

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

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Ann Arbor Area Board of REALTORS®

Across the nation, the average 30-year fixed rate mortgage exceeded 5% in April, the highest level since 2011, according to Freddie Mac. The recent surge in mortgage rates has reduced the pool of eligible buyers and has caused mortgage applications to decline, with a significant impact on refinance applications, which are down more than 70% compared to this time last year. As the rising costs of homeownership force many Americans to adjust their budgets, an increasing number of buyers are hoping to help offset the costs by moving from bigger, more expensive cities to smaller areas that offer a more affordable cost of living.

In Washtenaw County, New Listings decreased 11.9 percent for Single Family homes and 10.1 percent for Townhouse/Condo homes. Pending Sales increased 22.5 percent for Single Family homes and 25.4 percent for Townhouse/Condo homes. Inventory decreased 44.9 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes.

Median Sales Prices in Washtenaw County increased 12.4 percent to \$422,500 for Single Family homes and 14.8 percent to \$280,000 for Townhouse/Condo homes. Days on Market decreased 32.0 percent for Single Family homes and 52.8 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 43.8 percent for Single Family homes and 52.2 percent for Townhouse/Condo homes.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

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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.

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Monthly Indicators

April 2022

The average 30-year fixed rate mortgage exceeded 5% in April, the highest level since 2011, according to Freddie Mac. The recent surge in mortgage rates has reduced the pool of eligible buyers and has caused mortgage applications to decline, with a significant impact on refinance applications, which are down more than 70% compared to this time last year. As the rising costs of homeownership force many Americans to adjust their budgets, an increasing number of buyers are hoping to help offset the costs by moving from bigger, more expensive cities to smaller areas that offer a more affordable cost of living.

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Quick Facts

- 15.7%

Change in
Closed Sales
All Properties

+ 13.6%

Change in
Median Sales Price
All Properties

- 46.4%

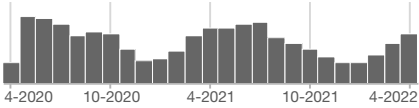
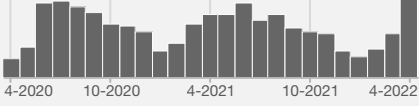
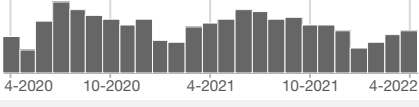

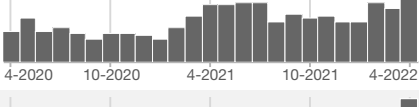

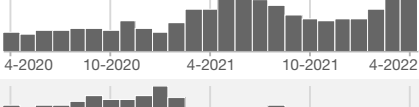

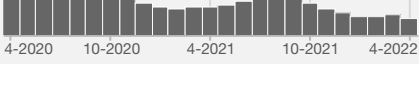
Change in
Homes for Sale
All Properties

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

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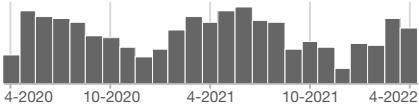



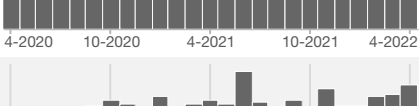
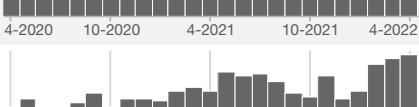
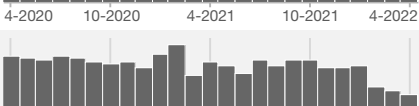
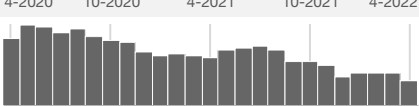
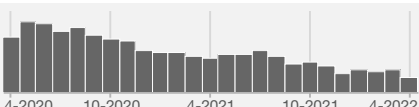

Single Family Market Overview

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	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		495	436	- 11.9%	1,436	1,217	- 15.3%
Pending Sales		378	463	+ 22.5%	1,187	1,178	- 0.8%
Closed Sales		336	277	- 17.6%	1,059	894	- 15.6%
Days on Market Until Sale		25	17	- 32.0%	32	27	- 15.6%
Median Sales Price		\$376,000	\$422,500	+ 12.4%	\$342,950	\$380,000	+ 10.8%
Average Sales Price		\$452,433	\$478,378	+ 5.7%	\$394,507	\$446,253	+ 13.1%
Percent of List Price Received		101.6%	105.1%	+ 3.4%	100.7%	102.9%	+ 2.2%
Housing Affordability Index		148	103	- 30.4%	162	114	- 29.6%
Inventory of Homes for Sale		554	305	- 44.9%	—	—	—
Months Supply of Inventory		1.6	0.9	- 43.8%	—	—	—

Townhouse/Condo Market Overview

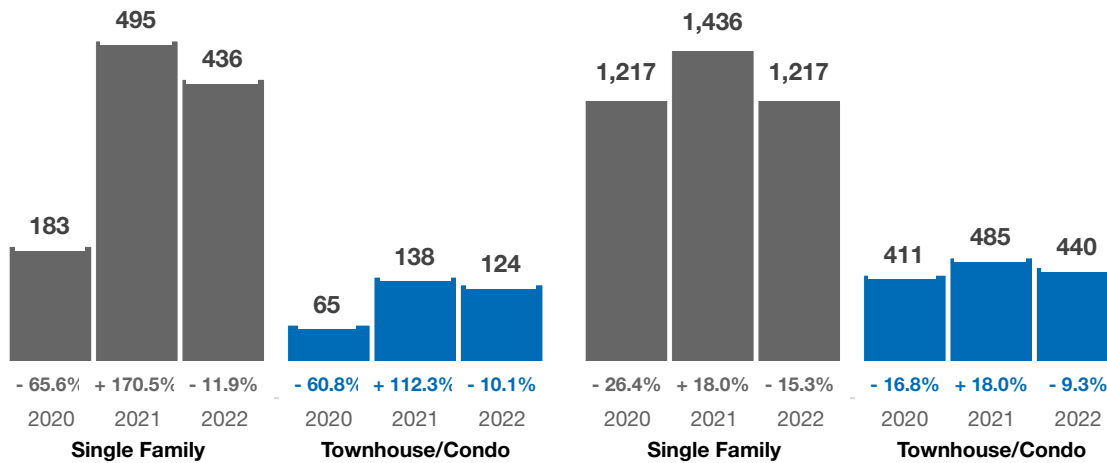
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		138	124	- 10.1%	485	440	- 9.3%
Pending Sales		122	153	+ 25.4%	403	423	+ 5.0%
Closed Sales		115	103	- 10.4%	344	319	- 7.3%
Days on Market Until Sale		36	17	- 52.8%	45	26	- 42.2%
Median Sales Price		\$244,000	\$280,000	+ 14.8%	\$240,000	\$273,000	+ 13.8%
Average Sales Price		\$300,673	\$337,417	+ 12.2%	\$288,507	\$315,831	+ 9.5%
Percent of List Price Received		99.8%	103.0%	+ 3.2%	99.6%	102.1%	+ 2.5%
Housing Affordability Index		227	155	- 31.7%	231	159	- 31.2%
Inventory of Homes for Sale		214	107	- 50.0%	—	—	—
Months Supply of Inventory		2.3	1.1	- 52.2%	—	—	—

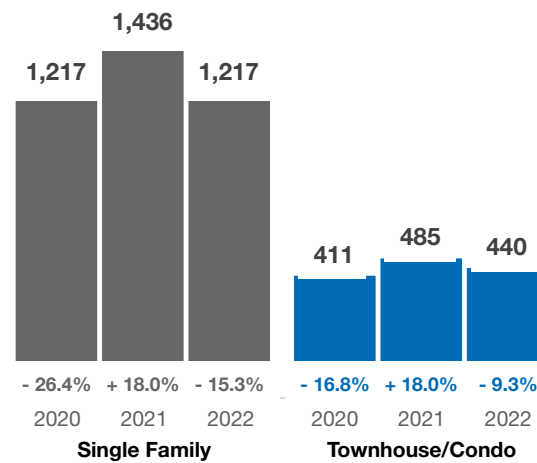
New Listings

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

April

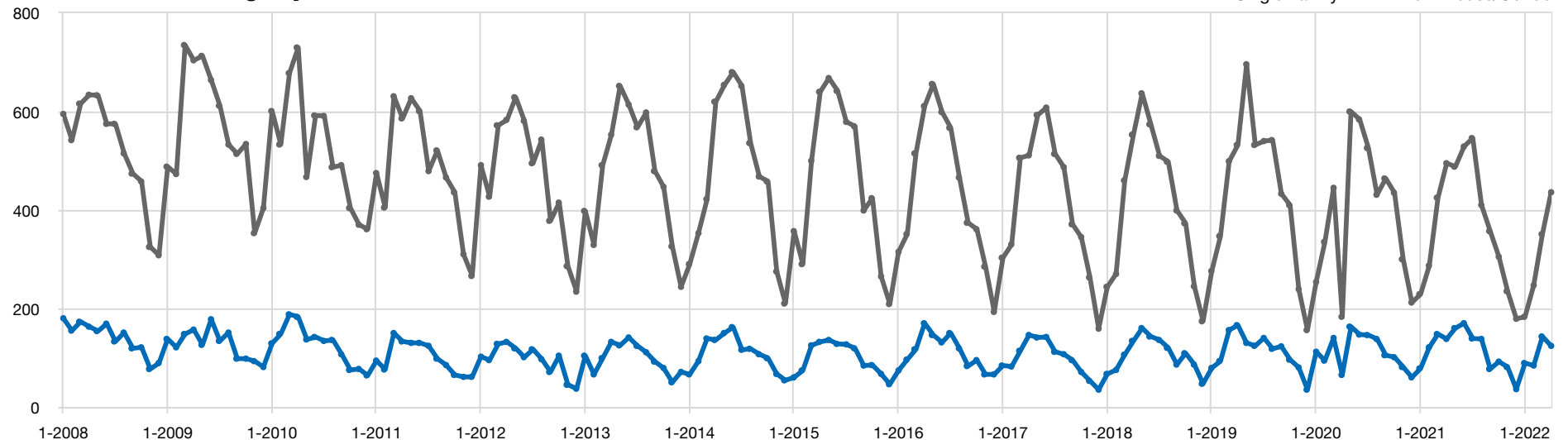


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	488	- 18.7%	160	- 1.8%
Jun-2021	529	- 9.4%	170	+ 15.6%
Jul-2021	546	+ 3.8%	139	- 4.8%
Aug-2021	410	- 4.9%	138	0.0%
Sep-2021	357	- 23.1%	77	- 26.7%
Oct-2021	305	- 29.9%	92	- 8.9%
Nov-2021	235	- 21.7%	81	0.0%
Dec-2021	179	- 15.6%	36	- 40.0%
Jan-2022	183	- 20.1%	89	+ 14.1%
Feb-2022	247	- 13.9%	84	- 30.6%
Mar-2022	351	- 17.4%	143	- 3.4%
Apr-2022	436	- 11.9%	124	- 10.1%
12-Month Avg	356	- 14.4%	111	- 6.7%

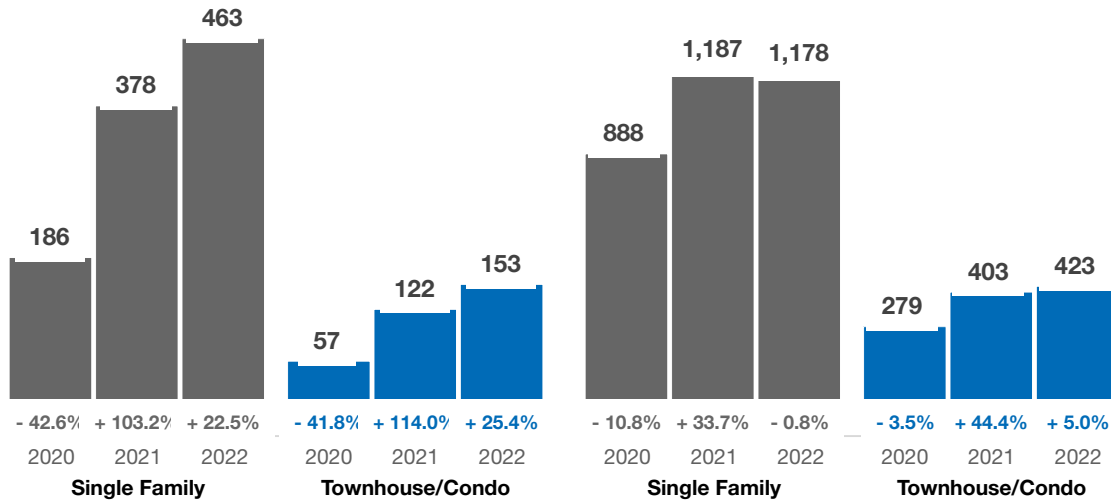
Historical New Listings by Month



Pending Sales

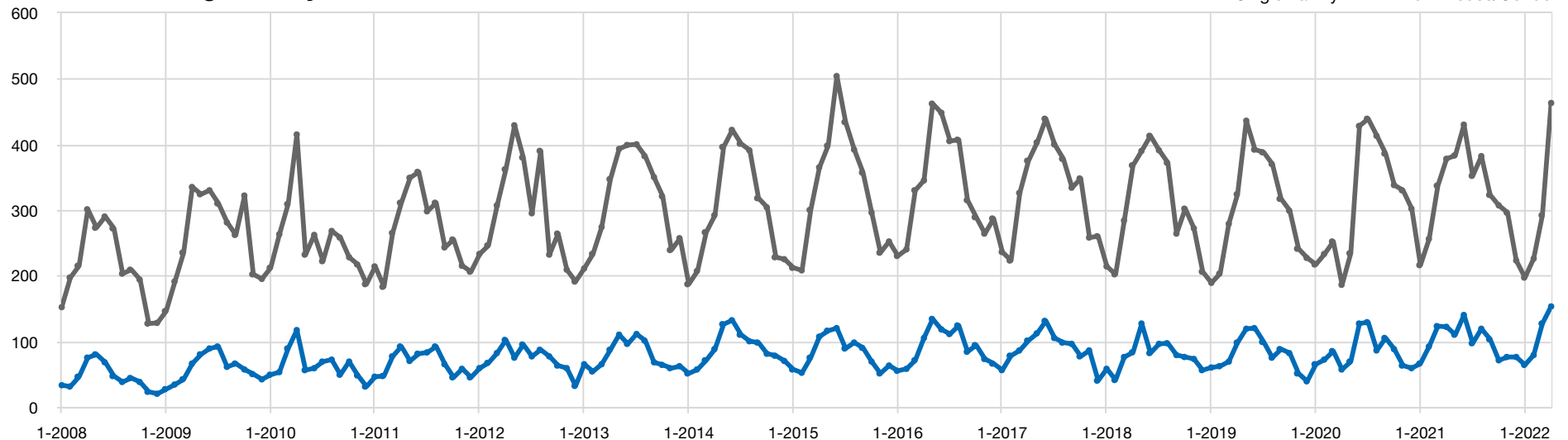
A count of the properties on which offers have been accepted in a given month.

