\$430,879	+ 6.1%	\$387,043	\$418,931	+ 8.2%
Percent of List Price Received*	101.3%	99.6%	- 1.7%	101.5%	101.4%	- 0.1%
Inventory of Homes for Sale	411	397	- 3.4%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	51	70	+ 37.3%	375	433	+ 15.5%
Pending Sales	50	60	+ 20.0%	378	366	- 3.2%
Closed Sales	41	58	+ 41.5%	333	339	+ 1.8%
Days on Market Until Sale	53	30	- 43.4%	50	19	- 62.0%
Median Sales Price*	\$316,000	\$255,409	- 19.2%	\$256,519	\$257,867	+ 0.5%
Average Sales Price*	\$303,201	\$268,046	- 11.6%	\$265,448	\$275,932	+ 3.9%
Percent of List Price Received*	102.7%	101.2%	- 1.5%	101.2%	101.5%	+ 0.3%
Inventory of Homes for Sale	53	60	+ 13.2%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

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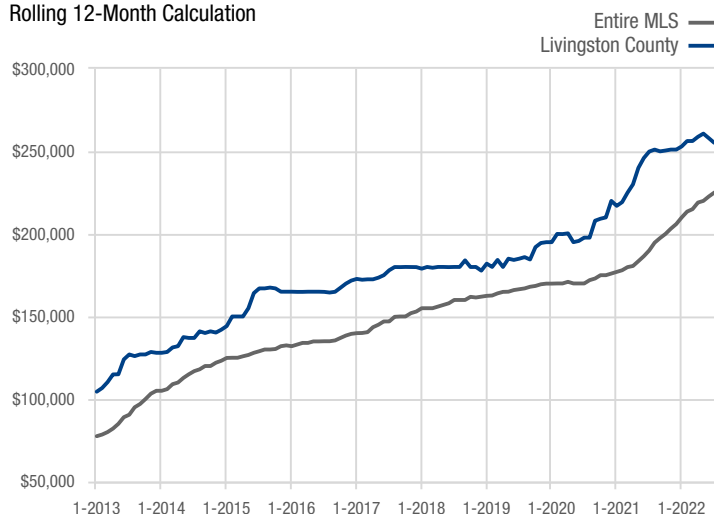
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

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## Monroe County

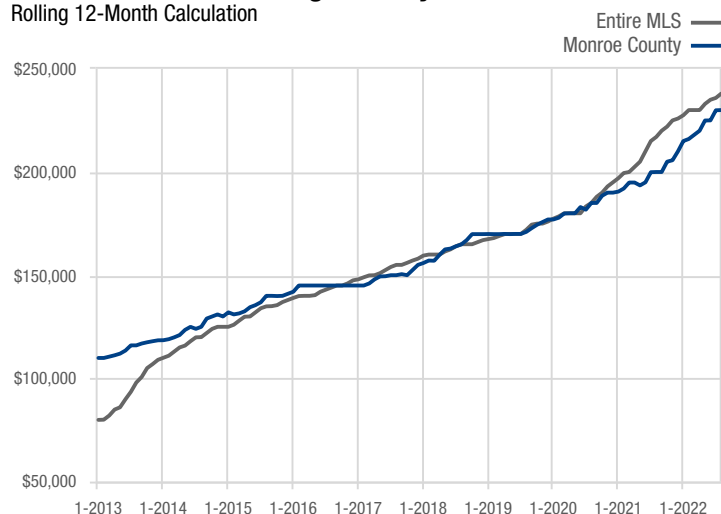
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	268	224	- 16.4%	1,635	1,489	- 8.9%
Pending Sales	204	227	+ 11.3%	1,378	1,295	- 6.0%
Closed Sales	187	163	- 12.8%	1,351	1,169	- 13.5%
Days on Market Until Sale	25	27	+ 8.0%	35	32	- 8.6%
Median Sales Price*	\$228,000	\$240,000	+ 5.3%	\$203,000	\$234,500	+ 15.5%
Average Sales Price*	\$238,477	\$260,089	+ 9.1%	\$226,328	\$252,320	+ 11.5%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	372	245	- 34.1%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	9	16	+ 77.8%	79	76	- 3.8%
Pending Sales	8	12	+ 50.0%	72	73	+ 1.4%
Closed Sales	9	10	+ 11.1%	69	65	- 5.8%
Days on Market Until Sale	32	14	- 56.3%	37	36	- 2.7%
Median Sales Price*	\$155,000	\$181,000	+ 16.8%	\$167,166	\$205,000	+ 22.6%
Average Sales Price*	\$185,944	\$204,040	+ 9.7%	\$187,264	\$207,632	+ 10.9%
Percent of List Price Received*	99.6%	104.6%	+ 5.0%	99.0%	101.8%	+ 2.8%
Inventory of Homes for Sale	19	26	+ 36.8%	—	—	—
Months Supply of Inventory	1.8	2.9	+ 61.1%	—	—	—

