

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

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Ann Arbor Area Board of REALTORS®

The overall U.S. housing market remains robust, with strong activity reported across both rental and residential housing fronts. Across the U.S. single-family rent prices are increasing rapidly, as demand for single-family housing and inventory constraints forces some buyers to rent, increasing competition and pushing rents up across the nation. Meanwhile, sales of new construction single-family homes recently hit a six-month high, rising 14% to a seasonally adjusted rate of 800,000, according to the latest data from the U.S. Department of Housing and Urban Development.

In Washtenaw County, new Listings decreased 30.8 percent for Single Family homes and 9.9 percent for Townhouse/Condo homes. Pending Sales increased 32.5 percent for Single Family homes and 15.9 percent for Townhouse/Condo homes. Inventory decreased 54.0 percent for Single Family homes and 49.5 percent for Townhouse/Condo homes.

Median Sales Price increased 11.4 percent to \$350,000 for Single Family homes but remained flat for Townhouse/Condo homes. Days on Market decreased 13.3 percent for Single Family homes and 36.4 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 58.6 percent for Single Family homes and 60.0 percent for Townhouse/Condo homes.

As temperatures drop, existing home sales continue to be plentiful, buoyed by strong demand, low interest rates, and a slight uptick in new listings in recent months, according to the National Association of REALTORS®. With interest rates inching upward, and experts expecting further rate increases on the horizon, motivated buyers are hoping to lock in their home purchases to take advantage of what are still historically low rates.

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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.

Monthly Indicators

October 2021

The U.S. housing market remains robust, with strong activity reported across both rental and residential housing fronts. Single-family rent prices are increasing rapidly, as demand for single-family housing and inventory constraints forces some buyers to rent, increasing competition and pushing rents up across the nation. Meanwhile, sales of new construction single-family homes recently hit a six-month high, rising 14% to a seasonally adjusted rate of 800,000, according to the latest data from the U.S. Department of Housing and Urban Development.

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Quick Facts

- 15.8%

Change in
Closed Sales
All Properties

+ 10.5%

Change in
Median Sales Price
All Properties

- 52.9%

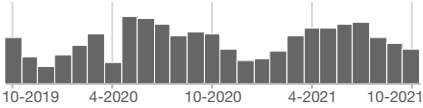
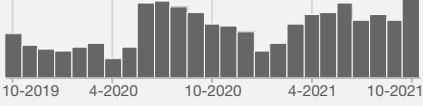
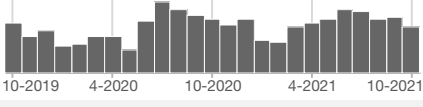
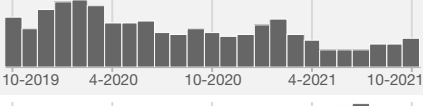
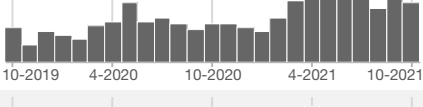
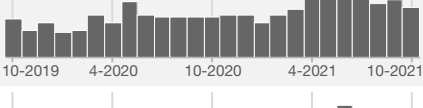
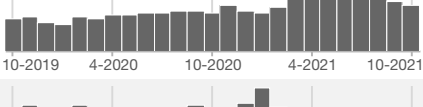
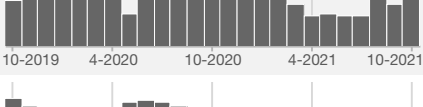
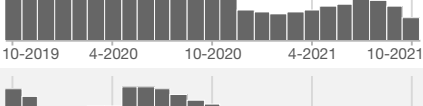

Change in
Homes for Sale
All Properties

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

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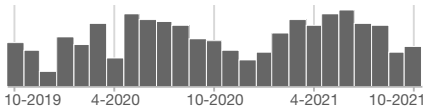
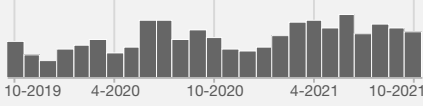
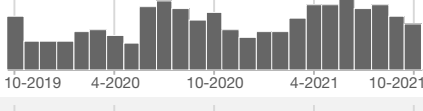
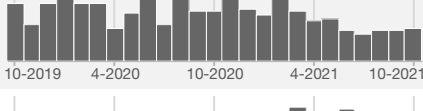
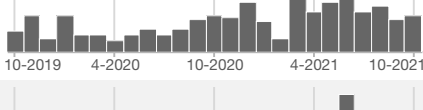
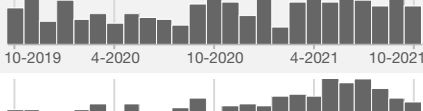
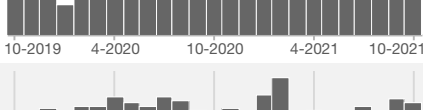
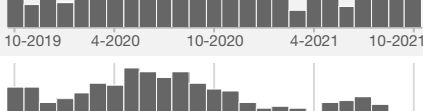
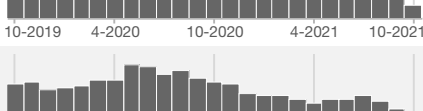
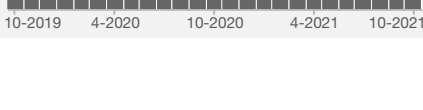
Single Family Market Overview

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	10-2020	10-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		435	301	- 30.8%	4,256	4,066	- 4.5%
Pending Sales		338	448	+ 32.5%	3,126	3,548	+ 13.5%
Closed Sales		354	303	- 14.4%	2,988	3,260	+ 9.1%
Days on Market Until Sale		30	26	- 13.3%	39	23	- 41.0%
Median Sales Price		\$314,250	\$350,000	+ 11.4%	\$315,000	\$360,000	+ 14.3%
Average Sales Price		\$361,231	\$390,429	+ 8.1%	\$359,017	\$409,592	+ 14.1%
Percent of List Price Received		98.8%	100.2%	+ 1.4%	98.6%	101.9%	+ 3.3%
Housing Affordability Index		172	162	- 5.8%	172	157	- 8.7%
Inventory of Homes for Sale		883	406	- 54.0%	—	—	—
Months Supply of Inventory		2.9	1.2	- 58.6%	—	—	—

Townhouse/Condo Market Overview

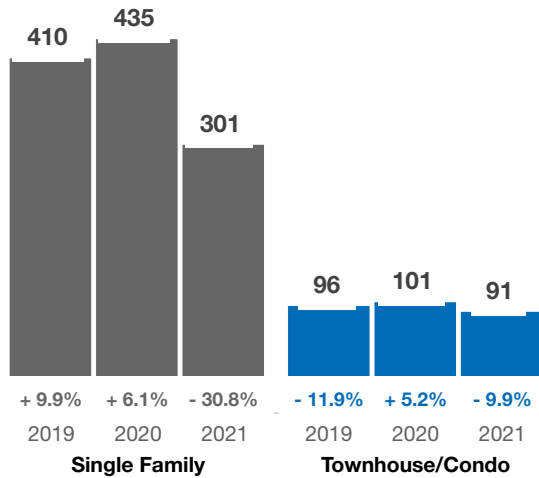
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2020	10-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		101	91	- 9.9%	1,211	1,259	+ 4.0%
Pending Sales		88	102	+ 15.9%	883	1,092	+ 23.7%
Closed Sales		103	82	- 20.4%	837	996	+ 19.0%
Days on Market Until Sale		44	28	- 36.4%	47	34	- 27.7%
Median Sales Price		\$240,000	\$240,000	0.0%	\$225,000	\$250,000	+ 11.1%
Average Sales Price		\$302,952	\$286,737	- 5.4%	\$268,133	\$300,626	+ 12.1%
Percent of List Price Received		98.4%	99.3%	+ 0.9%	98.6%	100.3%	+ 1.7%
Housing Affordability Index		225	236	+ 4.9%	240	226	- 5.8%
Inventory of Homes for Sale		287	145	- 49.5%	—	—	—
Months Supply of Inventory		3.5	1.4	- 60.0%	—	—	—

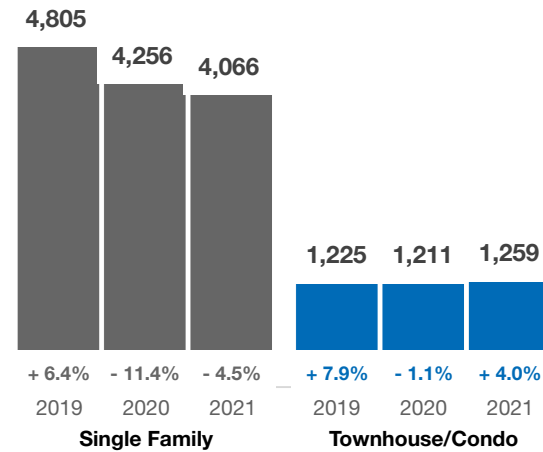
New Listings

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

October

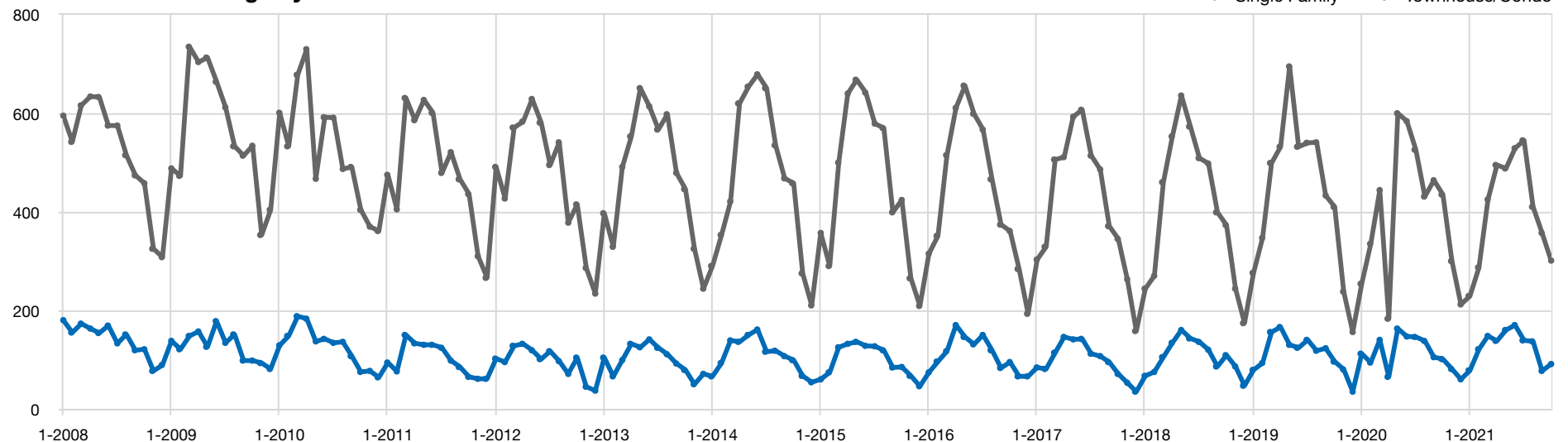


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	300	+ 26.1%	81	+ 1.3%
Dec-2020	212	+ 35.9%	60	+ 71.4%
Jan-2021	229	- 9.8%	78	- 30.4%
Feb-2021	287	- 14.3%	121	+ 28.7%
Mar-2021	425	- 4.3%	148	+ 5.7%
Apr-2021	495	+ 170.5%	138	+ 112.3%
May-2021	488	- 18.7%	160	- 1.8%
Jun-2021	529	- 9.4%	170	+ 15.6%
Jul-2021	545	+ 3.6%	139	- 4.8%
Aug-2021	410	- 4.9%	137	- 0.7%
Sep-2021	357	- 23.1%	77	- 26.7%
Oct-2021	301	- 30.8%	91	- 9.9%
12-Month Avg	382	- 1.5%	117	+ 5.4%

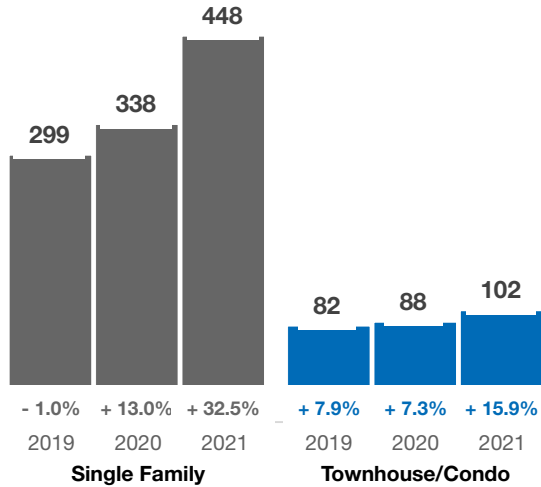
Historical New Listings by Month



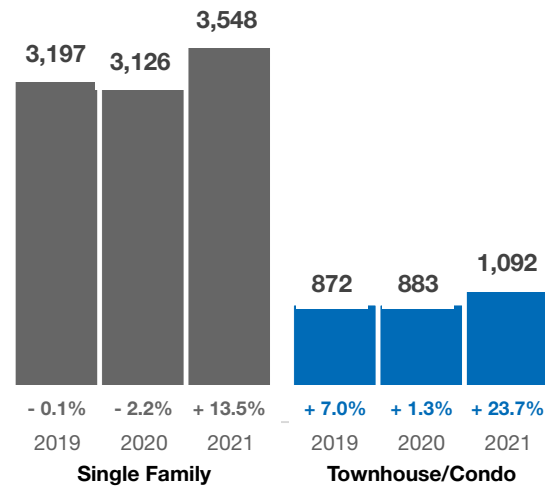
Pending Sales

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

October

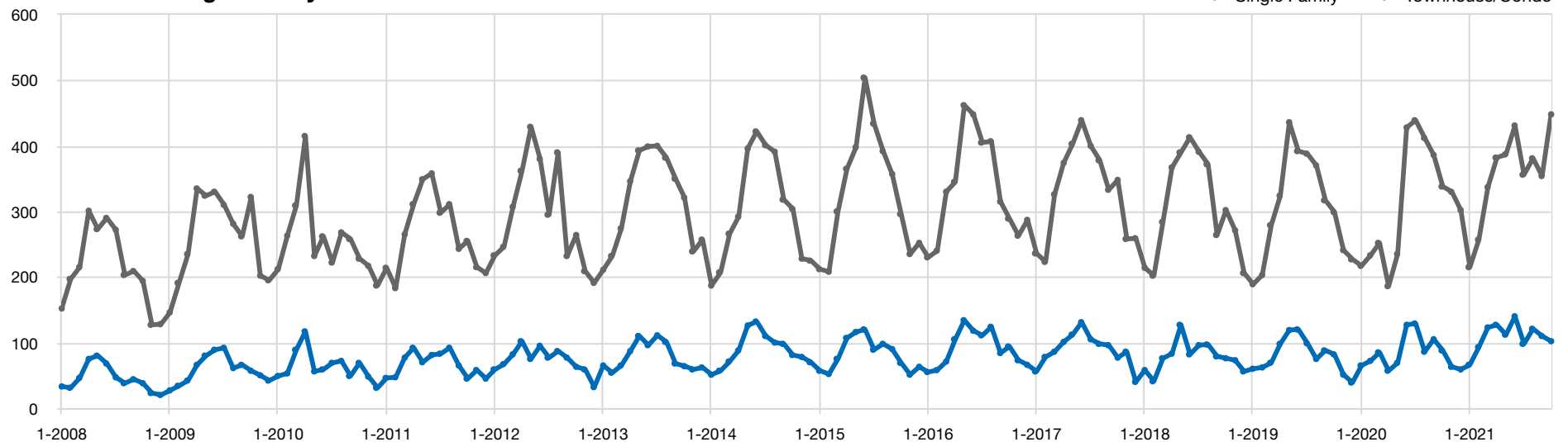


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	330	+ 36.9%	63	+ 23.5%
Dec-2020	302	+ 33.0%	59	+ 51.3%
Jan-2021	215	- 0.9%	66	+ 1.5%
Feb-2021	257	+ 10.3%	93	+ 29.2%
Mar-2021	337	+ 33.7%	123	+ 44.7%
Apr-2021	382	+ 105.4%	127	+ 122.8%
May-2021	387	+ 64.7%	112	+ 62.3%
Jun-2021	431	+ 0.7%	140	+ 10.2%
Jul-2021	356	- 18.9%	98	- 24.0%
Aug-2021	381	- 7.5%	121	+ 40.7%
Sep-2021	354	- 8.3%	110	+ 4.8%
Oct-2021	448	+ 32.5%	102	+ 15.9%
12-Month Avg	348	+ 16.0%	101	+ 24.7%

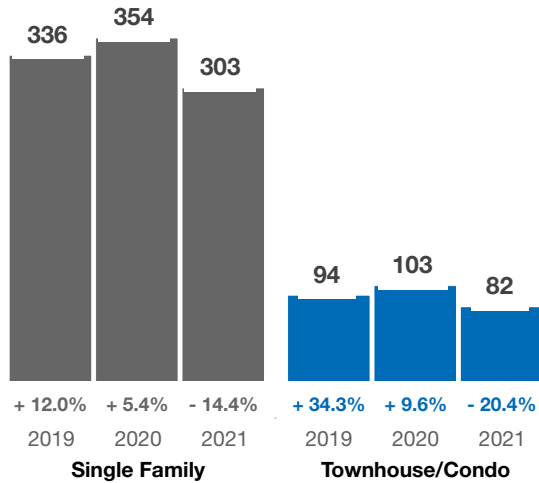
Historical Pending Sales by Month



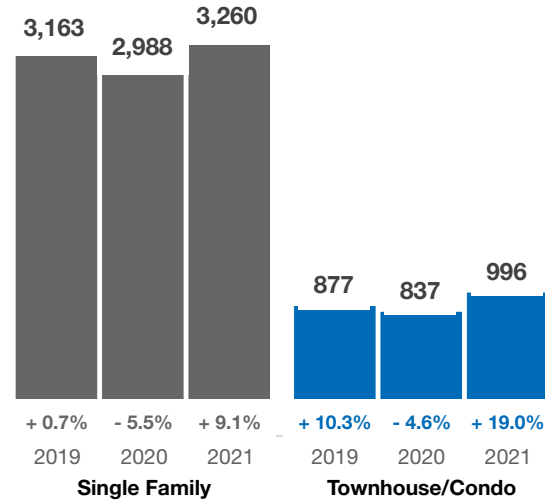
Closed Sales

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

October

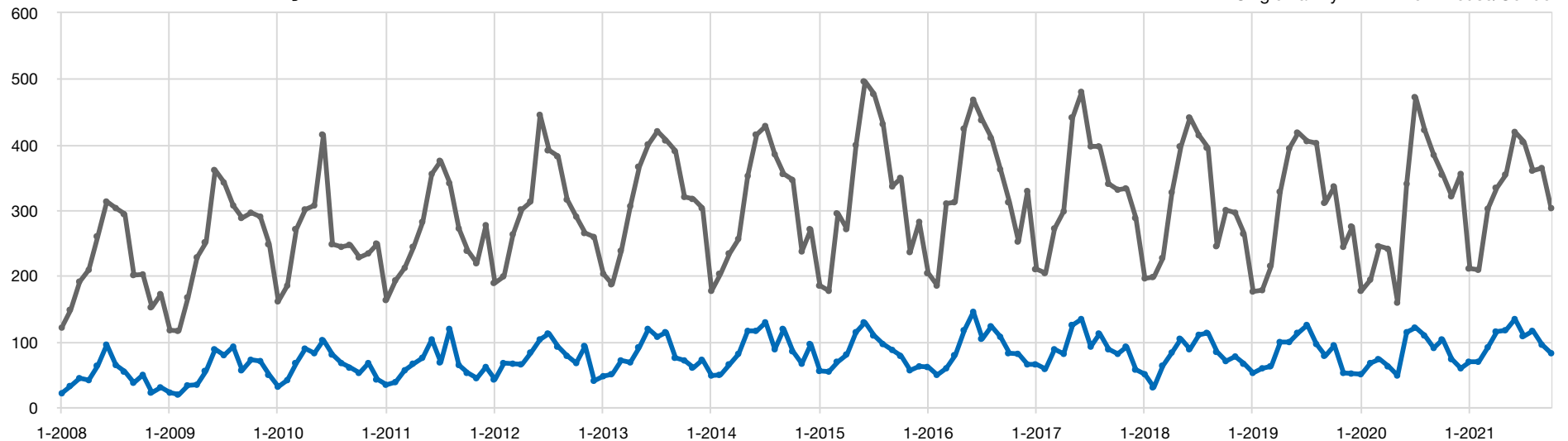


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	321	+ 31.6%	73	+ 40.4%
Dec-2020	355	+ 29.1%	59	+ 15.7%
Jan-2021	211	+ 19.2%	69	+ 38.0%
Feb-2021	209	+ 7.7%	69	+ 3.0%
Mar-2021	302	+ 23.3%	91	+ 24.7%
Apr-2021	334	+ 38.6%	115	+ 85.5%
May-2021	354	+ 122.6%	117	+ 143.8%
Jun-2021	419	+ 23.2%	134	+ 17.5%
Jul-2021	404	- 14.4%	108	- 10.7%
Aug-2021	360	- 14.7%	116	+ 6.4%
Sep-2021	364	- 5.2%	95	+ 5.6%
Oct-2021	303	- 14.4%	82	- 20.4%
12-Month Avg	328	+ 12.3%	94	+ 20.5%