April



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	383	+ 63.7%	110	+ 59.4%
Jun-2021	430	+ 0.5%	140	+ 10.2%
Jul-2021	352	- 19.8%	97	- 24.8%
Aug-2021	382	- 7.5%	119	+ 38.4%
Sep-2021	323	- 16.3%	103	- 1.9%
Oct-2021	307	- 9.2%	71	- 19.3%
Nov-2021	296	- 10.3%	76	+ 20.6%
Dec-2021	223	- 26.2%	76	+ 28.8%
Jan-2022	197	- 8.8%	64	- 3.0%
Feb-2022	226	- 11.7%	79	- 14.1%
Mar-2022	292	- 13.4%	127	+ 3.3%
Apr-2022	463	+ 22.5%	153	+ 25.4%
12-Month Avg	323	- 4.4%	101	+ 7.4%

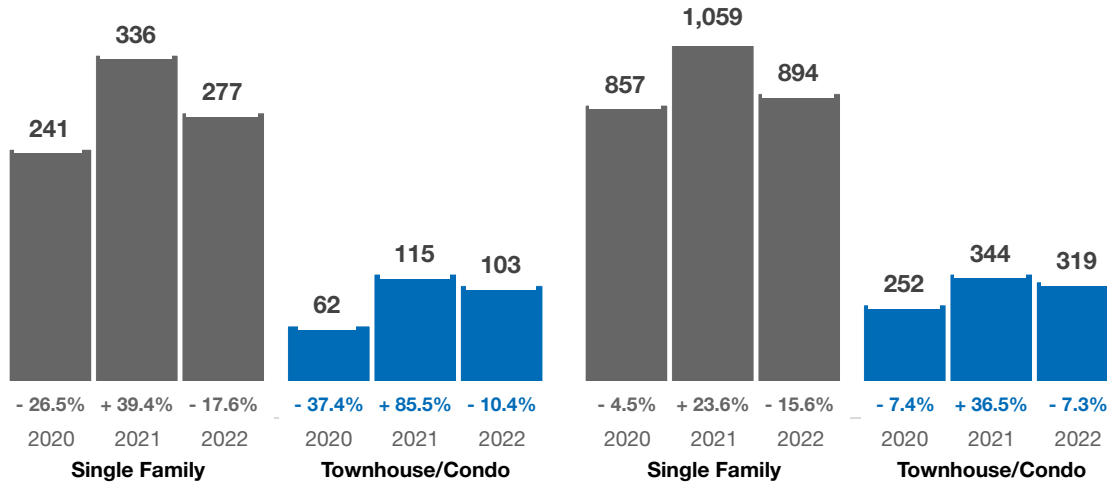
Historical Pending Sales by Month



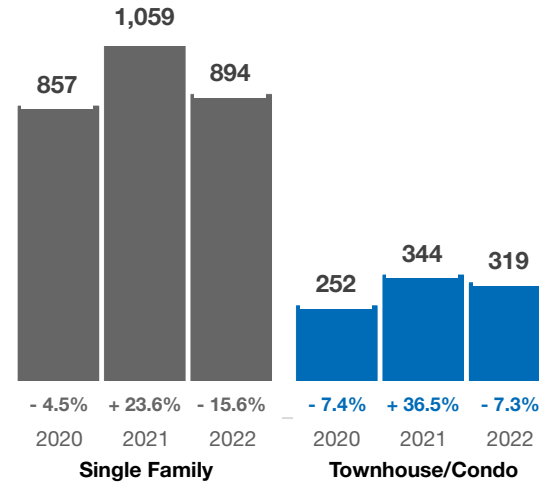
Closed Sales

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

April

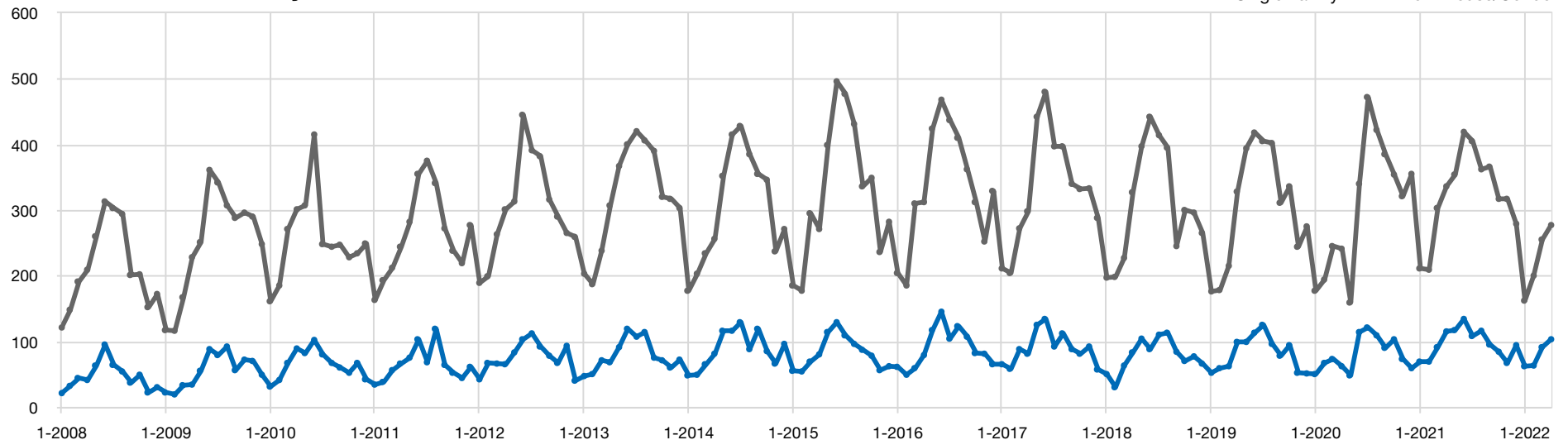


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	354	+ 122.6%	117	+ 143.8%
Jun-2021	419	+ 23.2%	134	+ 17.5%
Jul-2021	405	- 14.2%	108	- 10.7%
Aug-2021	362	- 14.2%	116	+ 6.4%
Sep-2021	366	- 4.9%	95	+ 5.6%
Oct-2021	317	- 10.5%	84	- 18.4%
Nov-2021	317	- 1.2%	67	- 8.2%
Dec-2021	279	- 21.4%	94	+ 59.3%
Jan-2022	162	- 23.2%	62	- 10.1%
Feb-2022	200	- 4.3%	63	- 8.7%
Mar-2022	255	- 15.8%	91	0.0%
Apr-2022	277	- 17.6%	103	- 10.4%
12-Month Avg	309	- 4.0%	95	+ 8.0%

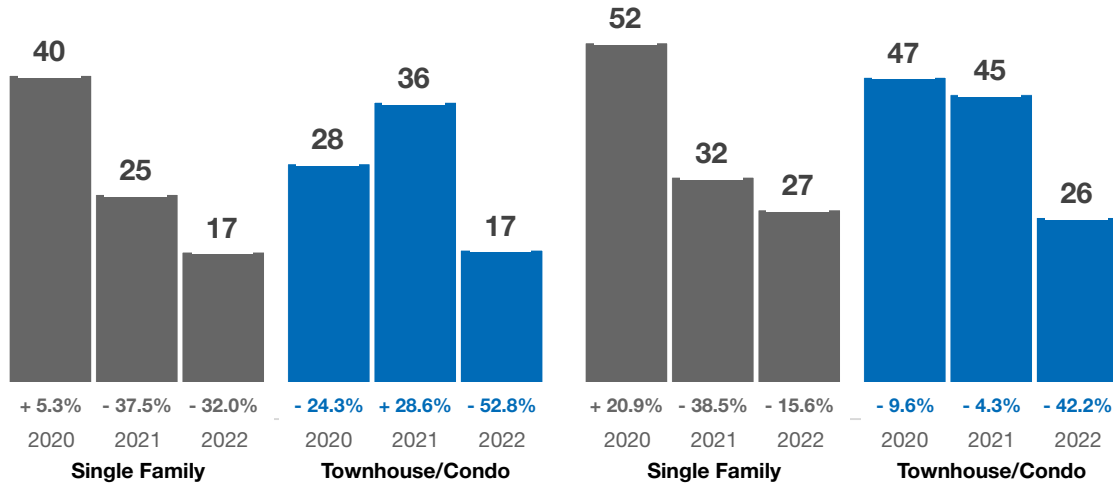
Historical Closed Sales by Month



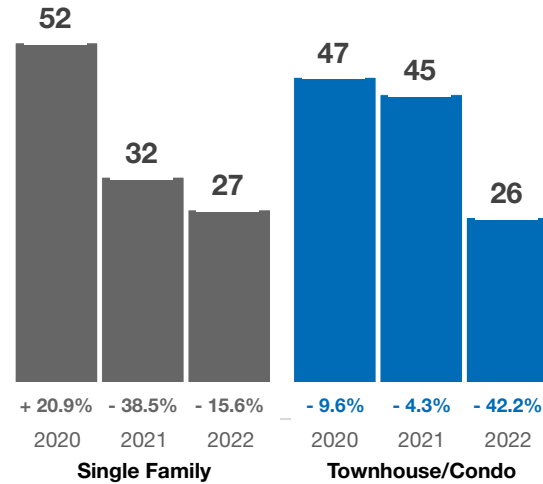
Days on Market Until Sale

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

April



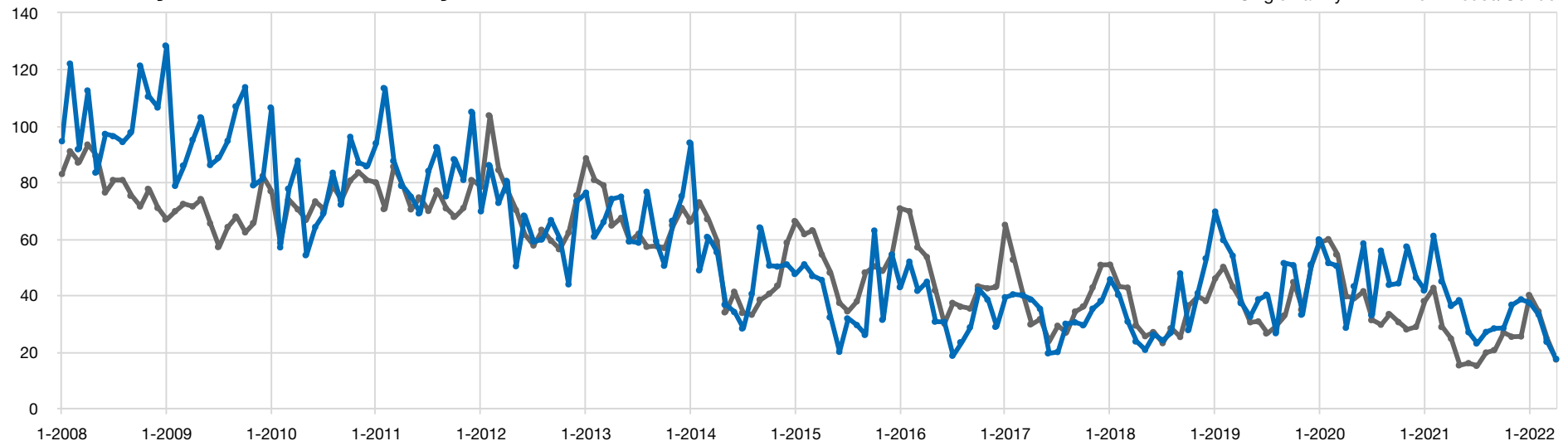
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-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	20	- 39.4%	28	- 36.4%
Oct-2021	27	- 10.0%	28	- 36.4%
Nov-2021	25	- 10.7%	37	- 35.1%
Dec-2021	25	- 13.8%	38	- 17.4%
Jan-2022	40	+ 5.3%	37	- 11.9%
Feb-2022	34	- 20.9%	33	- 45.9%
Mar-2022	25	- 13.8%	23	- 48.9%
Apr-2022	17	- 32.0%	17	- 52.8%
12-Month Avg*	22	- 32.4%	29	- 37.4%

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

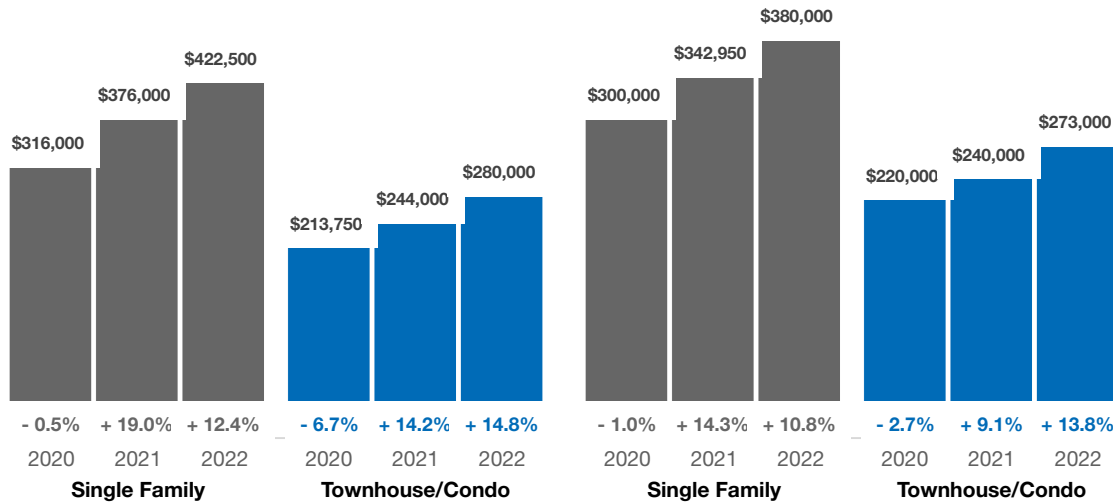
Historical Days on Market Until Sale by Month



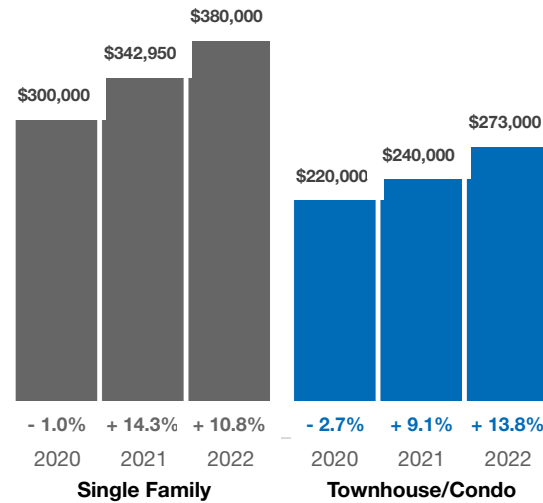
Median Sales Price

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

April



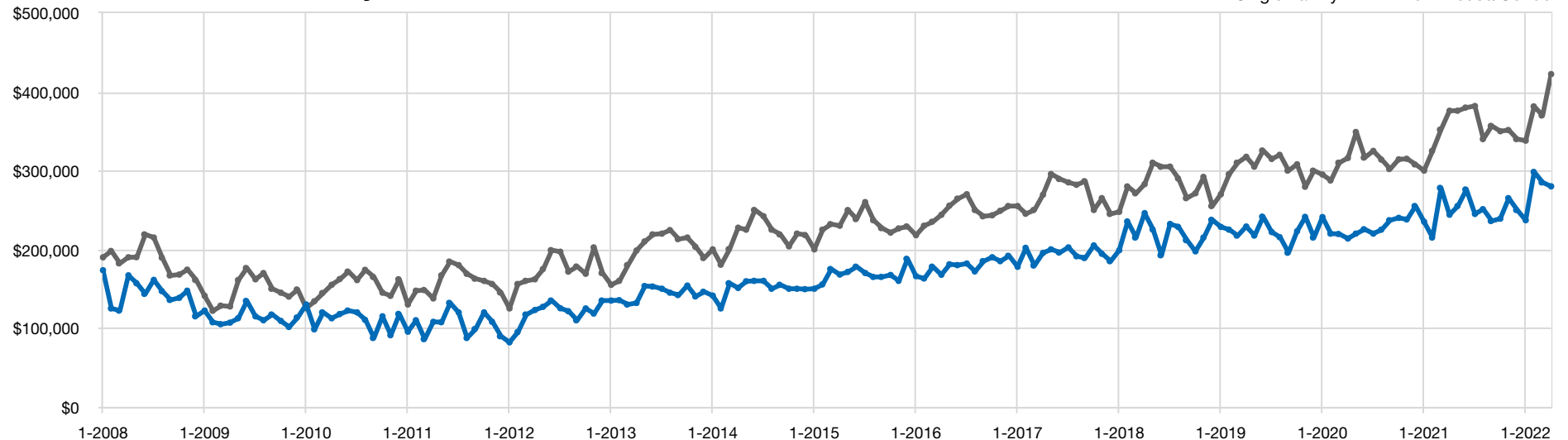
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	\$376,000	+ 7.7%	\$255,000	+ 15.9%
Jun-2021	\$380,000	+ 20.1%	\$276,000	+ 22.4%
Jul-2021	\$382,000	+ 17.5%	\$245,000	+ 11.4%
Aug-2021	\$340,000	+ 8.3%	\$251,000	+ 11.6%
Sep-2021	\$356,750	+ 18.1%	\$236,000	- 0.4%
Oct-2021	\$350,000	+ 11.4%	\$239,000	- 0.4%
Nov-2021	\$351,500	+ 11.6%	\$265,000	+ 11.3%
Dec-2021	\$340,000	+ 10.4%	\$250,000	- 2.0%
Jan-2022	\$338,025	+ 12.7%	\$237,000	+ 0.9%
Feb-2022	\$381,500	+ 17.4%	\$298,300	+ 38.7%
Mar-2022	\$370,000	+ 5.1%	\$285,000	+ 2.5%
Apr-2022	\$422,500	+ 12.4%	\$280,000	+ 14.8%
12-Month Avg*	\$366,000	+ 13.1%	\$256,000	+ 10.2%