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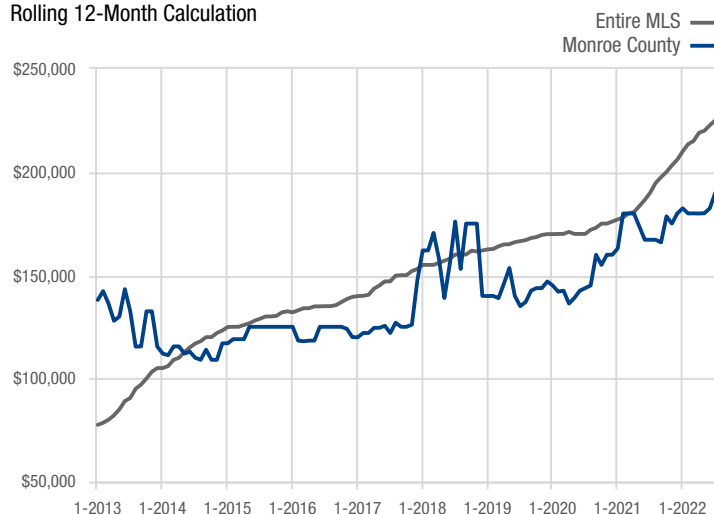
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – August 2022

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

ANN ARBOR AREA  BOARD OF REALTORS®

## Oakland County

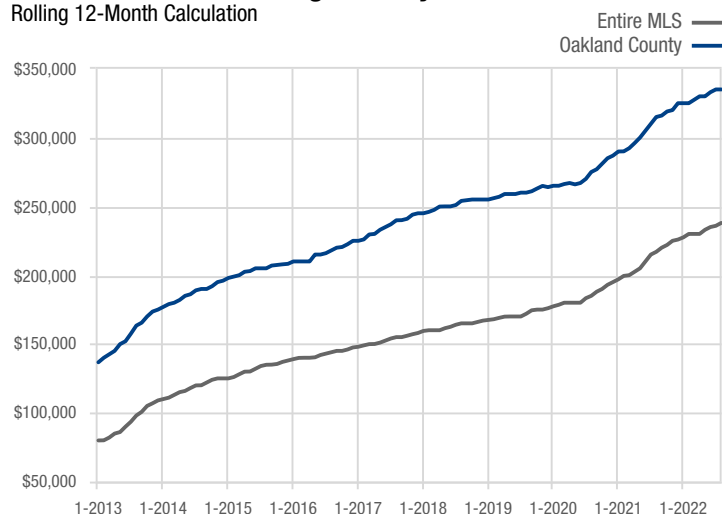
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2,474	1,940	- 21.6%	16,119	14,832	- 8.0%
Pending Sales	1,730	1,707	- 1.3%	12,162	11,086	- 8.8%
Closed Sales	1,722	1,561	- 9.3%	11,528	10,317	- 10.5%
Days on Market Until Sale	19	19	0.0%	23	20	- 13.0%
Median Sales Price*	\$340,000	\$352,500	+ 3.7%	\$325,000	\$347,500	+ 6.9%
Average Sales Price*	\$401,963	\$427,116	+ 6.3%	\$394,254	\$421,011	+ 6.8%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	101.2%	101.8%	+ 0.6%
Inventory of Homes for Sale	3,071	2,569	- 16.3%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	459	401	- 12.6%	3,325	3,011	- 9.4%
Pending Sales	379	341	- 10.0%	2,711	2,403	- 11.4%
Closed Sales	342	302	- 11.7%	2,542	2,328	- 8.4%
Days on Market Until Sale	23	20	- 13.0%	28	22	- 21.4%
Median Sales Price*	\$225,000	\$245,850	+ 9.3%	\$220,000	\$250,000	+ 13.6%
Average Sales Price*	\$266,346	\$270,367	+ 1.5%	\$259,834	\$285,922	+ 10.0%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	100.0%	101.0%	+ 1.0%
Inventory of Homes for Sale	587	452	- 23.0%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