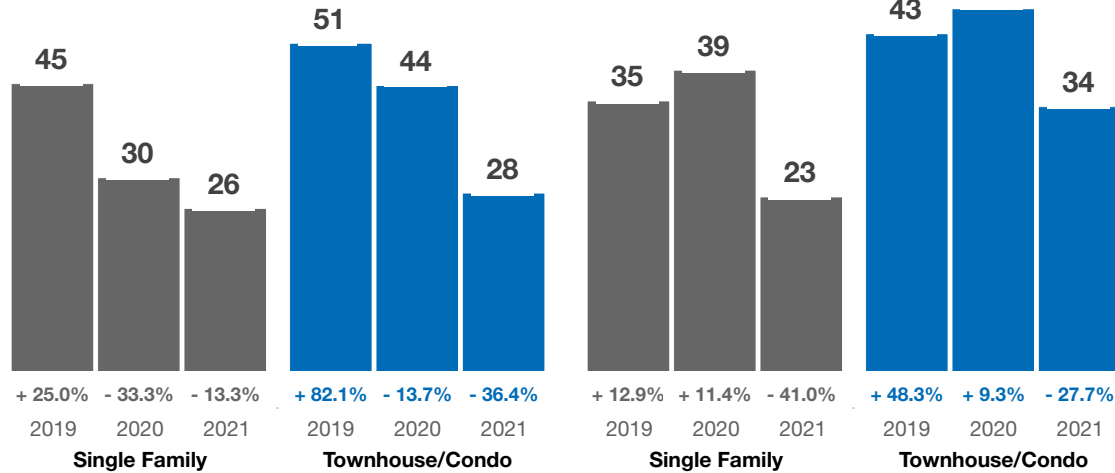
Historical Closed Sales by Month



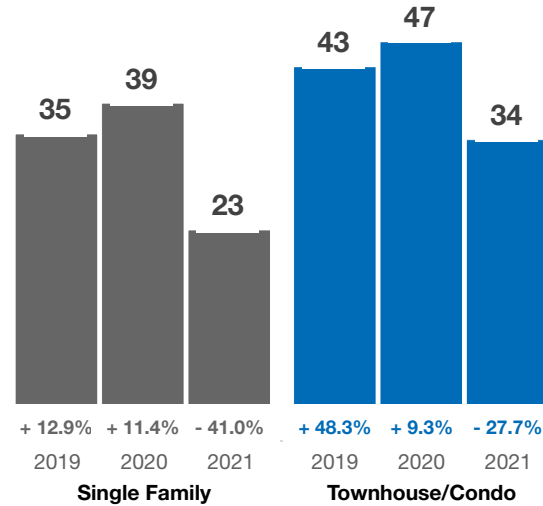
Days on Market Until Sale

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

October



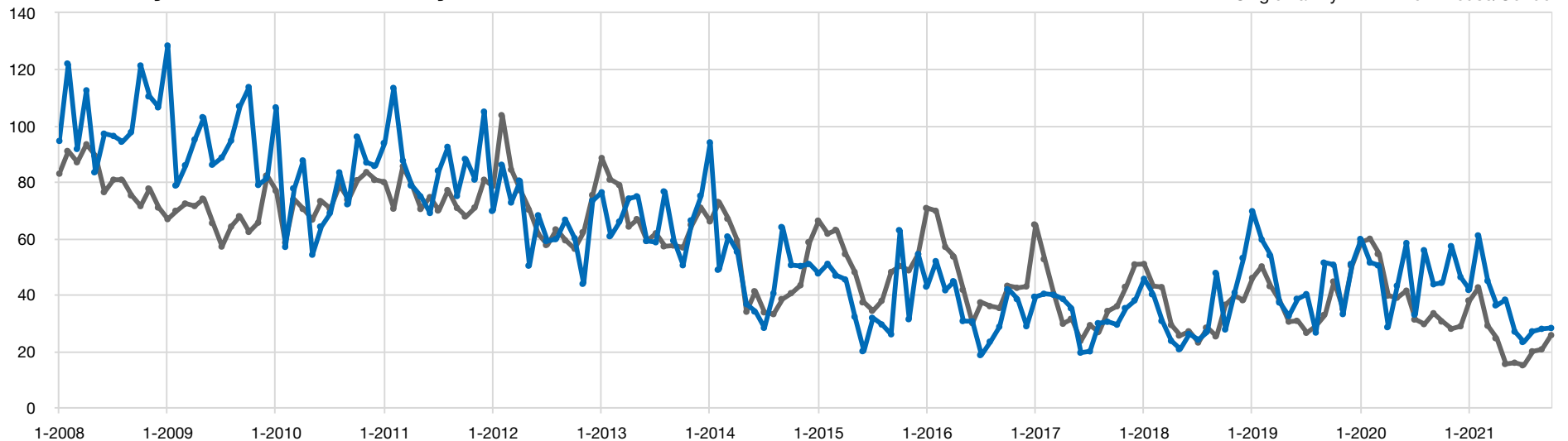
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	28	- 20.0%	57	+ 72.7%
Dec-2020	29	- 42.0%	46	- 9.8%
Jan-2021	38	- 35.6%	42	- 30.0%
Feb-2021	43	- 28.3%	61	+ 19.6%
Mar-2021	29	- 46.3%	45	- 10.0%
Apr-2021	24	- 40.0%	36	+ 28.6%
May-2021	15	- 61.5%	38	- 11.6%
Jun-2021	16	- 61.0%	27	- 53.4%
Jul-2021	15	- 51.6%	23	- 30.3%
Aug-2021	20	- 31.0%	27	- 51.8%
Sep-2021	21	- 36.4%	28	- 36.4%
Oct-2021	26	- 13.3%	28	- 36.4%
12-Month Avg*	24	- 39.8%	36	- 21.5%

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

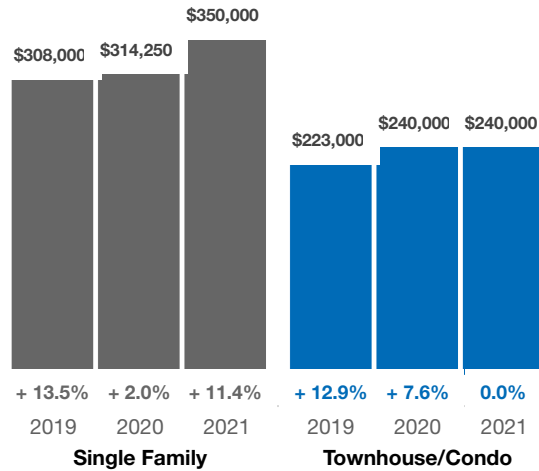
Historical Days on Market Until Sale by Month



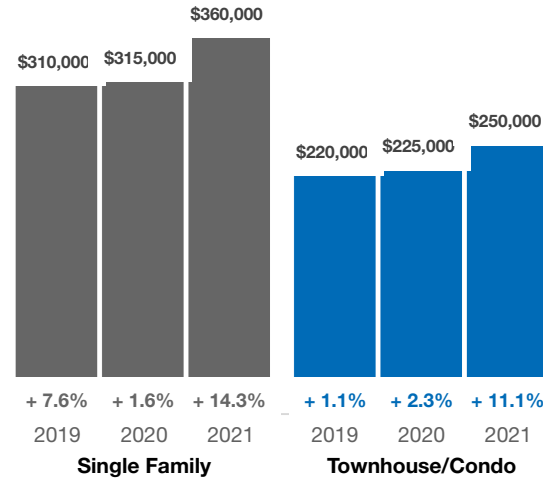
Median Sales Price

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

October



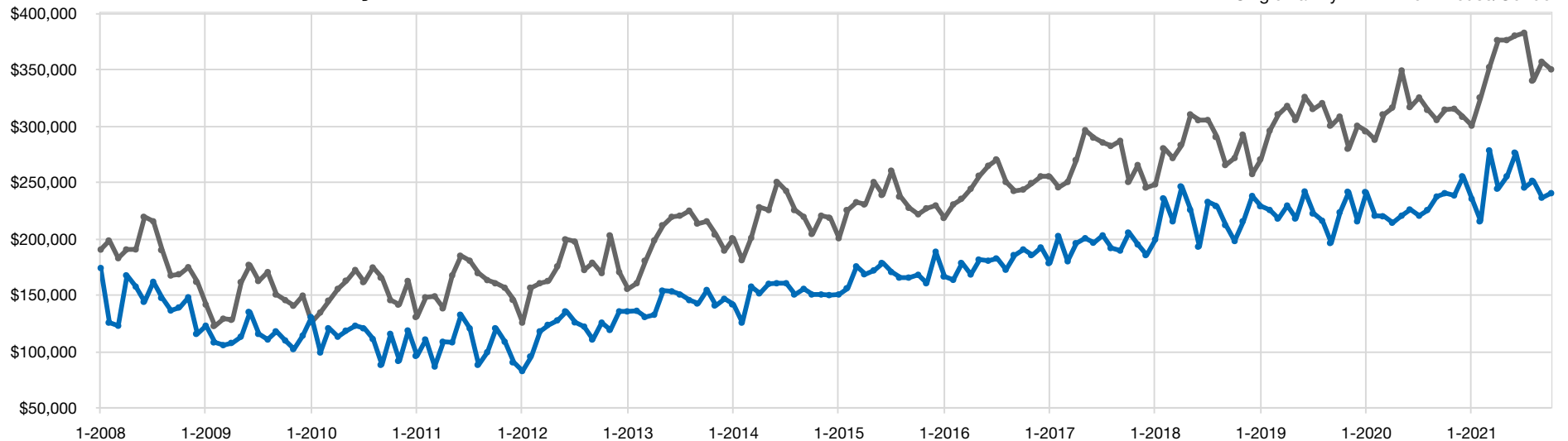
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	\$315,000	+ 12.7%	\$238,000	- 1.3%
Dec-2020	\$307,900	+ 2.7%	\$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	+ 13.5%	\$278,000	+ 26.7%
Apr-2021	\$376,000	+ 19.0%	\$244,000	+ 14.2%
May-2021	\$376,000	+ 7.7%	\$255,000	+ 15.9%
Jun-2021	\$380,000	+ 20.1%	\$276,000	+ 22.4%
Jul-2021	\$382,500	+ 17.7%	\$245,000	+ 11.4%
Aug-2021	\$340,000	+ 8.3%	\$251,000	+ 11.6%
Sep-2021	\$356,750	+ 17.0%	\$236,000	- 0.4%
Oct-2021	\$350,000	+ 11.4%	\$240,000	0.0%
12-Month Avg*	\$350,000	+ 12.9%	\$250,000	+ 11.1%

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

Historical Median Sales Price by Month

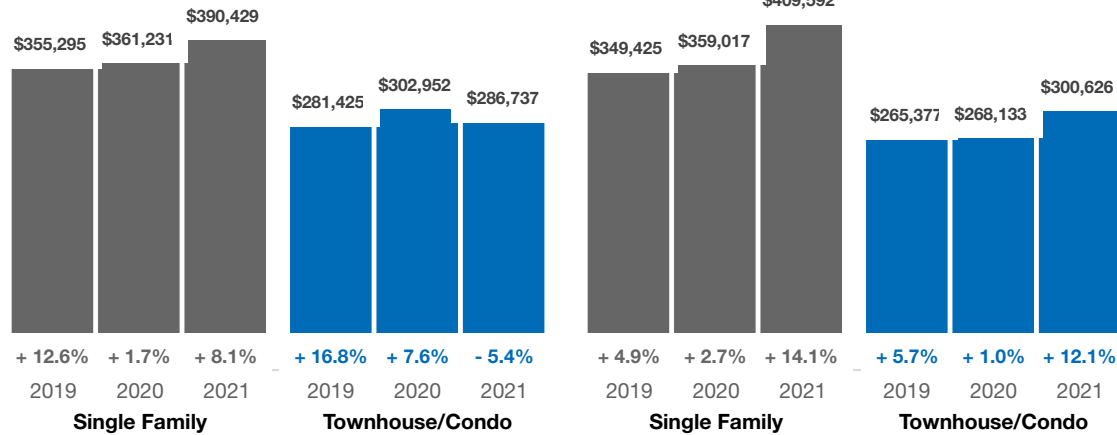


Average Sales Price

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

October

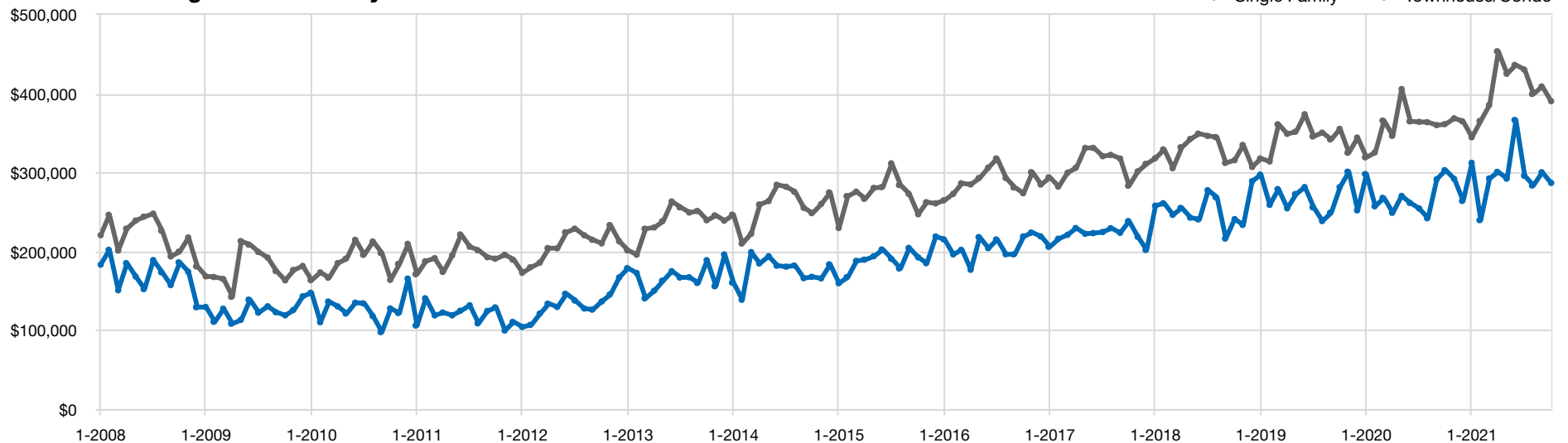
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	\$368,638	+ 13.4%	\$291,805	- 3.0%
Dec-2020	\$364,920	+ 6.0%	\$263,916	+ 4.8%
Jan-2021	\$344,643	+ 8.0%	\$312,160	+ 4.8%
Feb-2021	\$365,245	+ 12.3%	\$239,527	- 6.8%
Mar-2021	\$385,504	+ 5.4%	\$292,335	+ 9.2%
Apr-2021	\$453,676	+ 31.0%	\$300,673	+ 20.8%
May-2021	\$425,125	+ 4.8%	\$292,127	+ 8.1%
Jun-2021	\$436,313	+ 19.6%	\$366,589	+ 40.2%
Jul-2021	\$430,489	+ 18.2%	\$295,877	+ 16.3%
Aug-2021	\$399,533	+ 9.8%	\$283,486	+ 17.2%
Sep-2021	\$408,959	+ 13.6%	\$300,245	+ 3.1%
Oct-2021	\$390,429	+ 8.1%	\$286,737	- 5.4%
12-Month Avg*	\$402,221	+ 13.1%	\$298,135	+ 10.8%

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

Historical Average Sales Price by Month

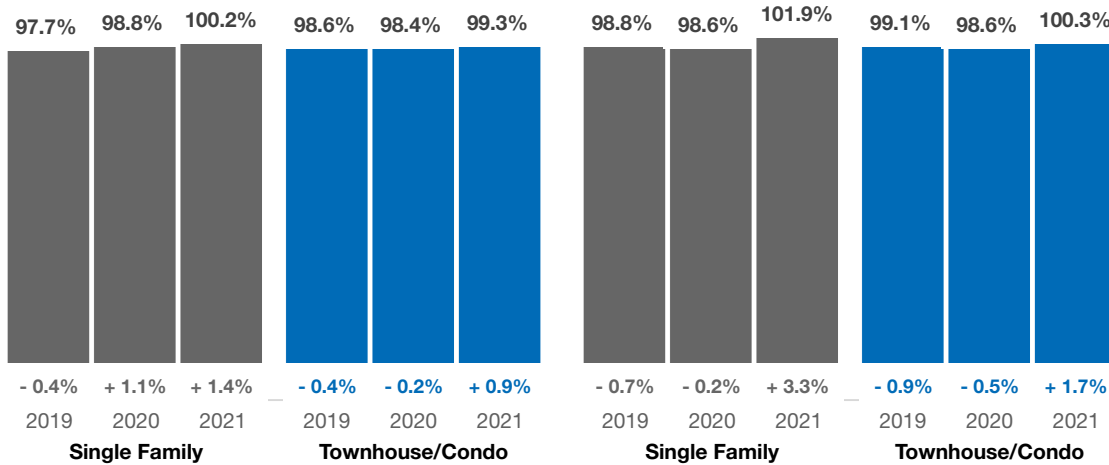


Percent of List Price Received

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.