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

Historical Median Sales Price by Month

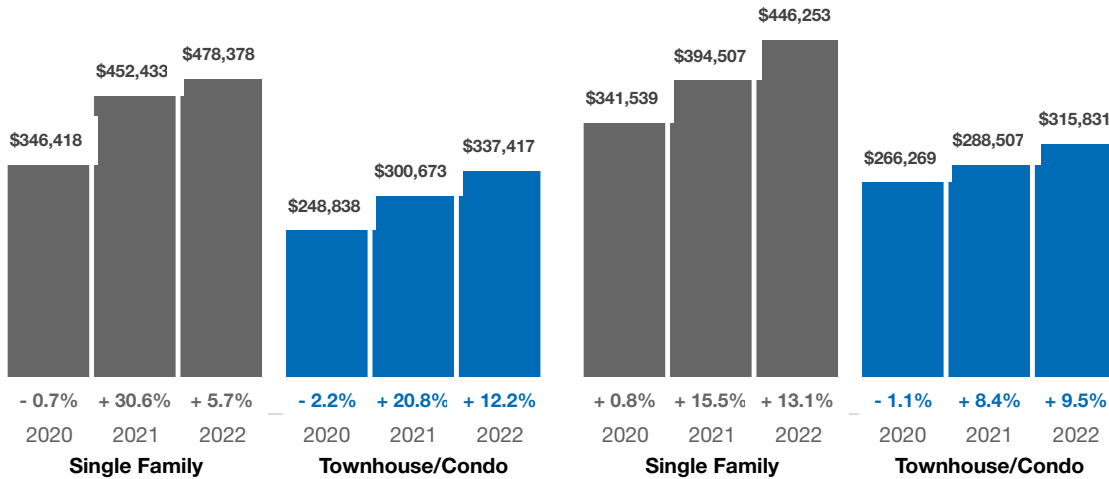


Average Sales Price

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

April

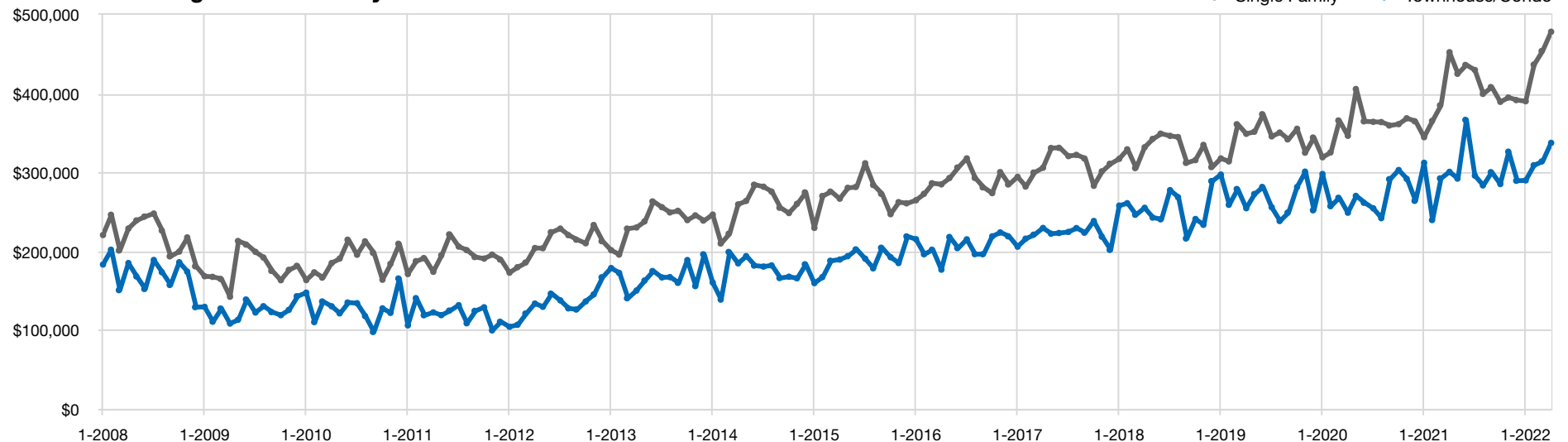
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	\$425,125	+ 4.8%	\$292,127	+ 8.1%
Jun-2021	\$436,313	+ 19.6%	\$366,589	+ 40.2%
Jul-2021	\$429,866	+ 18.1%	\$295,877	+ 16.3%
Aug-2021	\$399,610	+ 9.8%	\$283,486	+ 17.2%
Sep-2021	\$408,194	+ 13.5%	\$300,245	+ 3.1%
Oct-2021	\$389,500	+ 7.8%	\$285,208	- 5.9%
Nov-2021	\$394,974	+ 7.1%	\$326,241	+ 11.8%
Dec-2021	\$391,689	+ 7.3%	\$289,381	+ 9.6%
Jan-2022	\$390,284	+ 13.2%	\$289,844	- 7.1%
Feb-2022	\$436,699	+ 19.6%	\$309,017	+ 29.0%
Mar-2022	\$453,968	+ 17.9%	\$313,820	+ 7.3%
Apr-2022	\$478,378	+ 5.7%	\$337,417	+ 12.2%
12-Month Avg*	\$419,706	+ 12.3%	\$309,023	+ 11.7%

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

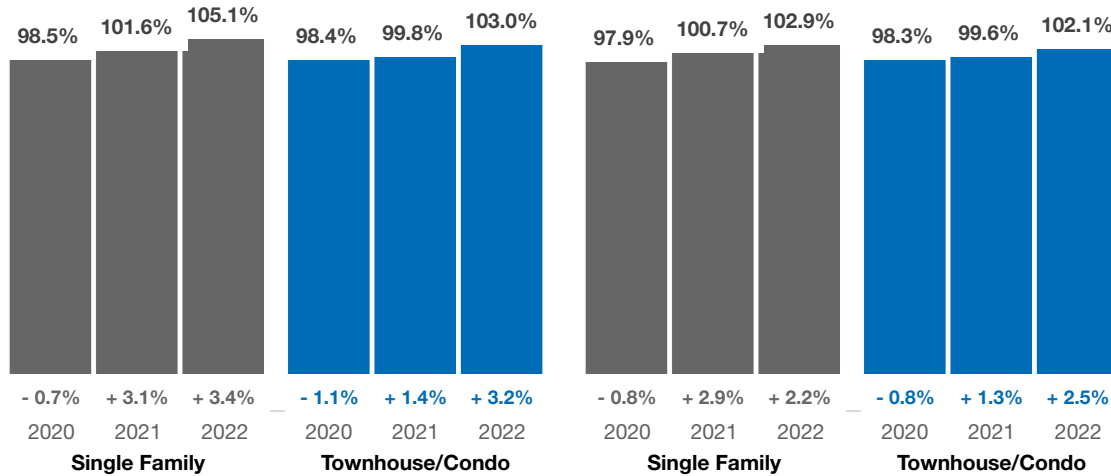
Historical Average Sales Price by Month



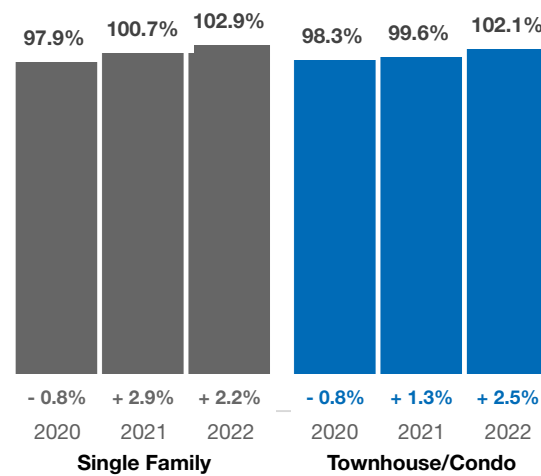
Percent of List Price Received

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

April



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	99.2%	+ 0.8%
Nov-2021	100.2%	+ 0.1%	101.1%	+ 2.1%
Dec-2021	100.3%	+ 1.2%	99.1%	0.0%
Jan-2022	100.3%	+ 1.6%	99.7%	+ 0.8%
Feb-2022	101.7%	+ 1.9%	102.1%	+ 2.4%
Mar-2022	103.1%	+ 1.5%	102.7%	+ 2.7%
Apr-2022	105.1%	+ 3.4%	103.0%	+ 3.2%
12-Month Avg*	102.2%	+ 2.7%	100.9%	+ 1.9%

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

Historical Percent of List Price Received by Month

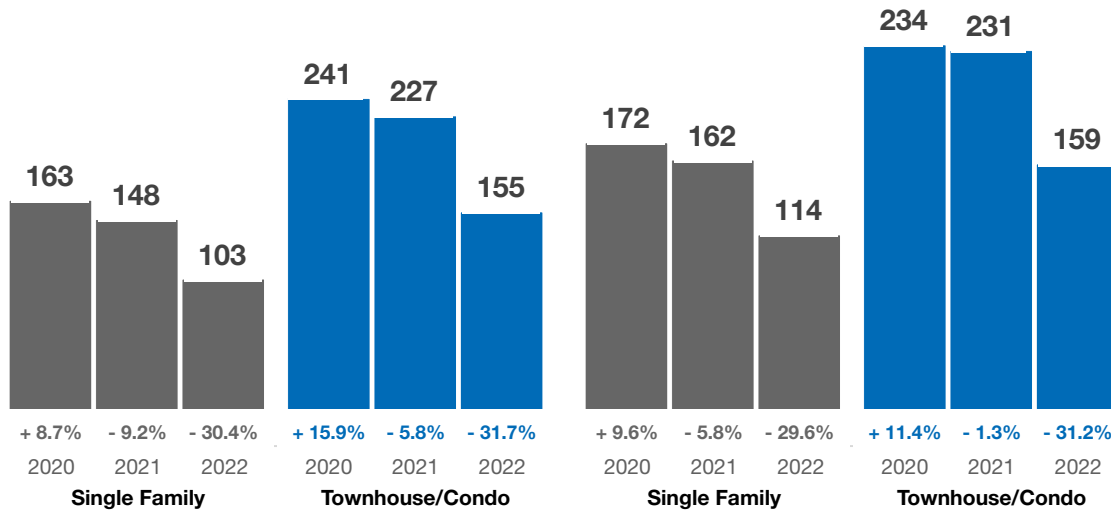


Housing Affordability Index

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

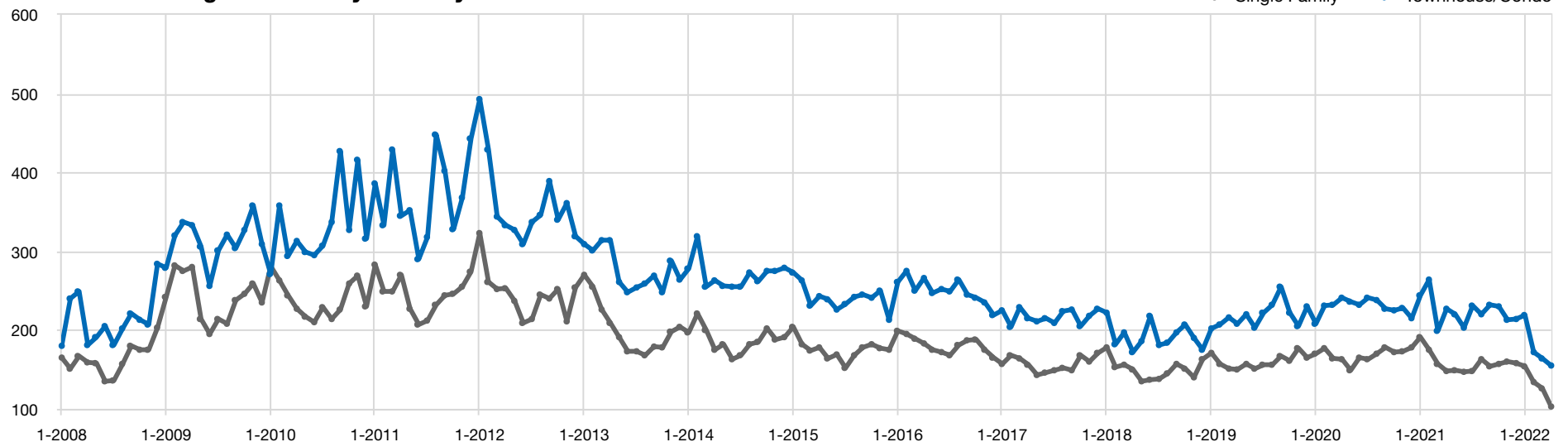
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	163	- 4.1%	220	- 7.6%
Sep-2021	154	- 13.5%	232	+ 2.2%
Oct-2021	157	- 8.7%	230	+ 2.2%
Nov-2021	160	- 7.5%	213	- 6.6%
Dec-2021	158	- 11.2%	214	- 0.5%
Jan-2022	154	- 19.4%	219	- 10.2%
Feb-2022	134	- 23.4%	172	- 34.8%
Mar-2022	126	- 19.7%	164	- 17.6%
Apr-2022	103	- 30.4%	155	- 31.7%
12-Month Avg	146	- 13.1%	206	- 10.8%

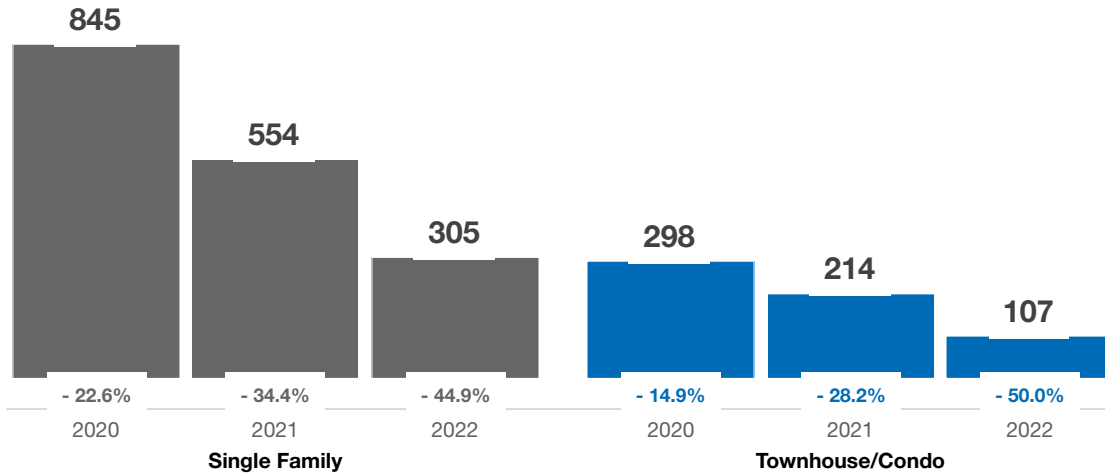
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

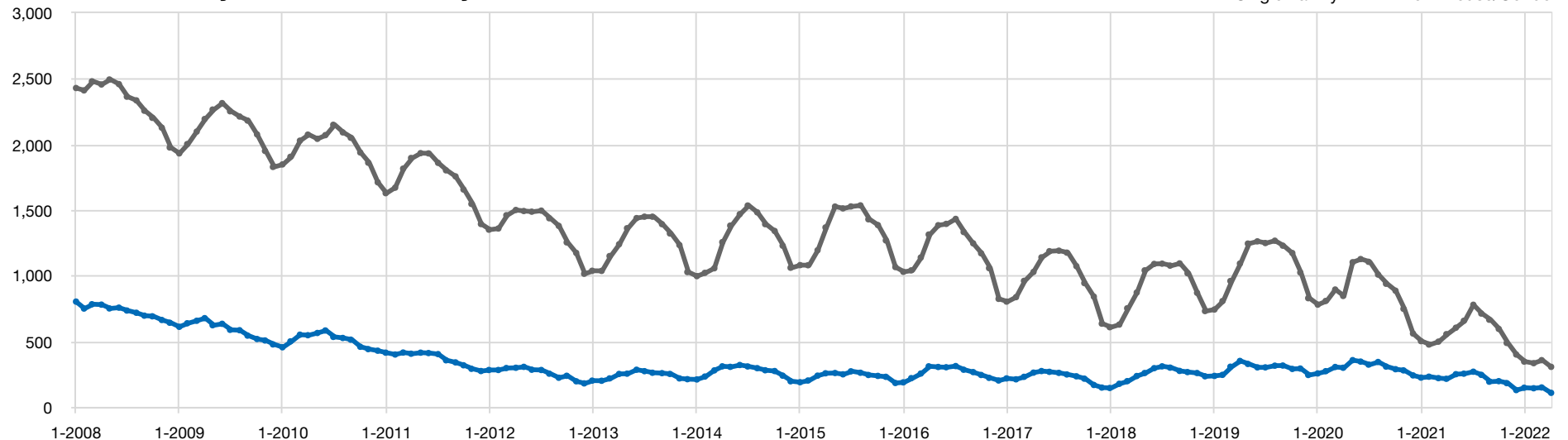
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	603	- 45.3%	249	- 30.1%
Jun-2021	656	- 41.7%	253	- 26.7%
Jul-2021	778	- 29.6%	268	- 16.8%
Aug-2021	711	- 29.5%	244	- 28.7%
Sep-2021	664	- 29.2%	192	- 37.5%
Oct-2021	594	- 32.9%	196	- 31.7%
Nov-2021	487	- 34.8%	181	- 34.9%
Dec-2021	399	- 28.6%	128	- 46.7%
Jan-2022	345	- 31.1%	146	- 34.5%
Feb-2022	333	- 29.9%	142	- 38.3%
Mar-2022	356	- 28.4%	148	- 32.4%
Apr-2022	305	- 44.9%	107	- 50.0%
12-Month Avg	519	- 34.4%	188	- 32.9%

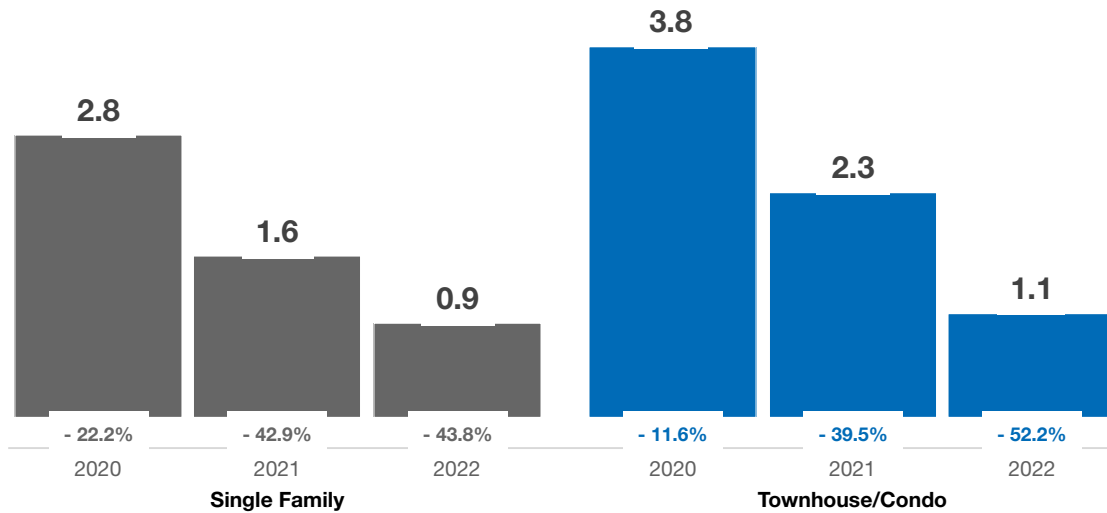
Historical Inventory of Homes for Sale by Month



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.