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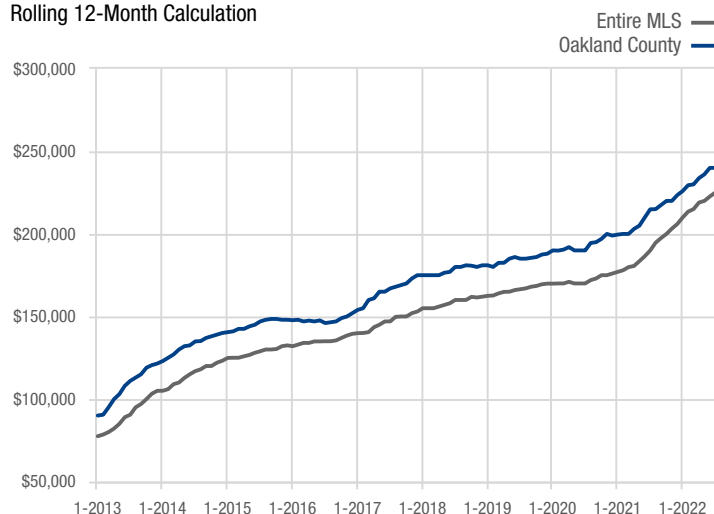
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

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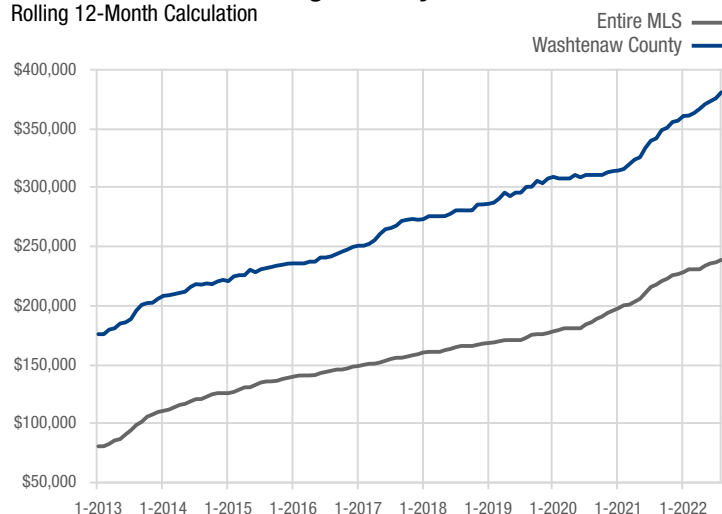
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	410	349	- 14.9%	3,413	3,014	- 11.7%
Pending Sales	382	430	+ 12.6%	2,739	2,553	- 6.8%
Closed Sales	362	325	- 10.2%	2,604	2,354	- 9.6%
Days on Market Until Sale	20	16	- 20.0%	23	19	- 17.4%
Median Sales Price*	\$340,000	\$404,000	+ 18.8%	\$360,000	\$401,950	+ 11.7%
Average Sales Price*	\$399,610	\$458,450	+ 14.7%	\$411,778	\$461,285	+ 12.0%
Percent of List Price Received*	102.1%	100.6%	- 1.5%	102.2%	103.0%	+ 0.8%
Inventory of Homes for Sale	738	500	- 32.2%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	138	101	- 26.8%	1,092	914	- 16.3%
Pending Sales	118	116	- 1.7%	863	784	- 9.2%
Closed Sales	116	89	- 23.3%	819	725	- 11.5%
Days on Market Until Sale	27	29	+ 7.4%	35	23	- 34.3%
Median Sales Price*	\$251,000	\$280,000	+ 11.6%	\$250,000	\$280,000	+ 12.0%
Average Sales Price*	\$283,486	\$355,062	+ 25.2%	\$302,060	\$340,179	+ 12.6%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	100.5%	102.2%	+ 1.7%
Inventory of Homes for Sale	255	145	- 43.1%	—	—	—
Months Supply of Inventory	2.6	1.6	- 38.5%	—	—	—

