

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

For more information contact:

Christine Paga
Ann Arbor Area Board of REALTORS®
1919 W. Stadium Blvd.
Ann Arbor, MI 48103
734.822.2267
christinepaga@AAABoR.com

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Ann Arbor Area Board of REALTORS®

April was another strong month for home sales. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. With such strong activity, by the time a property sale closes, the market may have already moved higher than that sold price suggests. Such markets can create stress and frustration for prospective homebuyers, who are frequently having to submit offers on multiple properties before they are able to secure a purchase.

New Listings increased 171.4 percent for Single Family homes and 109.2 percent for Townhouse/Condo homes. Pending Sales increased 202.7 percent for Single Family homes and 207.0 percent for Townhouse/Condo homes. Inventory decreased 59.8 percent for Single Family homes and 51.7 percent for Townhouse/Condo homes.

Median Sales Price increased 20.0 percent to \$380,500 for Single Family homes and 14.2 percent to \$244,000 for Townhouse/Condo homes. Days on Market decreased 38.5 percent for Single Family homes but increased 14.3 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 67.9 percent for Single Family homes and 63.2 percent for Townhouse/Condo homes.

In the spirit of the great Wayne Gretzky, buyers, sellers, and their agents are all trying their best to skate to where the puck, or rather, the housing market, is going, not where it has been. While housing affordability remains an area to watch as prices continue to rise, strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer.

###

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

April 2021

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Quick Facts

+ 42.4%

Change in
Closed Sales
All Properties

+ 13.3%

Change in
Median Sales Price
All Properties

- 57.6%

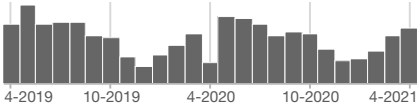
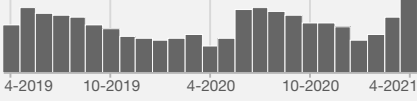
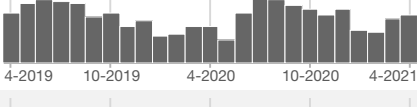
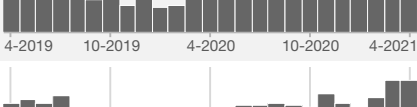
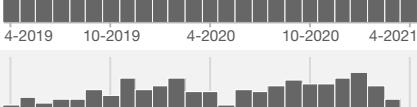
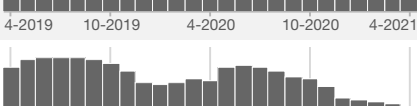
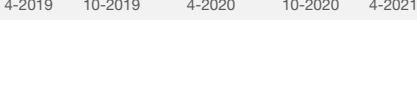
Change in
Homes for Sale
All Properties

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

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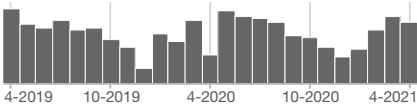
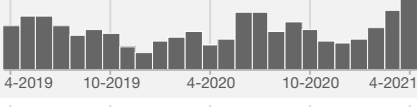
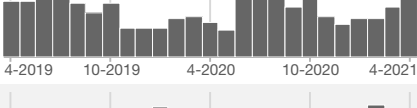
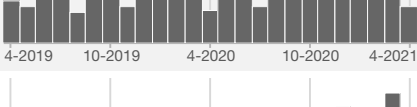
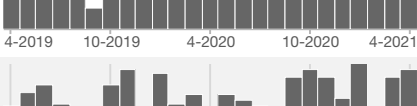
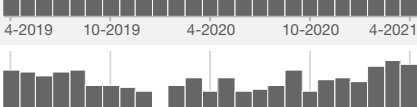
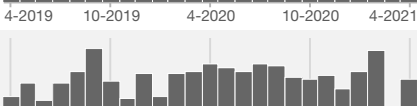
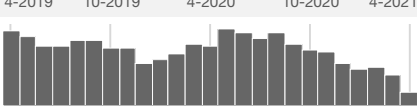


Single Family Market Overview

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	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		182	494	+ 171.4%	1,213	1,433	+ 18.1%
Pending Sales		185	560	+ 202.7%	888	1,407	+ 58.4%
Closed Sales		240	317	+ 32.1%	855	1,033	+ 20.8%
Days on Market Until Sale		39	24	- 38.5%	52	32	- 38.5%
Median Sales Price		\$317,000	\$380,500	+ 20.0%	\$300,000	\$344,750	+ 14.9%
Average Sales Price		\$346,947	\$460,827	+ 32.8%	\$341,283	\$396,166	+ 16.1%
Percent of List Price Received		98.5%	101.7%	+ 3.2%	97.9%	100.7%	+ 2.9%
Housing Affordability Index		142	125	- 12.0%	150	138	- 8.0%
Inventory of Homes for Sale		840	338	- 59.8%	—	—	—
Months Supply of Inventory		2.8	0.9	- 67.9%	—	—	—

Townhouse/Condo Market Overview

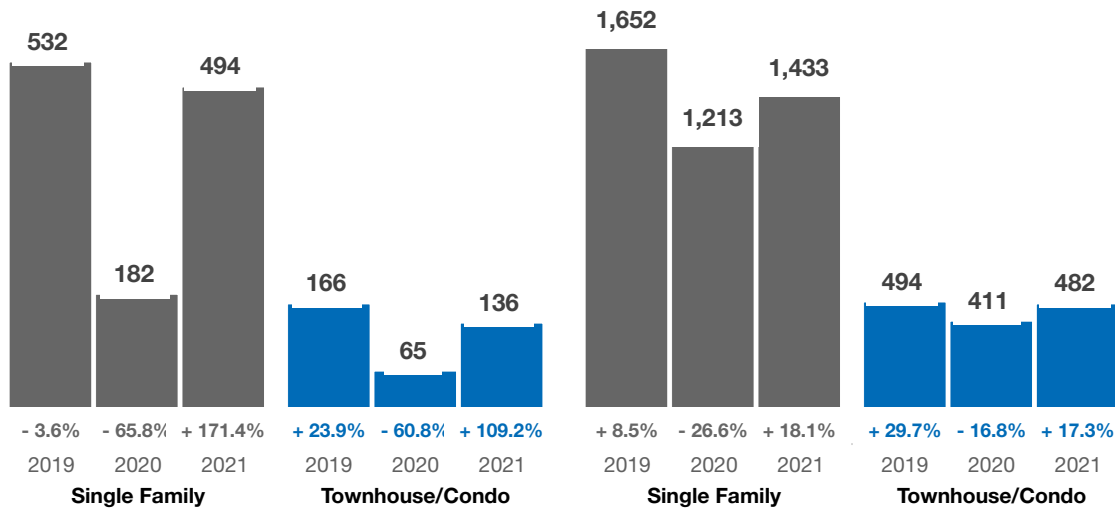
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		65	136	+ 109.2%	411	482	+ 17.3%
Pending Sales		57	175	+ 207.0%	279	471	+ 68.8%
Closed Sales		62	113	+ 82.3%	252	341	+ 35.3%
Days on Market Until Sale		28	32	+ 14.3%	47	43	- 8.5%
Median Sales Price		\$213,750	\$244,000	+ 14.2%	\$220,000	\$240,000	+ 9.1%
Average Sales Price		\$248,838	\$301,144	+ 21.0%	\$266,269	\$288,646	+ 8.4%
Percent of List Price Received		98.4%	99.8%	+ 1.4%	98.3%	99.7%	+ 1.4%
Housing Affordability Index		210	195	- 7.1%	204	199	- 2.5%
Inventory of Homes for Sale		298	144	- 51.7%	—	—	—
Months Supply of Inventory		3.8	1.4	- 63.2%	—	—	—

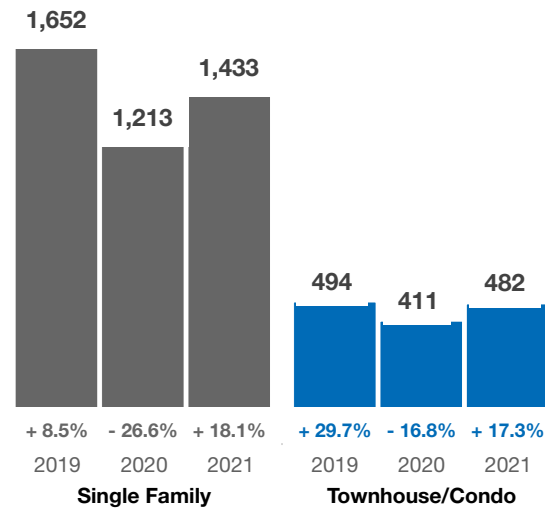
New Listings

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

April

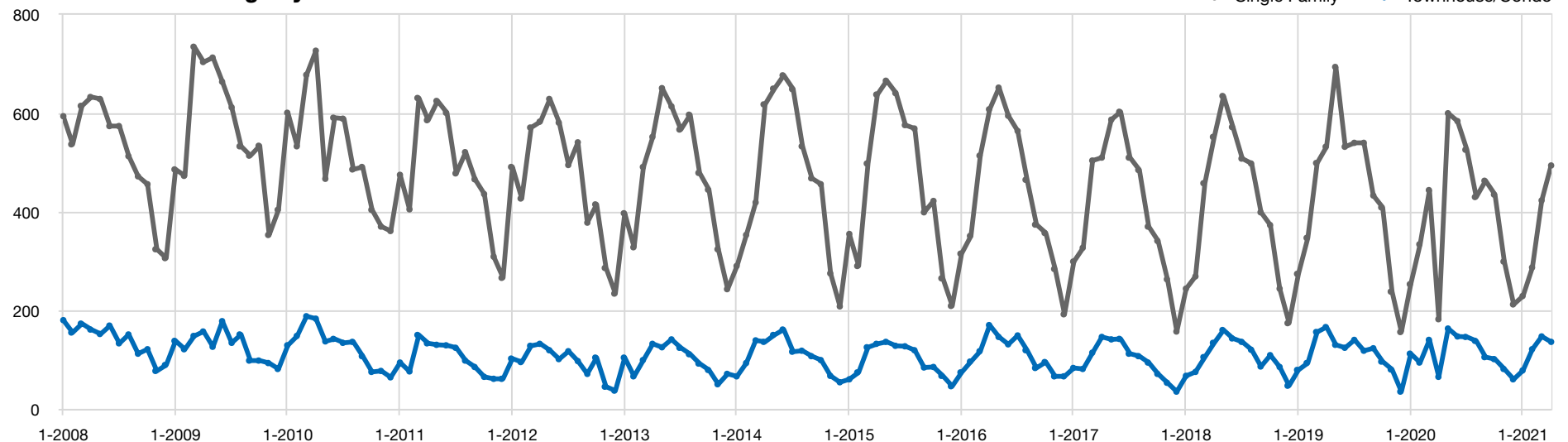


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	600	- 13.5%	163	+ 25.4%
Jun-2020	584	+ 9.8%	147	+ 18.5%
Jul-2020	526	- 2.6%	146	+ 4.3%
Aug-2020	430	- 20.4%	138	+ 16.9%
Sep-2020	463	+ 6.9%	105	- 14.6%
Oct-2020	435	+ 6.4%	101	+ 5.2%
Nov-2020	299	+ 25.6%	81	+ 1.3%
Dec-2020	212	+ 35.9%	60	+ 71.4%
Jan-2021	229	- 9.5%	78	- 30.4%
Feb-2021	287	- 14.1%	121	+ 28.7%
Mar-2021	423	- 4.7%	147	+ 5.0%
Apr-2021	494	+ 171.4%	136	+ 109.2%
12-Month Avg	415	+ 4.8%	119	+ 13.3%

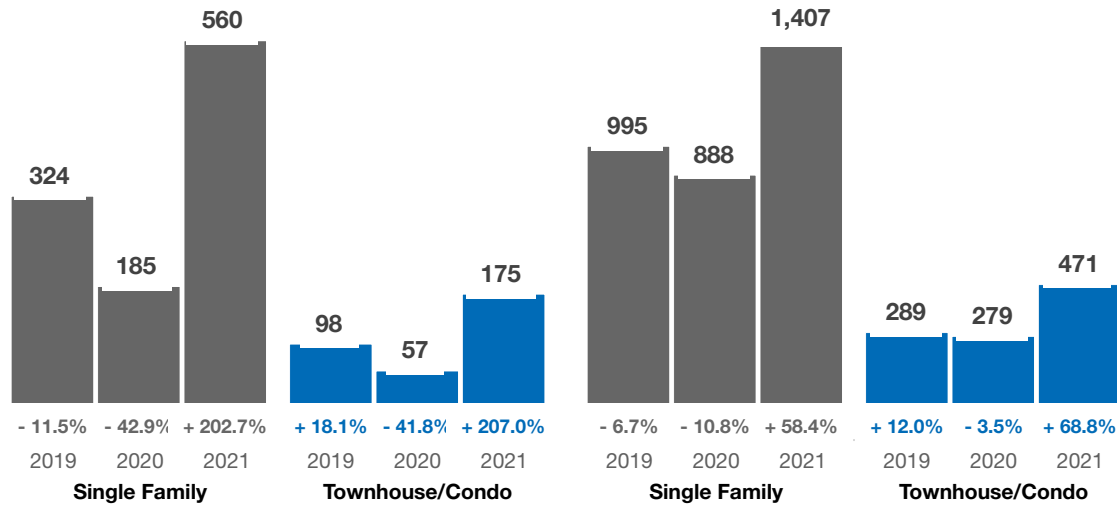
Historical New Listings by Month



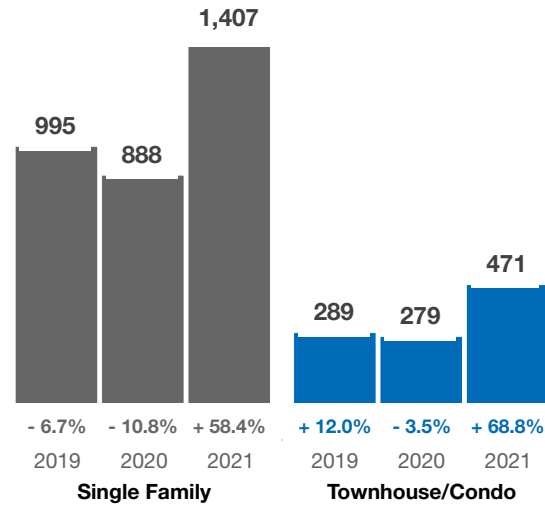
Pending Sales

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

April

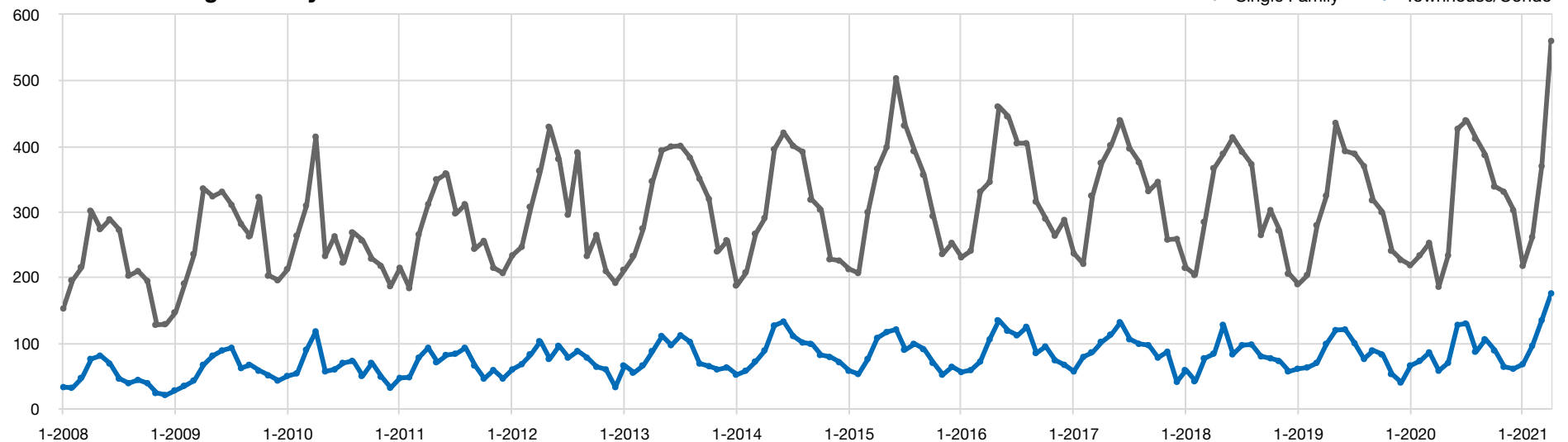


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	233	- 46.4%	69	- 42.0%
Jun-2020	426	+ 8.7%	127	+ 5.8%
Jul-2020	439	+ 13.1%	129	+ 30.3%
Aug-2020	411	+ 11.4%	86	+ 14.7%
Sep-2020	386	+ 21.8%	105	+ 19.3%
Oct-2020	338	+ 13.0%	88	+ 7.3%
Nov-2020	330	+ 37.5%	63	+ 21.2%
Dec-2020	302	+ 33.6%	60	+ 53.8%
Jan-2021	217	- 0.5%	67	+ 3.1%
Feb-2021	261	+ 12.0%	95	+ 31.9%
Mar-2021	369	+ 46.4%	134	+ 57.6%
Apr-2021	560	+ 202.7%	175	+ 207.0%
12-Month Avg	356	+ 20.3%	100	+ 26.6%

