

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

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Ann Arbor Area Board of REALTORS®

Single family home sales increased by 19.0%. Condominium sales had a 18.1% increase from that of 2020. Total overall residential home and condominium sales were up by 18.8%.

New single family home listings decreased in March, with a 6.0% drop compared to this time last year. However, the average single family home listing price rose by 12.2%. Single family home sales increased by 19.0% compared to this time last year.











In March, new condominium listings increased with a 2.1% rise. Condominium sales saw a 18.1% rise compared to last year. The average condominium list price also increased by 16.8% and the average sales price increased by 6.7% compared to that of 2020. During this past March, 85 condominiums were reported sold.

A total of 354 residential home & condominium listings sold during March compared to 298 residential home & condominium listings sales in 2020. Single family home sales saw 269 listings reported sold.

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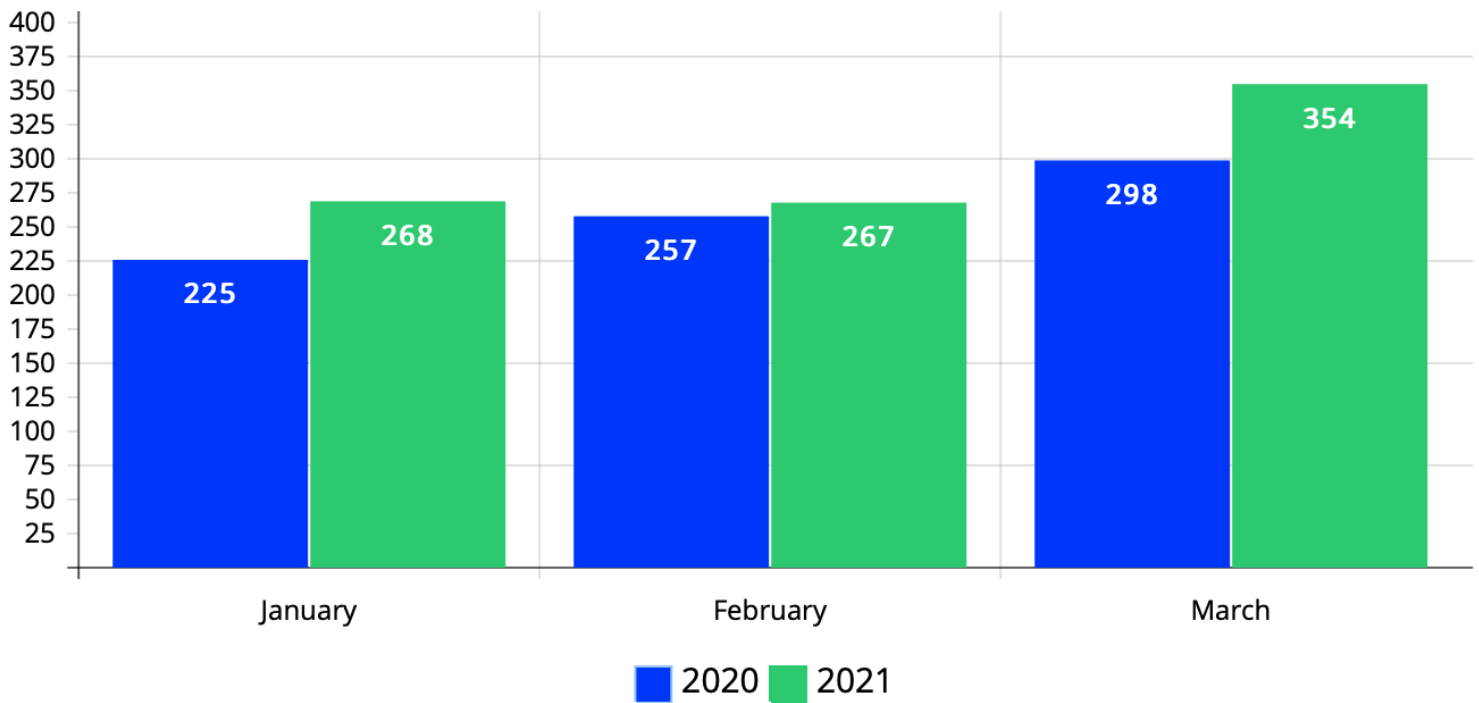
The "Monthly Housing Statistics" published each month by the Ann Arbor Area Board of REALTORS® represent the housing activity of the Multiple Listing Service and not necessarily all the housing activity that has occurred in Washtenaw County. If you would like more details or information about our statistics,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