October

Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	101.6%	+ 3.9%	100.0%	+ 1.0%
Apr-2021	101.7%	+ 3.2%	99.8%	+ 1.4%
May-2021	103.7%	+ 5.5%	101.5%	+ 2.4%
Jun-2021	104.2%	+ 5.4%	101.1%	+ 2.7%
Jul-2021	102.9%	+ 4.0%	101.4%	+ 2.9%
Aug-2021	102.1%	+ 2.9%	100.5%	+ 1.8%
Sep-2021	100.8%	+ 1.8%	99.6%	0.0%
Oct-2021	100.2%	+ 1.4%	99.3%	+ 0.9%
12-Month Avg*	101.5%	+ 3.1%	100.2%	+ 1.6%

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

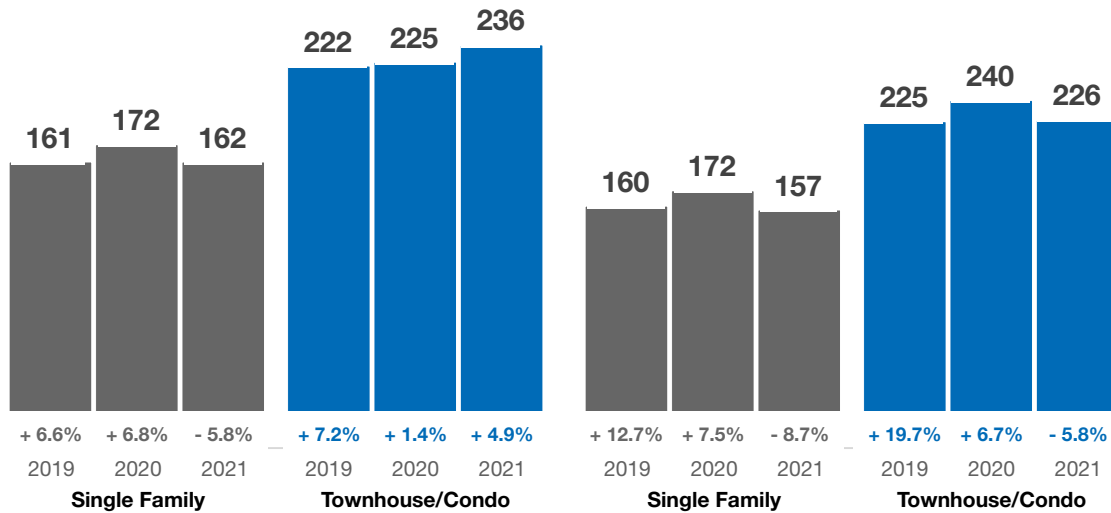
Historical Percent of List Price Received by Month



Housing Affordability Index

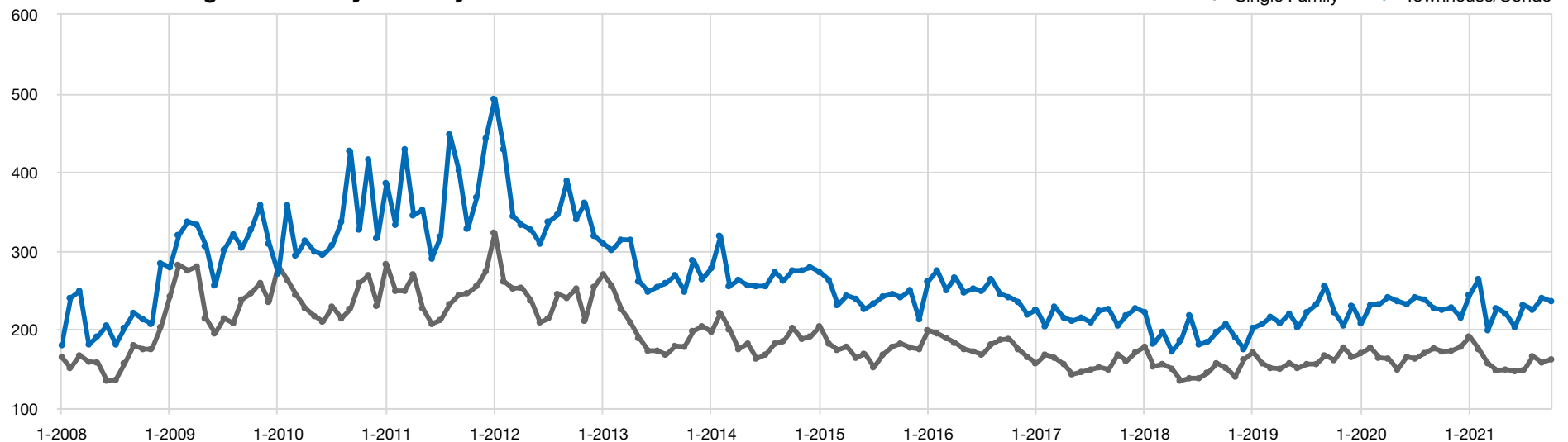
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

October



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	173	- 2.3%	228	+ 11.2%
Dec-2020	178	+ 7.9%	215	- 6.5%
Jan-2021	191	+ 12.4%	244	+ 17.3%
Feb-2021	175	- 1.1%	264	+ 14.3%
Mar-2021	157	- 4.3%	199	- 14.2%
Apr-2021	148	- 9.2%	227	- 5.8%
May-2021	149	0.0%	220	- 6.8%
Jun-2021	147	- 10.9%	203	- 12.5%
Jul-2021	148	- 9.2%	231	- 4.1%
Aug-2021	166	- 2.4%	225	- 5.5%
Sep-2021	158	- 10.2%	240	+ 5.7%
Oct-2021	162	- 5.8%	236	+ 4.9%
12-Month Avg	163	- 3.0%	228	- 0.4%

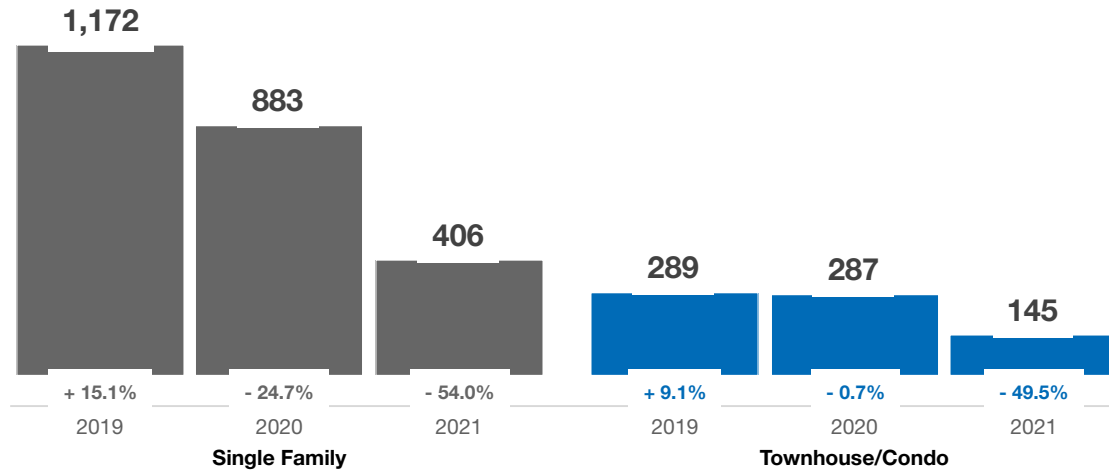
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

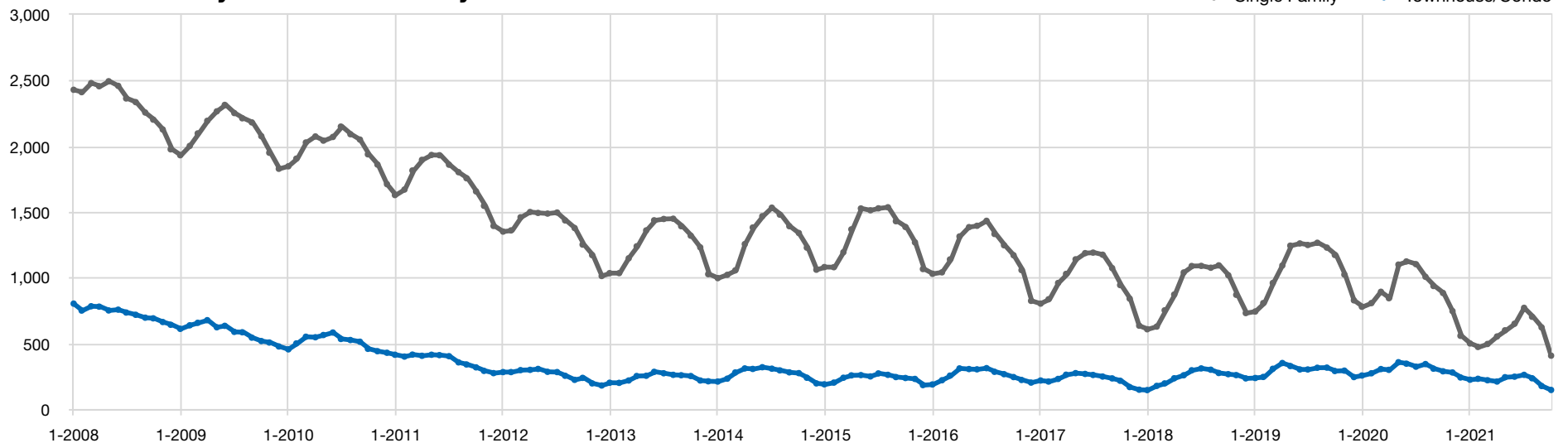
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2020	745	- 27.2%	278	- 4.8%
Dec-2020	557	- 32.6%	240	- 1.2%
Jan-2021	499	- 35.9%	223	- 12.5%
Feb-2021	472	- 41.4%	230	- 15.4%
Mar-2021	495	- 44.5%	219	- 28.0%
Apr-2021	552	- 34.5%	209	- 29.9%
May-2021	599	- 45.5%	242	- 32.0%
Jun-2021	649	- 42.2%	246	- 28.7%
Jul-2021	770	- 30.1%	260	- 19.3%
Aug-2021	702	- 30.2%	234	- 31.6%
Sep-2021	621	- 33.7%	175	- 43.0%
Oct-2021	406	- 54.0%	145	- 49.5%
12-Month Avg	589	- 37.5%	225	- 25.5%

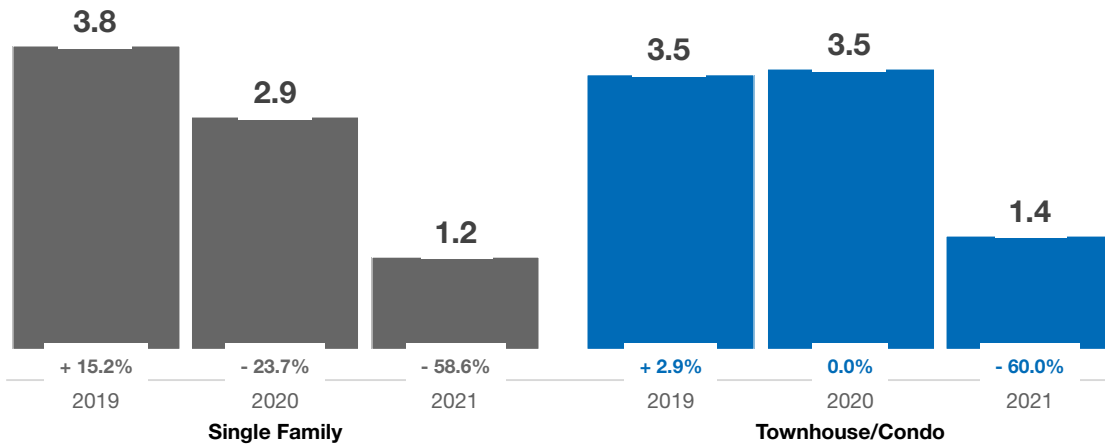
Historical Inventory of Homes for Sale by Month



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.

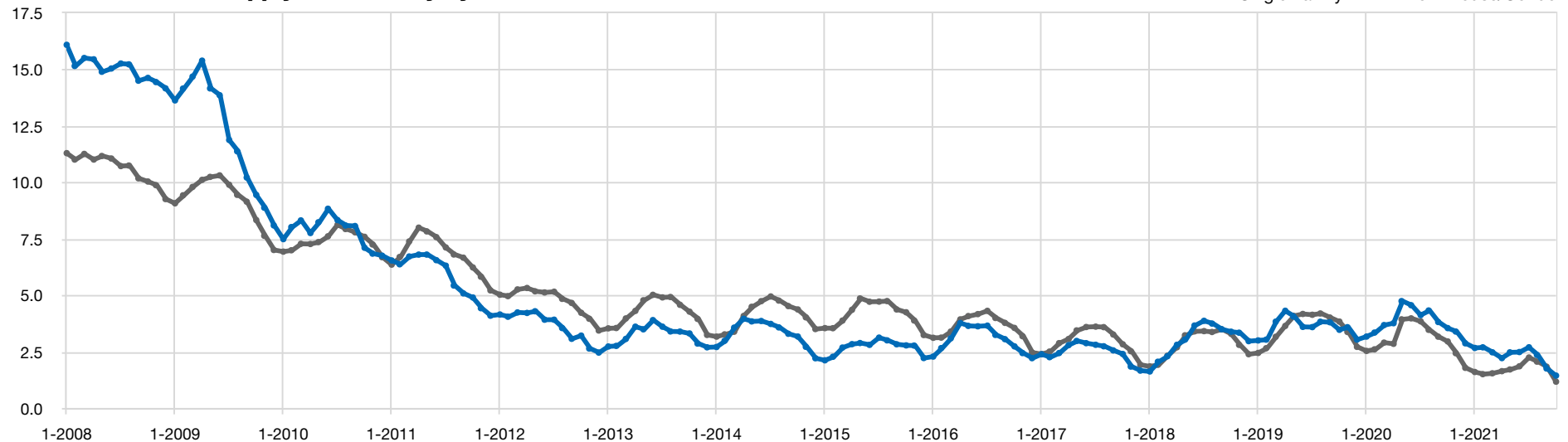
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	2.7	- 15.6%
Feb-2021	1.5	- 42.3%	2.7	- 18.2%
Mar-2021	1.5	- 48.3%	2.5	- 32.4%
Apr-2021	1.6	- 42.9%	2.2	- 42.1%
May-2021	1.7	- 56.4%	2.5	- 46.8%
Jun-2021	1.8	- 55.0%	2.5	- 45.7%
Jul-2021	2.2	- 42.1%	2.7	- 34.1%
Aug-2021	2.1	- 40.0%	2.3	- 46.5%
Sep-2021	1.8	- 43.8%	1.8	- 52.6%
Oct-2021	1.2	- 58.6%	1.4	- 60.0%
12-Month Avg*	1.8	- 44.3%	2.5	- 35.5%

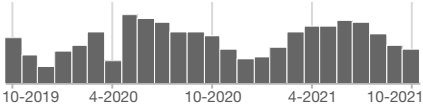
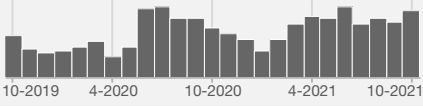
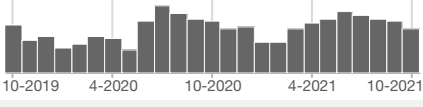
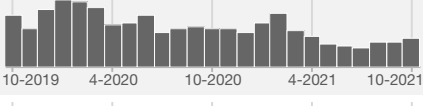
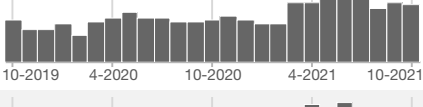
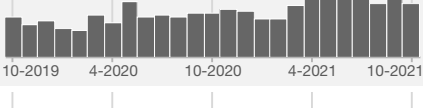
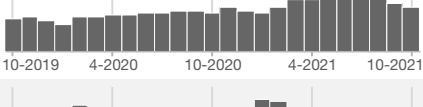
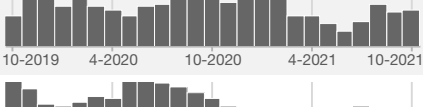
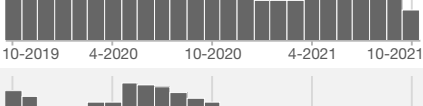

* Months Supply for all properties from November 2020 through October 2021. This is not the average of the individual figures above.

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	10-2020	10-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		536	392	- 26.9%	5,467	5,325	- 2.6%
Pending Sales		426	550	+ 29.1%	4,009	4,640	+ 15.7%
Closed Sales		457	385	- 15.8%	3,825	4,256	+ 11.3%
Days on Market Until Sale		34	26	- 23.5%	40	25	- 37.5%
Median Sales Price		\$295,000	\$326,000	+ 10.5%	\$292,000	\$330,000	+ 13.0%
Average Sales Price		\$348,096	\$368,344	+ 5.8%	\$339,148	\$384,086	+ 13.3%
Percent of List Price Received		98.7%	100.0%	+ 1.3%	98.6%	101.5%	+ 2.9%
Housing Affordability Index		183	173	- 5.5%	185	171	- 7.6%
Inventory of Homes for Sale		1,170	551	- 52.9%	—	—	—
Months Supply of Inventory		3.1	1.2	- 61.3%	—	—	—

Housing Supply Overview

October 2021

Despite labor shortages and supply chain disruptions, new home construction continues along at a steady pace, with the latest data from the U.S. Department of Housing and Urban Development reporting new home sales rose 14% to a seasonally adjusted rate of 800,000 this fall. Strong demand for new housing can be seen in the increase in builder confidence as well as in the surge in new home prices, which are posting double-digit increases this fall. For the 12-month period spanning November 2020 through October 2021, Pending sales in the Ann Arbor Area were up 18.1 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 59.9 percent.

The overall Median Sales Price was up 12.1 percent to \$325,000. The property type with the largest price gain was the Single Family segment, where prices increased 12.9 percent to \$350,000. The price range that tended to sell the quickest was the \$188,999 or Less range at 21 days; the price range that tended to sell the slowest was the \$419,000 or More range at 33 days.

Market-wide, inventory levels were down 52.9 percent. The property type with the smallest decline was the Townhouse/Condo segment, where they decreased 49.5 percent. That amounts to 1.2 months supply for Single-Family homes and 1.4 months supply for Townhouse/Condo.

Quick Facts

+ 59.9%

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

+ 20.9%

Bedroom Type With
Strongest Pending Sales:
1 Bedroom or Less

+ 24.8%

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.

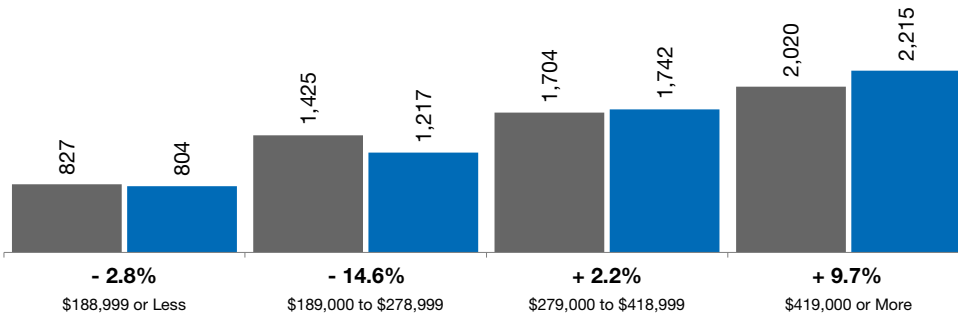
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

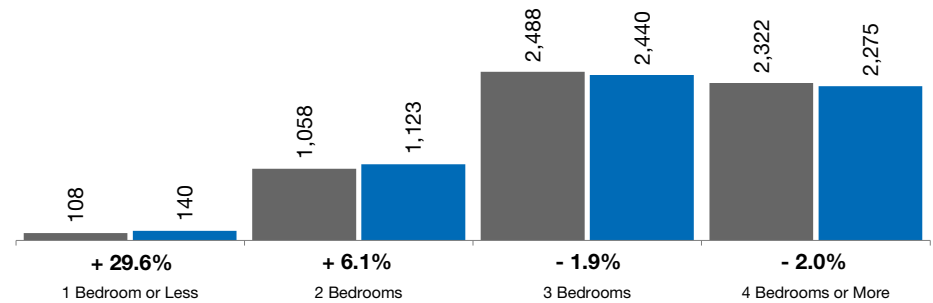
By Price Range

■ 10-2020 ■ 10-2021



By Bedroom

■ 10-2020 ■ 10-2021



All Properties

By Price Range	10-2020	10-2021	Change
\$188,999 or Less	827	804	- 2.8%
\$189,000 to \$278,999	1,425	1,217	- 14.6%
\$279,000 to \$418,999	1,704	1,742	+ 2.2%
\$419,000 or More	2,020	2,215	+ 9.7%
All Price Ranges	5,976	5,978	+ 0.0%

Single Family Residence

10-2020	10-2021	Change	10-2020	10-2021	Change
546	510	- 6.6%	281	294	+ 4.6%
946	785	- 17.0%	479	432	- 9.8%
1,403	1,411	+ 0.6%	301	331	+ 10.0%
1,755	1,872	+ 6.7%	265	343	+ 29.4%
4,650	4,578	- 1.5%	1,326	1,400	+ 5.6%

Townhouse/Condo

By Bedroom	10-2020	10-2021	Change
1 Bedroom or Less	108	140	+ 29.6%
2 Bedrooms	1,058	1,123	+ 6.1%
3 Bedrooms	2,488	2,440	- 1.9%
4 Bedrooms or More	2,322	2,275	- 2.0%
All Bedroom Ranges	5,976	5,978	+ 0.0%

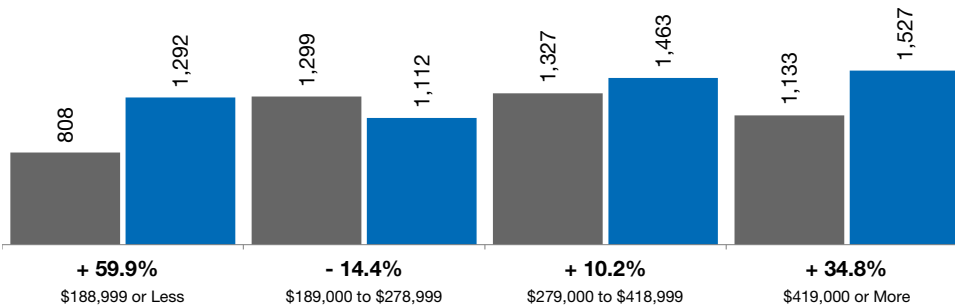
10-2020	10-2021	Change	10-2020	10-2021	Change
14	31	+ 121.4%	94	109	+ 16.0%
258	295	+ 14.3%	800	828	+ 3.5%
2,107	2,045	- 2.9%	381	395	+ 3.7%
2,271	2,207	- 2.8%	51	68	+ 33.3%
4,650	4,578	- 1.5%	1,326	1,400	+ 5.6%