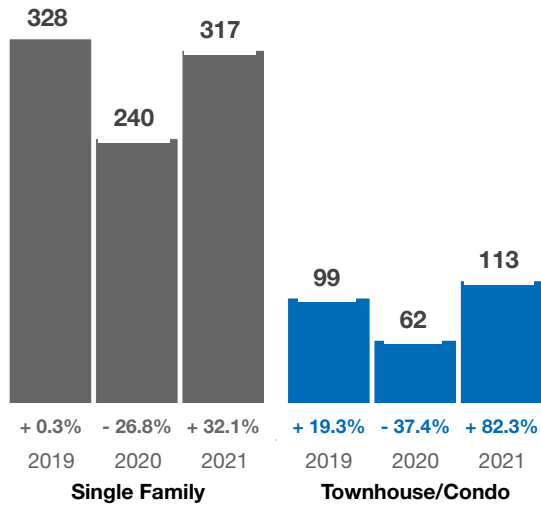
Historical Pending Sales by Month



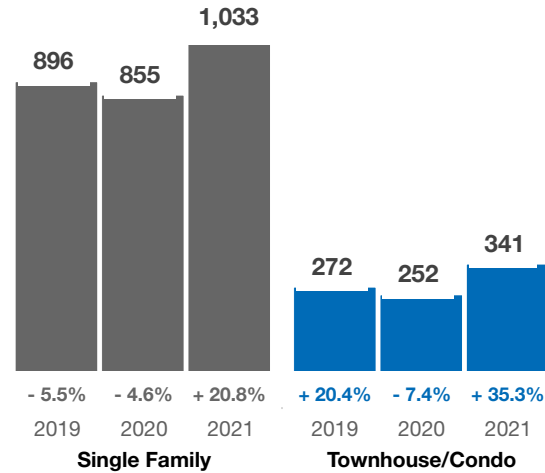
Closed Sales

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

April

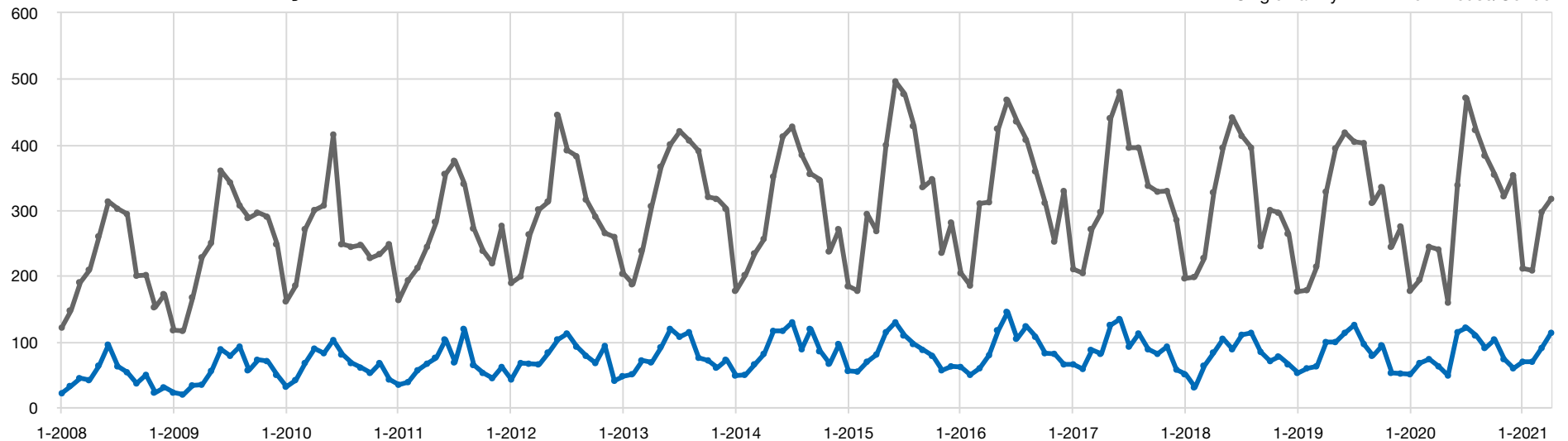


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	159	- 59.6%	48	- 51.5%
Jun-2020	338	- 19.1%	114	+ 0.9%
Jul-2020	471	+ 16.6%	121	- 3.2%
Aug-2020	422	+ 5.0%	109	+ 13.5%
Sep-2020	383	+ 23.2%	90	+ 15.4%
Oct-2020	354	+ 5.7%	103	+ 9.6%
Nov-2020	321	+ 31.6%	73	+ 40.4%
Dec-2020	353	+ 28.4%	59	+ 15.7%
Jan-2021	211	+ 19.2%	69	+ 38.0%
Feb-2021	208	+ 7.2%	69	+ 3.0%
Mar-2021	297	+ 21.7%	90	+ 23.3%
Apr-2021	317	+ 32.1%	113	+ 82.3%
12-Month Avg	320	+ 5.6%	88	+ 10.0%

Historical Closed Sales by Month

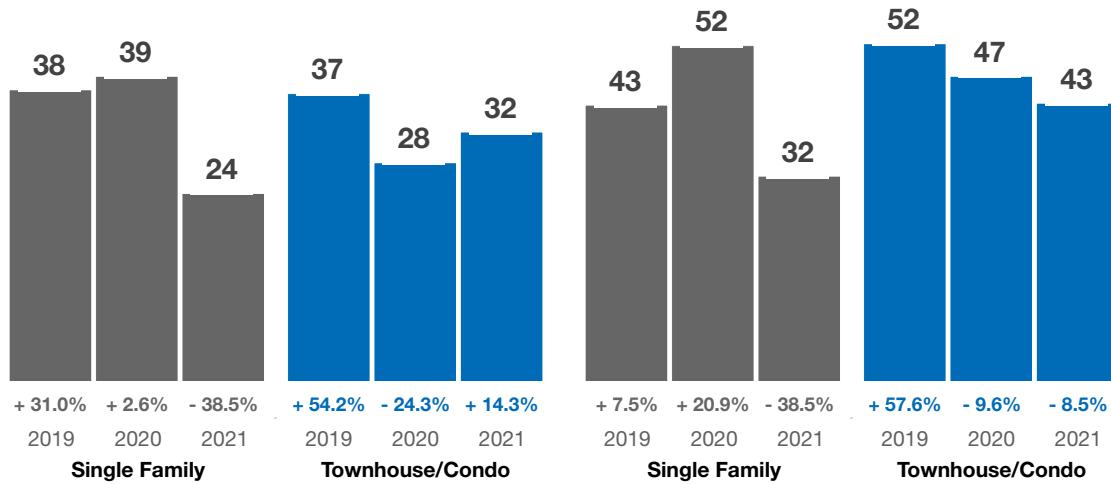


Days on Market Until Sale

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

April

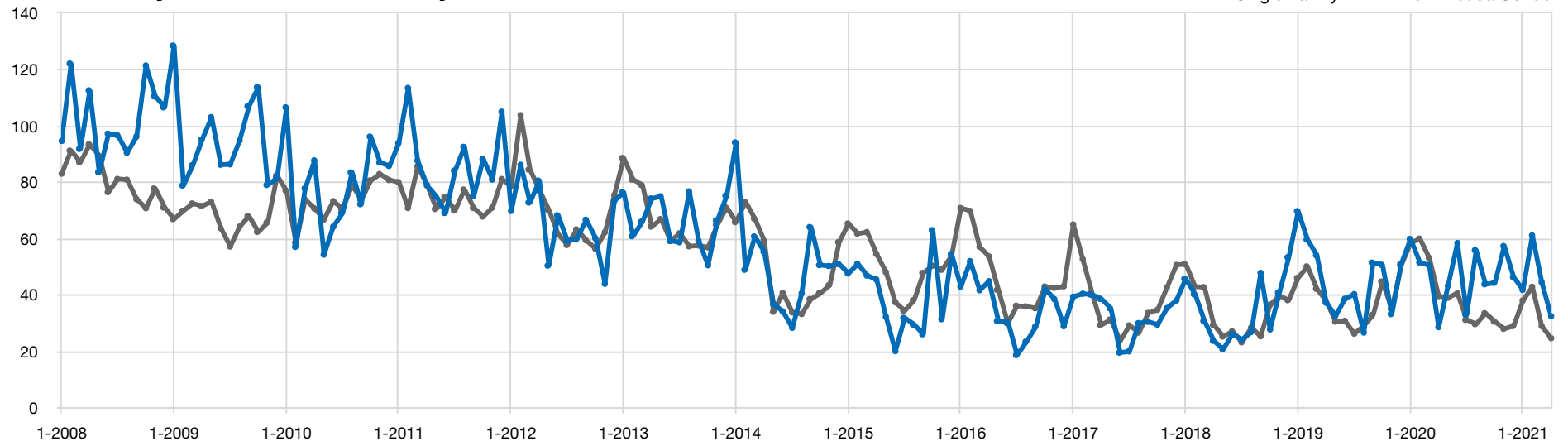
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	39	+ 30.0%	43	+ 34.4%
Jun-2020	40	+ 29.0%	58	+ 52.6%
Jul-2020	31	+ 19.2%	33	- 17.5%
Aug-2020	29	0.0%	56	+ 115.4%
Sep-2020	33	0.0%	44	- 13.7%
Oct-2020	30	- 33.3%	44	- 13.7%
Nov-2020	28	- 20.0%	57	+ 72.7%
Dec-2020	29	- 42.0%	46	- 9.8%
Jan-2021	38	- 34.5%	42	- 30.0%
Feb-2021	43	- 28.3%	61	+ 19.6%
Mar-2021	29	- 45.3%	44	- 12.0%
Apr-2021	24	- 38.5%	32	+ 14.3%
12-Month Avg*	32	- 16.0%	46	+ 10.7%

* Days on Market for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

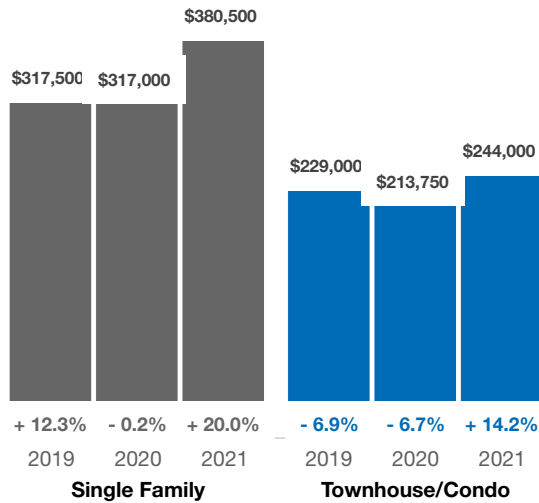
Historical Days on Market Until Sale by Month



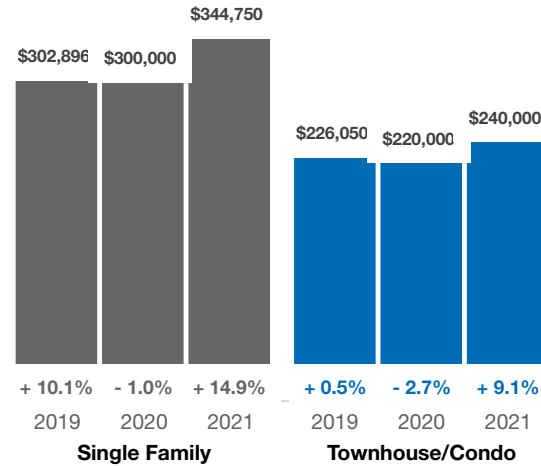
Median Sales Price

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

April



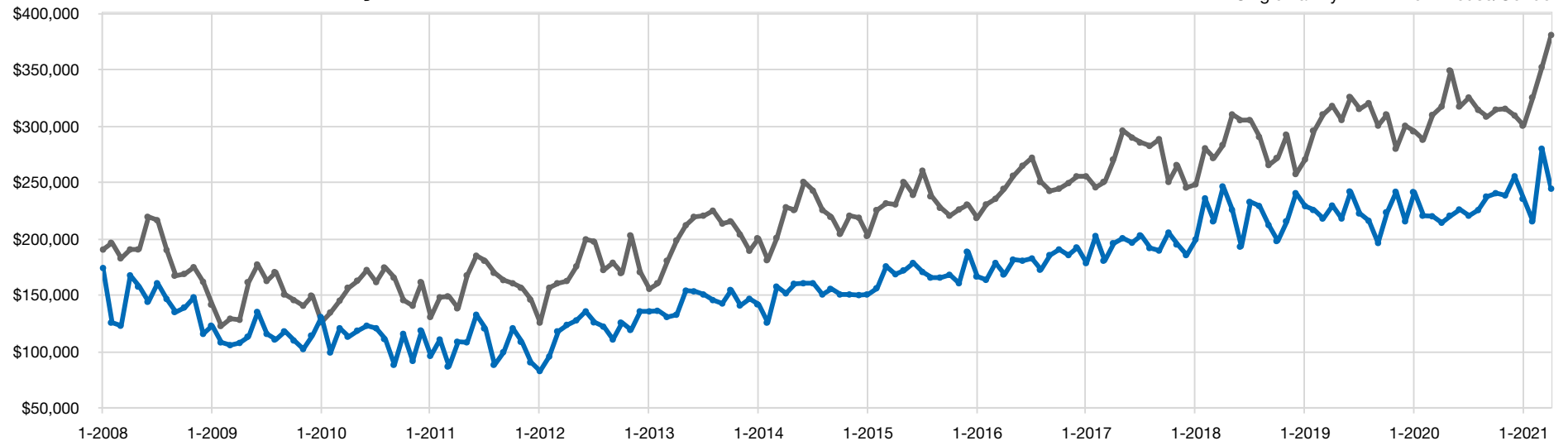
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	\$349,000	+ 14.4%	\$220,013	+ 1.2%
Jun-2020	\$317,000	- 2.6%	\$225,500	- 6.6%
Jul-2020	\$325,000	+ 3.2%	\$220,000	- 0.9%
Aug-2020	\$314,000	- 1.9%	\$225,000	+ 4.4%
Sep-2020	\$308,000	+ 2.7%	\$237,000	+ 21.1%
Oct-2020	\$314,250	+ 1.4%	\$240,000	+ 7.6%
Nov-2020	\$315,000	+ 12.7%	\$238,000	- 1.3%
Dec-2020	\$309,000	+ 3.0%	\$255,000	+ 18.6%
Jan-2021	\$300,000	+ 1.7%	\$235,000	- 2.5%
Feb-2021	\$325,000	+ 13.1%	\$215,000	- 2.3%
Mar-2021	\$352,000	+ 13.7%	\$279,500	+ 27.3%
Apr-2021	\$380,500	+ 20.0%	\$244,000	+ 14.2%
12-Month Avg*	\$324,500	+ 5.7%	\$232,000	+ 5.5%

* Median Sales Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Median Sales Price by Month