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

Washtenaw County, MI	March 2020	March 2021	% Change From Year to Year
New Single Family Home Listings	437	411	 6.0%
Average Single Family Home List Price	\$434,323	\$487,365	 12.2%
New Condominium Listings	141	144	 2.1%
Average Condominium List Price	\$315,245	\$368,198	 16.8%
Total New Home & Condominium Listings	578	555	 4.0%
Single Family Home Sales	226	269	 19.0%
Average Single Family Home Sales Price	\$356,210	\$381,908	 7.2%
Condominium Sales	72	85	 18.1%
Average Condominium Sales Price	\$271,922	\$290,118	 6.7%
Total Home & Condominium Sales	298	354	 18.8%
Active Single Family Home Listings	-	279	
Active Condominium Listings	-	142	

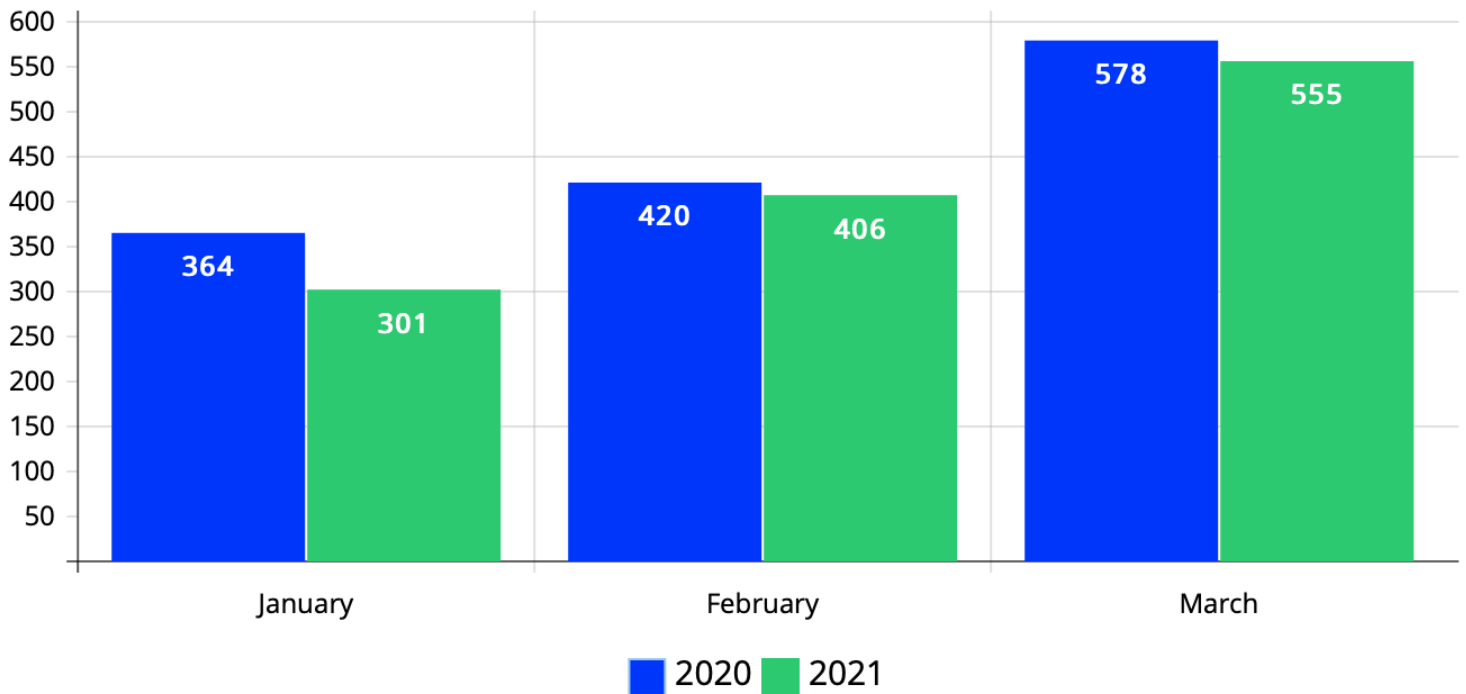
Total Home & Condominium Sales

Year to Date Analysis



Total New Home & Condominium Listings

Year to Date Analysis



ANN ARBOR AREA BOARD OF REALTORS®

MLS SALES REPORT

	Mar-20	YTD-20	Mar-21	YTD-21
NEW LISTINGS:				
Vacant	44	147	40	113
Commercial/Business Opp	6	27	6	20
Farm	-	4	3	3
Income	7	37	13	34
Single Family	437	1,018	411	924
Condo	141	344	144	338
Total:	635	1,577	617	1,432
SALES/AVG MKT DAYS:	# DOM	# DOM	# DOM	# DOM
Vacant	13 215	36 302	24 272	68 202
Commercial/Business Opp	1 67	6 264	8 213	12 200
Farm	1 132	1 132	1 167	1 167
Income	3 160	12 90	10 59	21 51
Single Family	226 57	591 58	269 30	669 36
Condo	72 50	189 53	85 42	220 48
Total Sales:	316	835	397	991