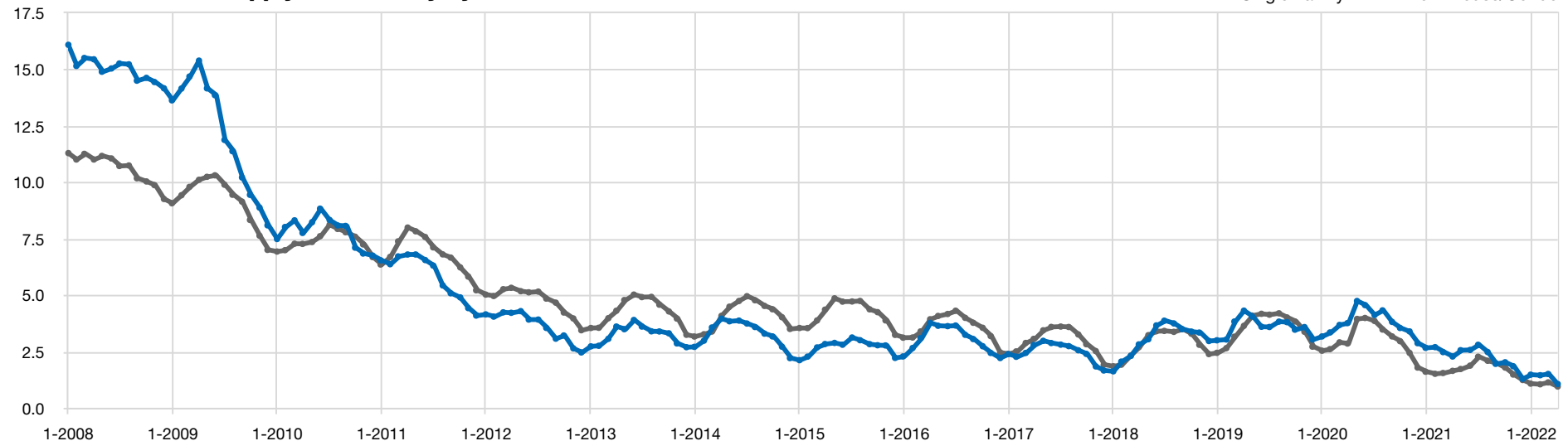
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2021	1.7	- 56.4%	2.6	- 44.7%
Jun-2021	1.9	- 52.5%	2.6	- 43.5%
Jul-2021	2.3	- 41.0%	2.8	- 31.7%
Aug-2021	2.1	- 40.0%	2.5	- 41.9%
Sep-2021	2.0	- 37.5%	1.9	- 50.0%
Oct-2021	1.8	- 40.0%	2.0	- 42.9%
Nov-2021	1.5	- 37.5%	1.8	- 47.1%
Dec-2021	1.2	- 33.3%	1.3	- 55.2%
Jan-2022	1.1	- 31.3%	1.5	- 44.4%
Feb-2022	1.0	- 33.3%	1.4	- 48.1%
Mar-2022	1.1	- 26.7%	1.5	- 40.0%
Apr-2022	0.9	- 43.8%	1.1	- 52.2%
12-Month Avg*	1.5	- 41.6%	1.9	- 44.6%

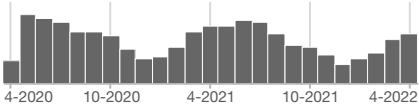

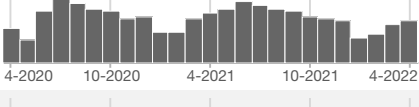


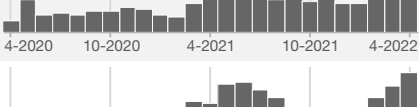
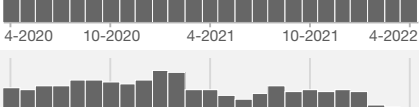
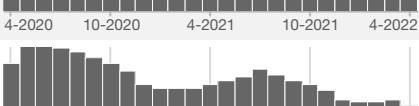

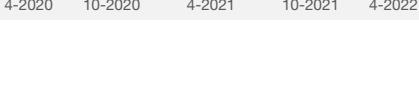
* Months Supply for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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

Key Metrics	Historical Sparkbars	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		633	560	- 11.5%	1,921	1,657	- 13.7%
Pending Sales		500	616	+ 23.2%	1,590	1,601	+ 0.7%
Closed Sales		451	380	- 15.7%	1,403	1,213	- 13.5%
Days on Market Until Sale		28	17	- 39.3%	35	27	- 22.9%
Median Sales Price		\$332,242	\$377,500	+ 13.6%	\$315,000	\$350,000	+ 11.1%
Average Sales Price		\$413,736	\$440,170	+ 6.4%	\$368,499	\$411,898	+ 11.8%
Percent of List Price Received		101.2%	104.5%	+ 3.3%	100.4%	102.7%	+ 2.3%
Housing Affordability Index		167	115	- 31.1%	176	124	- 29.5%
Inventory of Homes for Sale		768	412	- 46.4%	—	—	—
Months Supply of Inventory		1.8	1.0	- 44.4%	—	—	—

Housing Supply Overview

April 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB’s Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 2022, Pending sales in the Ann Arbor Area were down 1.9 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 48.4 percent.

The overall Median Sales Price was up 13.3 percent to \$340,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 13.1 percent to \$366,000. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 18 days; the price range that tended to sell the slowest was the \$419,000 or More range at 29 days.

Market-wide, inventory levels were down 46.4 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 44.9 percent. That amounts to 0.9 months supply for Single-Family homes and 1.1 months supply for Townhouse/Condo.

Quick Facts

+ 48.4%	+ 15.5%	+ 7.6%
Price Range With Strongest Pending Sales:	Bedroom Type With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$188,999 or Less	1 Bedroom or Less	Townhouse/Condo

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

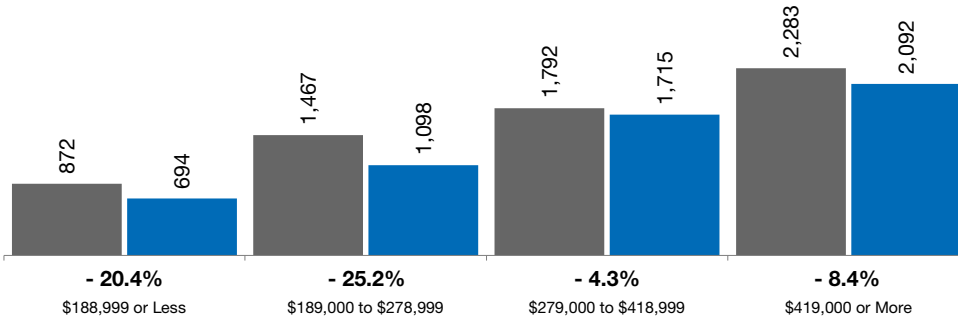
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

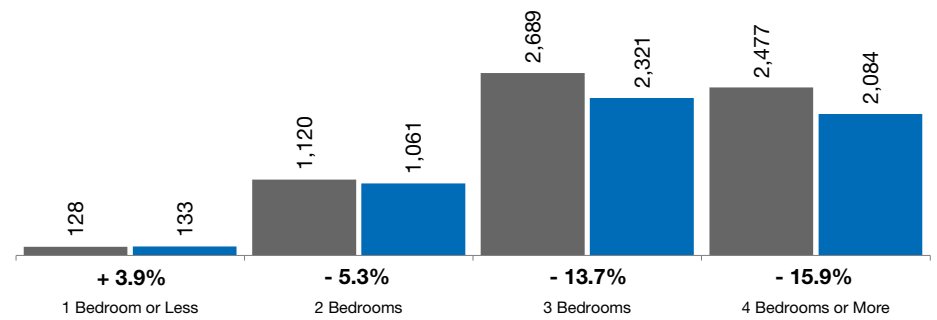
By Price Range

■ 04-2021 ■ 04-2022



By Bedroom

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$188,999 or Less	872	694	- 20.4%
\$189,000 to \$278,999	1,467	1,098	- 25.2%
\$279,000 to \$418,999	1,792	1,715	- 4.3%
\$419,000 or More	2,283	2,092	- 8.4%
All Price Ranges	6,414	5,599	- 12.7%

Single Family Residence

04-2021	04-2022	Change	04-2021	04-2022	Change
592	438	- 26.0%	280	256	- 8.6%
977	690	- 29.4%	490	408	- 16.7%
1,461	1,373	- 6.0%	331	342	+ 3.3%
1,958	1,765	- 9.9%	325	327	+ 0.6%
4,988	4,266	- 14.5%	1,426	1,333	- 6.5%

Townhouse/Condo

By Bedroom	04-2021	04-2022	Change
1 Bedroom or Less	128	133	+ 3.9%
2 Bedrooms	1,120	1,061	- 5.3%
3 Bedrooms	2,689	2,321	- 13.7%
4 Bedrooms or More	2,477	2,084	- 15.9%
All Bedroom Ranges	6,414	5,599	- 12.7%

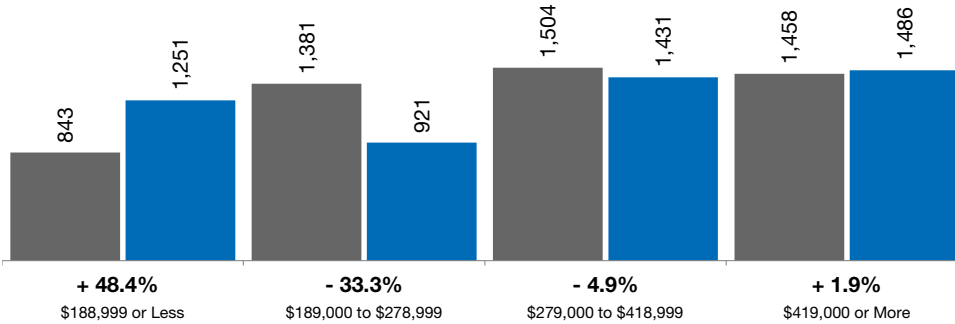
04-2021	04-2022	Change	04-2021	04-2022	Change
22	27	+ 22.7%	106	106	0.0%
280	292	+ 4.3%	840	769	- 8.5%
2,281	1,932	- 15.3%	408	389	- 4.7%
2,405	2,015	- 16.2%	72	69	- 4.2%
4,988	4,266	- 14.5%	1,426	1,333	- 6.5%

Pending Sales

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

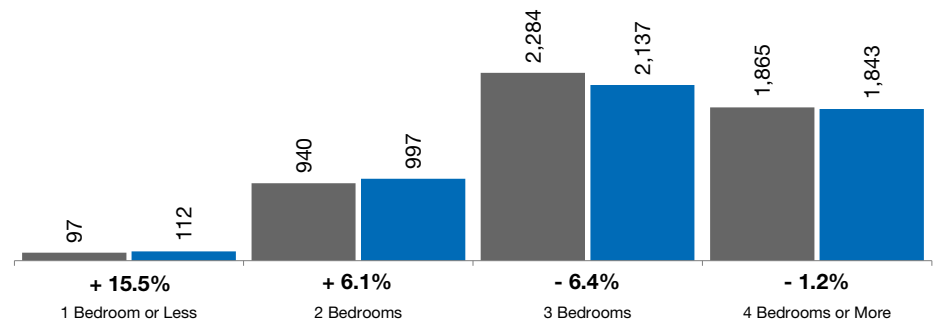
By Price Range

■ 04-2021 ■ 04-2022



By Bedroom

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$188,999 or Less	843	1,251	+ 48.4%
\$189,000 to \$278,999	1,381	921	- 33.3%
\$279,000 to \$418,999	1,504	1,431	- 4.9%
\$419,000 or More	1,458	1,486	+ 1.9%
All Price Ranges	5,186	5,089	- 1.9%

Single Family Residence

04-2021	04-2022	Change	04-2021	04-2022	Change
555	822	+ 48.1%	288	429	+ 49.0%
946	575	- 39.2%	435	346	- 20.5%
1,256	1,174	- 6.5%	248	257	+ 3.6%
1,300	1,303	+ 0.2%	158	183	+ 15.8%
4,057	3,874	- 4.5%	1,129	1,215	+ 7.6%

Townhouse/Condo

By Bedroom	04-2021	04-2022	Change
1 Bedroom or Less	97	112	+ 15.5%
2 Bedrooms	940	997	+ 6.1%
3 Bedrooms	2,284	2,137	- 6.4%
4 Bedrooms or More	1,865	1,843	- 1.2%
All Bedroom Ranges	5,186	5,089	- 1.9%

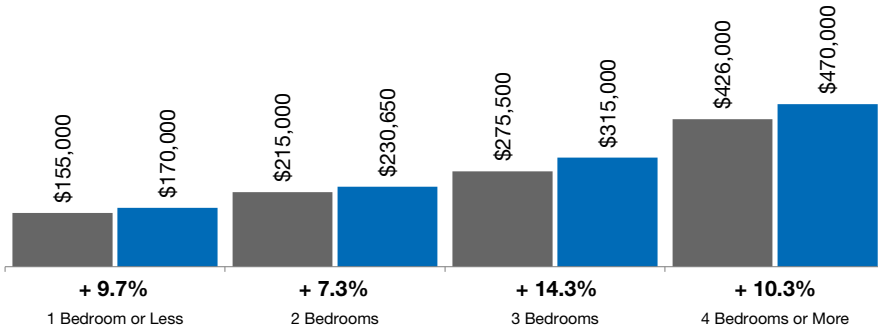
04-2021	04-2022	Change	04-2021	04-2022	Change
18	20	+ 11.1%	79	92	+ 16.5%
245	264	+ 7.8%	695	733	+ 5.5%
1,975	1,806	- 8.6%	309	331	+ 7.1%
1,819	1,784	- 1.9%	46	59	+ 28.3%
4,057	3,874	- 4.5%	1,129	1,215	+ 7.6%