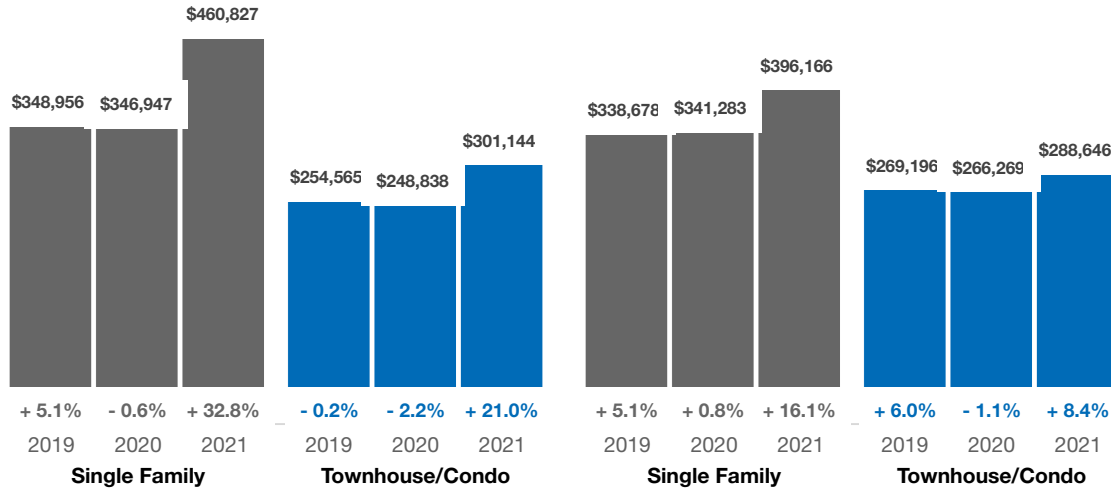


Average Sales Price

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

April

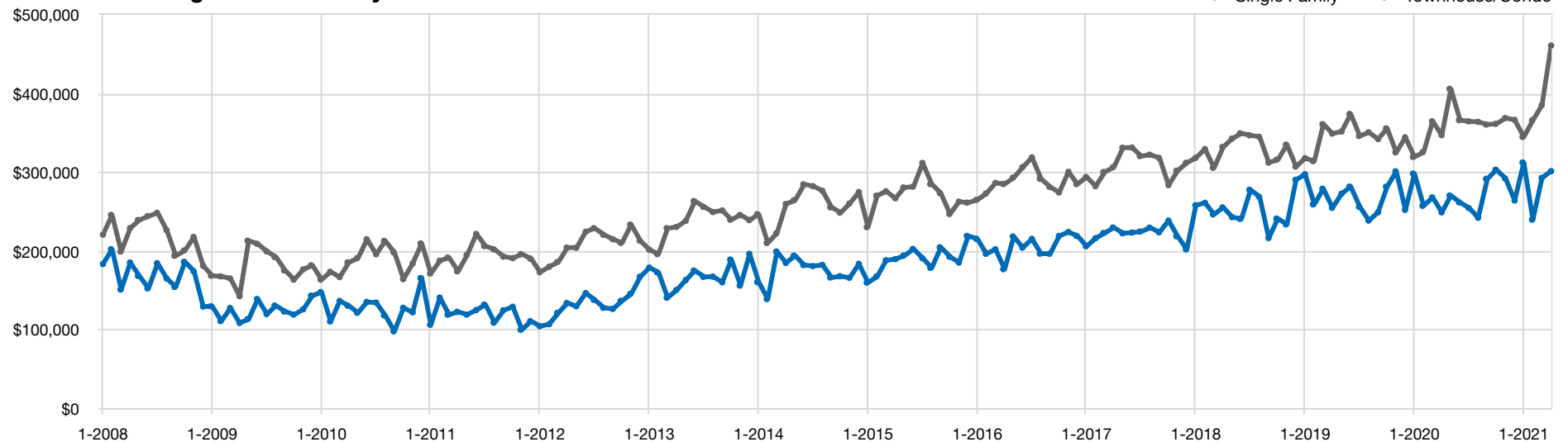
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	\$405,739	+ 15.4%	\$270,159	- 0.9%
Jun-2020	\$366,051	- 2.1%	\$261,448	- 7.1%
Jul-2020	\$364,419	+ 5.4%	\$254,369	- 0.6%
Aug-2020	\$363,785	+ 3.8%	\$241,953	+ 1.5%
Sep-2020	\$360,455	+ 5.4%	\$291,357	+ 17.0%
Oct-2020	\$361,231	+ 1.6%	\$302,952	+ 7.6%
Nov-2020	\$368,638	+ 13.4%	\$291,805	- 3.0%
Dec-2020	\$366,336	+ 6.4%	\$263,916	+ 4.8%
Jan-2021	\$344,643	+ 8.0%	\$312,160	+ 4.8%
Feb-2021	\$365,802	+ 12.5%	\$239,527	- 6.8%
Mar-2021	\$384,917	+ 5.6%	\$292,584	+ 9.3%
Apr-2021	\$460,827	+ 32.8%	\$301,144	+ 21.0%
12-Month Avg*	\$374,594	+ 7.6%	\$276,594	+ 4.1%

* Avg. Sales Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Average Sales Price by Month

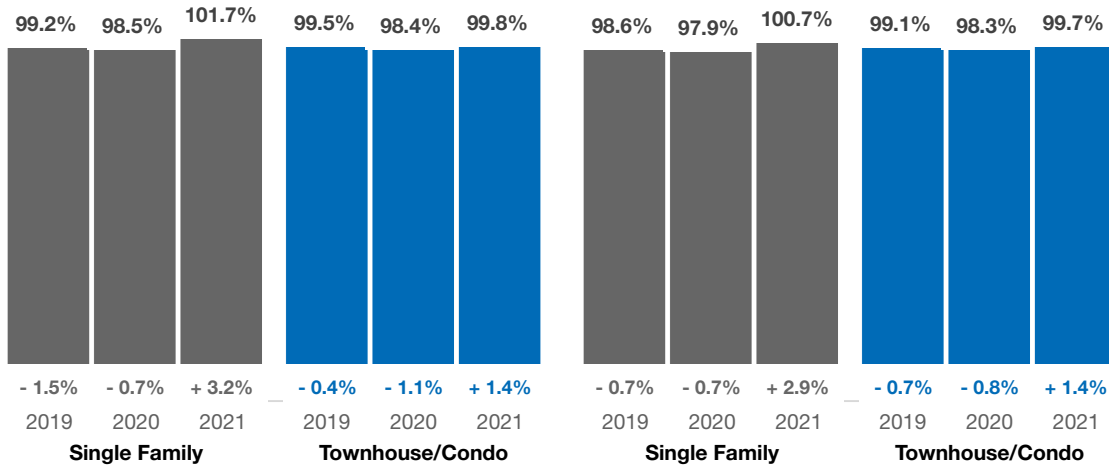


Percent of List Price Received

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.

April

Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	98.3%	- 1.3%	99.1%	- 0.4%
Jun-2020	99.0%	- 0.2%	98.4%	- 0.8%
Jul-2020	98.9%	- 1.0%	98.5%	- 0.9%
Aug-2020	99.2%	+ 0.7%	98.7%	- 0.8%
Sep-2020	99.0%	+ 0.7%	99.6%	+ 0.9%
Oct-2020	98.8%	+ 1.1%	98.4%	- 0.2%
Nov-2020	100.1%	+ 2.1%	99.0%	+ 0.4%
Dec-2020	99.1%	+ 2.0%	99.1%	+ 0.8%
Jan-2021	98.7%	+ 2.0%	98.9%	+ 2.2%
Feb-2021	99.8%	+ 1.7%	99.7%	+ 1.1%
Mar-2021	101.7%	+ 4.0%	100.0%	+ 1.0%
Apr-2021	101.7%	+ 3.2%	99.8%	+ 1.4%
12-Month Avg*	99.5%	+ 1.0%	99.0%	+ 0.2%

* Pct. of List Price Received for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

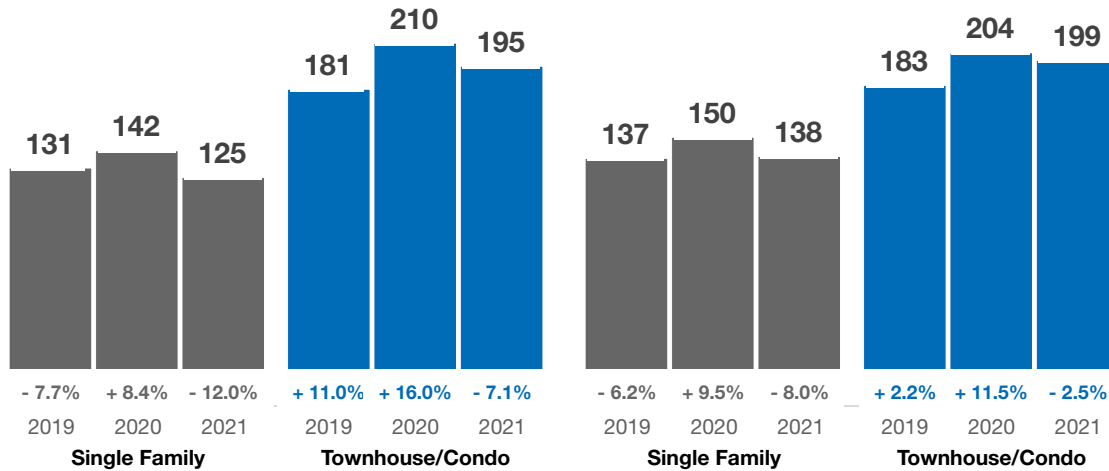


Housing Affordability Index

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.

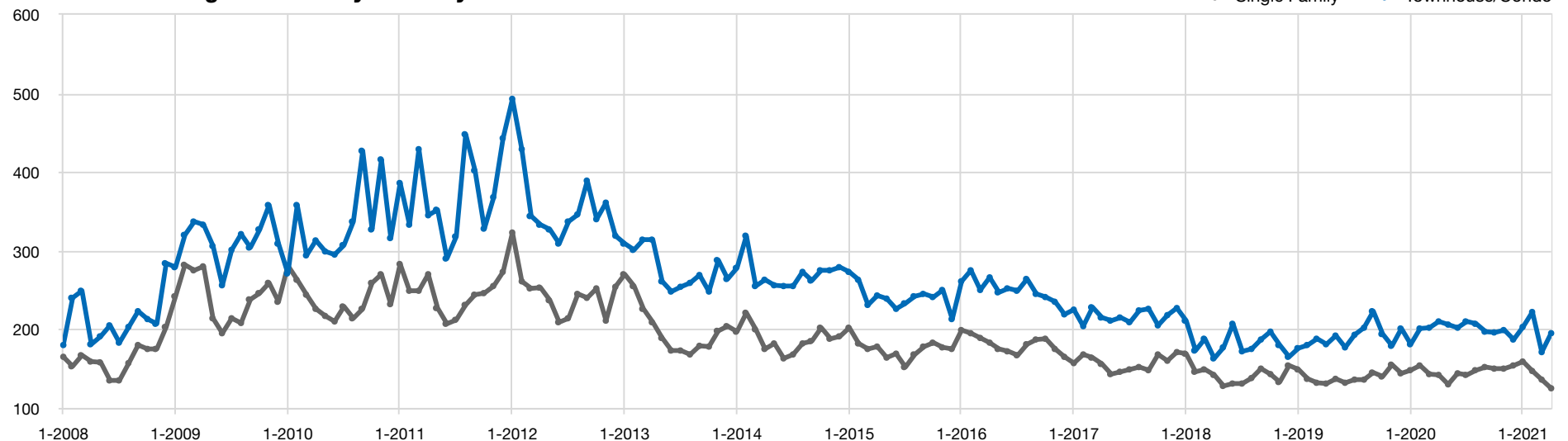
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	130	- 5.1%	206	+ 7.3%
Jun-2020	144	+ 9.1%	202	+ 14.1%
Jul-2020	142	+ 4.4%	210	+ 8.8%
Aug-2020	148	+ 8.8%	207	+ 2.5%
Sep-2020	152	+ 4.8%	197	- 11.7%
Oct-2020	150	+ 7.1%	196	+ 1.0%
Nov-2020	150	- 3.2%	199	+ 11.2%
Dec-2020	154	+ 6.9%	187	- 7.0%
Jan-2021	159	+ 7.4%	203	+ 12.2%
Feb-2021	147	- 4.5%	222	+ 10.4%
Mar-2021	136	- 4.9%	171	- 15.3%
Apr-2021	125	- 12.0%	195	- 7.1%
12-Month Avg	145	+ 1.4%	200	+ 2.0%

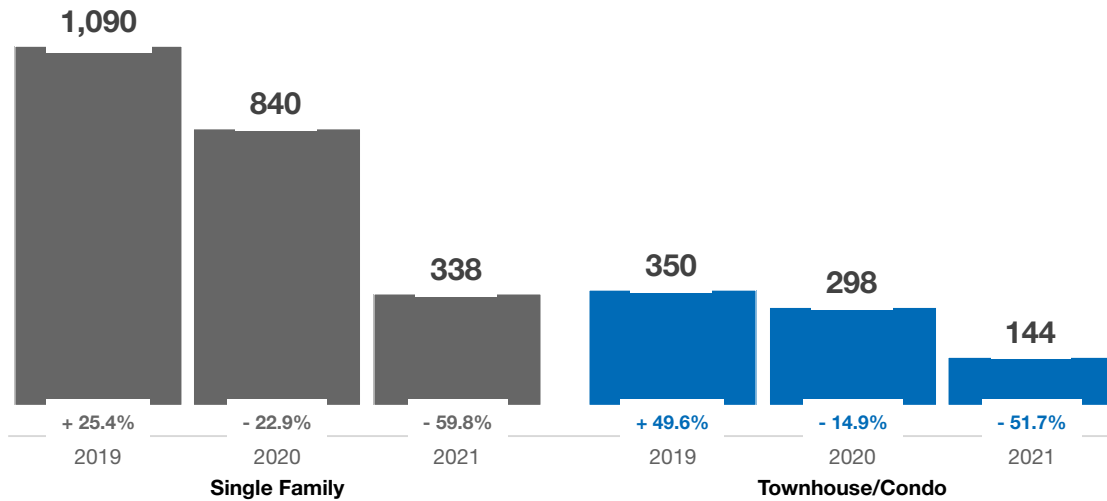
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

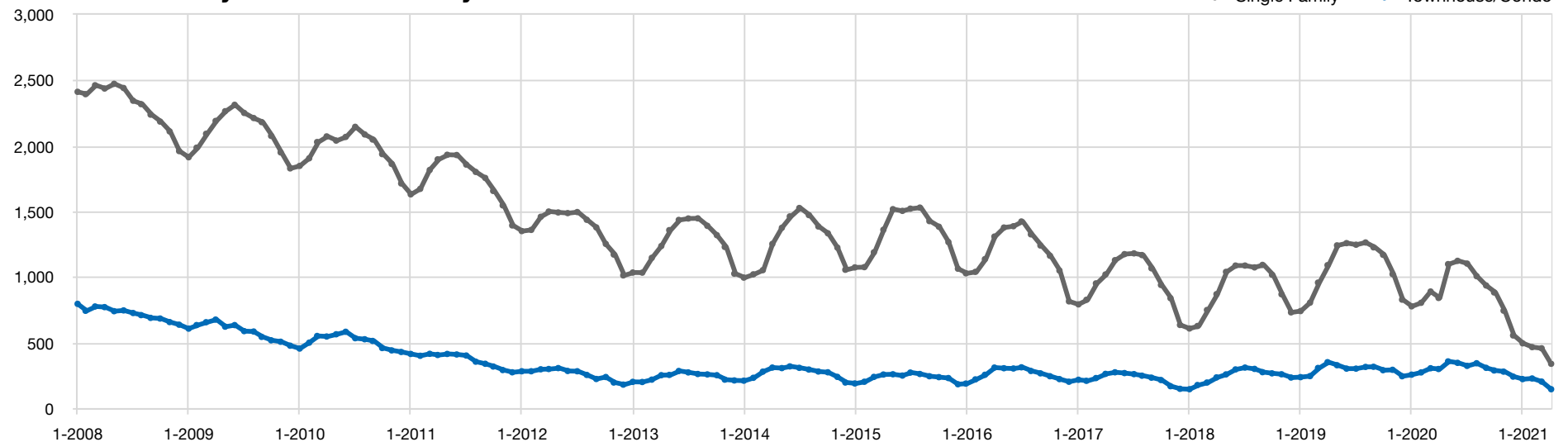
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	1,098	- 11.5%	356	+ 8.9%
Jun-2020	1,123	- 10.7%	345	+ 14.6%
Jul-2020	1,102	- 11.6%	322	+ 7.0%
Aug-2020	1,006	- 20.3%	342	+ 8.9%
Sep-2020	935	- 23.7%	307	- 2.5%
Oct-2020	882	- 24.6%	287	- 0.7%
Nov-2020	743	- 27.3%	278	- 4.8%
Dec-2020	554	- 33.0%	240	- 1.2%
Jan-2021	494	- 36.3%	221	- 13.3%
Feb-2021	465	- 42.1%	226	- 16.9%
Mar-2021	456	- 48.7%	202	- 33.6%
Apr-2021	338	- 59.8%	144	- 51.7%
12-Month Avg	766	- 26.8%	273	- 6.8%

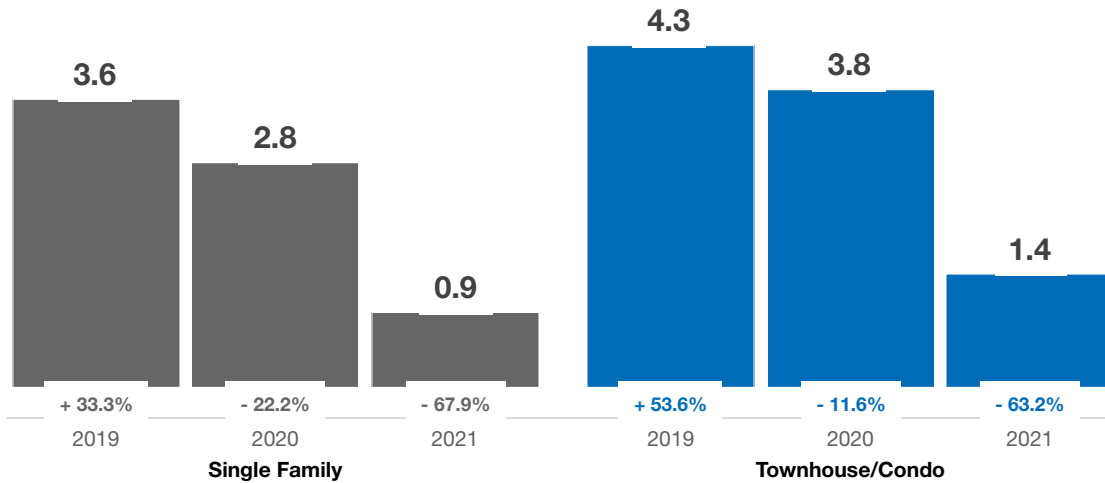
Historical Inventory of Homes for Sale by Month



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.