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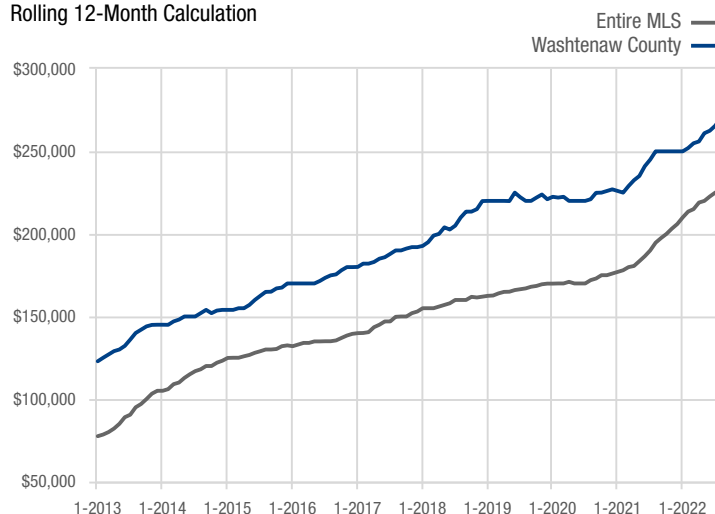
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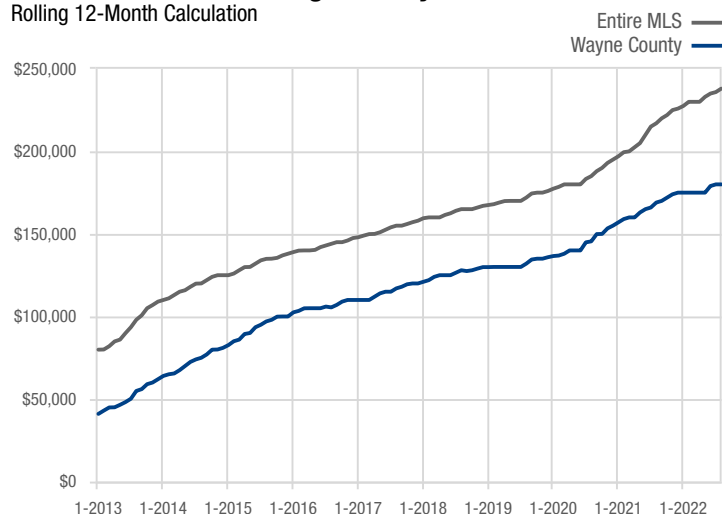
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2,774	<b>2,567</b>	- 7.5%	17,219	<b>18,181</b>	+ 5.6%
Pending Sales	1,851	<b>1,932</b>	+ 4.4%	13,083	<b>12,871</b>	- 1.6%
Closed Sales	1,882	<b>1,526</b>	- 18.9%	12,547	<b>11,815</b>	- 5.8%
Days on Market Until Sale	18	<b>21</b>	+ 16.7%	24	<b>24</b>	0.0%
Median Sales Price*	\$180,000	<b>\$190,000</b>	+ 5.6%	\$173,000	<b>\$180,000</b>	+ 4.0%
Average Sales Price*	\$223,204	<b>\$232,795</b>	+ 4.3%	\$214,265	<b>\$226,373</b>	+ 5.7%
Percent of List Price Received*	100.9%	<b>99.5%</b>	- 1.4%	100.5%	<b>100.6%</b>	+ 0.1%
Inventory of Homes for Sale	3,821	<b>3,905</b>	+ 2.2%	—	—	—
Months Supply of Inventory	2.3	<b>2.4</b>	+ 4.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	323	<b>300</b>	- 7.1%	2,270	<b>2,073</b>	- 8.7%
Pending Sales	234	<b>228</b>	- 2.6%	1,754	<b>1,556</b>	- 11.3%
Closed Sales	228	<b>209</b>	- 8.3%	1,681	<b>1,468</b>	- 12.7%
Days on Market Until Sale	28	<b>28</b>	0.0%	37	<b>29</b>	- 21.6%
Median Sales Price*	\$204,700	<b>\$200,100</b>	- 2.2%	\$200,000	<b>\$217,500</b>	+ 8.8%
Average Sales Price*	\$229,788	<b>\$222,796</b>	- 3.0%	\$227,196	<b>\$242,596</b>	+ 6.8%
Percent of List Price Received*	100.6%	<b>99.9%</b>	- 0.7%	99.6%	<b>101.0%</b>	+ 1.4%
Inventory of Homes for Sale	548	<b>475</b>	- 13.3%	—	—	—
Months Supply of Inventory	2.6	<b>2.5</b>	- 3.8%	—	—	—

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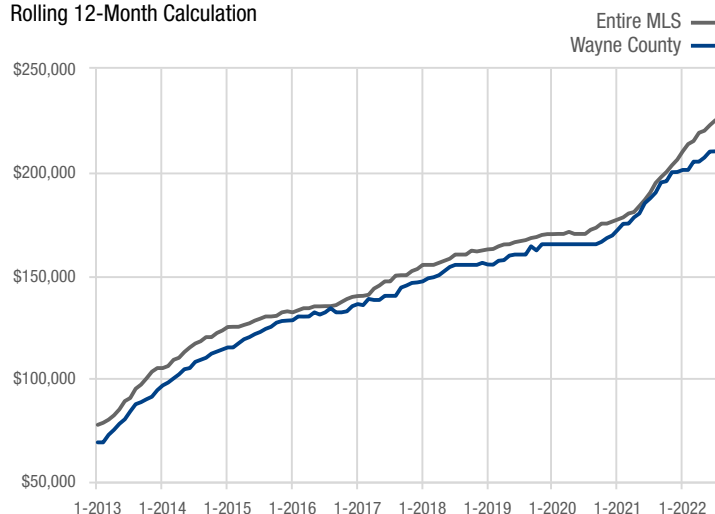
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