Pending Sales

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

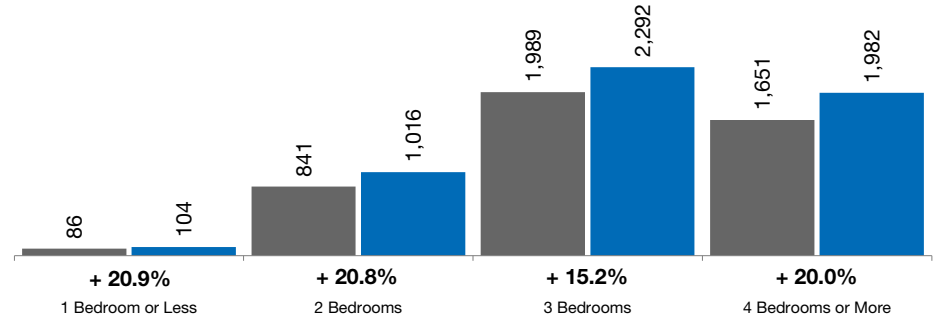
By Price Range

■ 10-2020 ■ 10-2021



By Bedroom

■ 10-2020 ■ 10-2021



All Properties

By Price Range	10-2020	10-2021	Change
\$188,999 or Less	808	1,292	+ 59.9%
\$189,000 to \$278,999	1,299	1,112	- 14.4%
\$279,000 to \$418,999	1,327	1,463	+ 10.2%
\$419,000 or More	1,133	1,527	+ 34.8%
All Price Ranges	4,567	5,394	+ 18.1%

Single Family Residence

10-2020	10-2021	Change
543	876	+ 61.3%
908	738	- 18.7%
1,143	1,216	+ 6.4%
1,000	1,350	+ 35.0%
3,594	4,180	+ 16.3%

Townhouse/Condo

10-2020	10-2021	Change
265	416	+ 57.0%
391	374	- 4.3%
184	247	+ 34.2%
133	177	+ 33.1%
973	1,214	+ 24.8%

By Bedroom

	10-2020	10-2021	Change
1 Bedroom or Less	86	104	+ 20.9%
2 Bedrooms	841	1,016	+ 20.8%
3 Bedrooms	1,989	2,292	+ 15.2%
4 Bedrooms or More	1,651	1,982	+ 20.0%
All Bedroom Ranges	4,567	5,394	+ 18.1%

10-2020	10-2021	Change
14	22	+ 57.1%
222	266	+ 19.8%
1,741	1,960	+ 12.6%
1,617	1,932	+ 19.5%
3,594	4,180	+ 16.3%

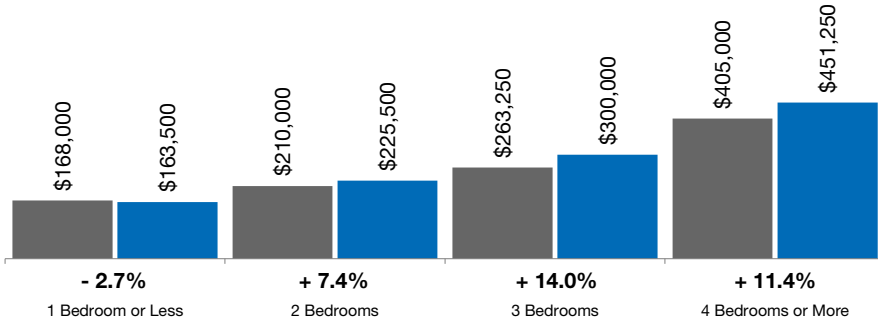
10-2020	10-2021	Change
72	82	+ 13.9%
619	750	+ 21.2%
248	332	+ 33.9%
34	50	+ 47.1%
973	1,214	+ 24.8%

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.**

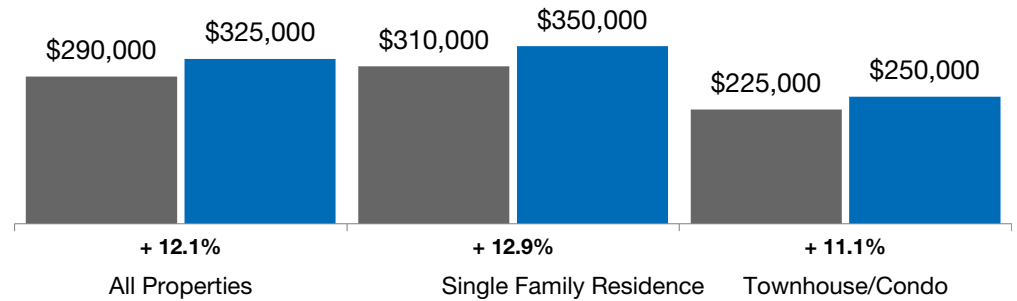
By Bedroom

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties			
By Bedroom	10-2020	10-2021	Change
1 Bedroom or Less	\$168,000	\$163,500	- 2.7%
2 Bedrooms	\$210,000	\$225,500	+ 7.4%
3 Bedrooms	\$263,250	\$300,000	+ 14.0%
4 Bedrooms or More	\$405,000	\$451,250	+ 11.4%
All Bedroom Ranges	\$290,000	\$325,000	+ 12.1%

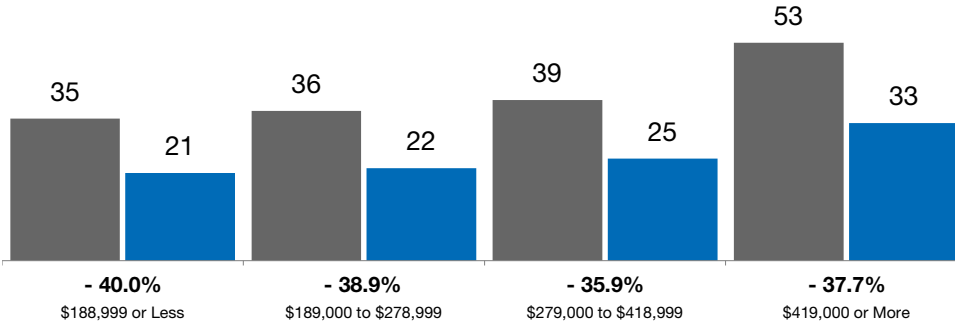
Single Family Residence			Townhouse/Condo		
10-2020	10-2021	Change	10-2020	10-2021	Change
\$269,000	\$145,000	- 46.1%	\$149,500	\$165,000	+ 10.4%
\$190,500	\$220,000	+ 15.5%	\$214,000	\$227,000	+ 6.1%
\$260,000	\$292,000	+ 12.3%	\$303,000	\$346,000	+ 14.2%
\$405,405	\$451,225	+ 11.3%	\$392,000	\$455,000	+ 16.1%
\$310,000	\$350,000	+ 12.9%	\$225,000	\$250,000	+ 11.1%

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.

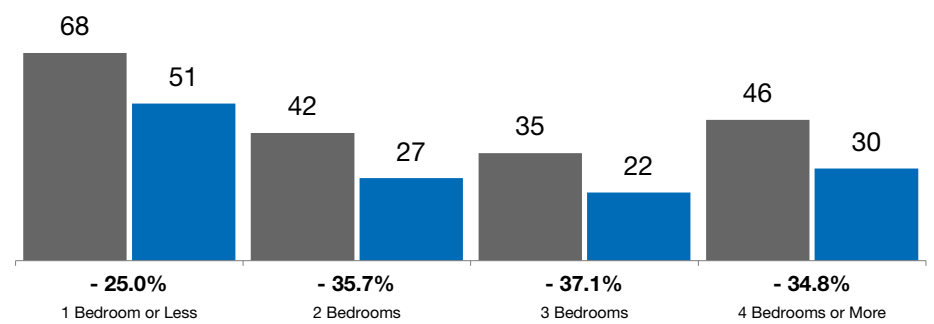
By Price Range

■ 10-2020 ■ 10-2021



By Bedroom

■ 10-2020 ■ 10-2021



All Properties

By Price Range	10-2020	10-2021	Change
\$188,999 or Less	35	21	- 40.0%
\$189,000 to \$278,999	36	22	- 38.9%
\$279,000 to \$418,999	39	25	- 35.9%
\$419,000 or More	53	33	- 37.7%
All Price Ranges	41	26	- 36.6%

Single Family Residence

10-2020	10-2021	Change	10-2020	10-2021	Change
33	19	- 42.4%	37	26	- 29.7%
33	18	- 45.5%	45	31	- 31.1%
36	20	- 44.4%	56	49	- 12.5%
53	32	- 39.6%	55	46	- 16.4%
39	24	- 38.5%	46	36	- 21.7%

Townhouse/Condo

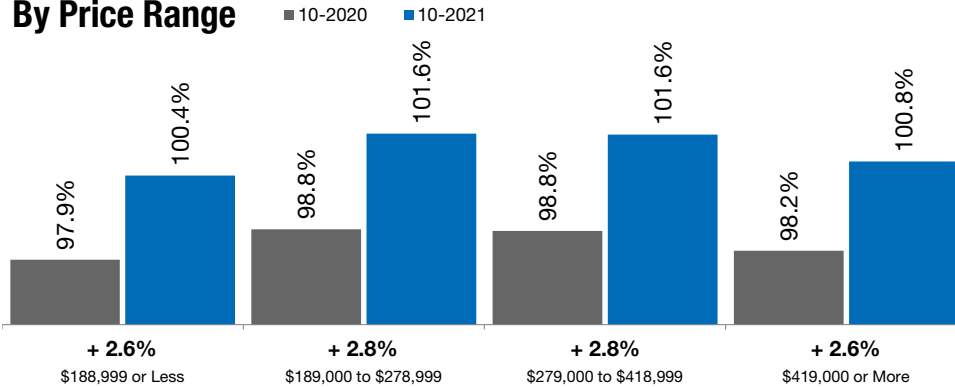
By Bedroom	10-2020	10-2021	Change
1 Bedroom or Less	68	51	- 25.0%
2 Bedrooms	42	27	- 35.7%
3 Bedrooms	35	22	- 37.1%
4 Bedrooms or More	46	30	- 34.8%
All Bedroom Ranges	41	26	- 36.6%

10-2020	10-2021	Change	10-2020	10-2021	Change
51	10	- 80.4%	71	61	- 14.1%
38	21	- 44.7%	43	29	- 32.6%
33	19	- 42.4%	48	43	- 10.4%
46	29	- 37.0%	44	62	+ 40.9%
39	24	- 38.5%	46	36	- 21.7%

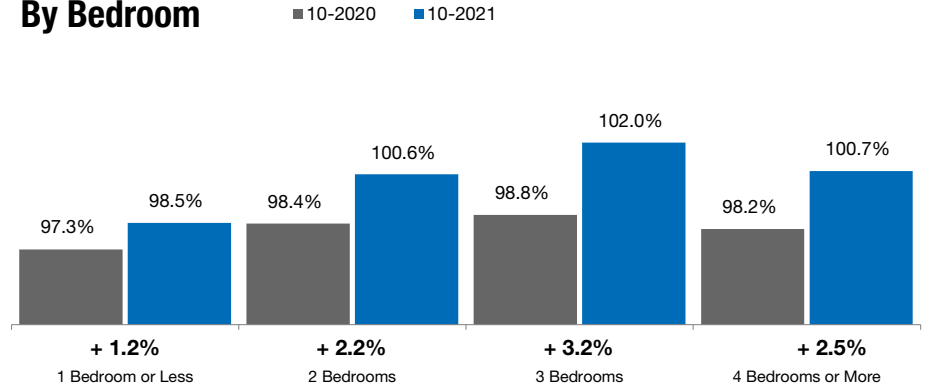
Percent of List Price Received

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

By Price Range



By Bedroom



All Properties

By Price Range	10-2020	10-2021	Change
\$188,999 or Less	97.9%	100.4%	+ 2.6%
\$189,000 to \$278,999	98.8%	101.6%	+ 2.8%
\$279,000 to \$418,999	98.8%	101.6%	+ 2.8%
\$419,000 or More	98.2%	100.8%	+ 2.6%
All Price Ranges	98.5%	101.2%	+ 2.7%

Single Family Residence

10-2020	10-2021	Change	10-2020	10-2021	Change
97.8%	101.0%	+ 3.3%	98.2%	99.5%	+ 1.3%
99.0%	102.2%	+ 3.2%	98.4%	100.4%	+ 2.0%
98.8%	101.8%	+ 3.0%	98.8%	100.5%	+ 1.7%
98.0%	100.9%	+ 3.0%	99.4%	100.1%	+ 0.7%
98.5%	101.5%	+ 3.0%	98.6%	100.2%	+ 1.6%

Townhouse/Condo

By Bedroom	10-2020	10-2021	Change
1 Bedroom or Less	97.3%	98.5%	+ 1.2%
2 Bedrooms	98.4%	100.6%	+ 2.2%
3 Bedrooms	98.8%	102.0%	+ 3.2%
4 Bedrooms or More	98.2%	100.7%	+ 2.5%
All Bedroom Ranges	98.5%	101.2%	+ 2.7%

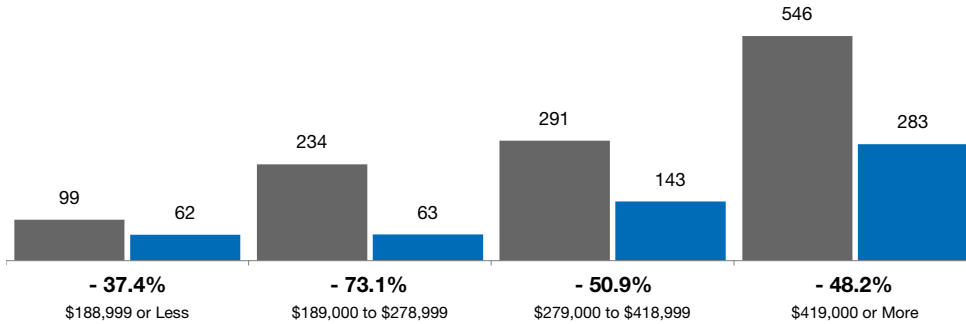
10-2020	10-2021	Change	10-2020	10-2021	Change
92.7%	99.6%	+ 7.4%	98.2%	98.2%	0.0%
98.2%	101.2%	+ 3.1%	98.5%	100.3%	+ 1.8%
98.8%	102.2%	+ 3.4%	98.9%	100.5%	+ 1.6%
98.2%	100.8%	+ 2.6%	98.1%	98.2%	+ 0.1%
98.5%	101.5%	+ 3.0%	98.6%	100.2%	+ 1.6%

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.

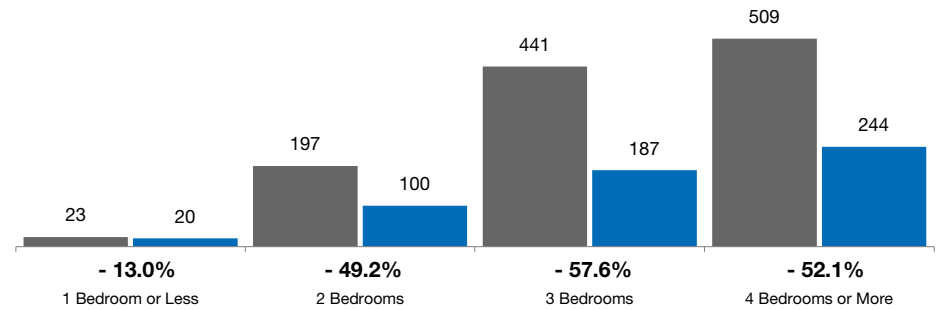
By Price Range

■ 10-2020 ■ 10-2021



By Bedroom

■ 10-2020 ■ 10-2021



All Properties

By Price Range	10-2020	10-2021	Change
\$188,999 or Less	99	62	- 37.4%
\$189,000 to \$278,999	234	63	- 73.1%
\$279,000 to \$418,999	291	143	- 50.9%
\$419,000 or More	546	283	- 48.2%
All Price Ranges	1,170	551	- 52.9%

Single Family Residence

10-2020	10-2021	Change	10-2020	10-2021	Change
59	43	- 27.1%	40	19	- 52.5%
147	25	- 83.0%	87	38	- 56.3%
211	106	- 49.8%	80	37	- 53.8%
466	232	- 50.2%	80	51	- 36.3%
883	406	- 54.0%	287	145	- 49.5%

Townhouse/Condo

By Bedroom	10-2020	10-2021	Change
1 Bedroom or Less	23	20	- 13.0%
2 Bedrooms	197	100	- 49.2%
3 Bedrooms	441	187	- 57.6%
4 Bedrooms or More	509	244	- 52.1%
All Bedroom Ranges	1,170	551	- 52.9%

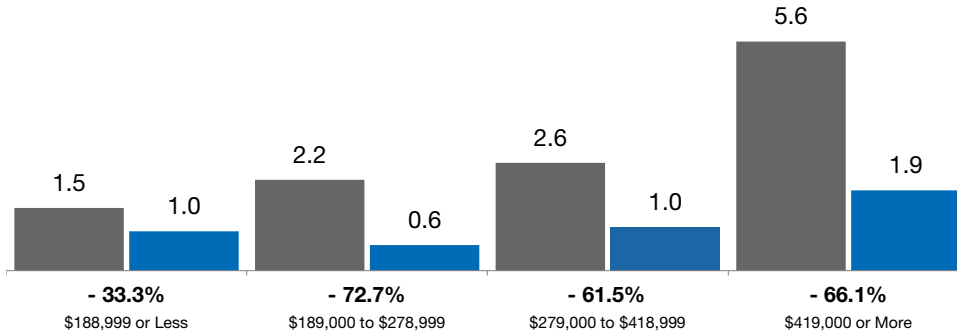
10-2020	10-2021	Change	10-2020	10-2021	Change
1	5	+ 400.0%	22	15	- 31.8%
37	24	- 35.1%	160	76	- 52.5%
351	141	- 59.8%	90	46	- 48.9%
494	236	- 52.2%	15	8	- 46.7%
883	406	- 54.0%	287	145	- 49.5%

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.