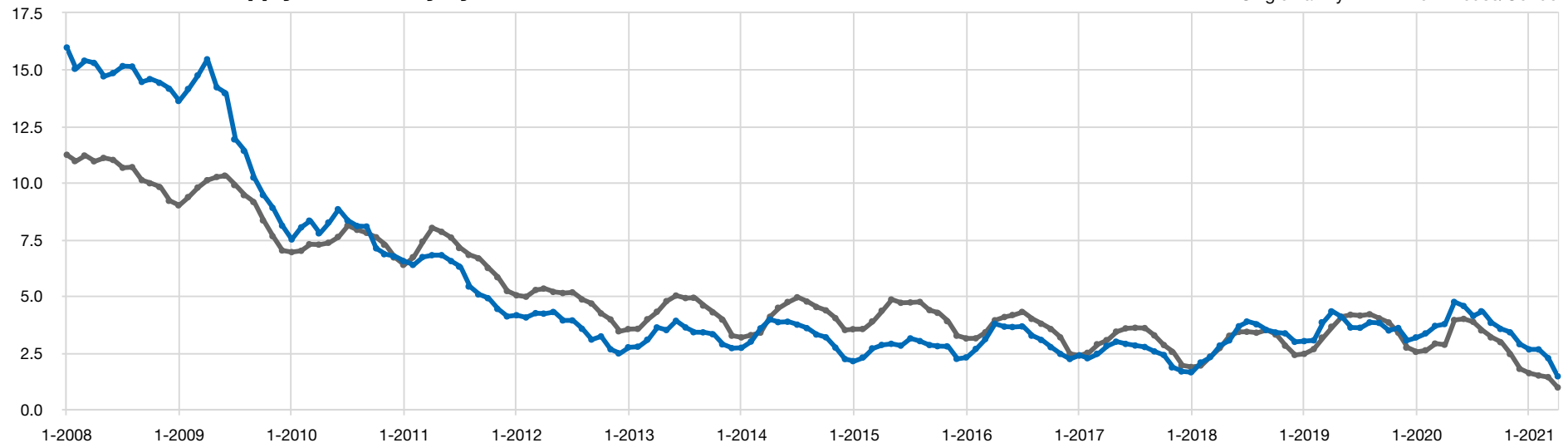
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2020	3.9	- 4.9%	4.7	+ 14.6%
Jun-2020	4.0	- 4.8%	4.5	+ 25.0%
Jul-2020	3.8	- 7.3%	4.1	+ 13.9%
Aug-2020	3.5	- 16.7%	4.3	+ 13.2%
Sep-2020	3.2	- 20.0%	3.8	0.0%
Oct-2020	3.0	- 21.1%	3.5	0.0%
Nov-2020	2.4	- 29.4%	3.4	- 5.6%
Dec-2020	1.8	- 33.3%	2.9	- 3.3%
Jan-2021	1.6	- 36.0%	2.6	- 18.8%
Feb-2021	1.5	- 42.3%	2.6	- 21.2%
Mar-2021	1.4	- 51.7%	2.2	- 40.5%
Apr-2021	0.9	- 67.9%	1.4	- 63.2%
12-Month Avg*	2.6	- 25.1%	3.4	- 6.1%

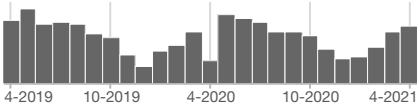
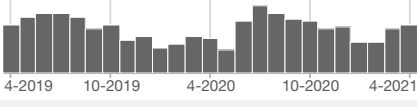

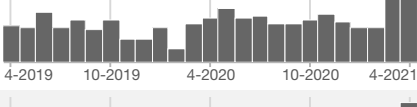
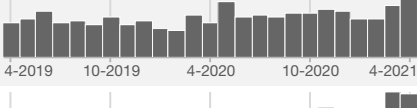
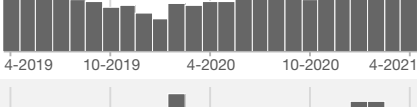
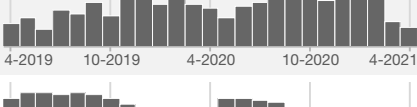
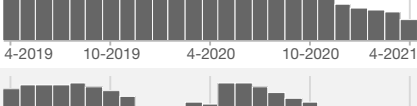

* Months Supply for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

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	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		247	630	+ 155.1%	1,624	1,915	+ 17.9%
Pending Sales		242	735	+ 203.7%	1,167	1,878	+ 60.9%
Closed Sales		302	430	+ 42.4%	1,107	1,374	+ 24.1%
Days on Market Until Sale		37	27	- 27.0%	51	35	- 31.4%
Median Sales Price		\$298,000	\$337,500	+ 13.3%	\$285,000	\$315,000	+ 10.5%
Average Sales Price		\$326,805	\$418,864	+ 28.2%	\$324,207	\$369,462	+ 14.0%
Percent of List Price Received		98.5%	101.2%	+ 2.7%	98.0%	100.4%	+ 2.4%
Housing Affordability Index		151	141	- 6.6%	157	151	- 3.8%
Inventory of Homes for Sale		1,138	482	- 57.6%	—	—	—
Months Supply of Inventory		3.0	1.1	- 63.3%	—	—	—

Local Market Update – April 2021

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

ANN ARBOR AREA  BOARD OF REALTORS®

Ann Arbor School District

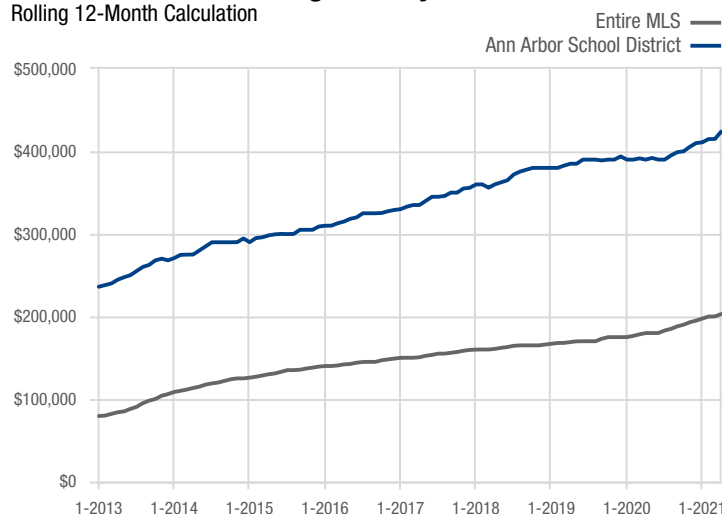
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	76	172	+ 126.3%	484	537	+ 11.0%
Pending Sales	80	215	+ 168.8%	314	512	+ 63.1%
Closed Sales	83	121	+ 45.8%	285	361	+ 26.7%
Days on Market Until Sale	30	21	- 30.0%	49	30	- 38.8%
Median Sales Price*	\$400,000	\$500,000	+ 25.0%	\$388,000	\$451,200	+ 16.3%
Average Sales Price*	\$428,015	\$605,381	+ 41.4%	\$446,818	\$518,187	+ 16.0%
Percent of List Price Received*	98.8%	101.1%	+ 2.3%	98.2%	100.5%	+ 2.3%
Inventory of Homes for Sale	316	130	- 58.9%	—	—	—
Months Supply of Inventory	3.0	1.1	- 63.3%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	51	99	+ 94.1%	293	357	+ 21.8%
Pending Sales	42	124	+ 195.2%	195	325	+ 66.7%
Closed Sales	47	86	+ 83.0%	172	253	+ 47.1%
Days on Market Until Sale	26	27	+ 3.8%	48	41	- 14.6%
Median Sales Price*	\$215,000	\$246,000	+ 14.4%	\$235,000	\$245,000	+ 4.3%
Average Sales Price*	\$247,018	\$304,762	+ 23.4%	\$277,360	\$300,606	+ 8.4%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	98.2%	99.6%	+ 1.4%
Inventory of Homes for Sale	191	110	- 42.4%	—	—	—
Months Supply of Inventory	3.4	1.6	- 52.9%	—	—	—

* 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.

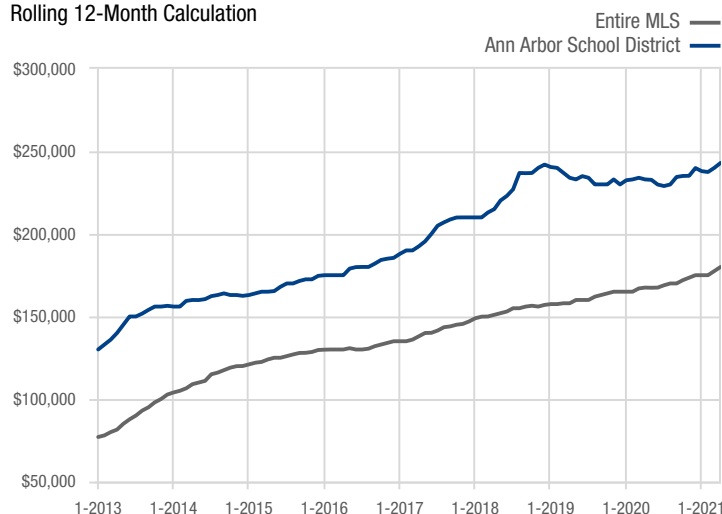
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

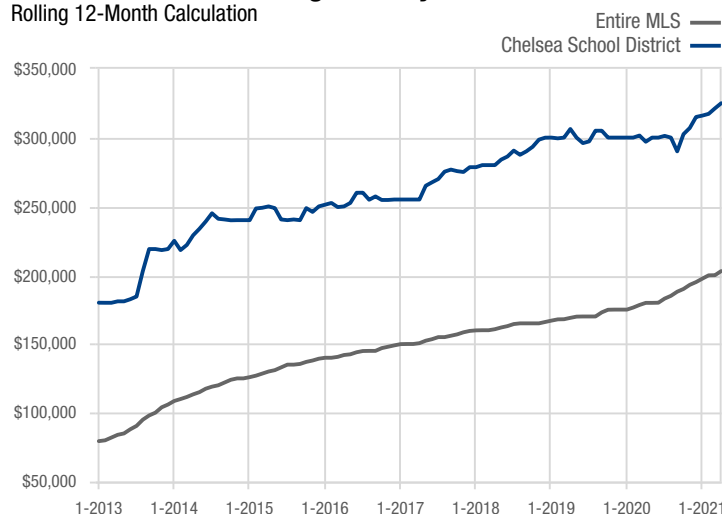
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	11	31	+ 181.8%	74	93	+ 25.7%
Pending Sales	9	41	+ 355.6%	61	96	+ 57.4%
Closed Sales	22	24	+ 9.1%	56	67	+ 19.6%
Days on Market Until Sale	66	33	- 50.0%	65	36	- 44.6%
Median Sales Price*	\$273,200	\$358,000	+ 31.0%	\$279,450	\$350,000	+ 25.2%
Average Sales Price*	\$302,923	\$364,908	+ 20.5%	\$296,139	\$362,971	+ 22.6%
Percent of List Price Received*	97.8%	101.0%	+ 3.3%	97.8%	99.5%	+ 1.7%
Inventory of Homes for Sale	59	25	- 57.6%	—	—	—
Months Supply of Inventory	3.1	1.0	- 67.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	3	+ 200.0%	15	23	+ 53.3%
Pending Sales	4	5	+ 25.0%	13	25	+ 92.3%
Closed Sales	3	5	+ 66.7%	12	14	+ 16.7%
Days on Market Until Sale	44	35	- 20.5%	64	41	- 35.9%
Median Sales Price*	\$185,800	\$270,975	+ 45.8%	\$191,150	\$270,975	+ 41.8%
Average Sales Price*	\$209,576	\$256,889	+ 22.6%	\$198,469	\$247,243	+ 24.6%
Percent of List Price Received*	96.3%	101.0%	+ 4.9%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	3.8	0.4	- 89.5%	—	—	—

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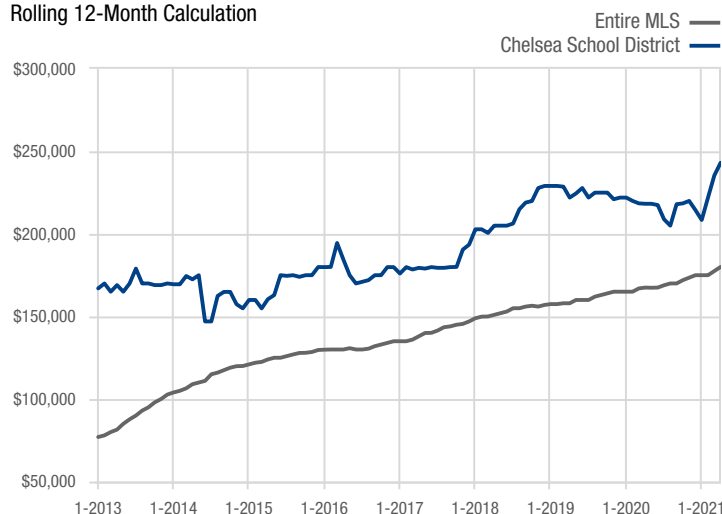
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Clinton School District

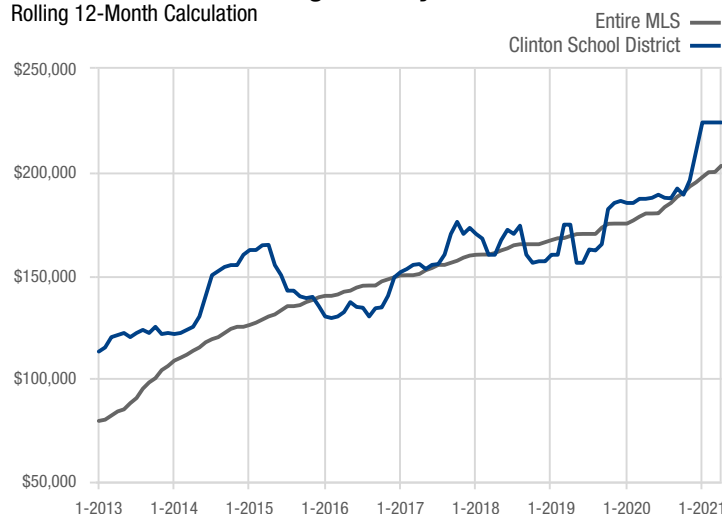
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	8	+ 100.0%	34	24	- 29.4%
Pending Sales	3	11	+ 266.7%	20	24	+ 20.0%
Closed Sales	1	8	+ 700.0%	16	20	+ 25.0%
Days on Market Until Sale	1	19	+ 1,800.0%	67	25	- 62.7%
Median Sales Price*	\$167,000	\$223,000	+ 33.5%	\$188,250	\$226,000	+ 20.1%
Average Sales Price*	\$167,000	\$256,688	+ 53.7%	\$208,690	\$257,570	+ 23.4%
Percent of List Price Received*	101.2%	102.8%	+ 1.6%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	27	4	- 85.2%	—	—	—
Months Supply of Inventory	3.1	0.4	- 87.1%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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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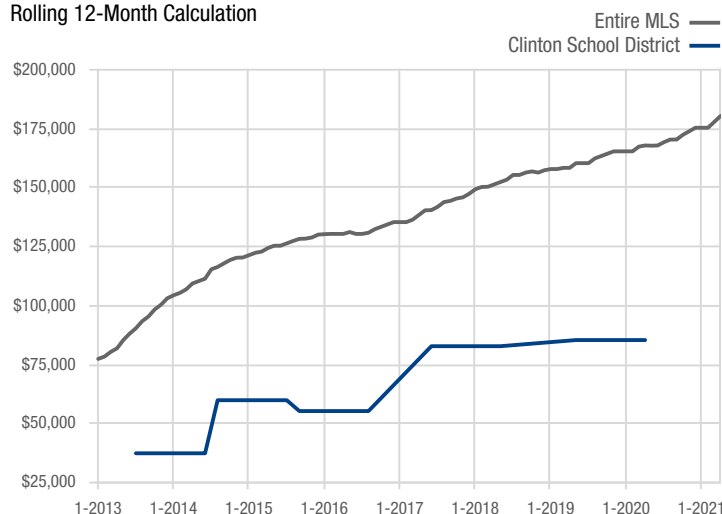
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Dexter School District