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.**

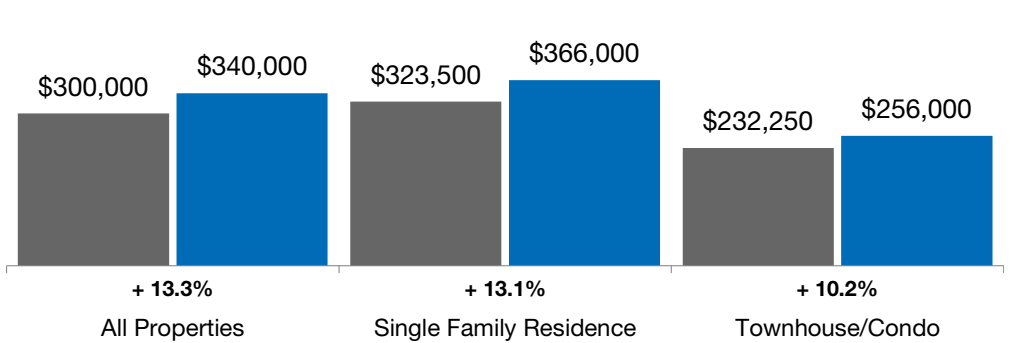
By Bedroom

■ 04-2021 ■ 04-2022



By Property Type

■ 04-2021 ■ 04-2022



All Properties			
By Bedroom	04-2021	04-2022	Change
1 Bedroom or Less	\$155,000	\$170,000	+ 9.7%
2 Bedrooms	\$215,000	\$230,650	+ 7.3%
3 Bedrooms	\$275,500	\$315,000	+ 14.3%
4 Bedrooms or More	\$426,000	\$470,000	+ 10.3%
All Bedroom Ranges	\$300,000	\$340,000	+ 13.3%

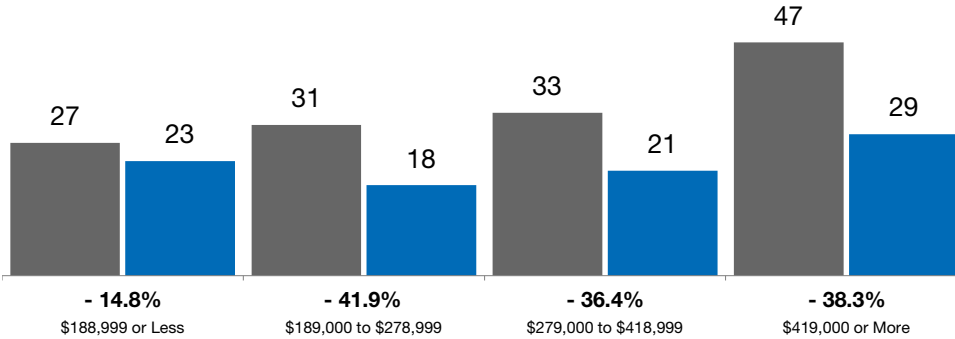
Single Family Residence			Townhouse/Condo		
04-2021	04-2022	Change	04-2021	04-2022	Change
\$200,000	\$153,000	- 23.5%	\$155,000	\$175,500	+ 13.2%
\$204,000	\$218,500	+ 7.1%	\$218,000	\$233,350	+ 7.0%
\$269,950	\$309,900	+ 14.8%	\$325,000	\$370,335	+ 13.9%
\$427,000	\$475,000	+ 11.2%	\$382,500	\$466,570	+ 22.0%
\$323,500	\$366,000	+ 13.1%	\$232,250	\$256,000	+ 10.2%

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.

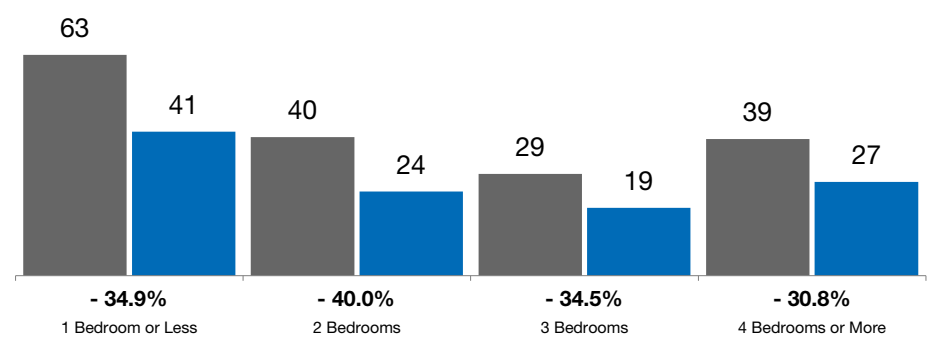
By Price Range

■ 04-2021 ■ 04-2022



By Bedroom

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$188,999 or Less	27	23	- 14.8%
\$189,000 to \$278,999	31	18	- 41.9%
\$279,000 to \$418,999	33	21	- 36.4%
\$419,000 or More	47	29	- 38.3%
All Price Ranges	35	23	- 34.3%

Single Family Residence

04-2021	04-2022	Change	04-2021	04-2022	Change
25	24	- 4.0%	32	22	- 31.3%
24	15	- 37.5%	45	24	- 46.7%
28	18	- 35.7%	60	35	- 41.7%
46	27	- 41.3%	60	41	- 31.7%
32	22	- 31.3%	47	29	- 38.3%

Townhouse/Condo

By Bedroom	04-2021	04-2022	Change
1 Bedroom or Less	63	41	- 34.9%
2 Bedrooms	40	24	- 40.0%
3 Bedrooms	29	19	- 34.5%
4 Bedrooms or More	39	27	- 30.8%
All Bedroom Ranges	35	23	- 34.3%

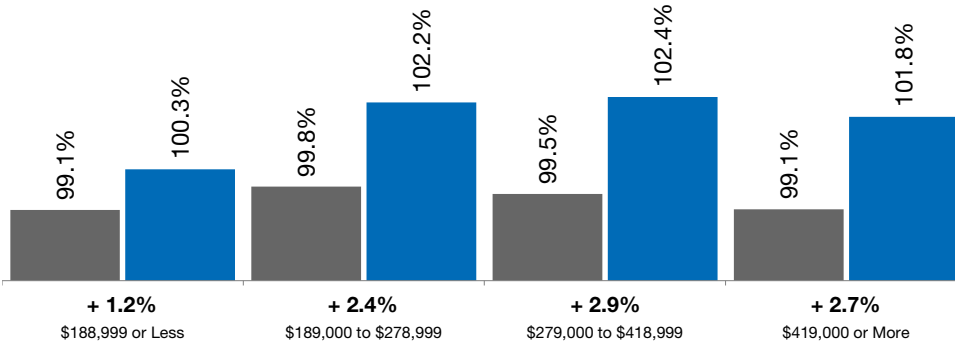
04-2021	04-2022	Change	04-2021	04-2022	Change
26	15	- 42.3%	71	48	- 32.4%
35	21	- 40.0%	41	25	- 39.0%
26	17	- 34.6%	52	31	- 40.4%
39	26	- 33.3%	49	44	- 10.2%
32	22	- 31.3%	47	29	- 38.3%

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.**

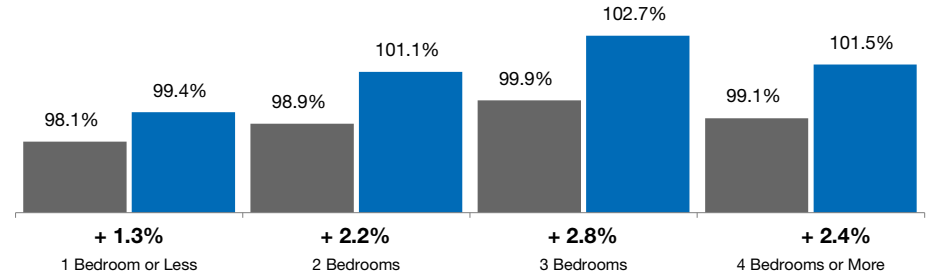
By Price Range

■ 04-2021 ■ 04-2022



By Bedroom

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$188,999 or Less	99.1%	100.3%	+ 1.2%
\$189,000 to \$278,999	99.8%	102.2%	+ 2.4%
\$279,000 to \$418,999	99.5%	102.4%	+ 2.9%
\$419,000 or More	99.1%	101.8%	+ 2.7%
All Price Ranges	99.4%	101.9%	+ 2.5%

Single Family Residence

04-2021	04-2022	Change
99.3%	100.2%	+ 0.9%
100.2%	103.0%	+ 2.8%
99.6%	102.6%	+ 3.0%
99.0%	102.0%	+ 3.0%
99.5%	102.2%	+ 2.7%

Townhouse/Condo

04-2021	04-2022	Change
98.6%	100.4%	+ 1.8%
98.9%	101.0%	+ 2.1%
99.4%	101.8%	+ 2.4%
99.7%	100.4%	+ 0.7%
99.0%	100.9%	+ 1.9%

By Bedroom

	04-2021	04-2022	Change
1 Bedroom or Less	98.1%	99.4%	+ 1.3%
2 Bedrooms	98.9%	101.1%	+ 2.2%
3 Bedrooms	99.9%	102.7%	+ 2.8%
4 Bedrooms or More	99.1%	101.5%	+ 2.4%
All Bedroom Ranges	99.4%	101.9%	+ 2.5%

04-2021	04-2022	Change
98.6%	98.5%	- 0.1%
98.8%	101.2%	+ 2.4%
99.9%	103.0%	+ 3.1%
99.1%	101.5%	+ 2.4%
99.5%	102.2%	+ 2.7%

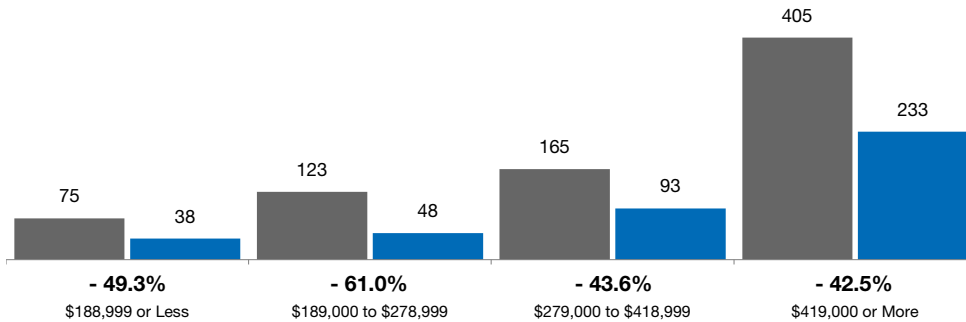
04-2021	04-2022	Change
98.0%	99.6%	+ 1.6%
98.9%	101.1%	+ 2.2%
99.7%	101.2%	+ 1.5%
98.2%	99.3%	+ 1.1%
99.0%	100.9%	+ 1.9%

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.

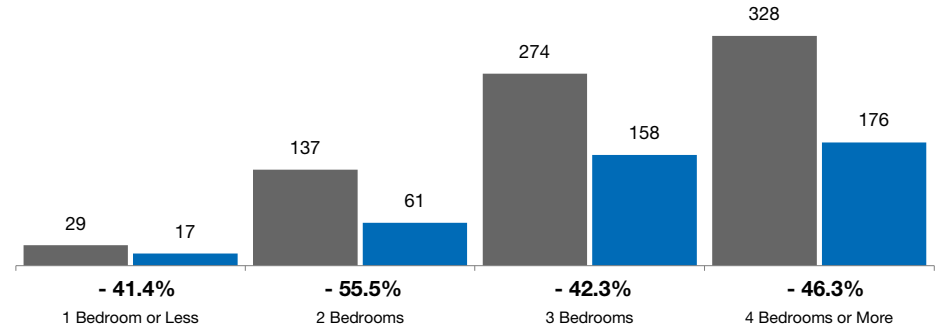
By Price Range

■ 04-2021 ■ 04-2022



By Bedroom

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$188,999 or Less	75	38	- 49.3%
\$189,000 to \$278,999	123	48	- 61.0%
\$279,000 to \$418,999	165	93	- 43.6%
\$419,000 or More	405	233	- 42.5%
All Price Ranges	768	412	- 46.4%

Single Family Residence

04-2021	04-2022	Change	04-2021	04-2022	Change
44	33	- 25.0%	31	5	- 83.9%
70	31	- 55.7%	53	17	- 67.9%
120	65	- 45.8%	45	28	- 37.8%
320	176	- 45.0%	85	57	- 32.9%
554	305	- 44.9%	214	107	- 50.0%

Townhouse/Condo

By Bedroom	04-2021	04-2022	Change
1 Bedroom or Less	29	17	- 41.4%
2 Bedrooms	137	61	- 55.5%
3 Bedrooms	274	158	- 42.3%
4 Bedrooms or More	328	176	- 46.3%
All Bedroom Ranges	768	412	- 46.4%

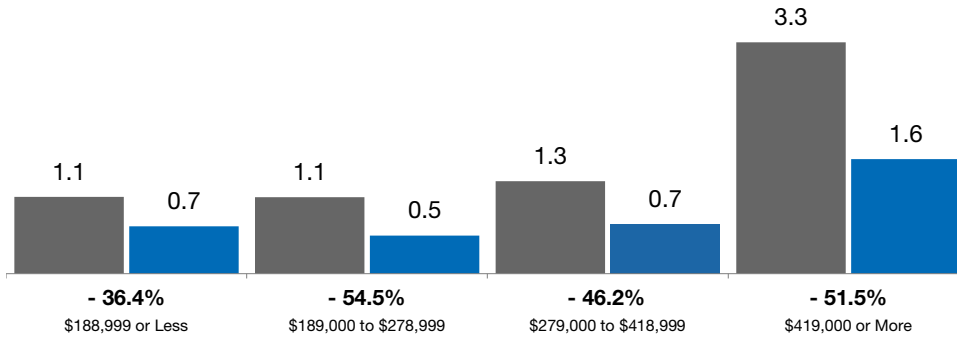
04-2021	04-2022	Change	04-2021	04-2022	Change
2	4	+ 100.0%	27	13	- 51.9%
30	20	- 33.3%	107	41	- 61.7%
211	112	- 46.9%	63	46	- 27.0%
311	169	- 45.7%	17	7	- 58.8%
554	305	- 44.9%	214	107	- 50.0%

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.

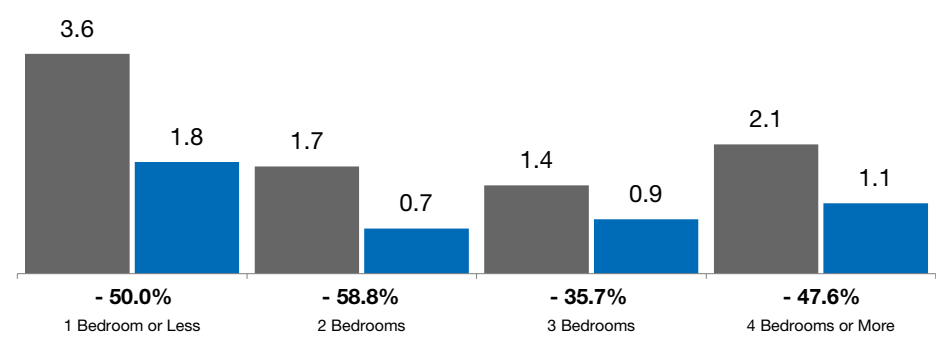
By Price Range

■ 04-2021 ■ 04-2022



By Bedroom

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$188,999 or Less	1.1	0.7	- 36.4%
\$189,000 to \$278,999	1.1	0.5	- 54.5%
\$279,000 to \$418,999	1.3	0.7	- 46.2%
\$419,000 or More	3.3	1.6	- 51.5%
All Price Ranges	1.8	1.0	- 44.4%

Single Family Residence

04-2021	04-2022	Change	04-2021	04-2022	Change
0.9	0.9	0.0%	1.4	0.2	- 85.7%
0.9	0.6	- 33.3%	1.5	0.5	- 66.7%
1.2	0.6	- 50.0%	2.1	1.1	- 47.6%
2.9	1.4	- 51.7%	6.0	2.7	- 55.0%
1.6	0.9	- 43.8%	2.3	1.1	- 52.2%

Townhouse/Condo

By Bedroom	04-2021	04-2022	Change
1 Bedroom or Less	3.6	1.8	- 50.0%
2 Bedrooms	1.7	0.7	- 58.8%
3 Bedrooms	1.4	0.9	- 35.7%
4 Bedrooms or More	2.1	1.1	- 47.6%
All Bedroom Ranges	1.8	1.0	- 44.4%

04-2021	04-2022	Change	04-2021	04-2022	Change
1.1	1.8	+ 63.6%	4.1	1.7	- 58.5%
1.5	0.9	- 40.0%	1.8	0.7	- 61.1%
1.3	0.7	- 46.2%	2.4	1.7	- 29.2%
2.1	1.1	- 47.6%	4.4	1.4	- 68.2%
1.6	0.9	- 43.8%	2.3	1.1	- 52.2%