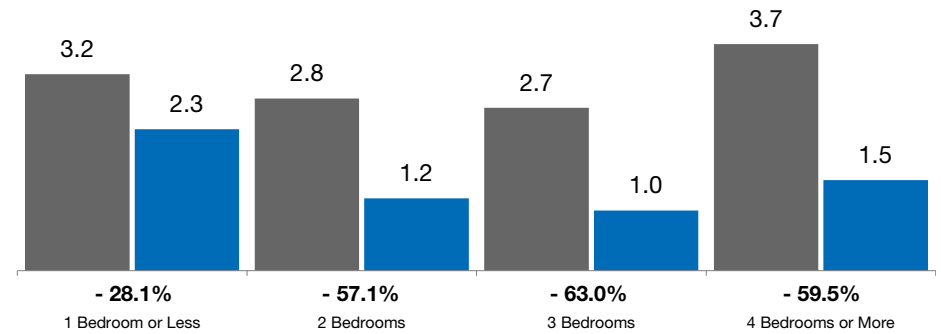
By Price Range

■ 10-2020 ■ 10-2021



By Bedroom

■ 10-2020 ■ 10-2021



All Properties

By Price Range	10-2020	10-2021	Change
\$188,999 or Less	1.5	1.0	- 33.3%
\$189,000 to \$278,999	2.2	0.6	- 72.7%
\$279,000 to \$418,999	2.6	1.0	- 61.5%
\$419,000 or More	5.6	1.9	- 66.1%
All Price Ranges	3.1	1.2	- 61.3%

Single Family Residence

10-2020	10-2021	Change	10-2020	10-2021	Change
1.3	1.0	- 23.1%	1.9	0.8	- 57.9%
2.0	0.4	- 80.0%	2.7	1.1	- 59.3%
2.2	0.9	- 59.1%	5.0	1.6	- 68.0%
5.4	1.8	- 66.7%	6.7	2.6	- 61.2%
2.9	1.2	- 58.6%	3.5	1.4	- 60.0%

Townhouse/Condo

By Bedroom	10-2020	10-2021	Change
1 Bedroom or Less	3.2	2.3	- 28.1%
2 Bedrooms	2.8	1.2	- 57.1%
3 Bedrooms	2.7	1.0	- 63.0%
4 Bedrooms or More	3.7	1.5	- 59.5%
All Bedroom Ranges	3.1	1.2	- 61.3%

10-2020	10-2021	Change	10-2020	10-2021	Change
0.6	2.0	+ 233.3%	3.7	2.2	- 40.5%
2.0	1.1	- 45.0%	3.1	1.2	- 61.3%
2.4	0.9	- 62.5%	4.4	1.7	- 61.4%
3.7	1.5	- 59.5%	4.9	1.9	- 61.2%
2.9	1.2	- 58.6%	3.5	1.4	- 60.0%

Ann Arbor School District

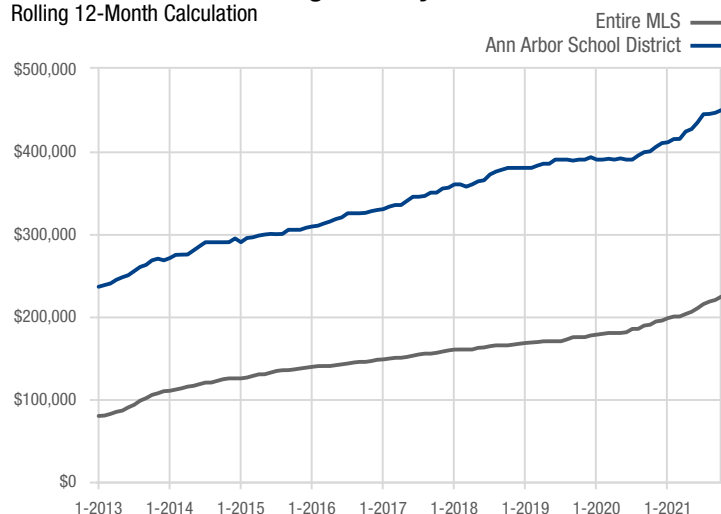
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	150	83	- 44.7%	1,582	1,499	- 5.2%
Pending Sales	111	159	+ 43.2%	1,054	1,265	+ 20.0%
Closed Sales	109	103	- 5.5%	1,001	1,161	+ 16.0%
Days on Market Until Sale	29	25	- 13.8%	38	21	- 44.7%
Median Sales Price*	\$422,000	\$460,000	+ 9.0%	\$404,000	\$451,000	+ 11.6%
Average Sales Price*	\$508,841	\$497,050	- 2.3%	\$469,987	\$521,961	+ 11.1%
Percent of List Price Received*	98.2%	99.9%	+ 1.7%	98.5%	101.5%	+ 3.0%
Inventory of Homes for Sale	332	146	- 56.0%	—	—	—
Months Supply of Inventory	3.3	1.2	- 63.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	75	54	- 28.0%	876	897	+ 2.4%
Pending Sales	69	69	0.0%	626	770	+ 23.0%
Closed Sales	77	59	- 23.4%	588	718	+ 22.1%
Days on Market Until Sale	39	34	- 12.8%	41	34	- 17.1%
Median Sales Price*	\$267,500	\$275,000	+ 2.8%	\$236,000	\$265,000	+ 12.3%
Average Sales Price*	\$328,999	\$322,303	- 2.0%	\$281,919	\$326,492	+ 15.8%
Percent of List Price Received*	97.9%	99.0%	+ 1.1%	98.5%	100.3%	+ 1.8%
Inventory of Homes for Sale	187	83	- 55.6%	—	—	—
Months Supply of Inventory	3.2	1.2	- 62.5%	—	—	—

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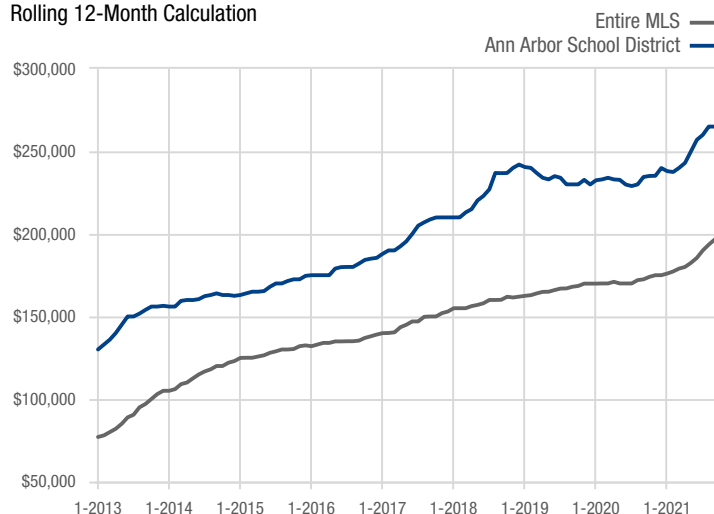
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

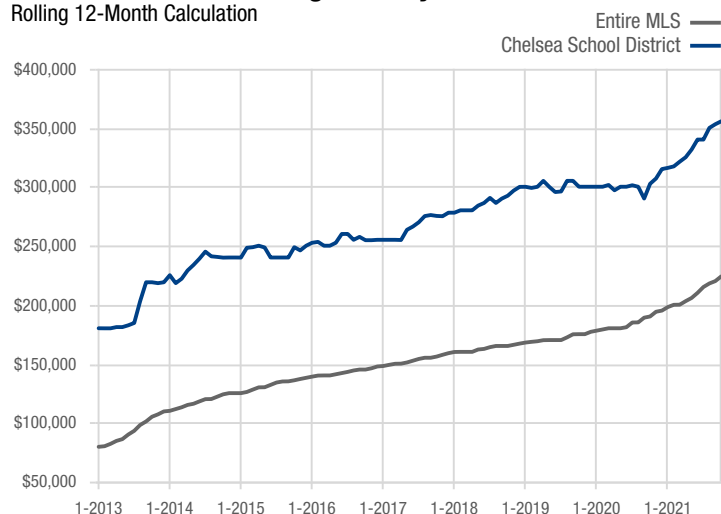
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	34	21	- 38.2%	268	253	- 5.6%
Pending Sales	23	27	+ 17.4%	216	230	+ 6.5%
Closed Sales	34	22	- 35.3%	206	219	+ 6.3%
Days on Market Until Sale	35	35	0.0%	53	24	- 54.7%
Median Sales Price*	\$338,950	\$349,950	+ 3.2%	\$303,750	\$362,000	+ 19.2%
Average Sales Price*	\$358,277	\$447,059	+ 24.8%	\$320,926	\$400,061	+ 24.7%
Percent of List Price Received*	98.7%	97.6%	- 1.1%	98.2%	100.7%	+ 2.5%
Inventory of Homes for Sale	57	17	- 70.2%	—	—	—
Months Supply of Inventory	2.8	0.8	- 71.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	1	5	+ 400.0%	37	38	+ 2.7%
Pending Sales	1	2	+ 100.0%	37	35	- 5.4%
Closed Sales	2	1	- 50.0%	38	30	- 21.1%
Days on Market Until Sale	12	13	+ 8.3%	51	30	- 41.2%
Median Sales Price*	\$279,573	\$242,500	- 13.3%	\$214,450	\$271,638	+ 26.7%
Average Sales Price*	\$279,573	\$242,500	- 13.3%	\$220,672	\$256,565	+ 16.3%
Percent of List Price Received*	96.2%	99.0%	+ 2.9%	98.9%	101.3%	+ 2.4%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

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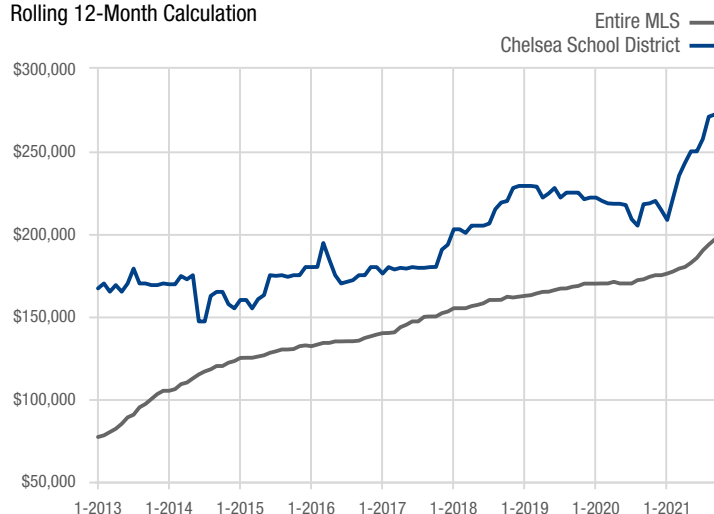
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Clinton School District

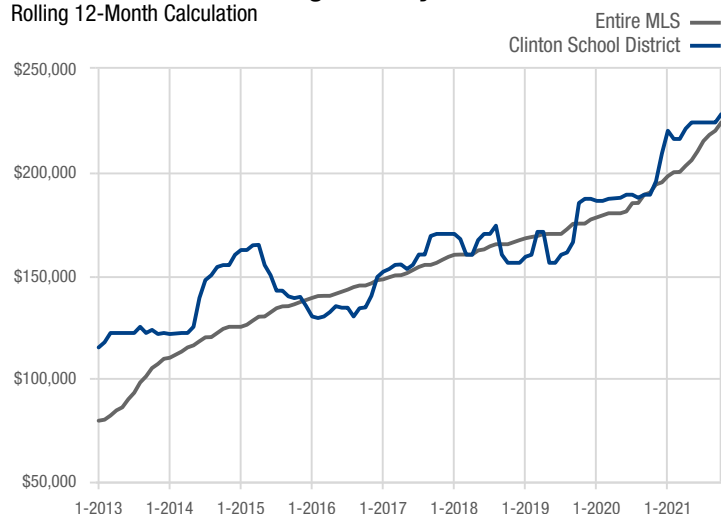
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	5	6	+ 20.0%	121	80	- 33.9%
Pending Sales	11	9	- 18.2%	103	64	- 37.9%
Closed Sales	14	11	- 21.4%	96	58	- 39.6%
Days on Market Until Sale	56	31	- 44.6%	53	34	- 35.8%
Median Sales Price*	\$172,500	\$200,000	+ 15.9%	\$206,500	\$224,000	+ 8.5%
Average Sales Price*	\$174,293	\$239,705	+ 37.5%	\$215,625	\$258,353	+ 19.8%
Percent of List Price Received*	97.1%	101.3%	+ 4.3%	98.3%	100.9%	+ 2.6%
Inventory of Homes for Sale	21	13	- 38.1%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% 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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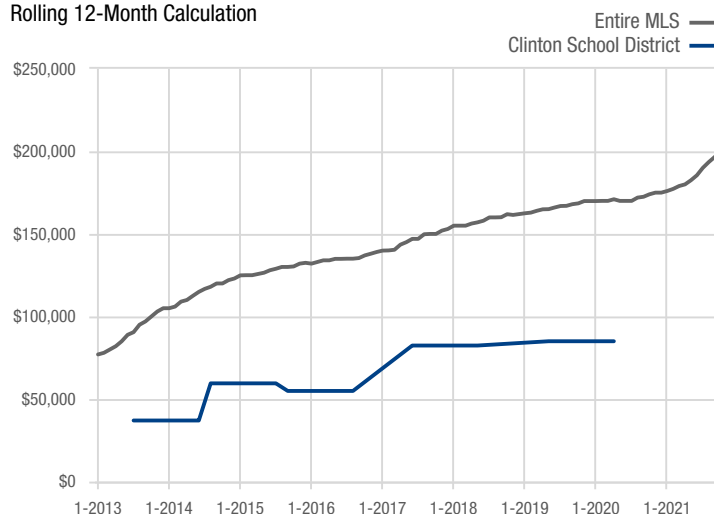
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Dexter School District

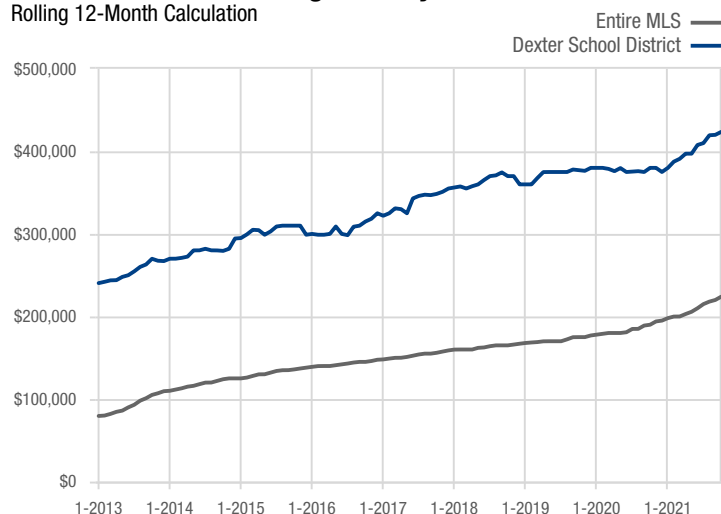
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	36	24	- 33.3%	372	318	- 14.5%
Pending Sales	32	31	- 3.1%	268	282	+ 5.2%
Closed Sales	33	29	- 12.1%	261	264	+ 1.1%
Days on Market Until Sale	58	38	- 34.5%	49	29	- 40.8%
Median Sales Price*	\$398,500	\$449,900	+ 12.9%	\$379,500	\$439,900	+ 15.9%
Average Sales Price*	\$455,273	\$475,657	+ 4.5%	\$410,197	\$477,094	+ 16.3%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	98.3%	100.9%	+ 2.6%
Inventory of Homes for Sale	85	34	- 60.0%	—	—	—
Months Supply of Inventory	3.3	1.2	- 63.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	1	5	+ 400.0%	45	36	- 20.0%
Pending Sales	1	6	+ 500.0%	42	37	- 11.9%
Closed Sales	2	3	+ 50.0%	39	30	- 23.1%
Days on Market Until Sale	9	16	+ 77.8%	55	70	+ 27.3%
Median Sales Price*	\$406,675	\$416,477	+ 2.4%	\$357,500	\$377,500	+ 5.6%
Average Sales Price*	\$406,675	\$384,771	- 5.4%	\$387,242	\$391,955	+ 1.2%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	99.8%	100.7%	+ 0.9%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

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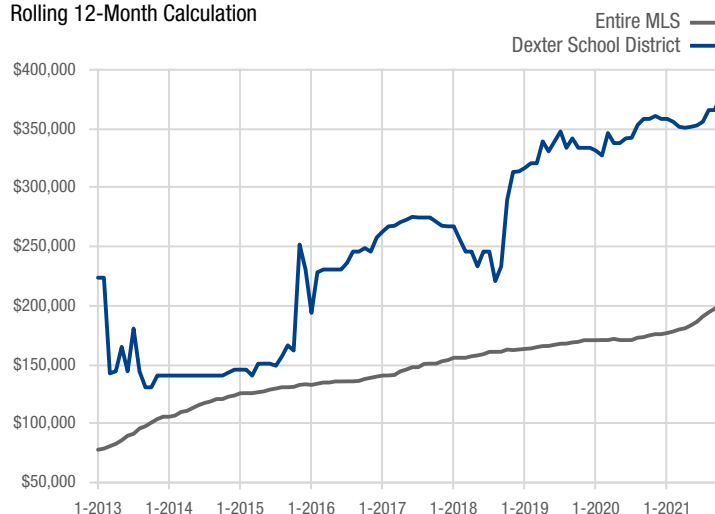
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

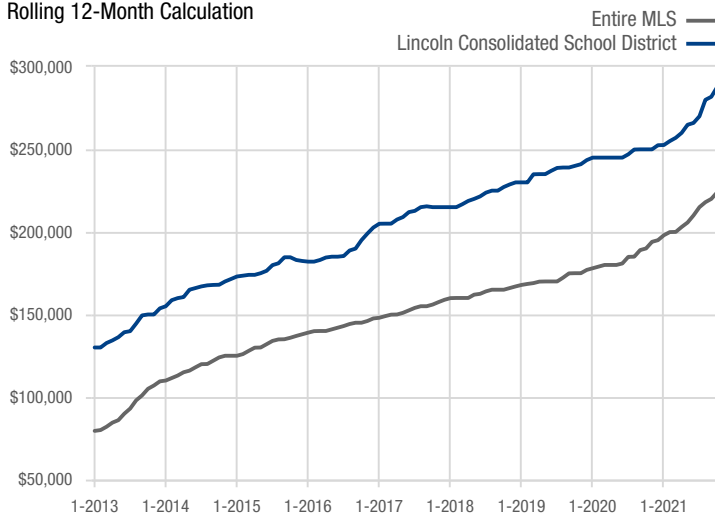
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	32	40	+ 25.0%	385	406	+ 5.5%
Pending Sales	34	44	+ 29.4%	338	366	+ 8.3%
Closed Sales	39	29	- 25.6%	341	342	+ 0.3%
Days on Market Until Sale	32	13	- 59.4%	28	11	- 60.7%
Median Sales Price*	\$251,000	\$320,000	+ 27.5%	\$251,000	\$291,438	+ 16.1%
Average Sales Price*	\$256,554	\$319,185	+ 24.4%	\$257,503	\$305,117	+ 18.5%
Percent of List Price Received*	99.6%	101.0%	+ 1.4%	99.8%	103.0%	+ 3.2%
Inventory of Homes for Sale	53	35	- 34.0%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	1	4	+ 300.0%	31	35	+ 12.9%
Pending Sales	1	3	+ 200.0%	31	25	- 19.4%
Closed Sales	4	3	- 25.0%	29	20	- 31.0%
Days on Market Until Sale	151	8	- 94.7%	71	20	- 71.8%
Median Sales Price*	\$203,223	\$165,000	- 18.8%	\$173,000	\$167,500	- 3.2%
Average Sales Price*	\$193,150	\$171,667	- 11.1%	\$169,993	\$157,888	- 7.1%
Percent of List Price Received*	100.8%	100.8%	0.0%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.3	+ 109.1%	—	—	—

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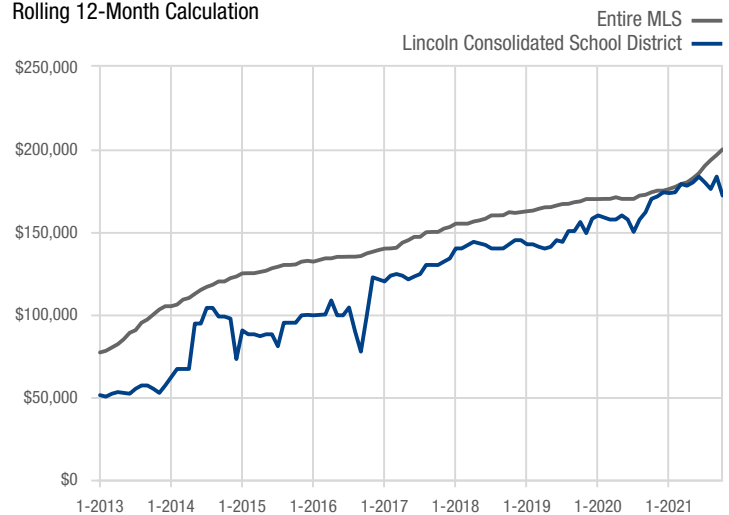
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

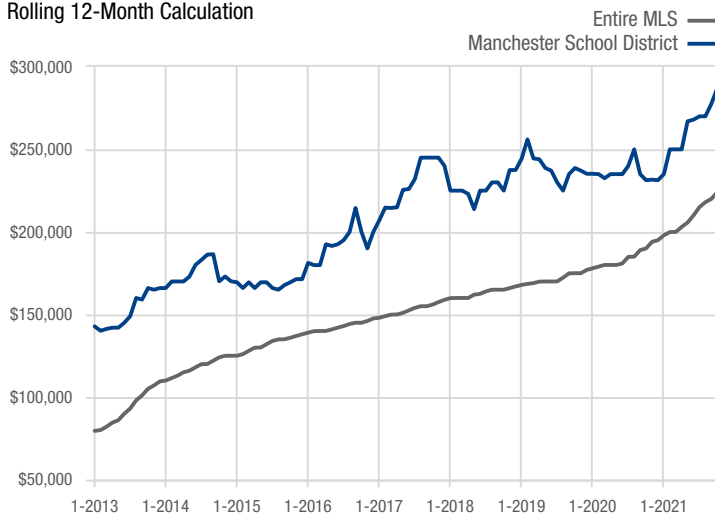
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	15	11	- 26.7%	100	94	- 6.0%
Pending Sales	12	14	+ 16.7%	79	87	+ 10.1%
Closed Sales	7	4	- 42.9%	69	74	+ 7.2%
Days on Market Until Sale	44	40	- 9.1%	48	38	- 20.8%
Median Sales Price*	\$214,900	\$283,500	+ 31.9%	\$230,000	\$290,000	+ 26.1%
Average Sales Price*	\$237,771	\$268,500	+ 12.9%	\$264,875	\$310,826	+ 17.3%
Percent of List Price Received*	99.2%	101.1%	+ 1.9%	98.6%	100.3%	+ 1.7%
Inventory of Homes for Sale	31	15	- 51.6%	—	—	—
Months Supply of Inventory	4.0	1.7	- 57.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	1	2	+ 100.0%	14	8	- 42.9%
Pending Sales	1	0	- 100.0%	11	5	- 54.5%
Closed Sales	1	0	- 100.0%	12	6	- 50.0%
Days on Market Until Sale	37	—	—	18	25	+ 38.9%
Median Sales Price*	\$127,000	—	—	\$128,500	\$129,500	+ 0.8%
Average Sales Price*	\$127,000	—	—	\$161,226	\$171,693	+ 6.5%
Percent of List Price Received*	98.1%	—	—	98.0%	99.1%	+ 1.1%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	3.0	+ 275.0%	—	—	—