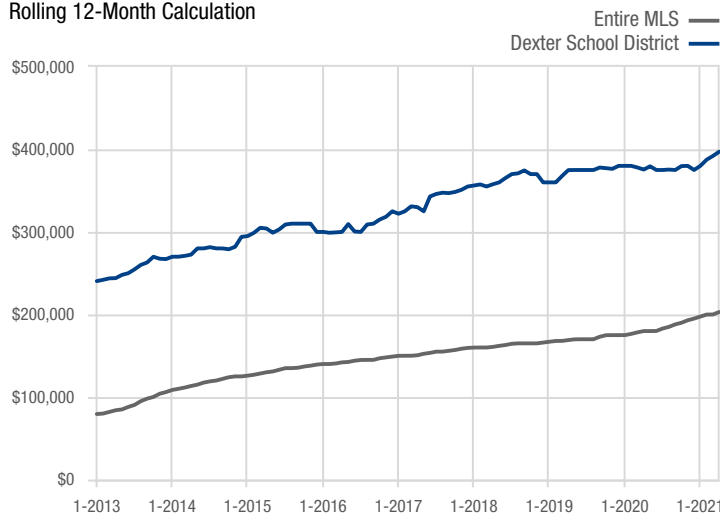
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	21	36	+ 71.4%	106	108	+ 1.9%
Pending Sales	17	31	+ 82.4%	70	101	+ 44.3%
Closed Sales	24	22	- 8.3%	74	77	+ 4.1%
Days on Market Until Sale	81	27	- 66.7%	72	45	- 37.5%
Median Sales Price*	\$339,000	\$471,706	+ 39.1%	\$354,000	\$425,000	+ 20.1%
Average Sales Price*	\$379,319	\$488,919	+ 28.9%	\$374,158	\$462,132	+ 23.5%
Percent of List Price Received*	97.2%	99.7%	+ 2.6%	97.0%	99.8%	+ 2.9%
Inventory of Homes for Sale	81	32	- 60.5%	—	—	—
Months Supply of Inventory	3.2	1.1	- 65.6%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	3	—	15	20	+ 33.3%
Pending Sales	1	9	+ 800.0%	15	25	+ 66.7%
Closed Sales	1	6	+ 500.0%	16	18	+ 12.5%
Days on Market Until Sale	6	96	+ 1,500.0%	43	77	+ 79.1%
Median Sales Price*	\$188,000	\$317,300	+ 68.8%	\$431,253	\$349,300	- 19.0%
Average Sales Price*	\$188,000	\$325,817	+ 73.3%	\$436,951	\$391,673	- 10.4%
Percent of List Price Received*	104.5%	99.5%	- 4.8%	100.3%	101.3%	+ 1.0%
Inventory of Homes for Sale	20	7	- 65.0%	—	—	—
Months Supply of Inventory	5.6	1.5	- 73.2%	—	—	—

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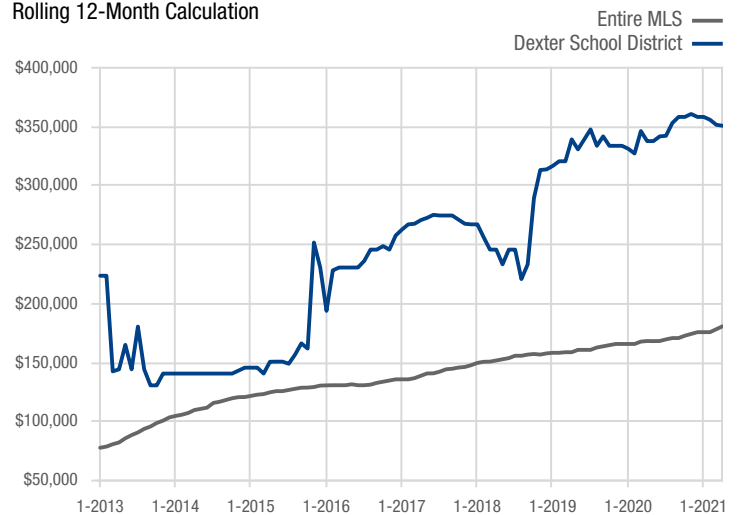
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

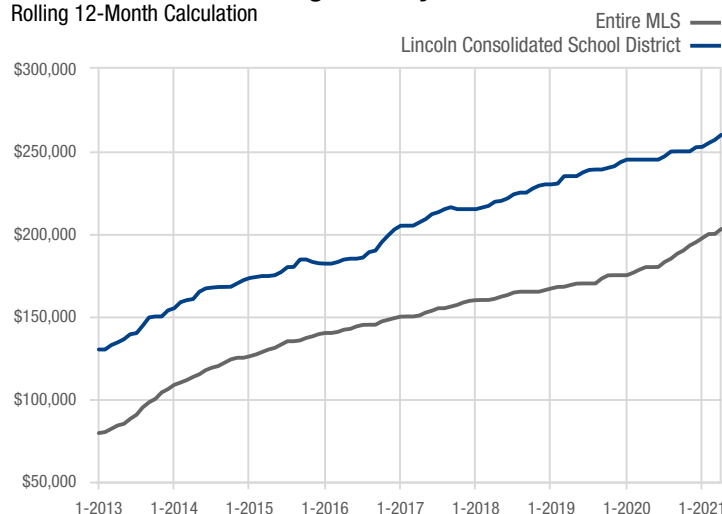
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	13	46	+ 253.8%	91	138	+ 51.6%
Pending Sales	17	52	+ 205.9%	75	134	+ 78.7%
Closed Sales	25	30	+ 20.0%	88	108	+ 22.7%
Days on Market Until Sale	18	10	- 44.4%	38	12	- 68.4%
Median Sales Price*	\$245,000	\$285,750	+ 16.6%	\$242,750	\$273,000	+ 12.5%
Average Sales Price*	\$257,859	\$306,840	+ 19.0%	\$255,398	\$292,813	+ 14.6%
Percent of List Price Received*	99.1%	103.8%	+ 4.7%	98.8%	102.0%	+ 3.2%
Inventory of Homes for Sale	76	22	- 71.1%	—	—	—
Months Supply of Inventory	2.5	0.6	- 76.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	4	+ 300.0%	10	9	- 10.0%
Pending Sales	2	4	+ 100.0%	11	10	- 9.1%
Closed Sales	2	3	+ 50.0%	9	6	- 33.3%
Days on Market Until Sale	8	26	+ 225.0%	42	38	- 9.5%
Median Sales Price*	\$142,500	\$100,000	- 29.8%	\$130,000	\$107,450	- 17.3%
Average Sales Price*	\$142,500	\$111,667	- 21.6%	\$140,822	\$123,993	- 12.0%
Percent of List Price Received*	99.0%	90.6%	- 8.5%	99.8%	95.7%	- 4.1%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	2.6	0.3	- 88.5%	—	—	—

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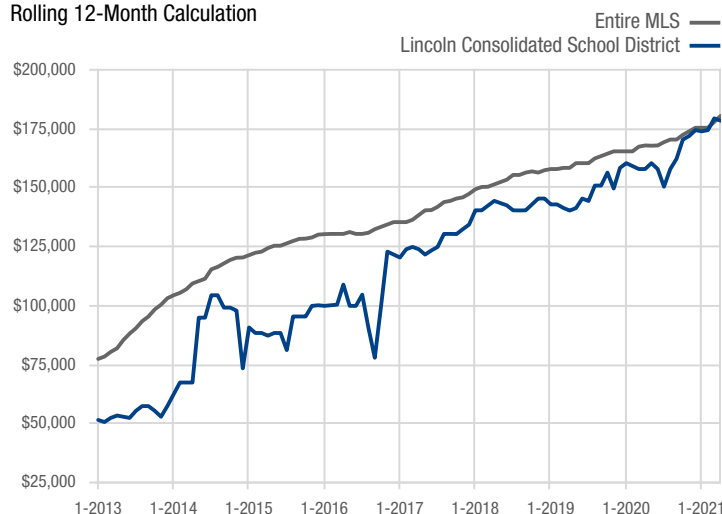
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

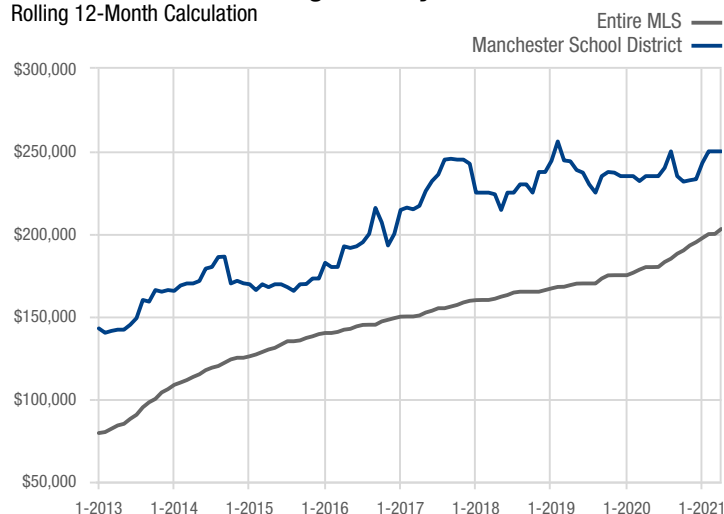
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	8	+ 300.0%	23	26	+ 13.0%
Pending Sales	4	11	+ 175.0%	21	36	+ 71.4%
Closed Sales	8	8	0.0%	19	24	+ 26.3%
Days on Market Until Sale	25	59	+ 136.0%	62	88	+ 41.9%
Median Sales Price*	\$255,625	\$336,250	+ 31.5%	\$230,000	\$279,000	+ 21.3%
Average Sales Price*	\$250,206	\$335,313	+ 34.0%	\$233,034	\$302,992	+ 30.0%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	19	3	- 84.2%	—	—	—
Months Supply of Inventory	2.2	0.3	- 86.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	3	3	0.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Days on Market Until Sale	12	6	- 50.0%	23	5	- 78.3%
Median Sales Price*	\$119,500	\$130,000	+ 8.8%	\$189,856	\$126,250	- 33.5%
Average Sales Price*	\$119,500	\$130,000	+ 8.8%	\$174,553	\$126,250	- 27.7%
Percent of List Price Received*	99.7%	96.4%	- 3.3%	96.3%	97.2%	+ 0.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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Median Sales Price - Single Family

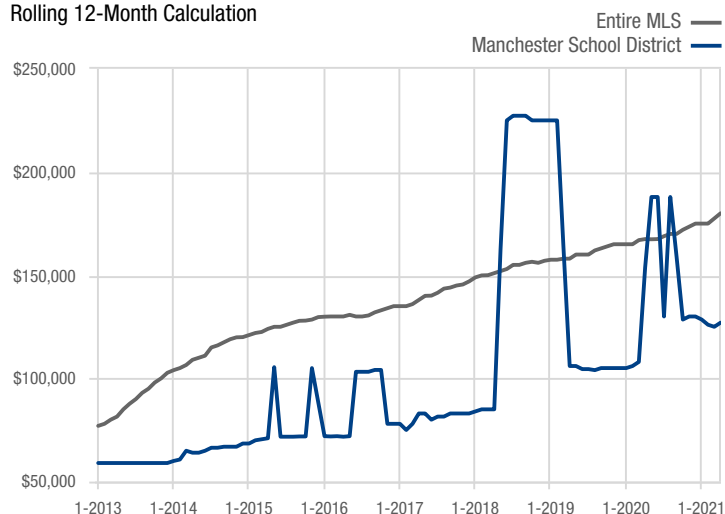
Rolling 12-Month Calculation



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Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



Northville School District

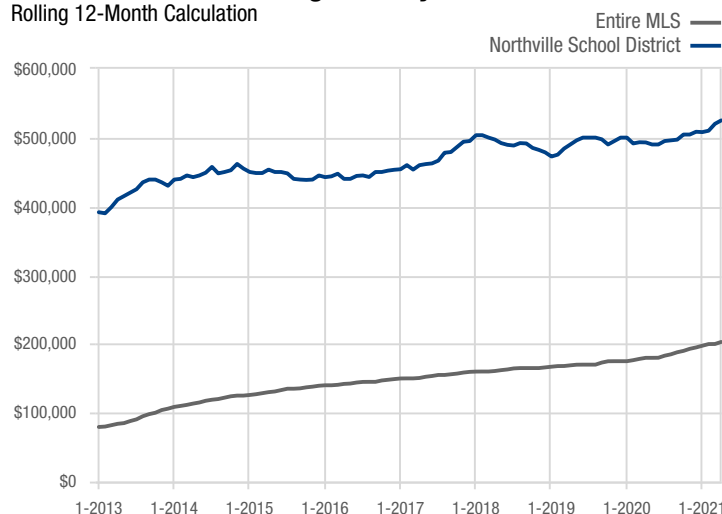
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	31	72	+ 132.3%	214	201	- 6.1%
Pending Sales	7	61	+ 771.4%	104	186	+ 78.8%
Closed Sales	19	43	+ 126.3%	105	142	+ 35.2%
Days on Market Until Sale	29	16	- 44.8%	57	32	- 43.9%
Median Sales Price*	\$530,000	\$600,000	+ 13.2%	\$499,900	\$548,919	+ 9.8%
Average Sales Price*	\$589,211	\$634,387	+ 7.7%	\$556,238	\$624,745	+ 12.3%
Percent of List Price Received*	98.2%	100.9%	+ 2.7%	97.8%	99.3%	+ 1.5%
Inventory of Homes for Sale	147	49	- 66.7%	—	—	—
Months Supply of Inventory	3.9	1.0	- 74.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	5	23	+ 360.0%	67	86	+ 28.4%
Pending Sales	4	31	+ 675.0%	47	85	+ 80.9%
Closed Sales	9	19	+ 111.1%	44	70	+ 59.1%
Days on Market Until Sale	31	26	- 16.1%	46	33	- 28.3%
Median Sales Price*	\$173,000	\$392,500	+ 126.9%	\$191,450	\$250,950	+ 31.1%
Average Sales Price*	\$214,889	\$381,480	+ 77.5%	\$242,642	\$296,227	+ 22.1%
Percent of List Price Received*	99.3%	100.3%	+ 1.0%	97.5%	99.2%	+ 1.7%
Inventory of Homes for Sale	38	26	- 31.6%	—	—	—
Months Supply of Inventory	2.7	1.3	- 51.9%	—	—	—

* 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.

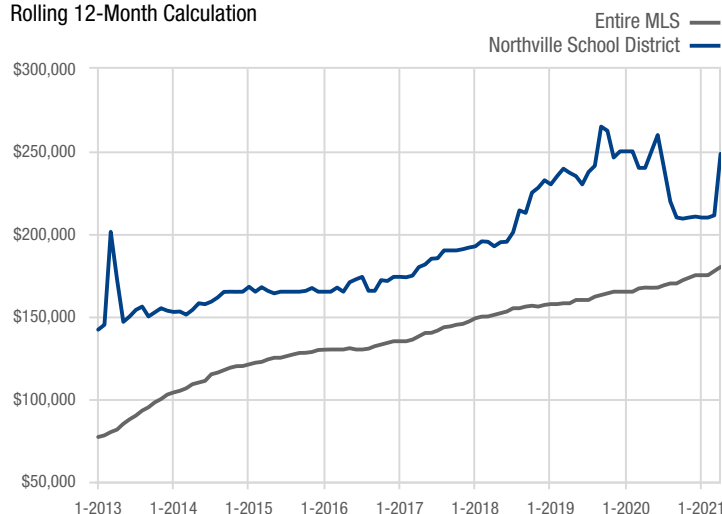
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

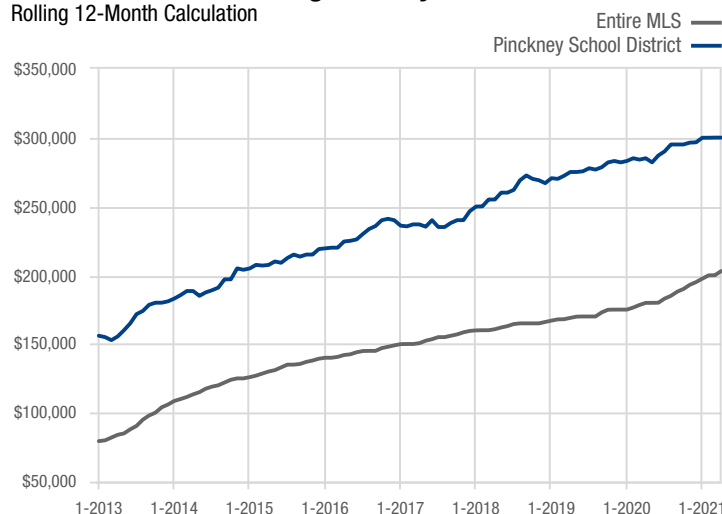
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	31	57	+ 83.9%	136	160	+ 17.6%
Pending Sales	18	59	+ 227.8%	116	161	+ 38.8%
Closed Sales	23	49	+ 113.0%	111	141	+ 27.0%
Days on Market Until Sale	49	38	- 22.4%	54	29	- 46.3%
Median Sales Price*	\$335,000	\$341,000	+ 1.8%	\$288,000	\$319,000	+ 10.8%
Average Sales Price*	\$384,915	\$395,647	+ 2.8%	\$318,345	\$364,053	+ 14.4%
Percent of List Price Received*	98.8%	102.3%	+ 3.5%	97.8%	101.0%	+ 3.3%
Inventory of Homes for Sale	82	29	- 64.6%	—	—	—
Months Supply of Inventory	2.4	0.6	- 75.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	2	—	1	3	+ 200.0%
Pending Sales	1	1	0.0%	1	4	+ 300.0%
Closed Sales	0	2	—	0	5	—
Days on Market Until Sale	—	6	—	—	22	—
Median Sales Price*	—	\$300,000	—	—	\$300,000	—
Average Sales Price*	—	\$300,000	—	—	\$291,980	—
Percent of List Price Received*	—	100.0%	—	—	98.1%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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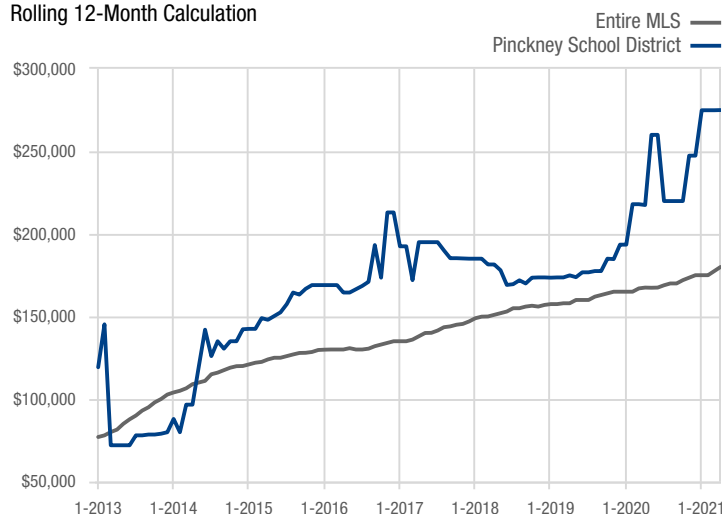
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