Local Market Update – April 2022

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

ANN ARBOR AREA  BOARD OF REALTORS®

Ann Arbor School District

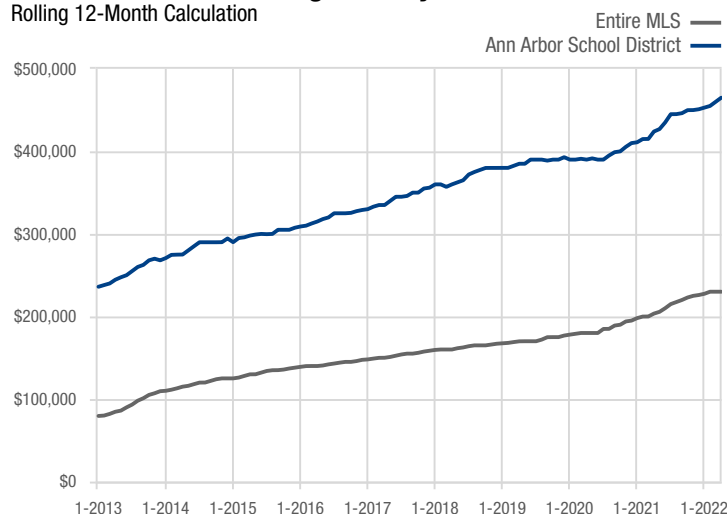
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	171	164	- 4.1%	536	465	- 13.2%
Pending Sales	145	186	+ 28.3%	426	426	0.0%
Closed Sales	128	119	- 7.0%	370	327	- 11.6%
Days on Market Until Sale	21	12	- 42.9%	30	25	- 16.7%
Median Sales Price*	\$485,350	\$565,000	+ 16.4%	\$451,100	\$513,250	+ 13.8%
Average Sales Price*	\$594,687	\$621,749	+ 4.6%	\$516,639	\$594,629	+ 15.1%
Percent of List Price Received*	101.2%	106.2%	+ 4.9%	100.5%	104.3%	+ 3.8%
Inventory of Homes for Sale	217	114	- 47.5%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	100	99	- 1.0%	359	320	- 10.9%
Pending Sales	94	125	+ 33.0%	286	293	+ 2.4%
Closed Sales	87	81	- 6.9%	254	232	- 8.7%
Days on Market Until Sale	28	16	- 42.9%	42	22	- 47.6%
Median Sales Price*	\$248,000	\$327,500	+ 32.1%	\$246,500	\$295,000	+ 19.7%
Average Sales Price*	\$304,822	\$367,217	+ 20.5%	\$300,643	\$334,962	+ 11.4%
Percent of List Price Received*	100.0%	103.1%	+ 3.1%	99.6%	102.4%	+ 2.8%
Inventory of Homes for Sale	149	67	- 55.0%	—	—	—
Months Supply of Inventory	2.2	1.0	- 54.5%	—	—	—

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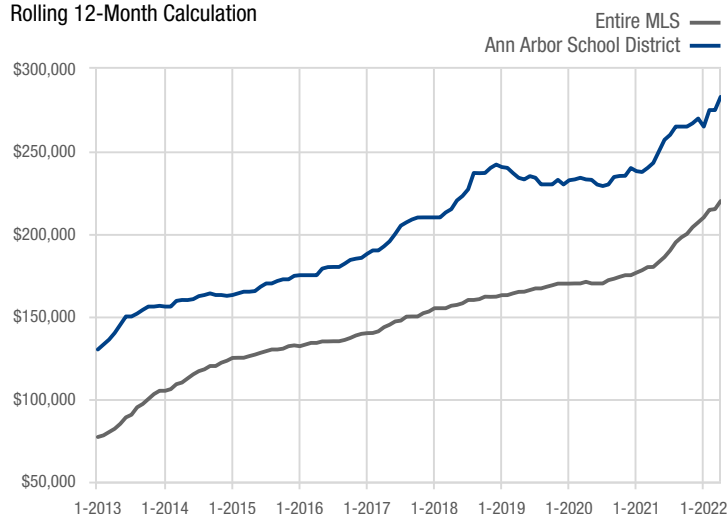
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

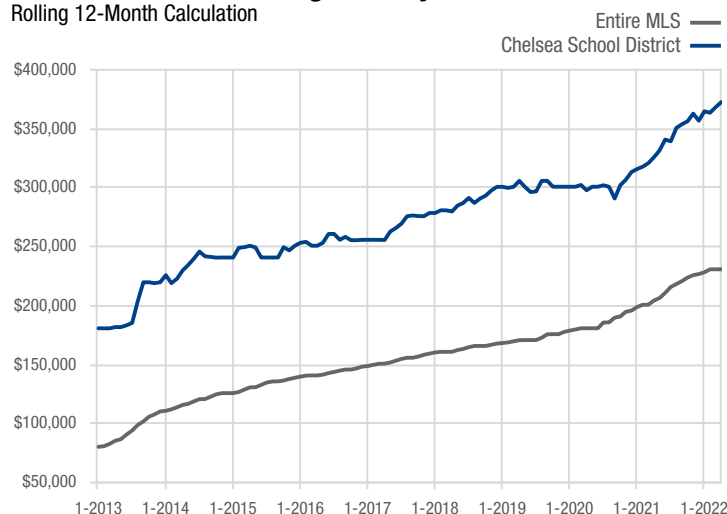
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	31	26	- 16.1%	93	70	- 24.7%
Pending Sales	25	27	+ 8.0%	76	62	- 18.4%
Closed Sales	24	11	- 54.2%	67	42	- 37.3%
Days on Market Until Sale	33	18	- 45.5%	36	23	- 36.1%
Median Sales Price*	\$358,000	\$425,000	+ 18.7%	\$350,000	\$376,000	+ 7.4%
Average Sales Price*	\$364,908	\$441,009	+ 20.9%	\$362,971	\$410,836	+ 13.2%
Percent of List Price Received*	101.0%	101.0%	0.0%	99.5%	101.2%	+ 1.7%
Inventory of Homes for Sale	44	14	- 68.2%	—	—	—
Months Supply of Inventory	2.0	0.7	- 65.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	1	- 66.7%	23	28	+ 21.7%
Pending Sales	3	2	- 33.3%	23	18	- 21.7%
Closed Sales	5	3	- 40.0%	14	10	- 28.6%
Days on Market Until Sale	35	4	- 88.6%	41	17	- 58.5%
Median Sales Price*	\$270,975	\$230,500	- 14.9%	\$270,975	\$245,000	- 9.6%
Average Sales Price*	\$256,889	\$234,333	- 8.8%	\$247,243	\$263,550	+ 6.6%
Percent of List Price Received*	101.0%	102.8%	+ 1.8%	100.1%	103.1%	+ 3.0%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	3.3	+ 266.7%	—	—	—

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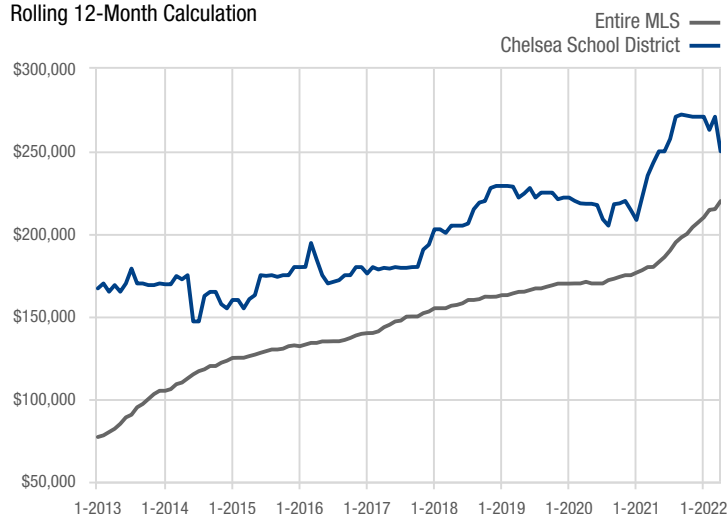
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – April 2022

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

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Clinton School District

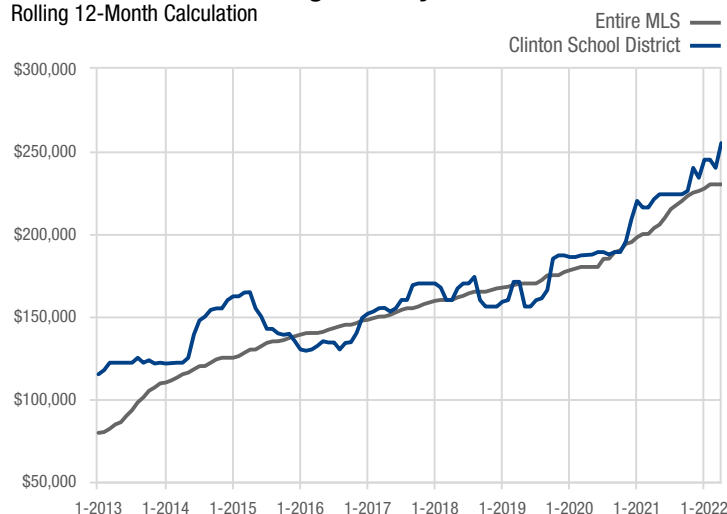
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	8	7	- 12.5%	25	26	+ 4.0%
Pending Sales	8	12	+ 50.0%	23	27	+ 17.4%
Closed Sales	8	6	- 25.0%	21	18	- 14.3%
Days on Market Until Sale	19	22	+ 15.8%	27	50	+ 85.2%
Median Sales Price*	\$223,000	\$350,250	+ 57.1%	\$224,000	\$276,500	+ 23.4%
Average Sales Price*	\$256,688	\$395,083	+ 53.9%	\$254,590	\$310,639	+ 22.0%
Percent of List Price Received*	102.8%	97.0%	- 5.6%	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

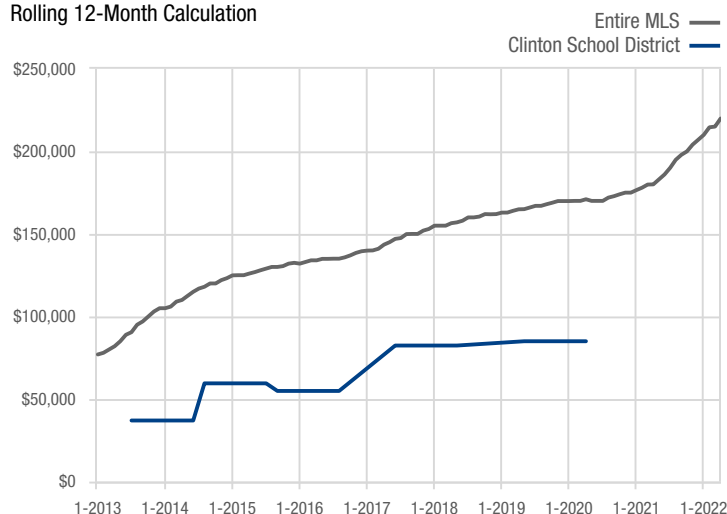
Rolling 12-Month Calculation



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Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



Dexter School District

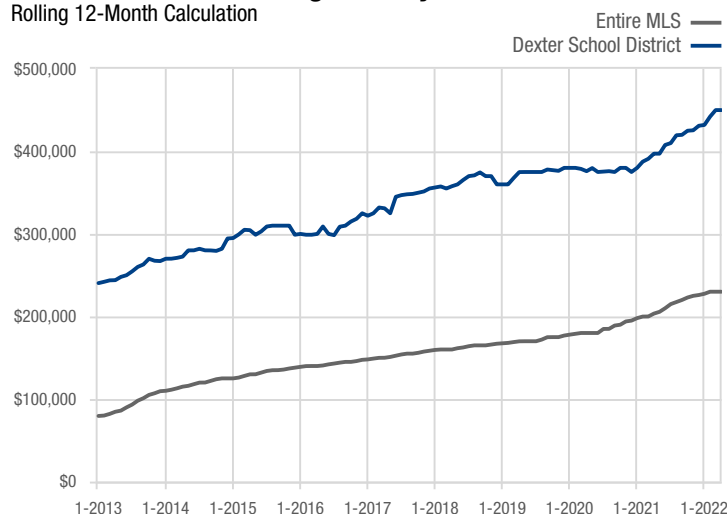
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	36	33	- 8.3%	108	86	- 20.4%
Pending Sales	22	24	+ 9.1%	88	77	- 12.5%
Closed Sales	23	13	- 43.5%	79	58	- 26.6%
Days on Market Until Sale	24	5	- 79.2%	43	31	- 27.9%
Median Sales Price*	\$481,412	\$530,000	+ 10.1%	\$425,000	\$528,000	+ 24.2%
Average Sales Price*	\$490,053	\$527,715	+ 7.7%	\$460,116	\$558,945	+ 21.5%
Percent of List Price Received*	99.6%	104.4%	+ 4.8%	99.8%	102.6%	+ 2.8%
Inventory of Homes for Sale	42	24	- 42.9%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	4	+ 33.3%	20	10	- 50.0%
Pending Sales	5	4	- 20.0%	19	12	- 36.8%
Closed Sales	6	0	- 100.0%	18	6	- 66.7%
Days on Market Until Sale	96	—	—	77	74	- 3.9%
Median Sales Price*	\$317,300	—	—	\$349,300	\$331,090	- 5.2%
Average Sales Price*	\$325,817	—	—	\$391,673	\$331,171	- 15.4%
Percent of List Price Received*	99.5%	—	—	101.3%	103.6%	+ 2.3%
Inventory of Homes for Sale	13	5	- 61.5%	—	—	—
Months Supply of Inventory	3.2	2.0	- 37.5%	—	—	—

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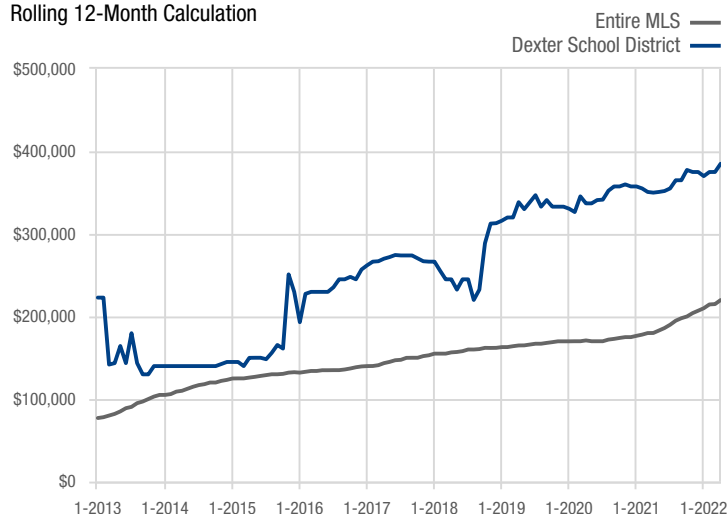
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

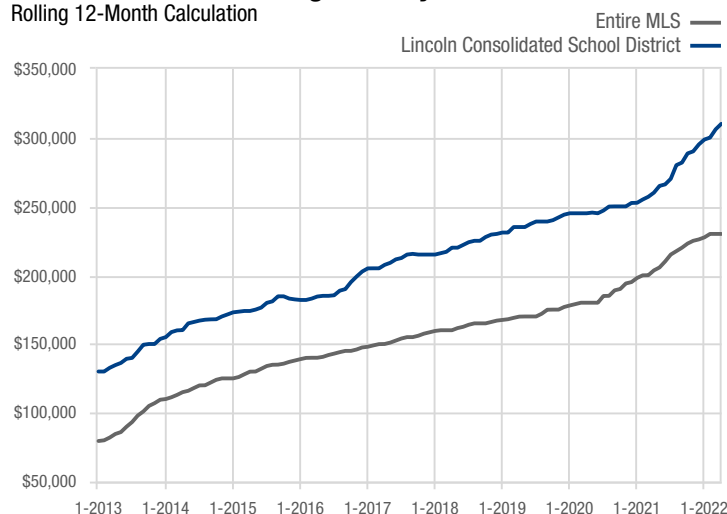
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	45	42	- 6.7%	139	105	- 24.5%
Pending Sales	37	36	- 2.7%	119	96	- 19.3%
Closed Sales	33	24	- 27.3%	112	75	- 33.0%
Days on Market Until Sale	11	40	+ 263.6%	13	21	+ 61.5%
Median Sales Price*	\$289,900	\$332,500	+ 14.7%	\$274,000	\$335,000	+ 22.3%
Average Sales Price*	\$311,233	\$351,081	+ 12.8%	\$295,315	\$340,597	+ 15.3%
Percent of List Price Received*	103.5%	105.8%	+ 2.2%	101.8%	103.0%	+ 1.2%
Inventory of Homes for Sale	39	29	- 25.6%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	3	- 40.0%	10	6	- 40.0%
Pending Sales	4	4	0.0%	10	10	0.0%
Closed Sales	3	1	- 66.7%	6	6	0.0%
Days on Market Until Sale	26	148	+ 469.2%	38	35	- 7.9%
Median Sales Price*	\$100,000	\$230,800	+ 130.8%	\$107,450	\$170,000	+ 58.2%
Average Sales Price*	\$111,667	\$230,800	+ 106.7%	\$123,993	\$165,950	+ 33.8%
Percent of List Price Received*	90.6%	110.7%	+ 22.2%	95.7%	101.7%	+ 6.3%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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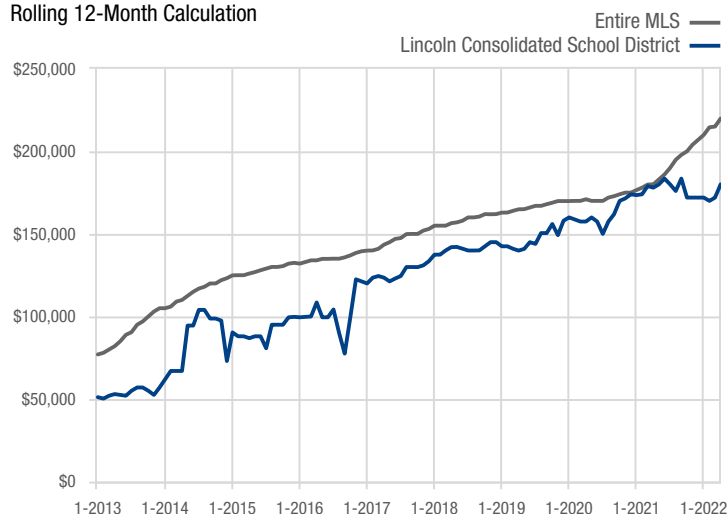
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