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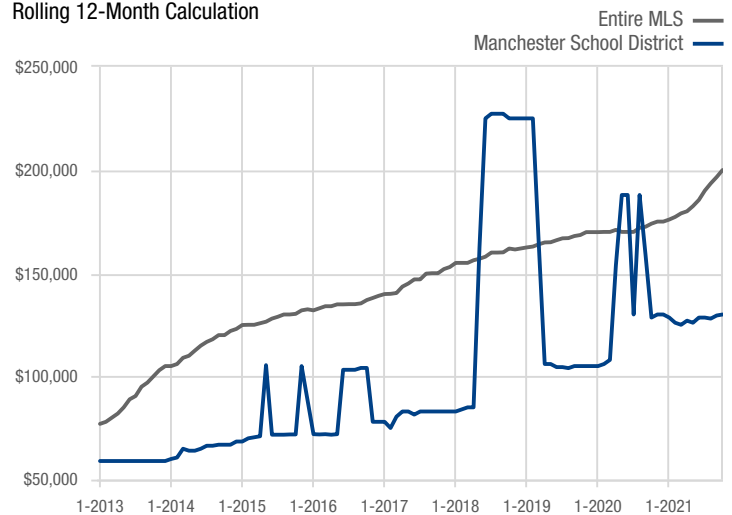
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Milan School District

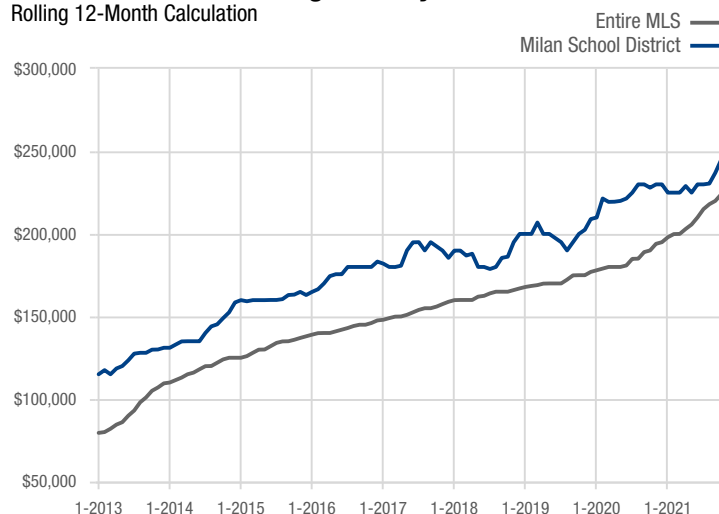
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	17	20	+ 17.6%	202	210	+ 4.0%
Pending Sales	28	28	0.0%	179	189	+ 5.6%
Closed Sales	26	15	- 42.3%	171	160	- 6.4%
Days on Market Until Sale	31	20	- 35.5%	38	23	- 39.5%
Median Sales Price*	\$220,750	\$262,620	+ 19.0%	\$225,000	\$245,000	+ 8.9%
Average Sales Price*	\$229,583	\$302,245	+ 31.6%	\$228,852	\$254,933	+ 11.4%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.0%	101.1%	+ 2.1%
Inventory of Homes for Sale	37	22	- 40.5%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	2	1	- 50.0%	23	17	- 26.1%
Pending Sales	2	2	0.0%	25	16	- 36.0%
Closed Sales	5	1	- 80.0%	25	13	- 48.0%
Days on Market Until Sale	86	37	- 57.0%	49	40	- 18.4%
Median Sales Price*	\$231,771	\$95,000	- 59.0%	\$134,900	\$136,000	+ 0.8%
Average Sales Price*	\$180,663	\$95,000	- 47.4%	\$151,243	\$150,262	- 0.6%
Percent of List Price Received*	102.7%	95.1%	- 7.4%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

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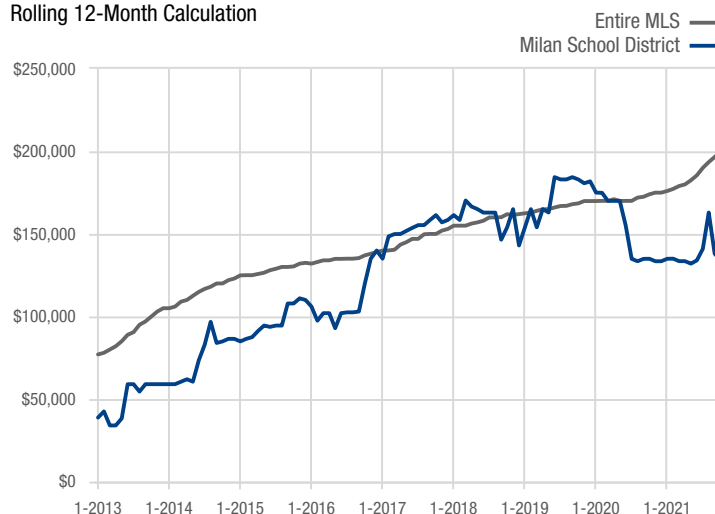
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Northville School District

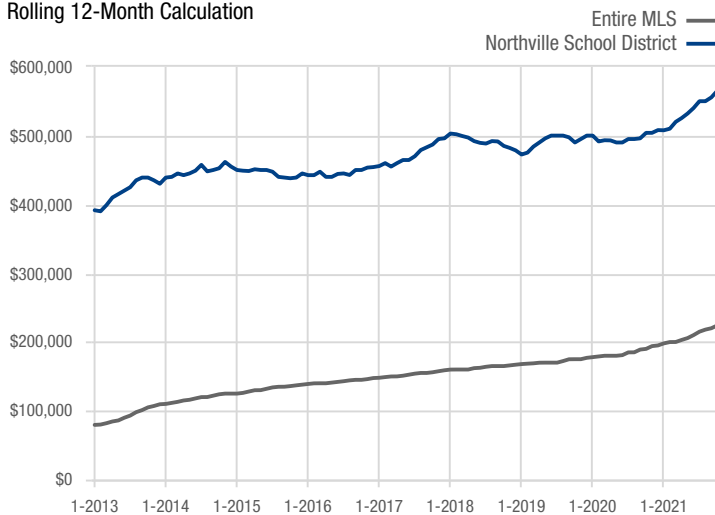
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	74	30	- 59.5%	699	564	- 19.3%
Pending Sales	52	46	- 11.5%	441	484	+ 9.8%
Closed Sales	50	36	- 28.0%	400	461	+ 15.3%
Days on Market Until Sale	45	23	- 48.9%	41	25	- 39.0%
Median Sales Price*	\$519,350	\$637,000	+ 22.7%	\$505,750	\$573,774	+ 13.5%
Average Sales Price*	\$600,979	\$779,778	+ 29.8%	\$565,512	\$664,648	+ 17.5%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	97.7%	100.9%	+ 3.3%
Inventory of Homes for Sale	118	49	- 58.5%	—	—	—
Months Supply of Inventory	2.8	1.1	- 60.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	24	20	- 16.7%	244	238	- 2.5%
Pending Sales	16	21	+ 31.3%	168	223	+ 32.7%
Closed Sales	22	17	- 22.7%	153	208	+ 35.9%
Days on Market Until Sale	14	24	+ 71.4%	39	27	- 30.8%
Median Sales Price*	\$372,500	\$269,000	- 27.8%	\$209,900	\$286,500	+ 36.5%
Average Sales Price*	\$347,558	\$278,271	- 19.9%	\$280,277	\$327,153	+ 16.7%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	97.9%	100.0%	+ 2.1%
Inventory of Homes for Sale	49	21	- 57.1%	—	—	—
Months Supply of Inventory	3.2	1.0	- 68.8%	—	—	—

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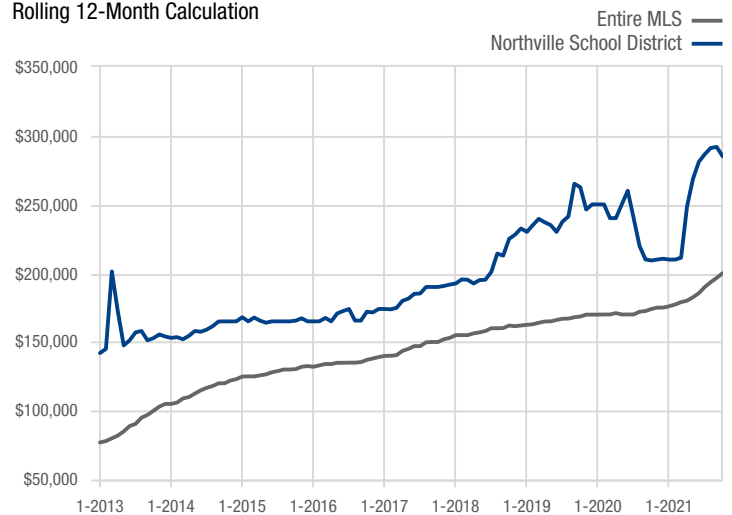
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

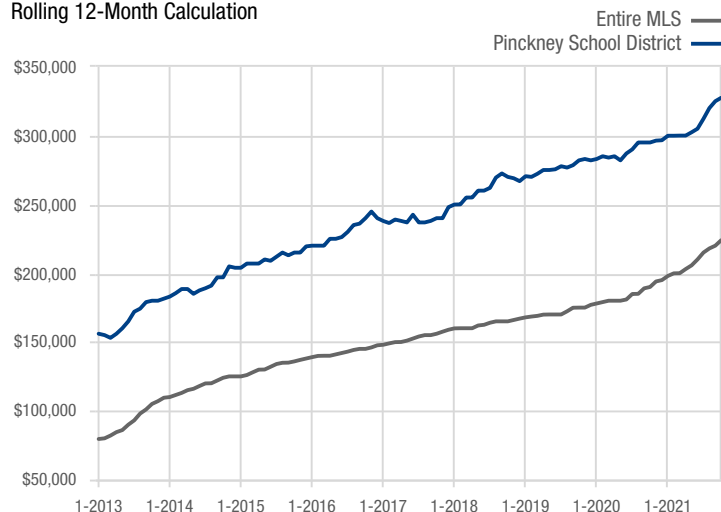
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	44	53	+ 20.5%	524	498	- 5.0%
Pending Sales	44	50	+ 13.6%	445	424	- 4.7%
Closed Sales	52	28	- 46.2%	422	407	- 3.6%
Days on Market Until Sale	32	26	- 18.8%	40	26	- 35.0%
Median Sales Price*	\$305,000	\$368,000	+ 20.7%	\$299,900	\$340,000	+ 13.4%
Average Sales Price*	\$322,617	\$408,418	+ 26.6%	\$332,723	\$397,267	+ 19.4%
Percent of List Price Received*	99.4%	100.8%	+ 1.4%	98.6%	101.2%	+ 2.6%
Inventory of Homes for Sale	65	48	- 26.2%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	1	0	- 100.0%	6	4	- 33.3%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	0	0	0.0%	5	7	+ 40.0%
Days on Market Until Sale	—	—	—	13	18	+ 38.5%
Median Sales Price*	—	—	—	\$219,900	\$275,000	+ 25.1%
Average Sales Price*	—	—	—	\$248,360	\$273,557	+ 10.1%
Percent of List Price Received*	—	—	—	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

* 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.

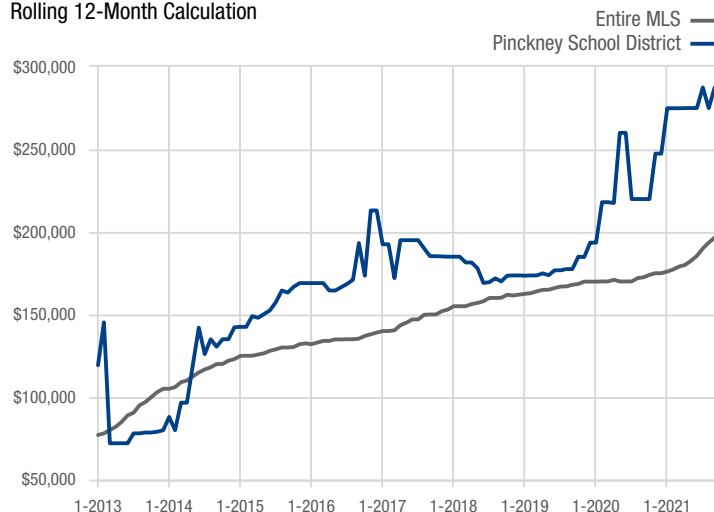
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

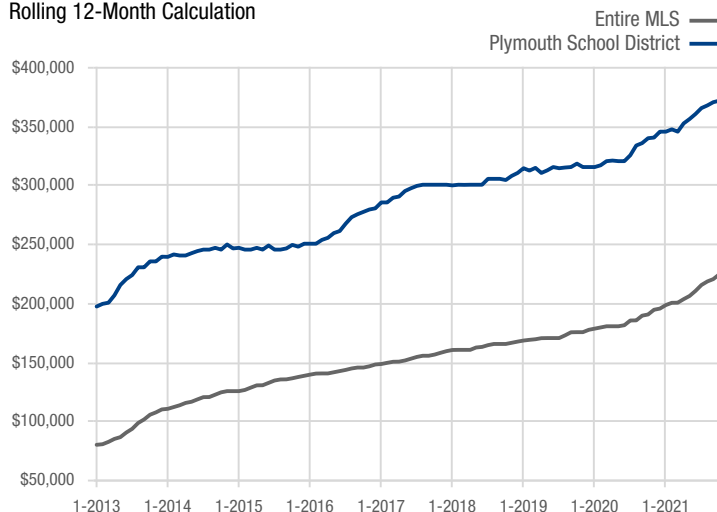
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	166	122	- 26.5%	1,598	1,609	+ 0.7%
Pending Sales	146	147	+ 0.7%	1,269	1,364	+ 7.5%
Closed Sales	176	138	- 21.6%	1,201	1,293	+ 7.7%
Days on Market Until Sale	19	20	+ 5.3%	31	19	- 38.7%
Median Sales Price*	\$341,250	\$363,500	+ 6.5%	\$345,000	\$375,000	+ 8.7%
Average Sales Price*	\$367,874	\$416,291	+ 13.2%	\$371,747	\$419,799	+ 12.9%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	99.0%	102.0%	+ 3.0%
Inventory of Homes for Sale	206	112	- 45.6%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	62	50	- 19.4%	602	596	- 1.0%
Pending Sales	61	55	- 9.8%	485	536	+ 10.5%
Closed Sales	73	39	- 46.6%	443	489	+ 10.4%
Days on Market Until Sale	28	18	- 35.7%	36	25	- 30.6%
Median Sales Price*	\$215,000	\$226,000	+ 5.1%	\$217,000	\$248,000	+ 14.3%
Average Sales Price*	\$219,968	\$227,885	+ 3.6%	\$225,729	\$254,416	+ 12.7%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	98.3%	100.1%	+ 1.8%
Inventory of Homes for Sale	85	42	- 50.6%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

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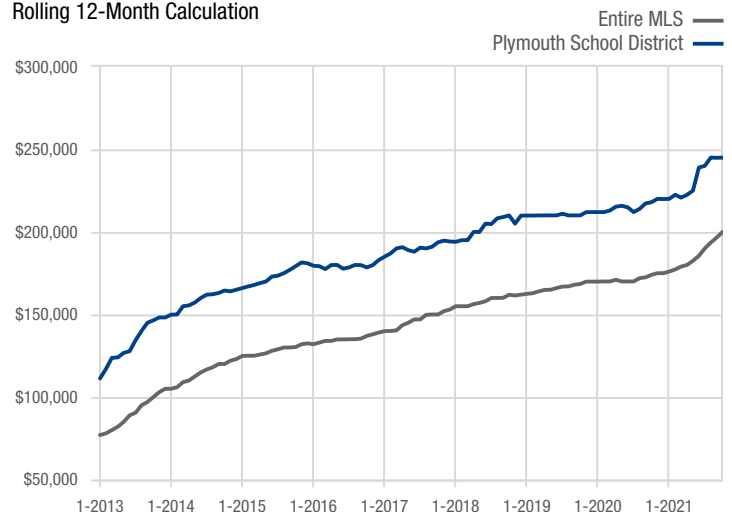
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Saline School District

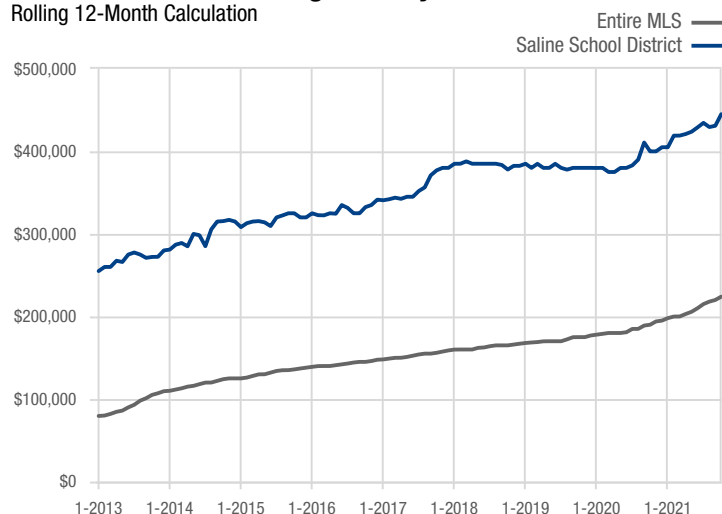
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	58	27	- 53.4%	574	472	- 17.8%
Pending Sales	34	40	+ 17.6%	357	389	+ 9.0%
Closed Sales	35	24	- 31.4%	341	345	+ 1.2%
Days on Market Until Sale	36	25	- 30.6%	49	33	- 32.7%
Median Sales Price*	\$345,000	\$427,505	+ 23.9%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$362,822	\$446,502	+ 23.1%	\$429,651	\$473,002	+ 10.1%
Percent of List Price Received*	98.1%	100.9%	+ 2.9%	98.0%	101.0%	+ 3.1%
Inventory of Homes for Sale	141	59	- 58.2%	—	—	—
Months Supply of Inventory	4.1	1.6	- 61.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	9	9	0.0%	109	113	+ 3.7%
Pending Sales	7	7	0.0%	54	99	+ 83.3%
Closed Sales	5	3	- 40.0%	50	77	+ 54.0%
Days on Market Until Sale	49	4	- 91.8%	89	55	- 38.2%
Median Sales Price*	\$219,000	\$210,000	- 4.1%	\$295,875	\$268,600	- 9.2%
Average Sales Price*	\$281,500	\$217,333	- 22.8%	\$311,173	\$307,054	- 1.3%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	98.5%	100.4%	+ 1.9%
Inventory of Homes for Sale	61	31	- 49.2%	—	—	—
Months Supply of Inventory	12.2	3.4	- 72.1%	—	—	—

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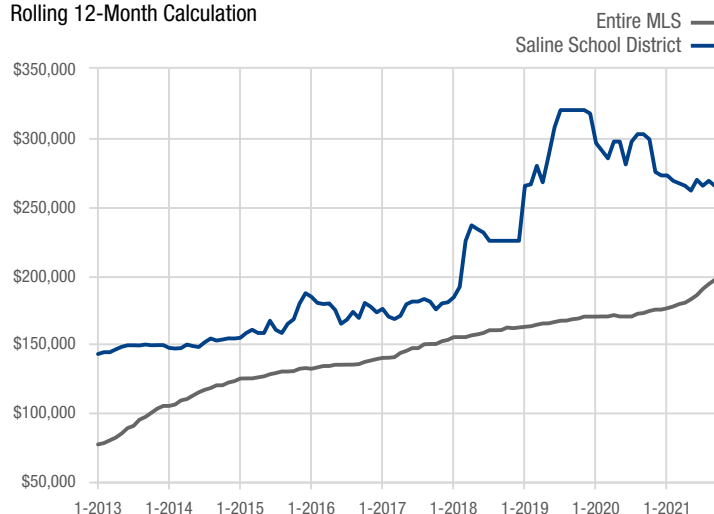
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