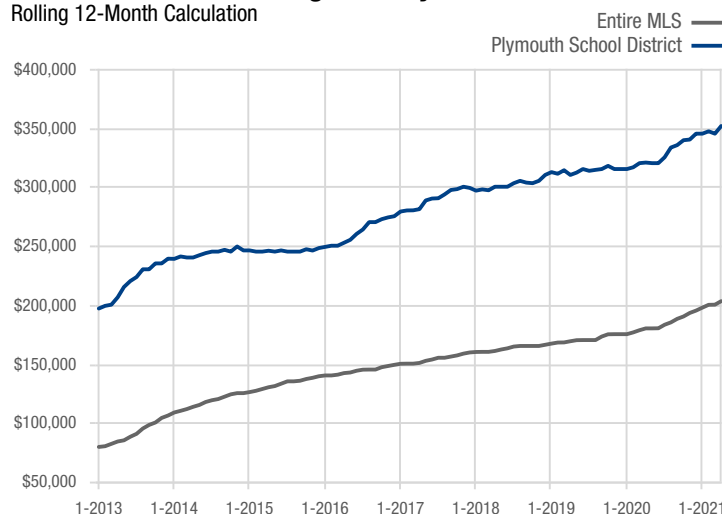
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	41	164	+ 300.0%	384	495	+ 28.9%
Pending Sales	30	149	+ 396.7%	265	460	+ 73.6%
Closed Sales	62	119	+ 91.9%	291	366	+ 25.8%
Days on Market Until Sale	31	26	- 16.1%	45	25	- 44.4%
Median Sales Price*	\$319,750	\$400,000	+ 25.1%	\$328,000	\$355,000	+ 8.2%
Average Sales Price*	\$322,385	\$421,140	+ 30.6%	\$345,477	\$390,710	+ 13.1%
Percent of List Price Received*	99.7%	102.5%	+ 2.8%	98.1%	101.4%	+ 3.4%
Inventory of Homes for Sale	222	100	- 55.0%	—	—	—
Months Supply of Inventory	2.1	0.7	- 66.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	19	88	+ 363.2%	167	225	+ 34.7%
Pending Sales	11	67	+ 509.1%	115	215	+ 87.0%
Closed Sales	26	38	+ 46.2%	125	169	+ 35.2%
Days on Market Until Sale	31	28	- 9.7%	38	35	- 7.9%
Median Sales Price*	\$229,000	\$259,950	+ 13.5%	\$220,000	\$243,000	+ 10.5%
Average Sales Price*	\$224,496	\$288,605	+ 28.6%	\$224,438	\$247,188	+ 10.1%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	97.8%	99.1%	+ 1.3%
Inventory of Homes for Sale	113	45	- 60.2%	—	—	—
Months Supply of Inventory	2.9	0.8	- 72.4%	—	—	—

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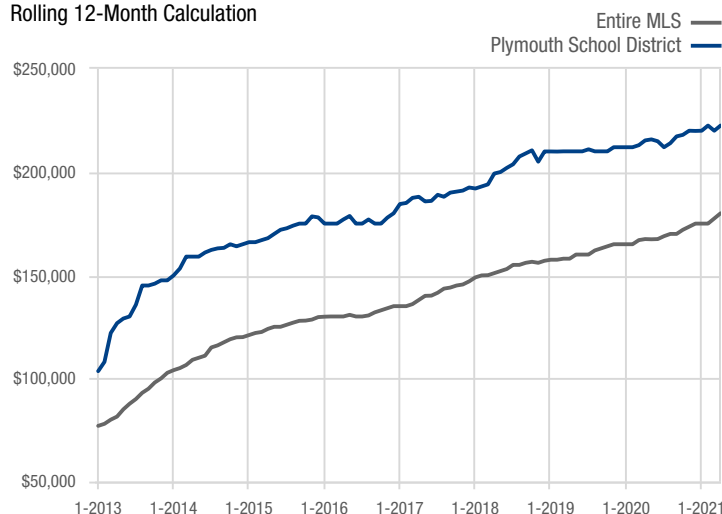
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Saline School District

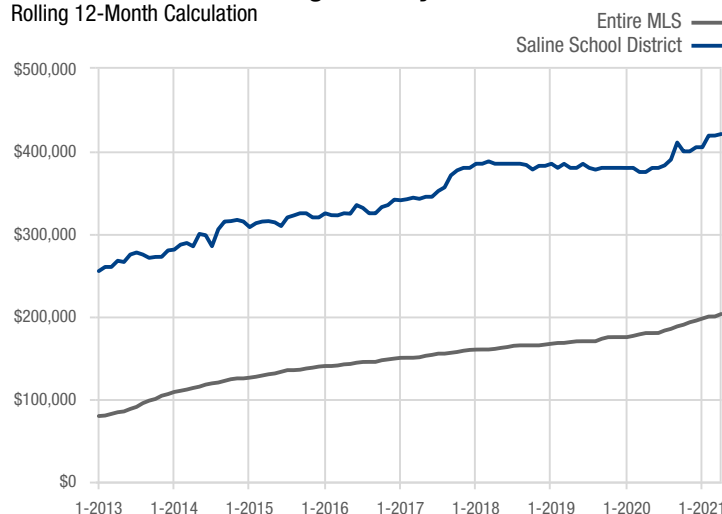
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	24	70	+ 191.7%	193	193	0.0%
Pending Sales	23	60	+ 160.9%	107	179	+ 67.3%
Closed Sales	31	28	- 9.7%	97	118	+ 21.6%
Days on Market Until Sale	44	16	- 63.6%	65	46	- 29.2%
Median Sales Price*	\$382,500	\$475,500	+ 24.3%	\$367,500	\$431,000	+ 17.3%
Average Sales Price*	\$408,079	\$580,708	+ 42.3%	\$404,206	\$456,323	+ 12.9%
Percent of List Price Received*	97.2%	102.0%	+ 4.9%	97.6%	99.9%	+ 2.4%
Inventory of Homes for Sale	145	56	- 61.4%	—	—	—
Months Supply of Inventory	4.3	1.4	- 67.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	6	14	+ 133.3%	40	34	- 15.0%
Pending Sales	5	20	+ 300.0%	18	45	+ 150.0%
Closed Sales	4	7	+ 75.0%	15	21	+ 40.0%
Days on Market Until Sale	59	31	- 47.5%	55	76	+ 38.2%
Median Sales Price*	\$488,950	\$520,000	+ 6.4%	\$294,250	\$268,600	- 8.7%
Average Sales Price*	\$478,225	\$464,771	- 2.8%	\$311,253	\$336,729	+ 8.2%
Percent of List Price Received*	98.0%	100.5%	+ 2.6%	97.2%	100.5%	+ 3.4%
Inventory of Homes for Sale	47	18	- 61.7%	—	—	—
Months Supply of Inventory	8.1	2.4	- 70.4%	—	—	—

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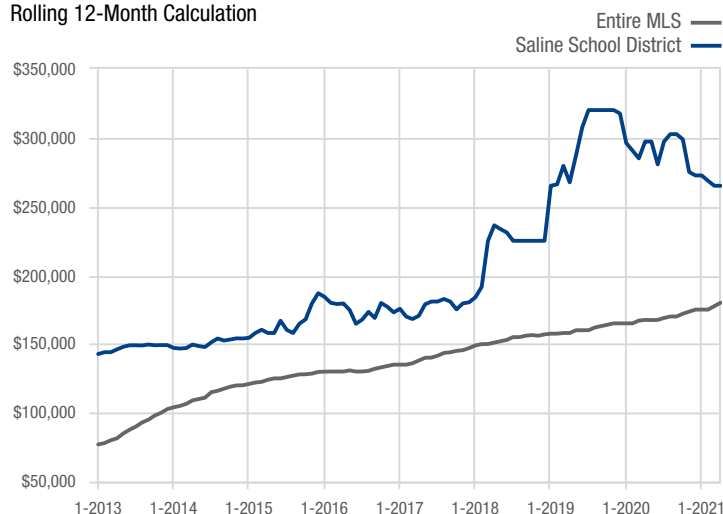
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

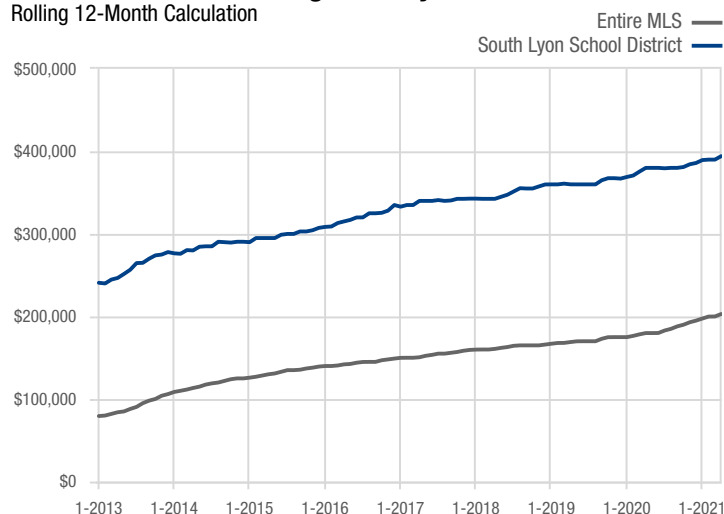
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	29	90	+ 210.3%	267	261	- 2.2%
Pending Sales	20	72	+ 260.0%	150	219	+ 46.0%
Closed Sales	34	61	+ 79.4%	163	159	- 2.5%
Days on Market Until Sale	37	33	- 10.8%	55	39	- 29.1%
Median Sales Price*	\$369,500	\$418,600	+ 13.3%	\$403,000	\$430,000	+ 6.7%
Average Sales Price*	\$354,786	\$475,516	+ 34.0%	\$403,744	\$458,592	+ 13.6%
Percent of List Price Received*	97.5%	101.8%	+ 4.4%	97.9%	100.9%	+ 3.1%
Inventory of Homes for Sale	172	64	- 62.8%	—	—	—
Months Supply of Inventory	3.4	1.0	- 70.6%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	20	+ 900.0%	55	64	+ 16.4%
Pending Sales	3	23	+ 666.7%	56	68	+ 21.4%
Closed Sales	16	20	+ 25.0%	65	54	- 16.9%
Days on Market Until Sale	26	37	+ 42.3%	47	33	- 29.8%
Median Sales Price*	\$130,950	\$140,000	+ 6.9%	\$132,000	\$135,000	+ 2.3%
Average Sales Price*	\$150,650	\$134,825	- 10.5%	\$156,638	\$153,569	- 2.0%
Percent of List Price Received*	98.2%	99.9%	+ 1.7%	96.5%	99.0%	+ 2.6%
Inventory of Homes for Sale	20	3	- 85.0%	—	—	—
Months Supply of Inventory	1.3	0.2	- 84.6%	—	—	—

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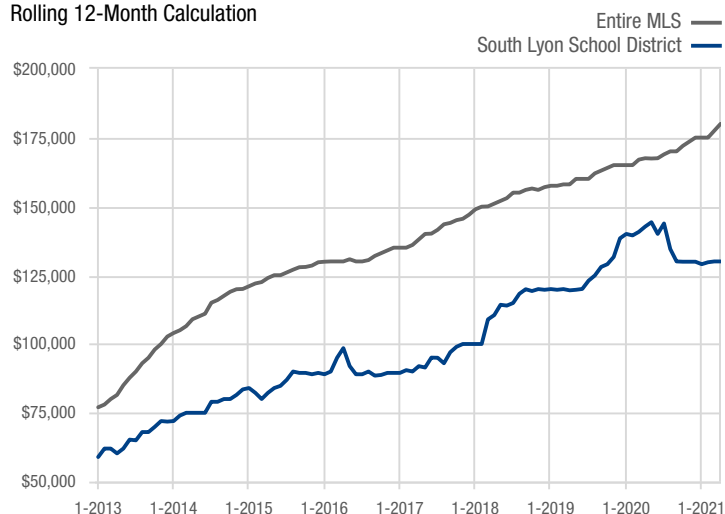
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Van Buren School District

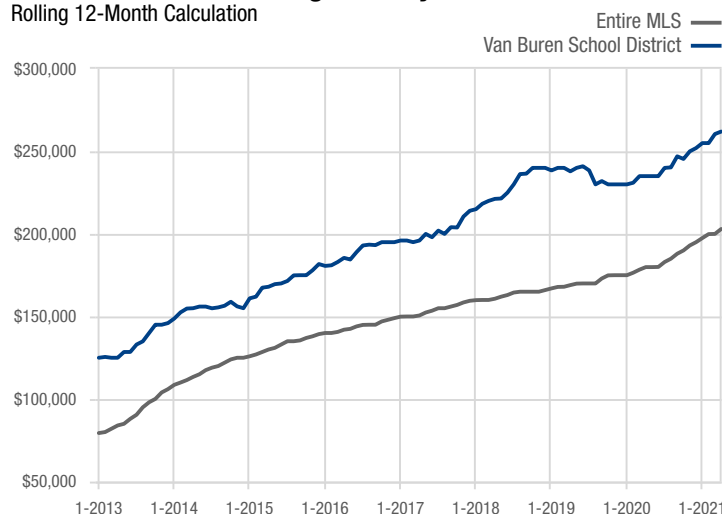
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	15	34	+ 126.7%	170	172	+ 1.2%
Pending Sales	17	42	+ 147.1%	137	170	+ 24.1%
Closed Sales	32	47	+ 46.9%	128	160	+ 25.0%
Days on Market Until Sale	51	14	- 72.5%	63	30	- 52.4%
Median Sales Price*	\$248,450	\$265,000	+ 6.7%	\$238,500	\$274,900	+ 15.3%
Average Sales Price*	\$254,819	\$282,277	+ 10.8%	\$233,717	\$267,900	+ 14.6%
Percent of List Price Received*	98.5%	102.3%	+ 3.9%	98.0%	101.0%	+ 3.1%
Inventory of Homes for Sale	95	25	- 73.7%	—	—	—
Months Supply of Inventory	2.4	0.5	- 79.2%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	5	27	+ 440.0%	53	82	+ 54.7%
Pending Sales	6	27	+ 350.0%	55	80	+ 45.5%
Closed Sales	12	20	+ 66.7%	53	62	+ 17.0%
Days on Market Until Sale	32	8	- 75.0%	41	28	- 31.7%
Median Sales Price*	\$171,000	\$195,000	+ 14.0%	\$171,000	\$193,250	+ 13.0%
Average Sales Price*	\$164,083	\$223,647	+ 36.3%	\$177,078	\$213,725	+ 20.7%
Percent of List Price Received*	98.9%	101.4%	+ 2.5%	98.3%	100.6%	+ 2.3%
Inventory of Homes for Sale	26	11	- 57.7%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

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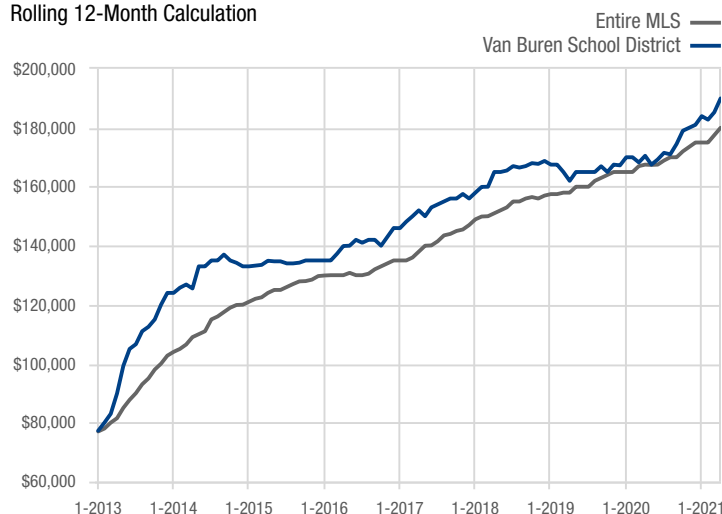
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