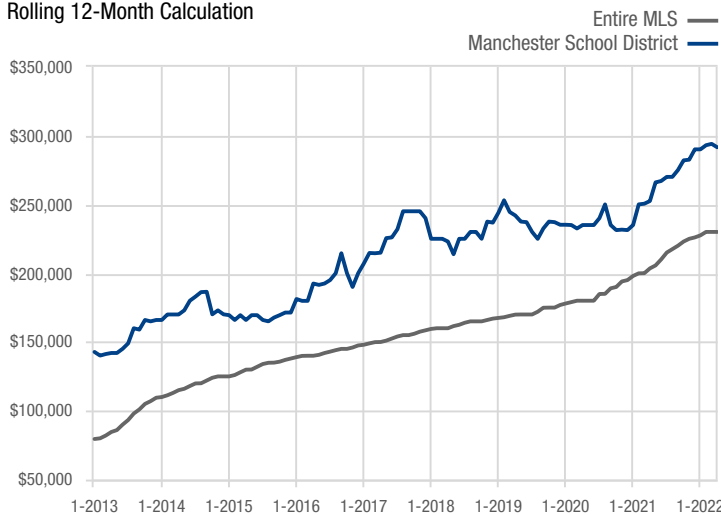
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	9	15	+ 66.7%	28	32	+ 14.3%
Pending Sales	7	15	+ 114.3%	33	32	- 3.0%
Closed Sales	8	6	- 25.0%	27	23	- 14.8%
Days on Market Until Sale	59	15	- 74.6%	78	35	- 55.1%
Median Sales Price*	\$336,250	\$322,250	- 4.2%	\$290,000	\$295,000	+ 1.7%
Average Sales Price*	\$335,313	\$361,417	+ 7.8%	\$305,366	\$363,123	+ 18.9%
Percent of List Price Received*	99.5%	103.0%	+ 3.5%	98.5%	101.6%	+ 3.1%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	1	1	0.0%	1	5	+ 400.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Days on Market Until Sale	6	27	+ 350.0%	5	19	+ 280.0%
Median Sales Price*	\$130,000	\$144,950	+ 11.5%	\$126,250	\$149,900	+ 18.7%
Average Sales Price*	\$130,000	\$144,950	+ 11.5%	\$126,250	\$196,467	+ 55.6%
Percent of List Price Received*	96.4%	100.3%	+ 4.0%	97.2%	100.2%	+ 3.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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Median Sales Price - Single Family

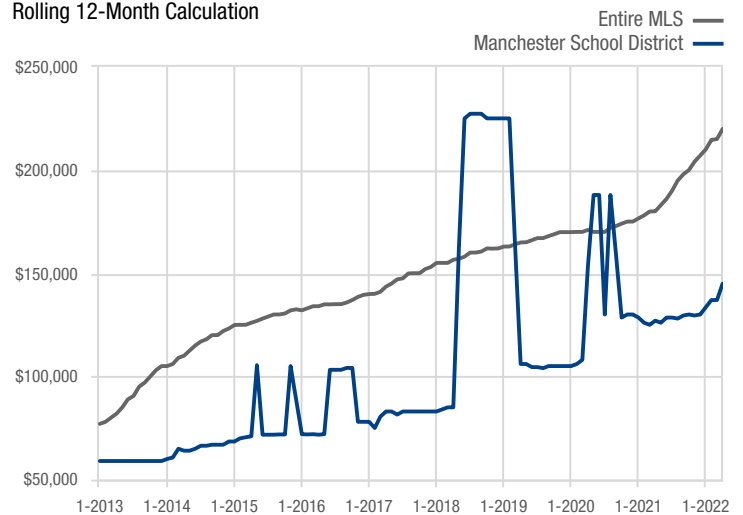
Rolling 12-Month Calculation



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Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



Milan School District

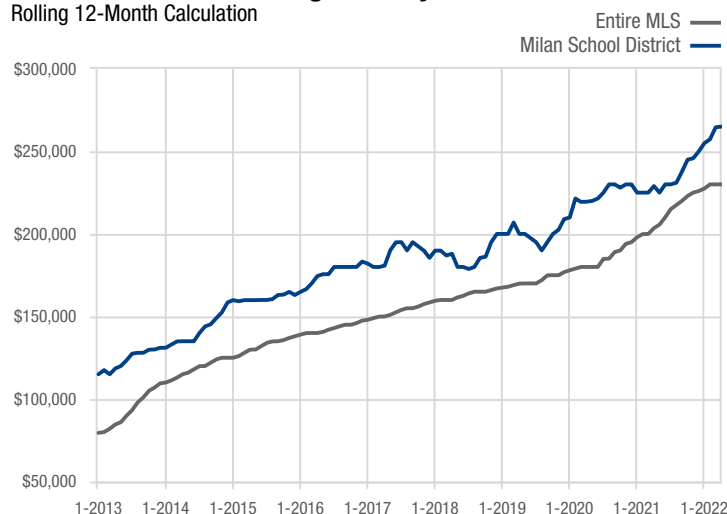
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	25	21	- 16.0%	89	53	- 40.4%
Pending Sales	17	24	+ 41.2%	57	70	+ 22.8%
Closed Sales	11	11	0.0%	58	51	- 12.1%
Days on Market Until Sale	13	67	+ 415.4%	31	50	+ 61.3%
Median Sales Price*	\$240,000	\$278,095	+ 15.9%	\$222,000	\$275,745	+ 24.2%
Average Sales Price*	\$270,664	\$248,568	- 8.2%	\$232,359	\$277,010	+ 19.2%
Percent of List Price Received*	100.5%	101.9%	+ 1.4%	100.2%	101.3%	+ 1.1%
Inventory of Homes for Sale	47	12	- 74.5%	—	—	—
Months Supply of Inventory	2.5	0.7	- 72.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2	5	+ 150.0%	4	15	+ 275.0%
Pending Sales	1	3	+ 200.0%	3	17	+ 466.7%
Closed Sales	2	3	+ 50.0%	2	8	+ 300.0%
Days on Market Until Sale	86	28	- 67.4%	86	29	- 66.3%
Median Sales Price*	\$152,500	\$220,200	+ 44.4%	\$152,500	\$157,400	+ 3.2%
Average Sales Price*	\$152,500	\$291,313	+ 91.0%	\$152,500	\$202,655	+ 32.9%
Percent of List Price Received*	96.9%	101.0%	+ 4.2%	96.9%	98.4%	+ 1.5%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

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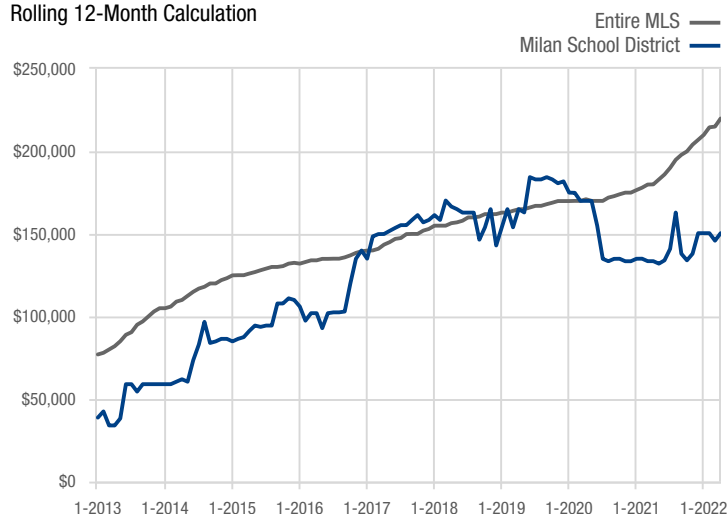
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Northville School District

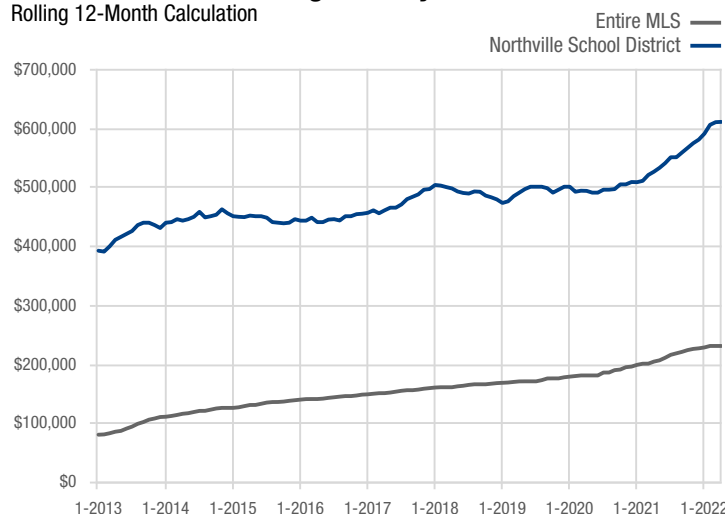
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	73	60	- 17.8%	202	129	- 36.1%
Pending Sales	56	39	- 30.4%	181	98	- 45.9%
Closed Sales	47	12	- 74.5%	146	83	- 43.2%
Days on Market Until Sale	27	16	- 40.7%	35	34	- 2.9%
Median Sales Price*	\$600,000	\$689,358	+ 14.9%	\$555,000	\$675,000	+ 21.6%
Average Sales Price*	\$635,617	\$813,060	+ 27.9%	\$625,405	\$744,656	+ 19.1%
Percent of List Price Received*	100.8%	105.2%	+ 4.4%	99.3%	102.2%	+ 2.9%
Inventory of Homes for Sale	56	45	- 19.6%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	24	27	+ 12.5%	87	73	- 16.1%
Pending Sales	31	19	- 38.7%	85	69	- 18.8%
Closed Sales	20	16	- 20.0%	71	55	- 22.5%
Days on Market Until Sale	25	18	- 28.0%	33	23	- 30.3%
Median Sales Price*	\$381,250	\$403,500	+ 5.8%	\$247,000	\$335,000	+ 35.6%
Average Sales Price*	\$369,927	\$406,361	+ 9.8%	\$294,173	\$379,151	+ 28.9%
Percent of List Price Received*	100.3%	104.1%	+ 3.8%	99.2%	102.9%	+ 3.7%
Inventory of Homes for Sale	27	12	- 55.6%	—	—	—
Months Supply of Inventory	1.4	0.6	- 57.1%	—	—	—

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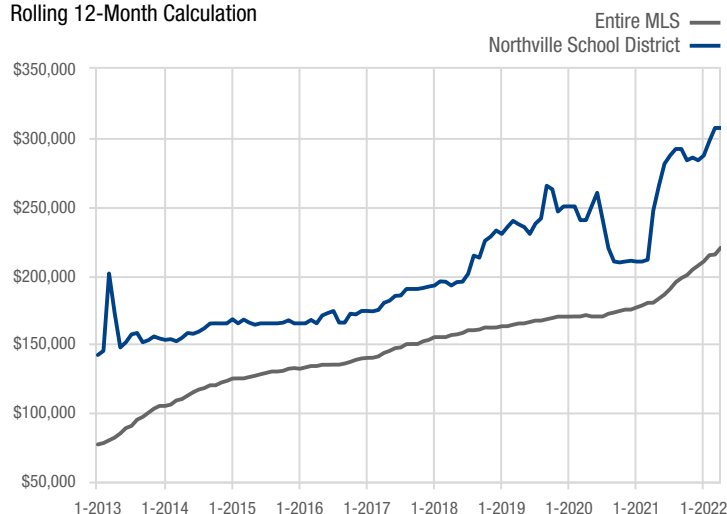
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

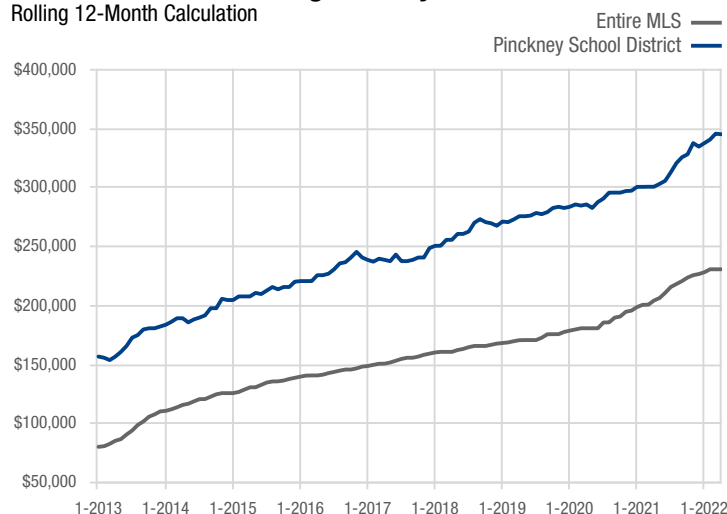
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	58	27	- 53.4%	161	92	- 42.9%
Pending Sales	50	25	- 50.0%	151	90	- 40.4%
Closed Sales	50	26	- 48.0%	142	95	- 33.1%
Days on Market Until Sale	44	27	- 38.6%	32	28	- 12.5%
Median Sales Price*	\$336,000	\$325,000	- 3.3%	\$317,950	\$347,000	+ 9.1%
Average Sales Price*	\$390,114	\$412,219	+ 5.7%	\$362,328	\$383,786	+ 5.9%
Percent of List Price Received*	102.1%	102.2%	+ 0.1%	100.9%	101.8%	+ 0.9%
Inventory of Homes for Sale	40	21	- 47.5%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2	1	- 50.0%	3	3	0.0%
Pending Sales	1	1	0.0%	4	2	- 50.0%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	6	23	+ 283.3%	22	17	- 22.7%
Median Sales Price*	\$300,000	\$285,000	- 5.0%	\$300,000	\$264,900	- 11.7%
Average Sales Price*	\$300,000	\$285,000	- 5.0%	\$291,980	\$264,900	- 9.3%
Percent of List Price Received*	100.0%	95.0%	- 5.0%	98.1%	97.5%	- 0.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

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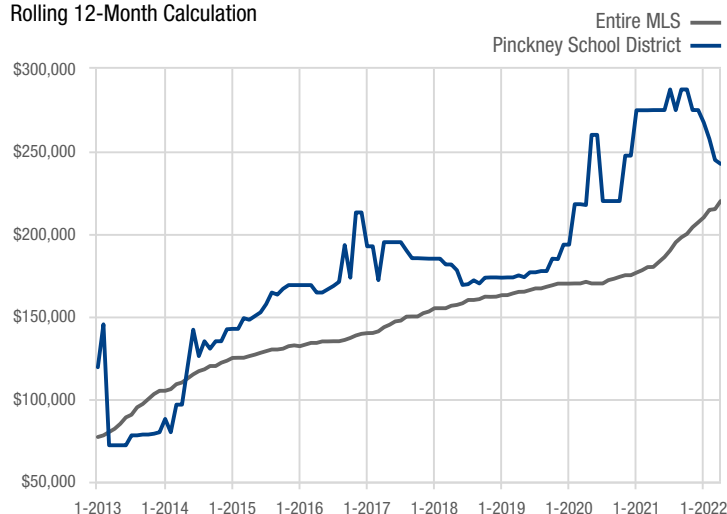
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