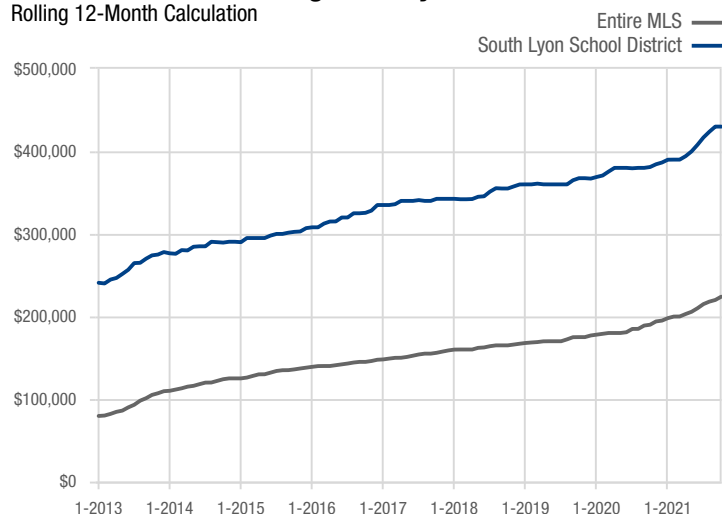
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	88	57	- 35.2%	840	758	- 9.8%
Pending Sales	59	52	- 11.9%	577	637	+ 10.4%
Closed Sales	61	59	- 3.3%	551	596	+ 8.2%
Days on Market Until Sale	23	23	0.0%	40	24	- 40.0%
Median Sales Price*	\$400,000	\$416,702	+ 4.2%	\$384,900	\$437,593	+ 13.7%
Average Sales Price*	\$406,929	\$435,601	+ 7.0%	\$390,919	\$449,193	+ 14.9%
Percent of List Price Received*	99.7%	100.9%	+ 1.2%	99.0%	101.9%	+ 2.9%
Inventory of Homes for Sale	125	65	- 48.0%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	18	24	+ 33.3%	174	178	+ 2.3%
Pending Sales	21	22	+ 4.8%	166	159	- 4.2%
Closed Sales	24	11	- 54.2%	163	145	- 11.0%
Days on Market Until Sale	40	10	- 75.0%	46	21	- 54.3%
Median Sales Price*	\$131,450	\$160,000	+ 21.7%	\$129,500	\$147,250	+ 13.7%
Average Sales Price*	\$138,660	\$246,150	+ 77.5%	\$149,744	\$173,974	+ 16.2%
Percent of List Price Received*	97.3%	101.9%	+ 4.7%	96.8%	100.7%	+ 4.0%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

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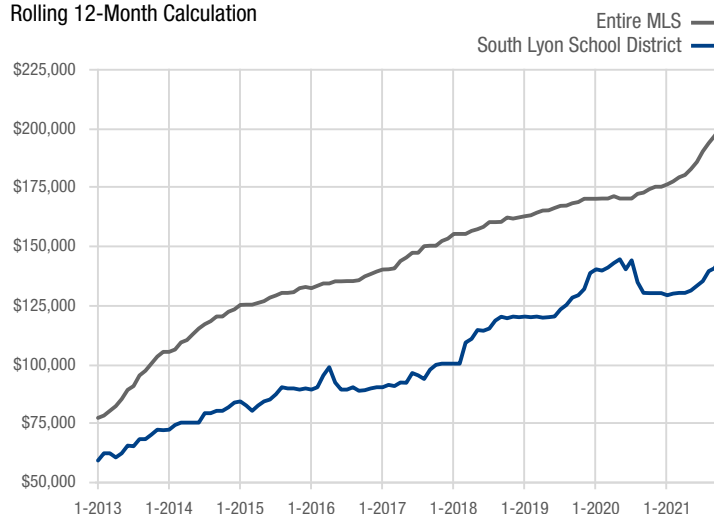
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Van Buren School District

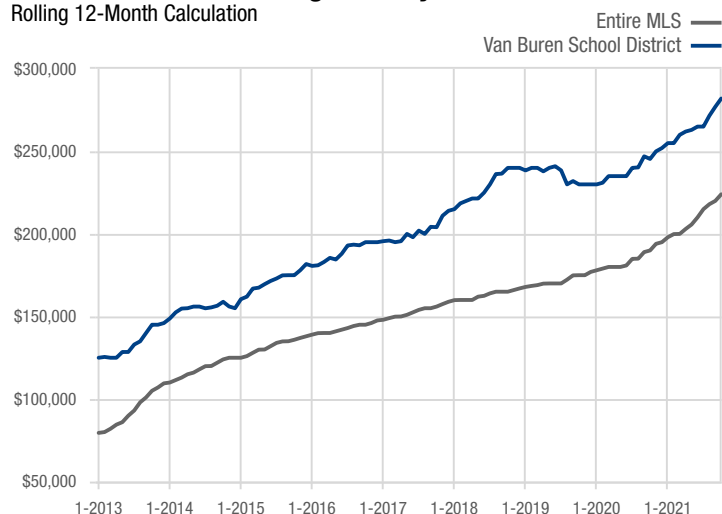
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	67	50	- 25.4%	520	531	+ 2.1%
Pending Sales	58	64	+ 10.3%	445	464	+ 4.3%
Closed Sales	52	47	- 9.6%	399	441	+ 10.5%
Days on Market Until Sale	37	34	- 8.1%	47	27	- 42.6%
Median Sales Price*	\$234,625	\$289,900	+ 23.6%	\$250,000	\$284,450	+ 13.8%
Average Sales Price*	\$242,673	\$296,854	+ 22.3%	\$243,111	\$284,604	+ 17.1%
Percent of List Price Received*	99.5%	101.9%	+ 2.4%	98.6%	102.3%	+ 3.8%
Inventory of Homes for Sale	83	49	- 41.0%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	32	16	- 50.0%	211	215	+ 1.9%
Pending Sales	21	19	- 9.5%	184	201	+ 9.2%
Closed Sales	16	17	+ 6.3%	160	198	+ 23.8%
Days on Market Until Sale	16	9	- 43.8%	41	19	- 53.7%
Median Sales Price*	\$177,500	\$226,000	+ 27.3%	\$180,500	\$212,250	+ 17.6%
Average Sales Price*	\$189,422	\$251,306	+ 32.7%	\$190,662	\$231,886	+ 21.6%
Percent of List Price Received*	98.3%	102.4%	+ 4.2%	98.1%	101.5%	+ 3.5%
Inventory of Homes for Sale	25	13	- 48.0%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

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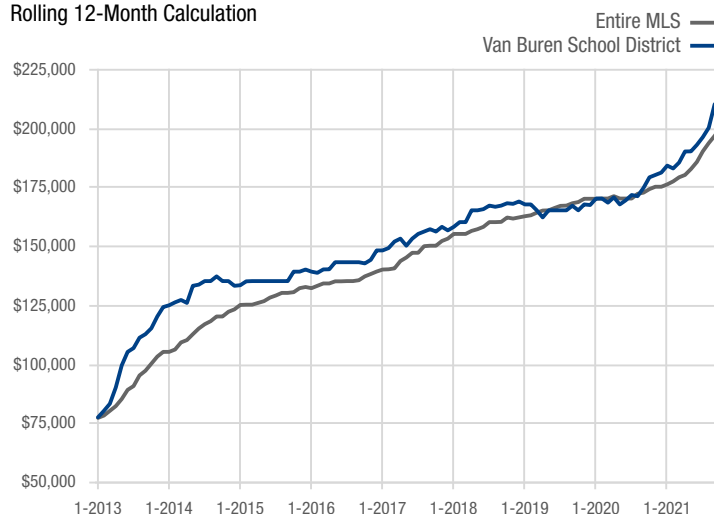
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

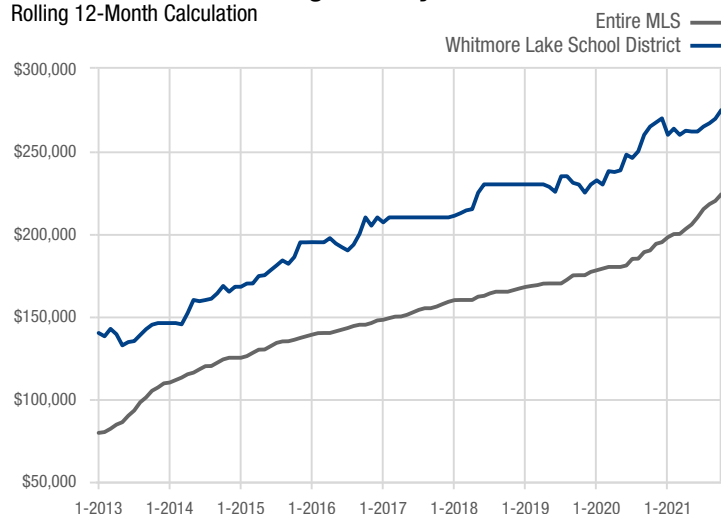
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	15	12	- 20.0%	128	124	- 3.1%
Pending Sales	9	9	0.0%	105	107	+ 1.9%
Closed Sales	7	9	+ 28.6%	100	100	0.0%
Days on Market Until Sale	12	77	+ 541.7%	39	28	- 28.2%
Median Sales Price*	\$248,000	\$301,000	+ 21.4%	\$282,500	\$291,250	+ 3.1%
Average Sales Price*	\$334,857	\$445,662	+ 33.1%	\$302,871	\$322,538	+ 6.5%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.1%	101.8%	+ 2.7%
Inventory of Homes for Sale	22	11	- 50.0%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	0	2	—	5	4	- 20.0%
Pending Sales	0	0	0.0%	4	2	- 50.0%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	—	—	—	50	3	- 94.0%
Median Sales Price*	—	—	—	\$198,250	\$241,000	+ 21.6%
Average Sales Price*	—	—	—	\$193,225	\$241,000	+ 24.7%
Percent of List Price Received*	—	—	—	97.7%	102.8%	+ 5.2%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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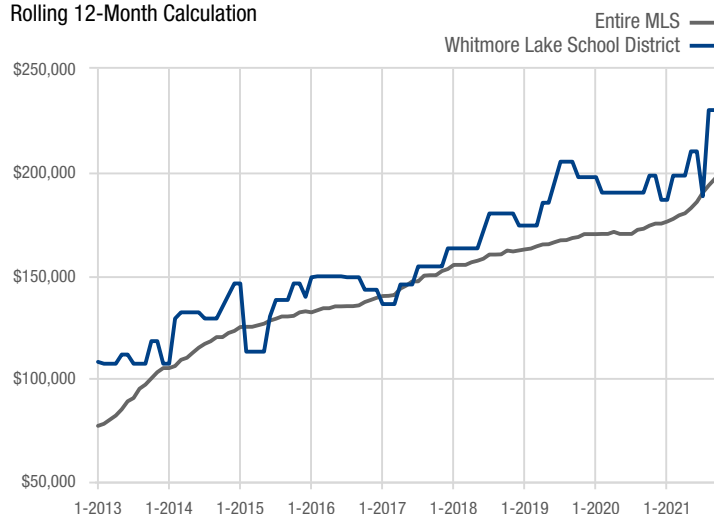
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Ypsilanti School District

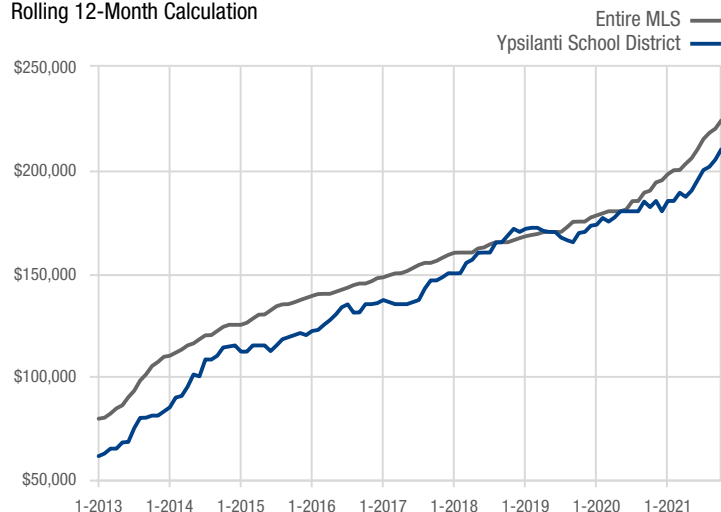
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	74	61	- 17.6%	590	672	+ 13.9%
Pending Sales	67	87	+ 29.9%	512	610	+ 19.1%
Closed Sales	63	67	+ 6.3%	474	542	+ 14.3%
Days on Market Until Sale	21	20	- 4.8%	27	16	- 40.7%
Median Sales Price*	\$175,200	\$210,000	+ 19.9%	\$178,950	\$220,000	+ 22.9%
Average Sales Price*	\$195,885	\$211,772	+ 8.1%	\$198,269	\$228,802	+ 15.4%
Percent of List Price Received*	99.6%	100.6%	+ 1.0%	99.0%	103.7%	+ 4.7%
Inventory of Homes for Sale	91	60	- 34.1%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	9	10	+ 11.1%	77	111	+ 44.2%
Pending Sales	8	13	+ 62.5%	59	105	+ 78.0%
Closed Sales	9	10	+ 11.1%	57	101	+ 77.2%
Days on Market Until Sale	24	7	- 70.8%	29	16	- 44.8%
Median Sales Price*	\$140,000	\$153,500	+ 9.6%	\$131,000	\$139,900	+ 6.8%
Average Sales Price*	\$166,256	\$147,690	- 11.2%	\$143,517	\$146,760	+ 2.3%
Percent of List Price Received*	97.7%	100.6%	+ 3.0%	97.9%	100.2%	+ 2.3%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	2.6	0.8	- 69.2%	—	—	—

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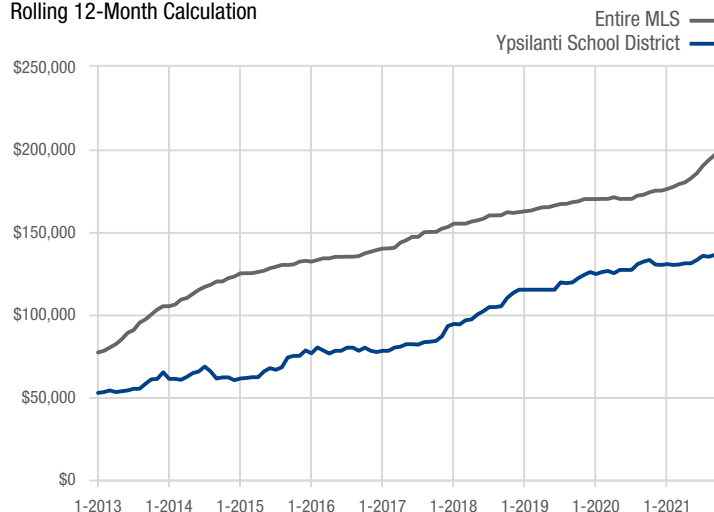
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Jackson County

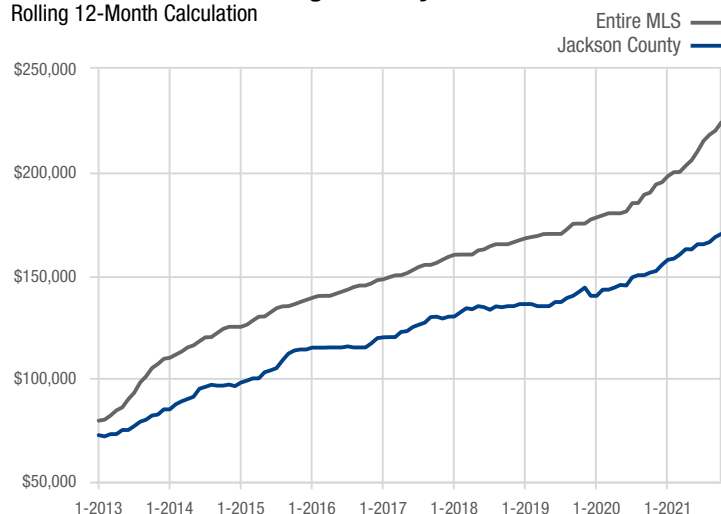
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	407	244	- 40.0%	3,719	2,573	- 30.8%
Pending Sales	425	224	- 47.3%	3,509	2,132	- 39.2%
Closed Sales	398	219	- 45.0%	3,214	1,923	- 40.2%
Days on Market Until Sale	39	48	+ 23.1%	56	50	- 10.7%
Median Sales Price*	\$167,950	\$177,500	+ 5.7%	\$154,000	\$170,000	+ 10.4%
Average Sales Price*	\$196,956	\$222,226	+ 12.8%	\$181,183	\$196,766	+ 8.6%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	98.3%	100.4%	+ 2.1%
Inventory of Homes for Sale	439	462	+ 5.2%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	4	13	+ 225.0%	123	94	- 23.6%
Pending Sales	10	11	+ 10.0%	117	72	- 38.5%
Closed Sales	27	12	- 55.6%	118	63	- 46.6%
Days on Market Until Sale	110	27	- 75.5%	76	32	- 57.9%
Median Sales Price*	\$225,000	\$245,000	+ 8.9%	\$189,900	\$190,000	+ 0.1%
Average Sales Price*	\$195,672	\$215,973	+ 10.4%	\$181,459	\$204,557	+ 12.7%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	98.1%	99.2%	+ 1.1%
Inventory of Homes for Sale	5	14	+ 180.0%	—	—	—
Months Supply of Inventory	0.4	1.9	+ 375.0%	—	—	—

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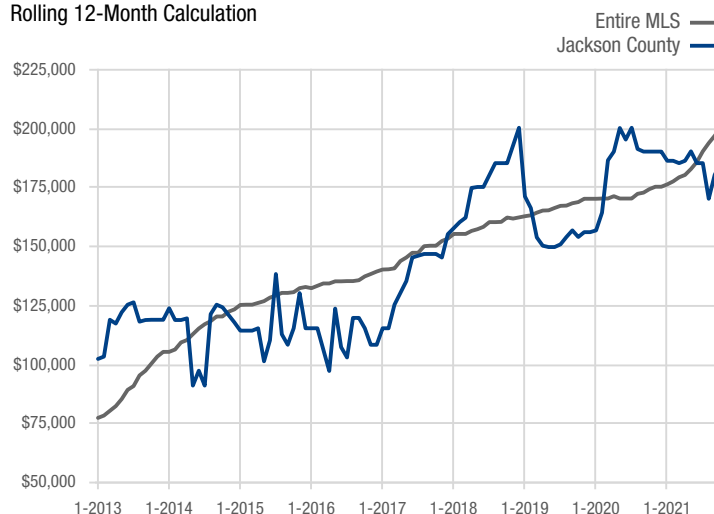
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lenawee County

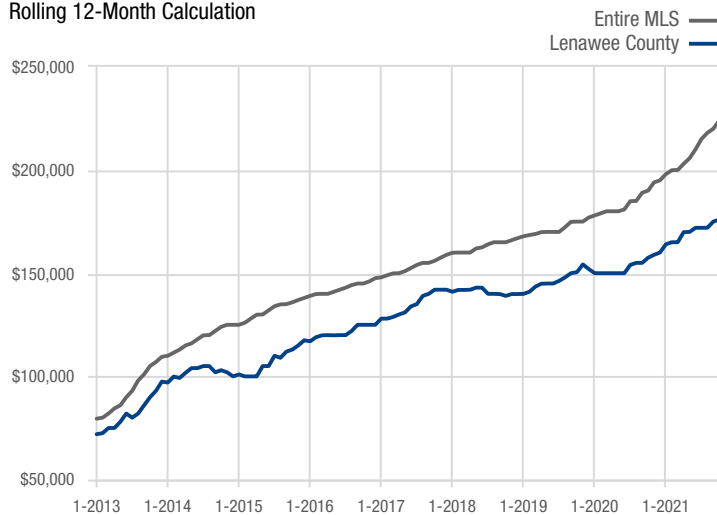
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	242	124	- 48.8%	2,314	1,479	- 36.1%
Pending Sales	252	157	- 37.7%	2,285	1,323	- 42.1%
Closed Sales	280	138	- 50.7%	2,158	1,290	- 40.2%
Days on Market Until Sale	47	52	+ 10.6%	64	46	- 28.1%
Median Sales Price*	\$165,000	\$187,000	+ 13.3%	\$158,950	\$176,700	+ 11.2%
Average Sales Price*	\$188,836	\$232,259	+ 23.0%	\$188,388	\$213,399	+ 13.3%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	97.9%	99.5%	+ 1.6%
Inventory of Homes for Sale	357	211	- 40.9%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	11	2	- 81.8%	72	46	- 36.1%
Pending Sales	11	8	- 27.3%	69	45	- 34.8%
Closed Sales	6	9	+ 50.0%	67	50	- 25.4%
Days on Market Until Sale	121	39	- 67.8%	61	35	- 42.6%
Median Sales Price*	\$247,500	\$215,000	- 13.1%	\$195,000	\$204,750	+ 5.0%
Average Sales Price*	\$247,906	\$220,652	- 11.0%	\$190,537	\$201,902	+ 6.0%
Percent of List Price Received*	106.6%	100.0%	- 6.2%	102.1%	98.7%	- 3.3%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