VOLUME:				
Vacant	\$ 1,917,000	\$ 5,400,000	\$ 3,439,050	\$ 10,698,250
Commercial/Business Opp	\$ 192,000	\$ 2,732,884	\$ 2,832,900	\$ 5,101,900
Farm	\$ 165,000	\$ 165,000	\$ 290,000	\$ 290,000
Income	\$ 1,302,000	\$ 5,175,750	\$ 2,995,500	\$ 7,008,500
Single Family	\$ 80,503,450	\$ 198,035,910	\$ 102,733,178	\$ 245,209,359
Condo	\$ 19,578,370	\$ 51,701,791	\$ 24,660,030	\$ 62,534,294
Total:	\$ 103,657,820	\$ 263,211,335	\$ 136,950,658	\$ 330,842,303
Pended Residential	340	1,185	436	1,151
Withdrawn Residential	70	294	79	227
ACTIVE LISTINGS:				
Single Family	-	-	279	-
Condo	-	-	142	-
MEDIAN SALES PRICES:				
Vacant	\$ 105,000	\$ 105,000	\$ 100,000	\$ 115,000
Commercial/Business Opp	\$ 192,000	\$ 206,261	\$ 180,000	\$ 180,000
Farm	\$ 165,000	\$ 165,000	\$ 290,000	\$ 290,000
Income	\$ 192,000	\$ 204,375	\$ 264,750	\$ 255,000
Single Family	\$ 305,000	\$ 295,000	\$ 350,000	\$ 329,500
Condo	\$ 232,315	\$ 229,629	\$ 275,000	\$ 239,000
SINGLE FAMILY AVG:				
AVERAGE List Price	\$ 434,323	\$ 424,965	\$ 487,365	\$ 465,531
AVERAGE Sale Price	\$ 356,210	\$ 335,086	\$ 381,908	\$ 366,531
% Sold > List Price	19%	20%	50%	40%
% Sold @ List Price	19%	16%	17%	18%
CONDO AVG:				
AVERAGE List Price	\$ 315,245	\$ 320,220	\$ 368,198	\$ 367,320
AVERAGE Sale Price	\$ 271,922	\$ 273,554	\$ 290,118	\$ 284,247
% Sold > List Price	18%	15%	36%	29%
% Sold @ List Price	31%	26%	24%	20%

New Construction YTD:

29 Sold / \$13,772,229 Dollar Volume / \$474,904 Average Sold Price / 34 Days on Mkt.

Single Family

Area	New Listings Entered During			Properties Sold During			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Mar-20	22	\$383,341	13	\$266,823	56	1/1-3/31/20	60	\$344,895	30	\$283,223	62
	Mar-21	40	\$447,645	15	\$407,167	30	1/1-3/31/21	59	\$427,580	40	\$365,843	37
Manchester	Mar-20	10	\$286,160	3	\$159,333	23	1/1-3/31/20	21	\$285,386	11	\$224,909	88
	Mar-21	10	\$363,444	5	\$199,500	69	1/1-3/31/21	18	\$346,236	14	\$273,164	95
Dexter	Mar-20	30	\$466,995	24	\$379,468	36	1/1-3/31/20	82	\$441,165	43	\$376,514	57
	Mar-21	26	\$529,716	22	\$422,282	48	1/1-3/31/21	63	\$527,781	47	\$447,748	58
Whitmore Lake	Mar-20	9	\$281,644	8	\$306,488	50	1/1-3/31/20	21	\$386,538	15	\$314,902	41
	Mar-21	10	\$272,360	6	\$263,650	5	1/1-3/31/21	20	\$299,120	16	\$238,363	21
Saline	Mar-20	72	\$508,035	31	\$405,552	68	1/1-3/31/20	159	\$476,734	65	\$401,578	74
	Mar-21	53	\$626,339	40	\$404,395	54	1/1-3/31/21	128	\$519,359	90	\$419,998	55
Lincoln Cons.	Mar-20	25	\$256,063	24	\$262,849	30	1/1-3/31/20	72	\$264,113	58	\$256,811	47
	Mar-21	30	\$306,340	31	\$279,745	12	1/1-3/31/21	88	\$290,048	76	\$283,276	13
Milan	Mar-20	9	\$289,400	6	\$201,950	62	1/1-3/31/20	21	\$254,529	23	\$217,504	64
	Mar-21	15	\$248,240	12	\$231,733	20	1/1-3/31/21	29	\$247,434	25	\$233,900	26
Ypsilanti	Mar-20	41	\$262,583	44	\$201,273	47	1/1-3/31/20	114	\$234,041	121	\$190,623	46
	Mar-21	63	\$233,836	44	\$207,984	14	1/1-3/31/21	135	\$220,224	115	\$223,032	21
Ann Arbor	Mar-20	185	\$496,650	73	\$490,592	60	1/1-3/31/20	404	\$525,369	197	\$456,479	56
	Mar-21	153	\$650,279	106	\$517,127	26	1/1-3/31/21	354	\$621,979	235	\$474,309	36

Condo

Area	New Listings Entered During			Properties Sold During			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Mar-20	5	\$223,860	4	\$194,975	51	1/1-3/31/20	14	\$227,914	9	\$194,767	70
	Mar-21	2	\$233,900	7	\$241,921	19	1/1-3/31/21	20	\$262,764	8	\$235,994	21
Manchester	Mar-20	2	\$189,900	1	\$199,000	25	1/1-3/31/20	4	\$196,950	3	\$192,904	27
	Mar-21	3	\$166,600	0	\$0	0	1/1-3/31/21	3	\$166,600	2	\$186,250	37
Dexter	Mar-20	10	\$431,542	11	\$457,283	41	1/1-3/31/20	15	\$423,486	14	\$462,788	35
	Mar-21	14	\$397,457	6	\$446,383	13	1/1-3/31/21	17	\$397,900	11	\$445,474	67
Whitmore Lake	Mar-20	0	\$0	0	\$0	0	1/1-3/31/20	1	\$162,900	1	\$151,400	169
	Mar-21	0	\$0	0	\$0	0	1/1-3/31/21	0	\$0	0	\$0	0
Saline	Mar-20	22	\$295,976	3	\$217,084	9	1/1-3/31/20	40	\$318,804	11	\$250,536	53
	Mar-21	15	\$364,294	10	\$287,325	85	1/1-3/31/21	31	\$373,146	21	\$328,374	82
Lincoln Cons.	Mar-20	4	\$214,975	4	\$135,725	38	1/1-3/31/20	10	\$169,170	8	\$144,038	52
	Mar-21	1	\$109,900	0	\$0	0	1/1-3/31/21	5	\$158,532	3	\$136,320	51
Milan	Mar-20	0	\$0	2	\$189,815	29	1/1-3/31/20	2	\$181,950	2	\$189,815	29
	Mar-21	0	\$0	0	\$0	0	1/1-3/31/21	1	\$184,900	0	\$0	0
Ypsilanti	Mar-20	5	\$131,000	4	\$123,500	24	1/1-3/31/20	21	\$136,783	14	\$124,782	36
	Mar-21	7	\$144,229	4	\$162,875	19	1/1-3/31/21	19	\$146,521	22	\$140,114	22
Ann Arbor	Mar-20	91	\$283,169	42	\$271,228	59	1/1-3/31/20	236	\$346,810	123	\$292,277	55
	Mar-21	100	\$394,977	57	\$287,566	40	1/1-3/31/21	239	\$402,110	149	\$295,504	47