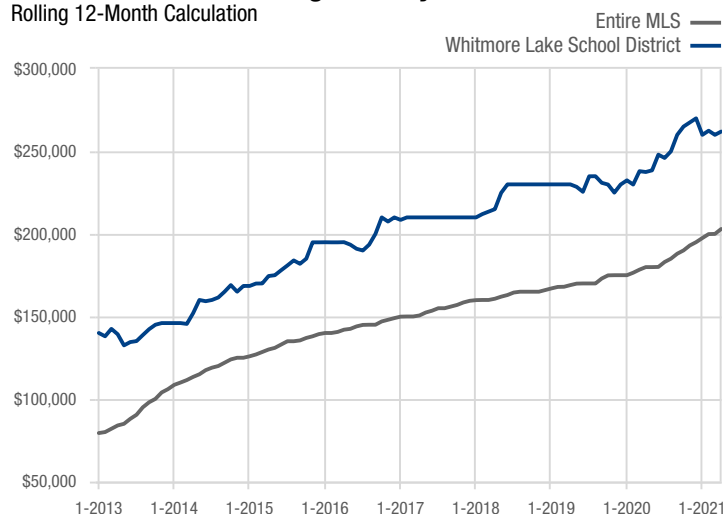
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	10	12	+ 20.0%	44	43	- 2.3%
Pending Sales	4	13	+ 225.0%	35	37	+ 5.7%
Closed Sales	6	9	+ 50.0%	32	33	+ 3.1%
Days on Market Until Sale	34	63	+ 85.3%	35	36	+ 2.9%
Median Sales Price*	\$256,250	\$305,000	+ 19.0%	\$262,000	\$243,000	- 7.3%
Average Sales Price*	\$296,750	\$274,244	- 7.6%	\$316,294	\$255,892	- 19.1%
Percent of List Price Received*	99.9%	100.4%	+ 0.5%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	31	11	- 64.5%	—	—	—
Months Supply of Inventory	3.2	1.0	- 68.8%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	169	—	—
Median Sales Price*	—	—	—	\$151,400	—	—
Average Sales Price*	—	—	—	\$151,400	—	—
Percent of List Price Received*	—	—	—	91.8%	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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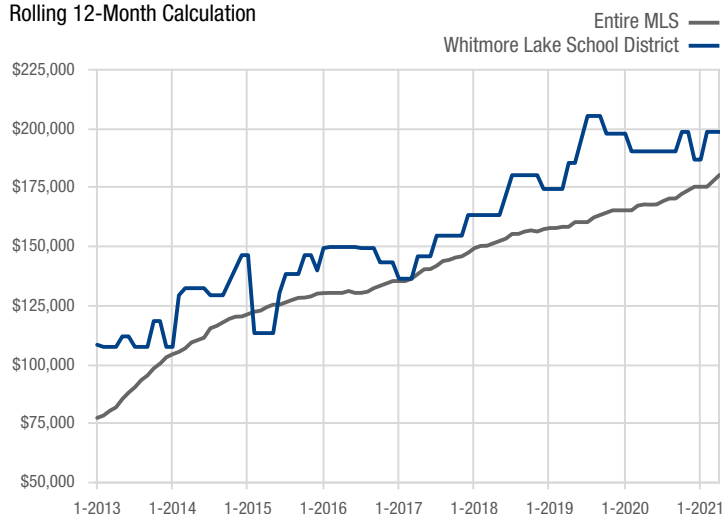
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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Ypsilanti School District

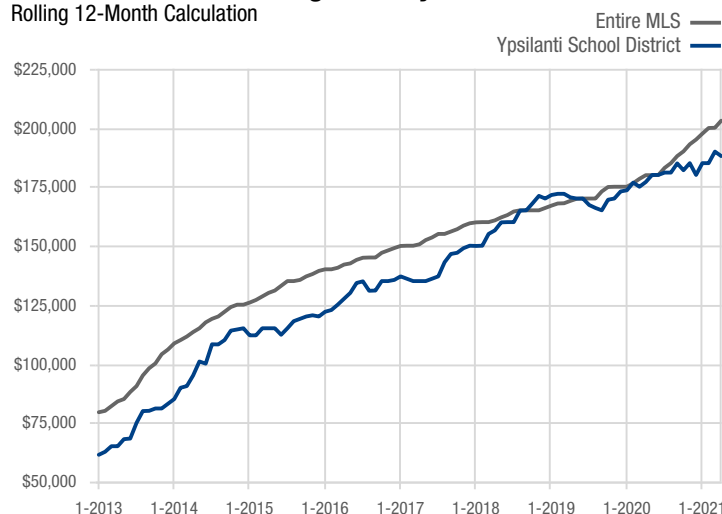
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	23	88	+ 282.6%	133	214	+ 60.9%
Pending Sales	18	101	+ 461.1%	144	228	+ 58.3%
Closed Sales	28	41	+ 46.4%	142	154	+ 8.5%
Days on Market Until Sale	25	9	- 64.0%	41	18	- 56.1%
Median Sales Price*	\$206,500	\$187,000	- 9.4%	\$175,000	\$192,000	+ 9.7%
Average Sales Price*	\$221,768	\$209,015	- 5.8%	\$187,847	\$218,966	+ 16.6%
Percent of List Price Received*	100.0%	104.9%	+ 4.9%	97.6%	103.0%	+ 5.5%
Inventory of Homes for Sale	62	29	- 53.2%	—	—	—
Months Supply of Inventory	1.5	0.5	- 66.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	10	+ 150.0%	26	30	+ 15.4%
Pending Sales	2	8	+ 300.0%	16	33	+ 106.3%
Closed Sales	3	4	+ 33.3%	16	26	+ 62.5%
Days on Market Until Sale	5	29	+ 480.0%	23	22	- 4.3%
Median Sales Price*	\$169,000	\$170,000	+ 0.6%	\$127,500	\$131,750	+ 3.3%
Average Sales Price*	\$162,667	\$169,250	+ 4.0%	\$136,209	\$142,673	+ 4.7%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.6%	99.5%	- 0.1%
Inventory of Homes for Sale	13	5	- 61.5%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

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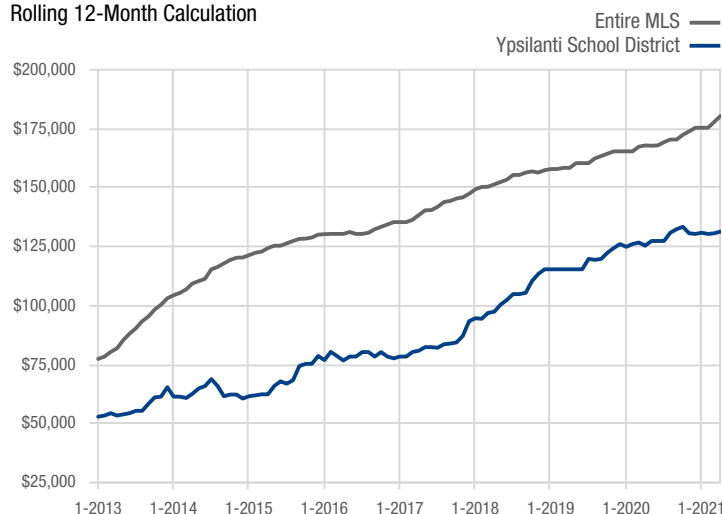
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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ANN ARBOR AREA  BOARD OF REALTORS®

Jackson County

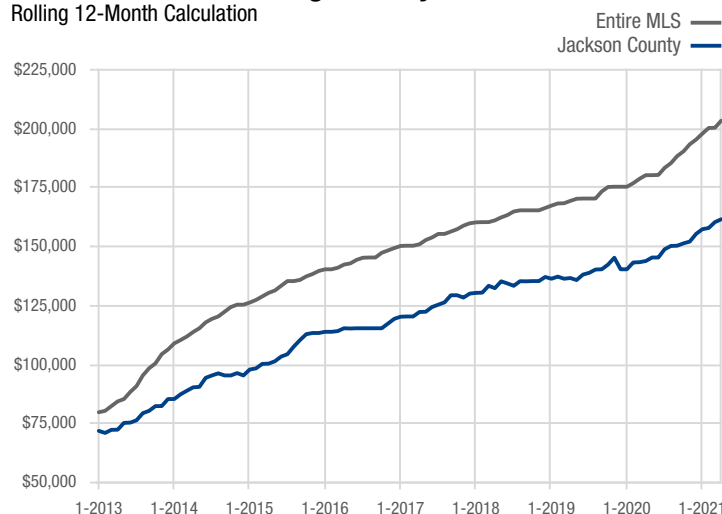
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	133	213	+ 60.2%	1,095	687	- 37.3%
Pending Sales	128	194	+ 51.6%	976	705	- 27.8%
Closed Sales	207	152	- 26.6%	984	808	- 17.9%
Days on Market Until Sale	63	57	- 9.5%	63	57	- 9.5%
Median Sales Price*	\$140,000	\$160,000	+ 14.3%	\$135,000	\$155,500	+ 15.2%
Average Sales Price*	\$150,422	\$187,708	+ 24.8%	\$152,026	\$180,560	+ 18.8%
Percent of List Price Received*	97.7%	102.0%	+ 4.4%	97.1%	99.3%	+ 2.3%
Inventory of Homes for Sale	554	167	- 69.9%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	9	+ 125.0%	52	23	- 55.8%
Pending Sales	0	6	—	27	15	- 44.4%
Closed Sales	6	4	- 33.3%	31	17	- 45.2%
Days on Market Until Sale	26	52	+ 100.0%	56	45	- 19.6%
Median Sales Price*	\$195,000	\$335,701	+ 72.2%	\$189,900	\$135,000	- 28.9%
Average Sales Price*	\$200,000	\$324,100	+ 62.1%	\$168,477	\$209,171	+ 24.2%
Percent of List Price Received*	99.3%	99.3%	0.0%	97.0%	98.4%	+ 1.4%
Inventory of Homes for Sale	36	9	- 75.0%	—	—	—
Months Supply of Inventory	3.1	0.9	- 71.0%	—	—	—

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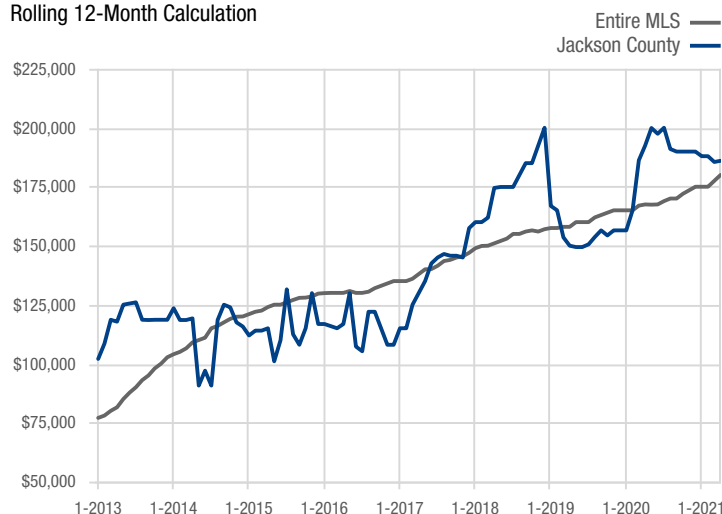
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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ANN ARBOR AREA  BOARD OF REALTORS®

Lenawee County

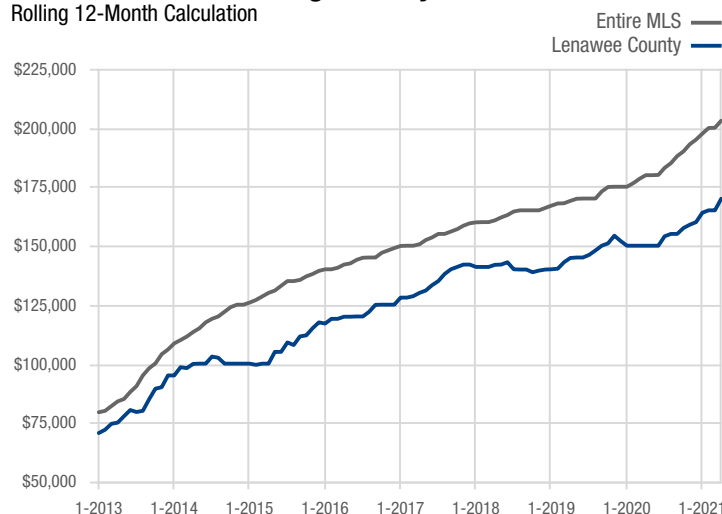
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	71	132	+ 85.9%	673	462	- 31.4%
Pending Sales	87	134	+ 54.0%	669	510	- 23.8%
Closed Sales	158	117	- 25.9%	664	517	- 22.1%
Days on Market Until Sale	72	48	- 33.3%	78	50	- 35.9%
Median Sales Price*	\$158,300	\$175,000	+ 10.5%	\$142,250	\$166,400	+ 17.0%
Average Sales Price*	\$170,876	\$217,166	+ 27.1%	\$156,642	\$195,910	+ 25.1%
Percent of List Price Received*	97.0%	100.2%	+ 3.3%	96.4%	98.9%	+ 2.6%
Inventory of Homes for Sale	437	119	- 72.8%	—	—	—
Months Supply of Inventory	2.1	0.6	- 71.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	5	1	- 80.0%	32	14	- 56.3%
Pending Sales	3	5	+ 66.7%	15	16	+ 6.7%
Closed Sales	3	2	- 33.3%	18	21	+ 16.7%
Days on Market Until Sale	17	53	+ 211.8%	34	23	- 32.4%
Median Sales Price*	\$145,900	\$114,950	- 21.2%	\$197,000	\$212,500	+ 7.9%
Average Sales Price*	\$168,344	\$114,950	- 31.7%	\$193,965	\$192,831	- 0.6%
Percent of List Price Received*	99.6%	92.5%	- 7.1%	104.1%	98.7%	- 5.2%
Inventory of Homes for Sale	21	3	- 85.7%	—	—	—
Months Supply of Inventory	3.4	0.4	- 88.2%	—	—	—

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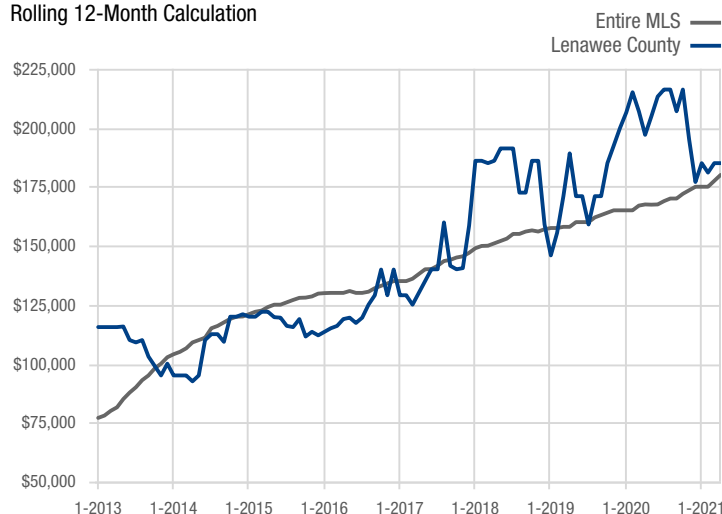
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Livingston County

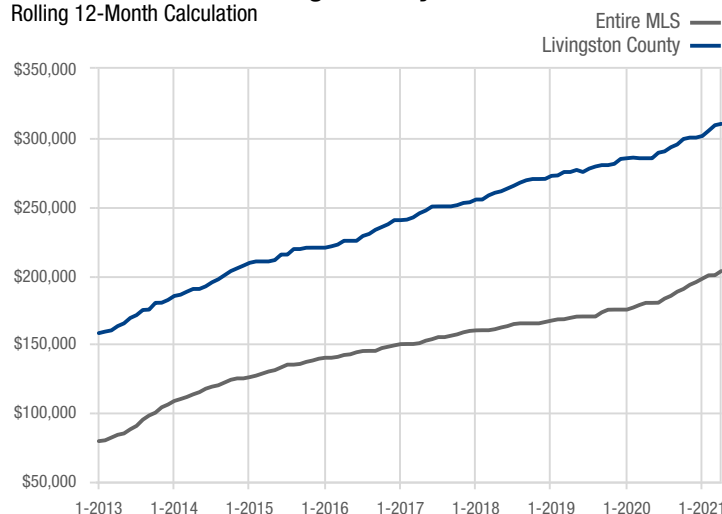
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	138	316	+ 129.0%	876	932	+ 6.4%
Pending Sales	81	295	+ 264.2%	675	858	+ 27.1%
Closed Sales	164	205	+ 25.0%	720	709	- 1.5%
Days on Market Until Sale	40	22	- 45.0%	48	29	- 39.6%
Median Sales Price*	\$293,950	\$341,000	+ 16.0%	\$285,500	\$325,000	+ 13.8%
Average Sales Price*	\$322,120	\$370,994	+ 15.2%	\$314,625	\$364,272	+ 15.8%
Percent of List Price Received*	98.9%	102.3%	+ 3.4%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	518	212	- 59.1%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	13	56	+ 330.8%	152	171	+ 12.5%
Pending Sales	11	67	+ 509.1%	99	196	+ 98.0%
Closed Sales	23	46	+ 100.0%	94	142	+ 51.1%
Days on Market Until Sale	36	49	+ 36.1%	53	48	- 9.4%
Median Sales Price*	\$186,000	\$261,534	+ 40.6%	\$206,750	\$242,500	+ 17.3%
Average Sales Price*	\$192,072	\$281,829	+ 46.7%	\$204,999	\$254,668	+ 24.2%
Percent of List Price Received*	99.1%	101.0%	+ 1.9%	98.3%	99.9%	+ 1.6%
Inventory of Homes for Sale	108	38	- 64.8%	—	—	—
Months Supply of Inventory	3.3	0.9	- 72.7%	—	—	—