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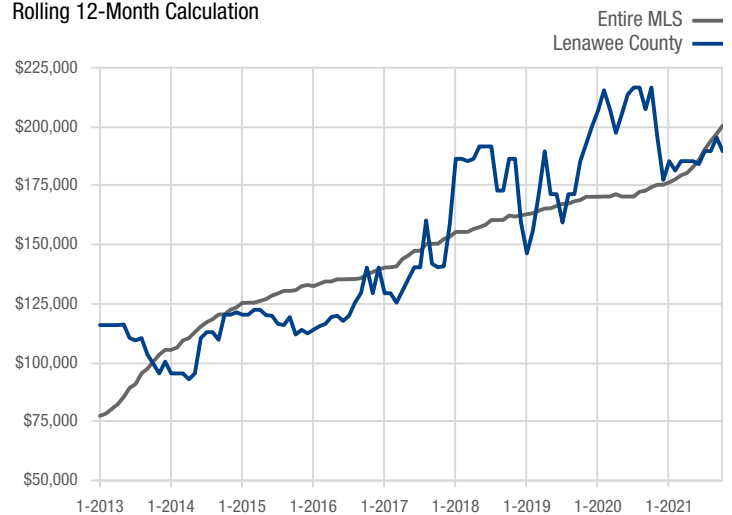
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Livingston County

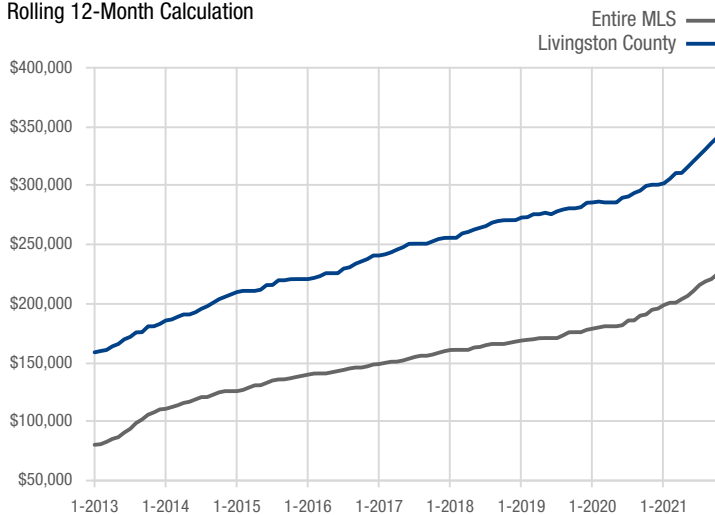
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	278	286	+ 2.9%	3,165	3,040	- 3.9%
Pending Sales	257	274	+ 6.6%	2,628	2,515	- 4.3%
Closed Sales	315	230	- 27.0%	2,513	2,354	- 6.3%
Days on Market Until Sale	26	22	- 15.4%	36	23	- 36.1%
Median Sales Price*	\$310,000	\$340,000	+ 9.7%	\$300,000	\$350,000	+ 16.7%
Average Sales Price*	\$335,186	\$387,679	+ 15.7%	\$335,072	\$387,788	+ 15.7%
Percent of List Price Received*	99.7%	99.8%	+ 0.1%	99.1%	101.3%	+ 2.2%
Inventory of Homes for Sale	388	334	- 13.9%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	40	24	- 40.0%	440	444	+ 0.9%
Pending Sales	36	38	+ 5.6%	357	463	+ 29.7%
Closed Sales	41	54	+ 31.7%	327	428	+ 30.9%
Days on Market Until Sale	53	29	- 45.3%	49	44	- 10.2%
Median Sales Price*	\$247,000	\$234,755	- 5.0%	\$216,900	\$255,000	+ 17.6%
Average Sales Price*	\$250,154	\$281,939	+ 12.7%	\$229,655	\$267,527	+ 16.5%
Percent of List Price Received*	99.2%	101.3%	+ 2.1%	98.5%	101.2%	+ 2.7%
Inventory of Homes for Sale	73	20	- 72.6%	—	—	—
Months Supply of Inventory	2.1	0.5	- 76.2%	—	—	—

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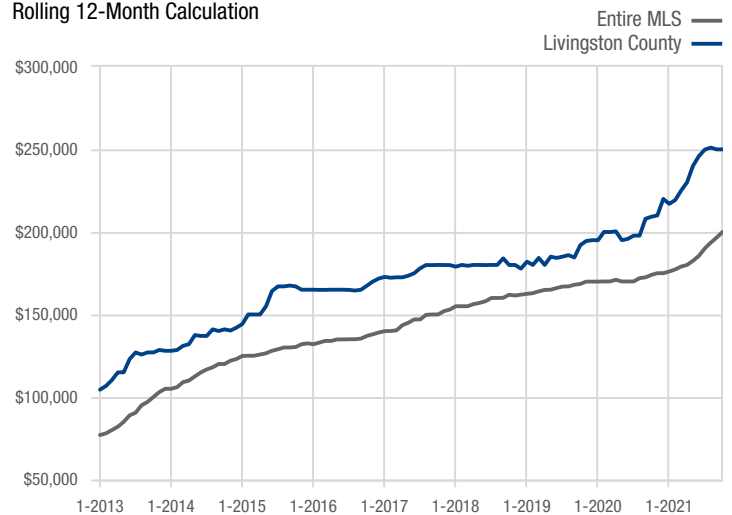
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Monroe County

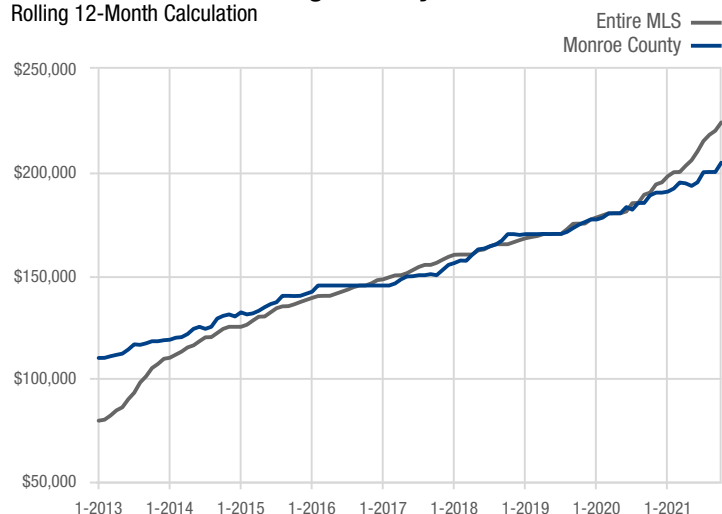
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	339	176	- 48.1%	3,084	1,973	- 36.0%
Pending Sales	335	220	- 34.3%	2,977	1,804	- 39.4%
Closed Sales	405	192	- 52.6%	2,768	1,739	- 37.2%
Days on Market Until Sale	30	38	+ 26.7%	47	34	- 27.7%
Median Sales Price*	\$199,000	\$228,500	+ 14.8%	\$190,000	\$211,000	+ 11.1%
Average Sales Price*	\$214,236	\$236,541	+ 10.4%	\$205,184	\$229,741	+ 12.0%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	98.4%	100.4%	+ 2.0%
Inventory of Homes for Sale	448	212	- 52.7%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	14	15	+ 7.1%	153	108	- 29.4%
Pending Sales	16	12	- 25.0%	142	99	- 30.3%
Closed Sales	18	13	- 27.8%	132	91	- 31.1%
Days on Market Until Sale	28	30	+ 7.1%	55	39	- 29.1%
Median Sales Price*	\$157,000	\$180,000	+ 14.6%	\$157,000	\$178,525	+ 13.7%
Average Sales Price*	\$185,156	\$193,402	+ 4.5%	\$170,279	\$190,347	+ 11.8%
Percent of List Price Received*	98.0%	99.9%	+ 1.9%	97.1%	99.1%	+ 2.1%
Inventory of Homes for Sale	29	19	- 34.5%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

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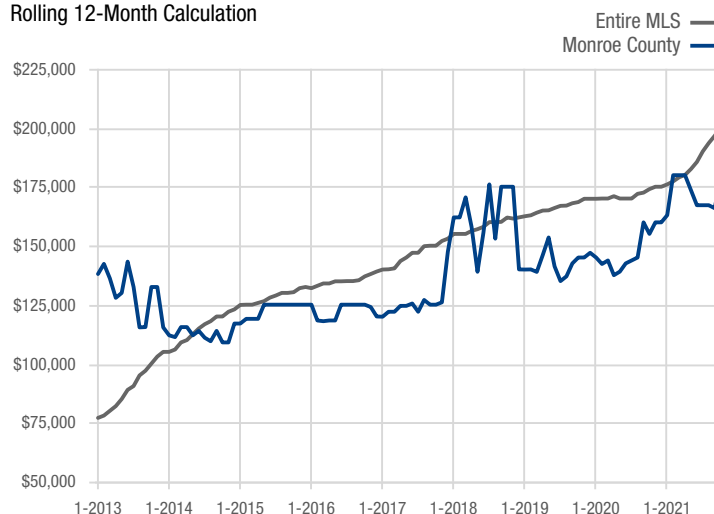
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Oakland County

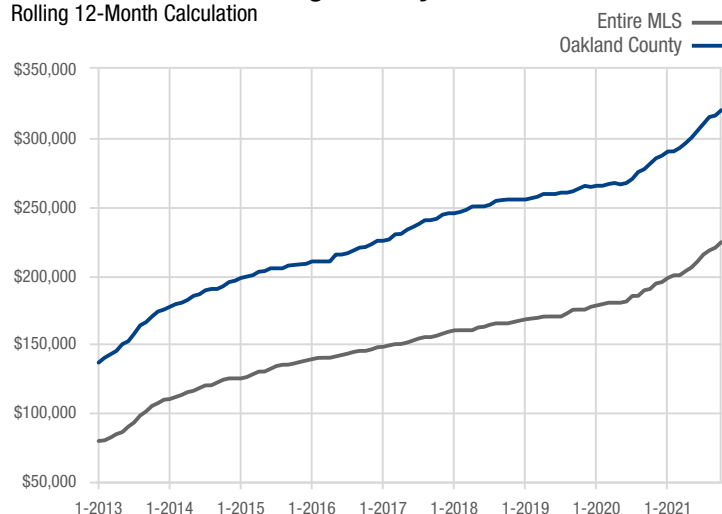
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	2,256	1,798	- 20.3%	20,848	20,016	- 4.0%
Pending Sales	1,781	1,786	+ 0.3%	15,398	15,573	+ 1.1%
Closed Sales	1,938	1,493	- 23.0%	14,401	14,659	+ 1.8%
Days on Market Until Sale	27	25	- 7.4%	33	23	- 30.3%
Median Sales Price*	\$301,000	\$320,000	+ 6.3%	\$286,000	\$325,000	+ 13.6%
Average Sales Price*	\$361,998	\$386,043	+ 6.6%	\$339,180	\$393,173	+ 15.9%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.6%	100.9%	+ 2.3%
Inventory of Homes for Sale	2,761	2,072	- 25.0%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	448	407	- 9.2%	4,287	4,188	- 2.3%
Pending Sales	332	414	+ 24.7%	3,021	3,476	+ 15.1%
Closed Sales	399	320	- 19.8%	2,881	3,200	+ 11.1%
Days on Market Until Sale	30	22	- 26.7%	38	27	- 28.9%
Median Sales Price*	\$213,500	\$243,500	+ 14.1%	\$198,000	\$221,000	+ 11.6%
Average Sales Price*	\$240,968	\$273,144	+ 13.4%	\$237,819	\$263,042	+ 10.6%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	97.6%	99.9%	+ 2.4%
Inventory of Homes for Sale	664	421	- 36.6%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

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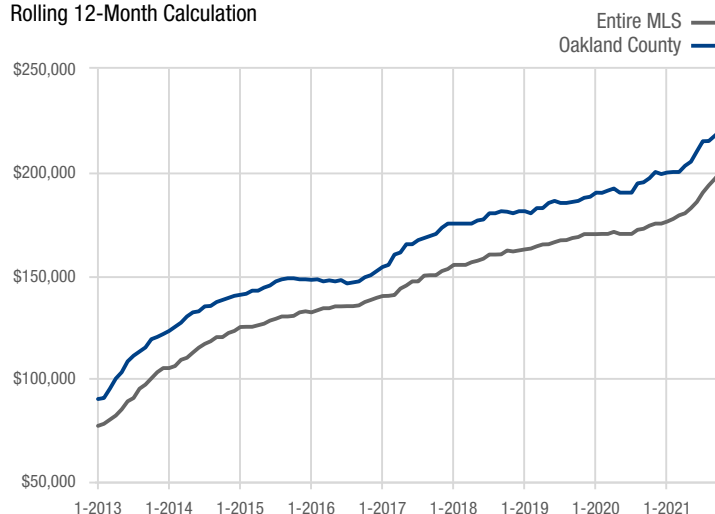
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

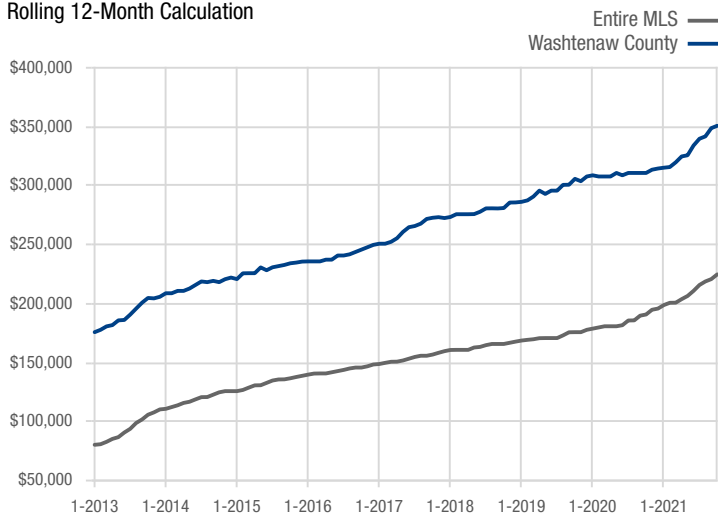
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	435	301	- 30.8%	4,256	4,066	- 4.5%
Pending Sales	338	448	+ 32.5%	3,126	3,548	+ 13.5%
Closed Sales	354	303	- 14.4%	2,988	3,260	+ 9.1%
Days on Market Until Sale	30	26	- 13.3%	39	23	- 41.0%
Median Sales Price*	\$314,250	\$350,000	+ 11.4%	\$315,000	\$360,000	+ 14.3%
Average Sales Price*	\$361,231	\$390,429	+ 8.1%	\$359,017	\$409,592	+ 14.1%
Percent of List Price Received*	98.8%	100.2%	+ 1.4%	98.6%	101.9%	+ 3.3%
Inventory of Homes for Sale	883	406	- 54.0%	—	—	—
Months Supply of Inventory	2.9	1.2	- 58.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	101	91	- 9.9%	1,211	1,259	+ 4.0%
Pending Sales	88	102	+ 15.9%	883	1,092	+ 23.7%
Closed Sales	103	82	- 20.4%	837	996	+ 19.0%
Days on Market Until Sale	44	28	- 36.4%	47	34	- 27.7%
Median Sales Price*	\$240,000	\$240,000	0.0%	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$302,952	\$286,737	- 5.4%	\$268,133	\$300,626	+ 12.1%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.6%	100.3%	+ 1.7%
Inventory of Homes for Sale	287	145	- 49.5%	—	—	—
Months Supply of Inventory	3.5	1.4	- 60.0%	—	—	—

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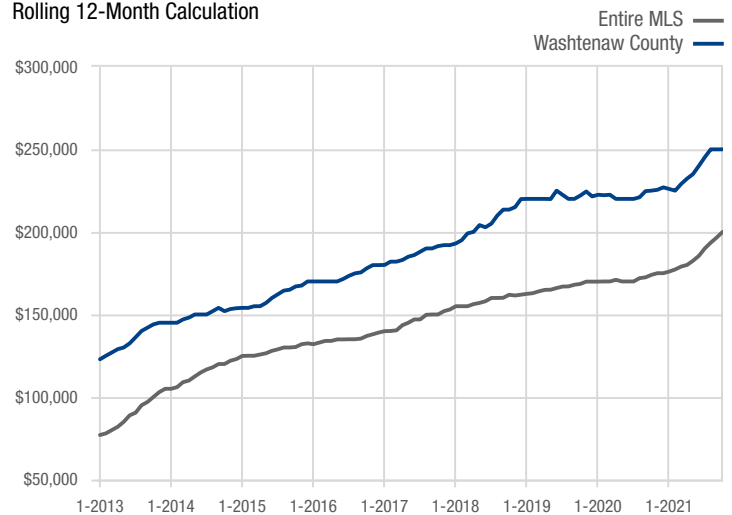
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Wayne County

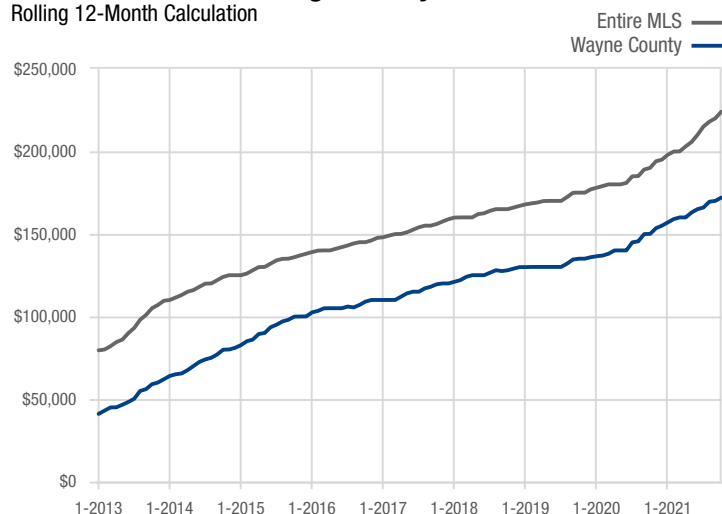
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	2,364	2,167	- 8.3%	21,759	21,842	+ 0.4%
Pending Sales	1,980	1,939	- 2.1%	16,651	17,041	+ 2.3%
Closed Sales	2,146	1,617	- 24.7%	15,554	15,946	+ 2.5%
Days on Market Until Sale	27	23	- 14.8%	36	24	- 33.3%
Median Sales Price*	\$160,000	\$177,000	+ 10.6%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$198,618	\$219,355	+ 10.4%	\$192,025	\$216,694	+ 12.8%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	97.4%	100.4%	+ 3.1%
Inventory of Homes for Sale	3,276	2,930	- 10.6%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	296	265	- 10.5%	2,798	2,780	- 0.6%
Pending Sales	232	244	+ 5.2%	2,015	2,219	+ 10.1%
Closed Sales	269	193	- 28.3%	1,881	2,083	+ 10.7%
Days on Market Until Sale	31	33	+ 6.5%	42	36	- 14.3%
Median Sales Price*	\$173,000	\$200,000	+ 15.6%	\$166,650	\$200,000	+ 20.0%
Average Sales Price*	\$201,452	\$217,552	+ 8.0%	\$194,564	\$228,444	+ 17.4%
Percent of List Price Received*	98.0%	99.3%	+ 1.3%	97.4%	99.5%	+ 2.2%
Inventory of Homes for Sale	603	415	- 31.2%	—	—	—
Months Supply of Inventory	3.2	1.9	- 40.6%	—	—	—

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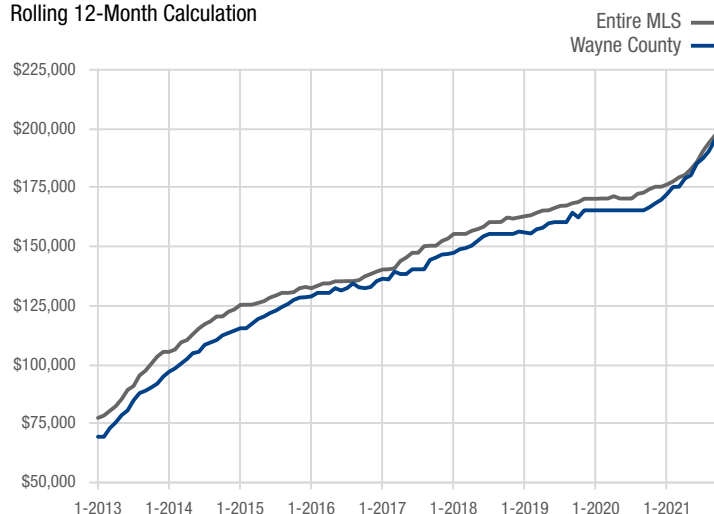
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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