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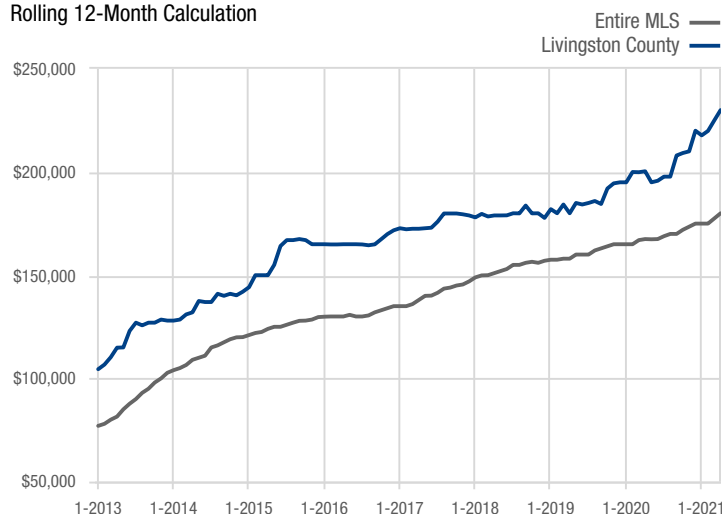
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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ANN ARBOR AREA  BOARD OF REALTORS®

Monroe County

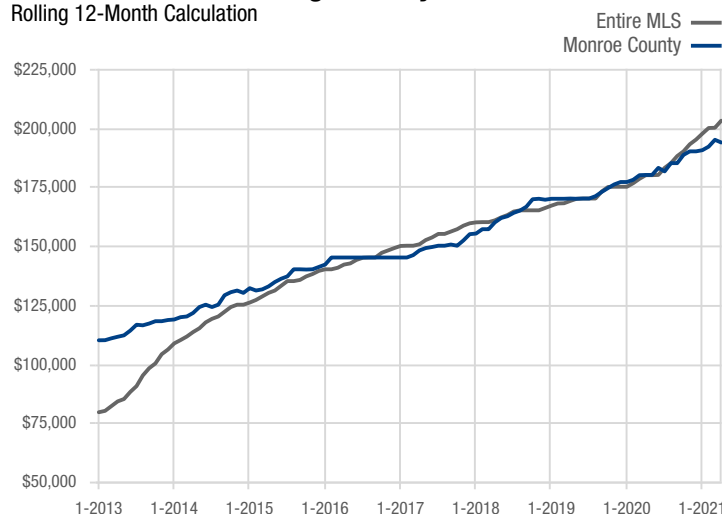
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	118	184	+ 55.9%	803	641	- 20.2%
Pending Sales	110	208	+ 89.1%	874	653	- 25.3%
Closed Sales	228	119	- 47.8%	856	581	- 32.1%
Days on Market Until Sale	55	36	- 34.5%	64	46	- 28.1%
Median Sales Price*	\$202,745	\$195,000	- 3.8%	\$180,000	\$190,000	+ 5.6%
Average Sales Price*	\$215,933	\$227,308	+ 5.3%	\$196,271	\$215,721	+ 9.9%
Percent of List Price Received*	97.3%	100.7%	+ 3.5%	96.7%	99.5%	+ 2.9%
Inventory of Homes for Sale	434	162	- 62.7%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	13	8	- 38.5%	46	30	- 34.8%
Pending Sales	2	9	+ 350.0%	38	34	- 10.5%
Closed Sales	5	6	+ 20.0%	40	29	- 27.5%
Days on Market Until Sale	73	74	+ 1.4%	63	59	- 6.3%
Median Sales Price*	\$115,000	\$210,750	+ 83.3%	\$128,000	\$183,000	+ 43.0%
Average Sales Price*	\$156,600	\$213,583	+ 36.4%	\$143,388	\$182,332	+ 27.2%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	34	11	- 67.6%	—	—	—
Months Supply of Inventory	2.6	0.8	- 69.2%	—	—	—

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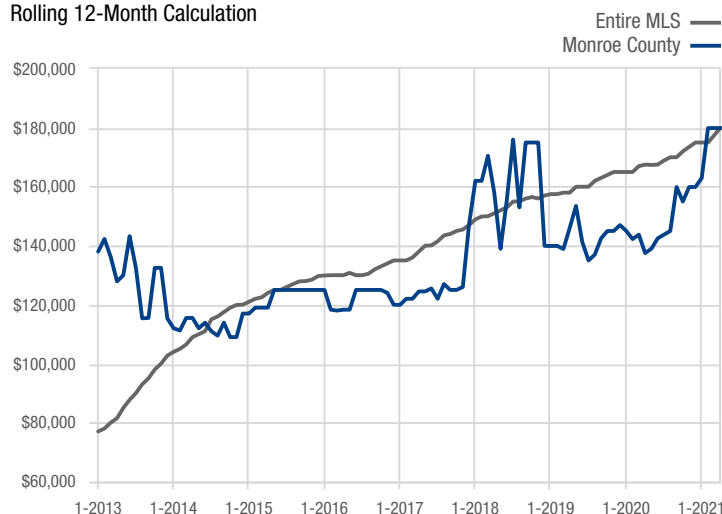
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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ANN ARBOR AREA  BOARD OF REALTORS®

Oakland County

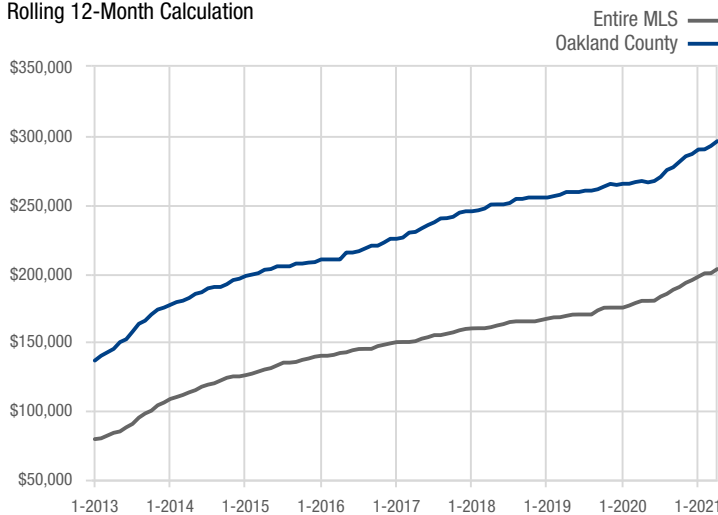
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	720	2,084	+ 189.4%	5,581	6,286	+ 12.6%
Pending Sales	468	1,735	+ 270.7%	3,931	5,459	+ 38.9%
Closed Sales	907	1,276	+ 40.7%	4,189	4,553	+ 8.7%
Days on Market Until Sale	34	22	- 35.3%	46	29	- 37.0%
Median Sales Price*	\$275,000	\$325,000	+ 18.2%	\$264,000	\$302,500	+ 14.6%
Average Sales Price*	\$311,946	\$390,375	+ 25.1%	\$314,124	\$367,635	+ 17.0%
Percent of List Price Received*	98.1%	101.6%	+ 3.6%	97.7%	99.9%	+ 2.3%
Inventory of Homes for Sale	2,902	1,453	- 49.9%	—	—	—
Months Supply of Inventory	2.2	0.9	- 59.1%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	124	419	+ 237.9%	1,209	1,442	+ 19.3%
Pending Sales	78	384	+ 392.3%	803	1,306	+ 62.6%
Closed Sales	180	314	+ 74.4%	904	1,110	+ 22.8%
Days on Market Until Sale	38	34	- 10.5%	45	35	- 22.2%
Median Sales Price*	\$185,000	\$229,500	+ 24.1%	\$187,250	\$209,000	+ 11.6%
Average Sales Price*	\$223,391	\$261,033	+ 16.9%	\$241,127	\$253,583	+ 5.2%
Percent of List Price Received*	97.5%	99.7%	+ 2.3%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	645	319	- 50.5%	—	—	—
Months Supply of Inventory	2.5	0.9	- 64.0%	—	—	—

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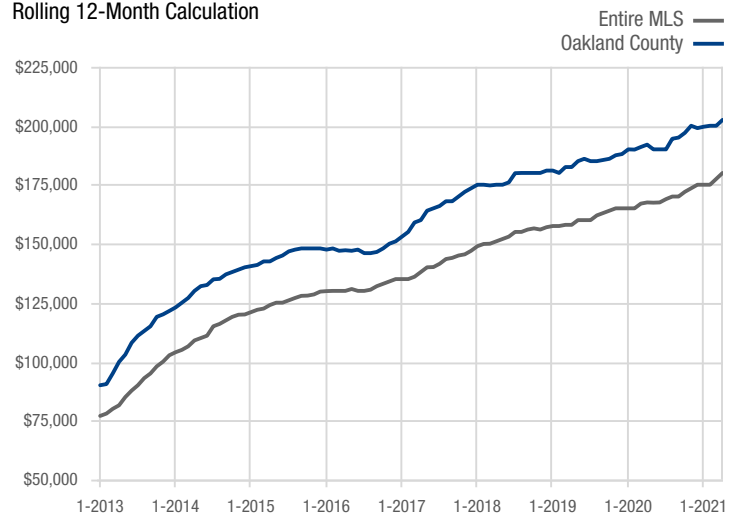
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

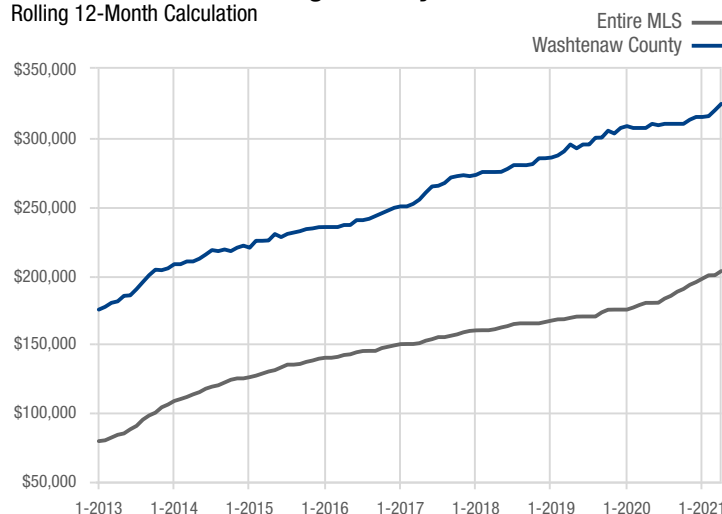
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	182	494	+ 171.4%	1,213	1,433	+ 18.1%
Pending Sales	185	560	+ 202.7%	888	1,407	+ 58.4%
Closed Sales	240	317	+ 32.1%	855	1,033	+ 20.8%
Days on Market Until Sale	39	24	- 38.5%	52	32	- 38.5%
Median Sales Price*	\$317,000	\$380,500	+ 20.0%	\$300,000	\$344,750	+ 14.9%
Average Sales Price*	\$346,947	\$460,827	+ 32.8%	\$341,283	\$396,166	+ 16.1%
Percent of List Price Received*	98.5%	101.7%	+ 3.2%	97.9%	100.7%	+ 2.9%
Inventory of Homes for Sale	840	338	- 59.8%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	65	136	+ 109.2%	411	482	+ 17.3%
Pending Sales	57	175	+ 207.0%	279	471	+ 68.8%
Closed Sales	62	113	+ 82.3%	252	341	+ 35.3%
Days on Market Until Sale	28	32	+ 14.3%	47	43	- 8.5%
Median Sales Price*	\$213,750	\$244,000	+ 14.2%	\$220,000	\$240,000	+ 9.1%
Average Sales Price*	\$248,838	\$301,144	+ 21.0%	\$266,269	\$288,646	+ 8.4%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	98.3%	99.7%	+ 1.4%
Inventory of Homes for Sale	298	144	- 51.7%	—	—	—
Months Supply of Inventory	3.8	1.4	- 63.2%	—	—	—

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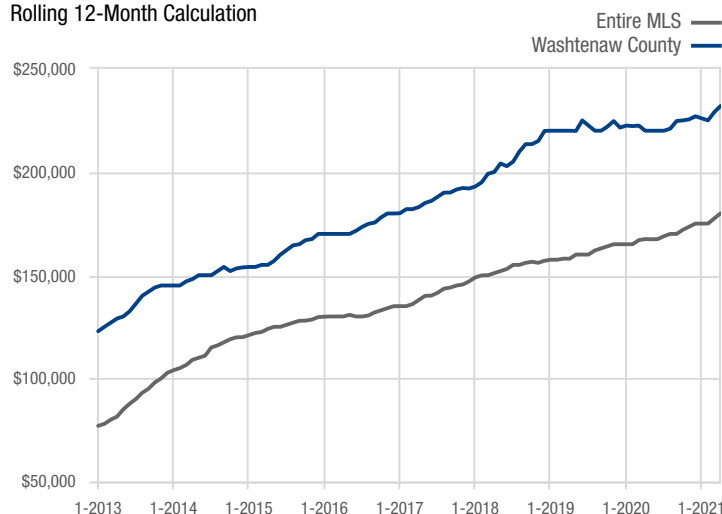
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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Wayne County

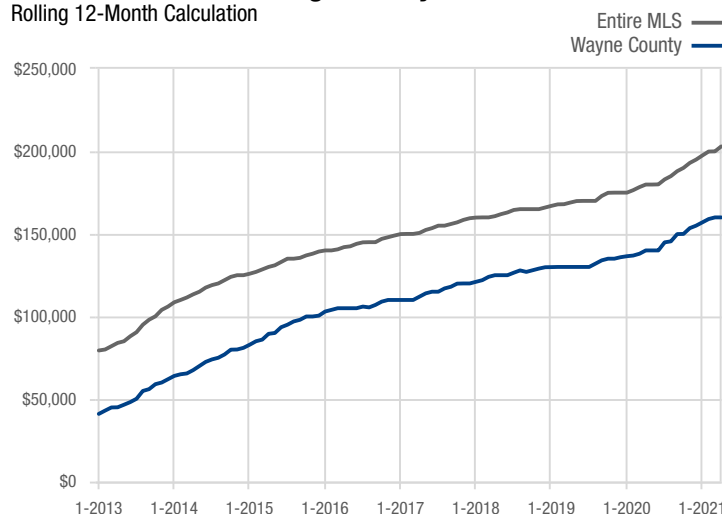
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	722	2,068	+ 186.4%	6,635	6,889	+ 3.8%
Pending Sales	497	1,925	+ 287.3%	4,591	6,311	+ 37.5%
Closed Sales	968	1,414	+ 46.1%	4,824	5,366	+ 11.2%
Days on Market Until Sale	36	23	- 36.1%	45	31	- 31.1%
Median Sales Price*	\$160,000	\$175,000	+ 9.4%	\$136,000	\$160,000	+ 17.6%
Average Sales Price*	\$192,389	\$219,309	+ 14.0%	\$171,036	\$199,967	+ 16.9%
Percent of List Price Received*	97.1%	100.5%	+ 3.5%	95.9%	99.0%	+ 3.2%
Inventory of Homes for Sale	4,070	1,662	- 59.2%	—	—	—
Months Supply of Inventory	2.7	0.9	- 66.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	84	304	+ 261.9%	805	998	+ 24.0%
Pending Sales	51	269	+ 427.5%	554	866	+ 56.3%
Closed Sales	118	208	+ 76.3%	587	732	+ 24.7%
Days on Market Until Sale	41	43	+ 4.9%	50	45	- 10.0%
Median Sales Price*	\$169,500	\$195,000	+ 15.0%	\$155,000	\$189,900	+ 22.5%
Average Sales Price*	\$186,419	\$237,580	+ 27.4%	\$183,768	\$215,651	+ 17.3%
Percent of List Price Received*	97.4%	99.4%	+ 2.1%	97.0%	98.7%	+ 1.8%
Inventory of Homes for Sale	570	365	- 36.0%	—	—	—
Months Supply of Inventory	3.3	1.6	- 51.5%	—	—	—

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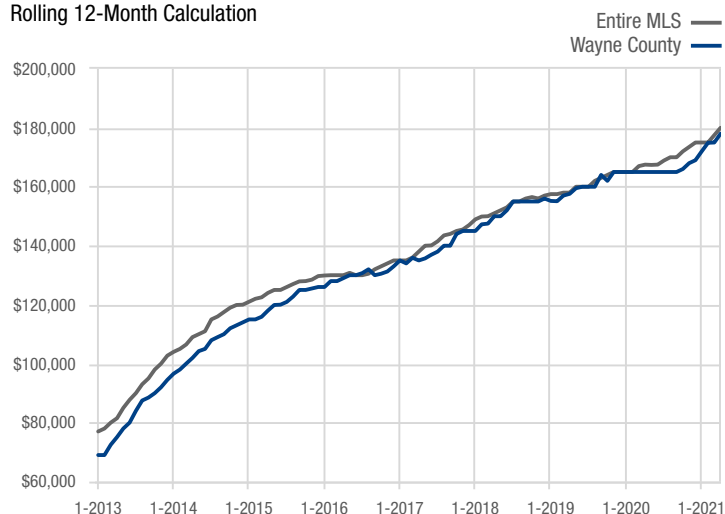
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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