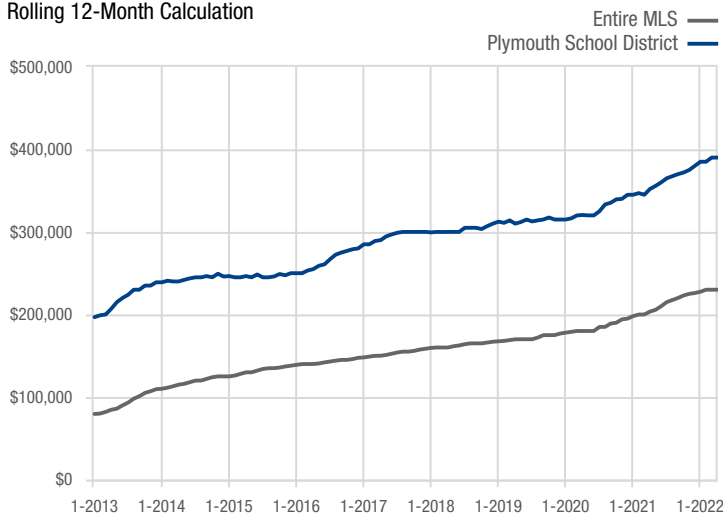
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	165	133	- 19.4%	496	430	- 13.3%
Pending Sales	140	136	- 2.9%	448	388	- 13.4%
Closed Sales	127	105	- 17.3%	374	303	- 19.0%
Days on Market Until Sale	25	13	- 48.0%	25	18	- 28.0%
Median Sales Price*	\$401,000	\$421,000	+ 5.0%	\$355,000	\$395,000	+ 11.3%
Average Sales Price*	\$425,871	\$481,013	+ 12.9%	\$392,968	\$448,125	+ 14.0%
Percent of List Price Received*	102.3%	105.2%	+ 2.8%	101.4%	104.5%	+ 3.1%
Inventory of Homes for Sale	113	64	- 43.4%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	89	52	- 41.6%	227	171	- 24.7%
Pending Sales	68	36	- 47.1%	212	157	- 25.9%
Closed Sales	38	35	- 7.9%	170	162	- 4.7%
Days on Market Until Sale	28	8	- 71.4%	36	21	- 41.7%
Median Sales Price*	\$259,950	\$231,600	- 10.9%	\$243,500	\$279,500	+ 14.8%
Average Sales Price*	\$288,605	\$267,261	- 7.4%	\$247,498	\$286,607	+ 15.8%
Percent of List Price Received*	100.0%	105.1%	+ 5.1%	99.1%	101.9%	+ 2.8%
Inventory of Homes for Sale	52	37	- 28.8%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

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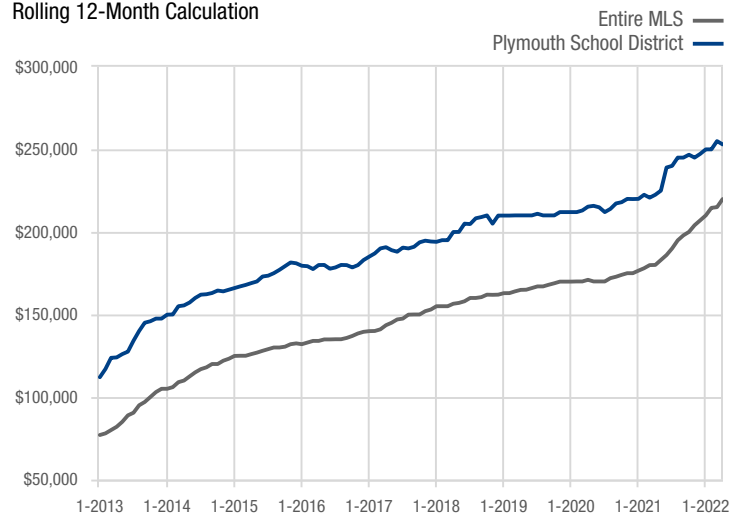
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Saline School District

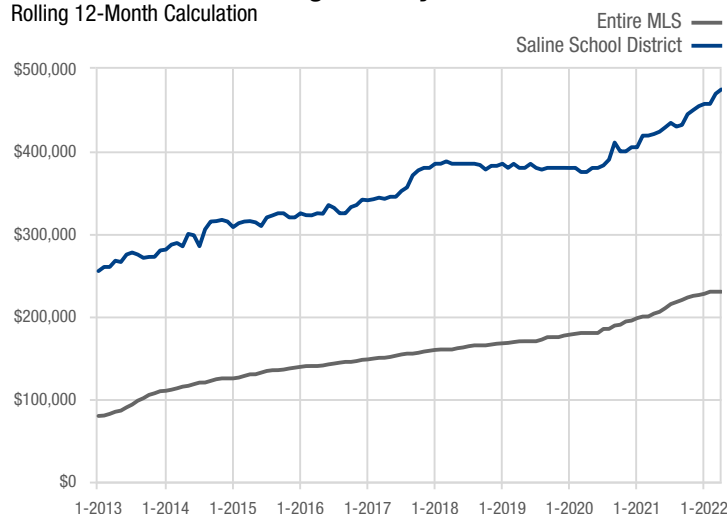
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	70	41	- 41.4%	193	141	- 26.9%
Pending Sales	33	54	+ 63.6%	146	131	- 10.3%
Closed Sales	28	28	0.0%	118	93	- 21.2%
Days on Market Until Sale	16	22	+ 37.5%	46	42	- 8.7%
Median Sales Price*	\$475,500	\$565,000	+ 18.8%	\$431,000	\$545,055	+ 26.5%
Average Sales Price*	\$580,708	\$588,902	+ 1.4%	\$456,323	\$541,063	+ 18.6%
Percent of List Price Received*	102.0%	103.0%	+ 1.0%	99.9%	101.7%	+ 1.8%
Inventory of Homes for Sale	87	34	- 60.9%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	14	8	- 42.9%	34	33	- 2.9%
Pending Sales	10	8	- 20.0%	33	41	+ 24.2%
Closed Sales	8	4	- 50.0%	23	26	+ 13.0%
Days on Market Until Sale	74	6	- 91.9%	89	63	- 29.2%
Median Sales Price*	\$404,500	\$241,350	- 40.3%	\$268,600	\$300,000	+ 11.7%
Average Sales Price*	\$436,442	\$328,306	- 24.8%	\$329,541	\$382,321	+ 16.0%
Percent of List Price Received*	100.4%	100.5%	+ 0.1%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	31	19	- 38.7%	—	—	—
Months Supply of Inventory	4.8	1.9	- 60.4%	—	—	—

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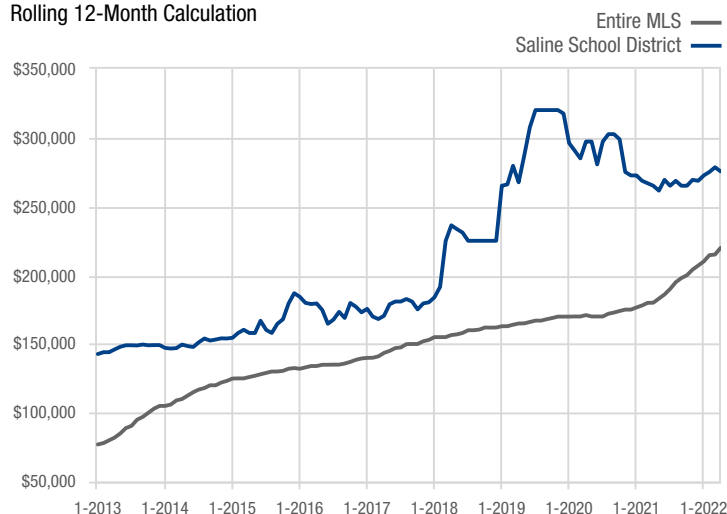
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

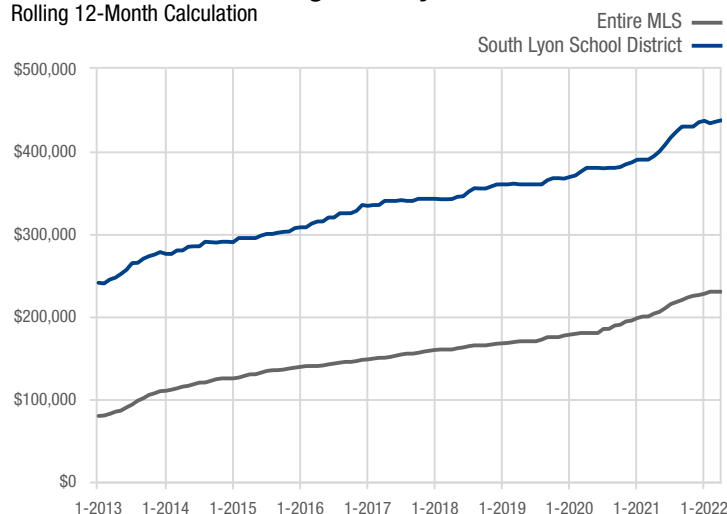
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	91	81	- 11.0%	261	232	- 11.1%
Pending Sales	70	56	- 20.0%	215	180	- 16.3%
Closed Sales	62	40	- 35.5%	160	126	- 21.3%
Days on Market Until Sale	32	7	- 78.1%	39	28	- 28.2%
Median Sales Price*	\$414,300	\$435,743	+ 5.2%	\$429,950	\$451,219	+ 4.9%
Average Sales Price*	\$472,201	\$452,892	- 4.1%	\$457,414	\$478,347	+ 4.6%
Percent of List Price Received*	101.8%	102.1%	+ 0.3%	100.9%	101.4%	+ 0.5%
Inventory of Homes for Sale	69	70	+ 1.4%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	20	19	- 5.0%	65	50	- 23.1%
Pending Sales	22	13	- 40.9%	68	46	- 32.4%
Closed Sales	20	12	- 40.0%	54	38	- 29.6%
Days on Market Until Sale	37	8	- 78.4%	33	25	- 24.2%
Median Sales Price*	\$140,000	\$235,000	+ 67.9%	\$135,000	\$163,750	+ 21.3%
Average Sales Price*	\$134,825	\$280,908	+ 108.4%	\$153,569	\$192,601	+ 25.4%
Percent of List Price Received*	99.9%	100.5%	+ 0.6%	99.0%	97.5%	- 1.5%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	0.4	0.8	+ 100.0%	—	—	—

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Median Sales Price - Single Family

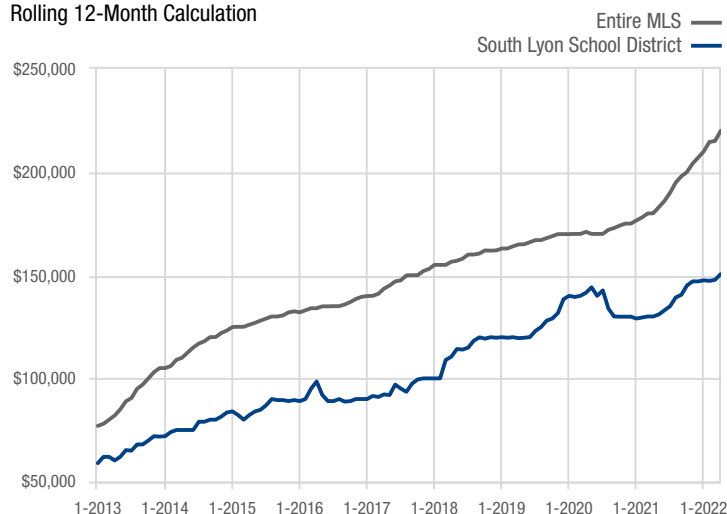
Rolling 12-Month Calculation



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Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



Van Buren School District

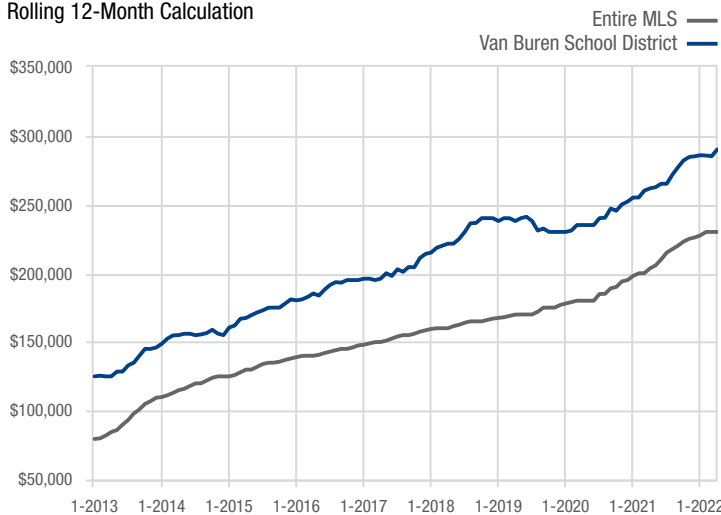
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	35	58	+ 65.7%	175	162	- 7.4%
Pending Sales	38	52	+ 36.8%	164	142	- 13.4%
Closed Sales	50	38	- 24.0%	167	118	- 29.3%
Days on Market Until Sale	30	18	- 40.0%	34	28	- 17.6%
Median Sales Price*	\$267,500	\$298,226	+ 11.5%	\$273,750	\$283,500	+ 3.6%
Average Sales Price*	\$283,920	\$315,944	+ 11.3%	\$267,205	\$294,396	+ 10.2%
Percent of List Price Received*	102.1%	102.3%	+ 0.2%	100.9%	101.7%	+ 0.8%
Inventory of Homes for Sale	40	46	+ 15.0%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	27	15	- 44.4%	82	62	- 24.4%
Pending Sales	24	12	- 50.0%	76	56	- 26.3%
Closed Sales	20	19	- 5.0%	62	50	- 19.4%
Days on Market Until Sale	8	20	+ 150.0%	28	20	- 28.6%
Median Sales Price*	\$195,000	\$210,000	+ 7.7%	\$193,250	\$222,500	+ 15.1%
Average Sales Price*	\$223,647	\$268,820	+ 20.2%	\$213,725	\$249,056	+ 16.5%
Percent of List Price Received*	101.4%	103.4%	+ 2.0%	100.6%	102.9%	+ 2.3%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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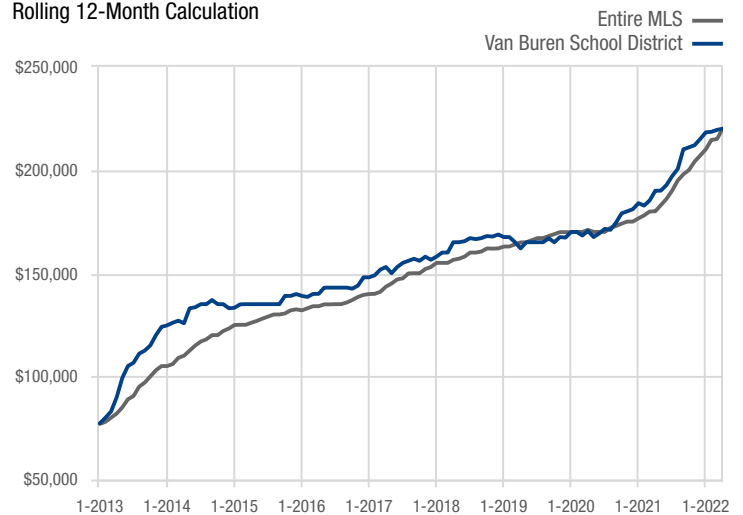
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

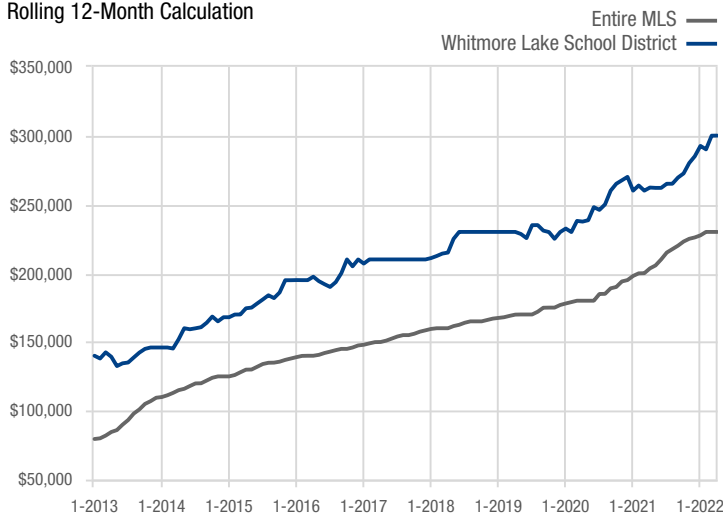
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	13	7	- 46.2%	44	30	- 31.8%
Pending Sales	11	4	- 63.6%	36	29	- 19.4%
Closed Sales	11	6	- 45.5%	36	26	- 27.8%
Days on Market Until Sale	54	5	- 90.7%	34	22	- 35.3%
Median Sales Price*	\$305,000	\$330,500	+ 8.4%	\$249,000	\$302,450	+ 21.5%
Average Sales Price*	\$259,882	\$284,000	+ 9.3%	\$254,759	\$318,210	+ 24.9%
Percent of List Price Received*	98.4%	104.1%	+ 5.8%	98.8%	103.1%	+ 4.4%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	14	—	—	14	—
Median Sales Price*	—	\$270,000	—	—	\$270,000	—
Average Sales Price*	—	\$270,000	—	—	\$270,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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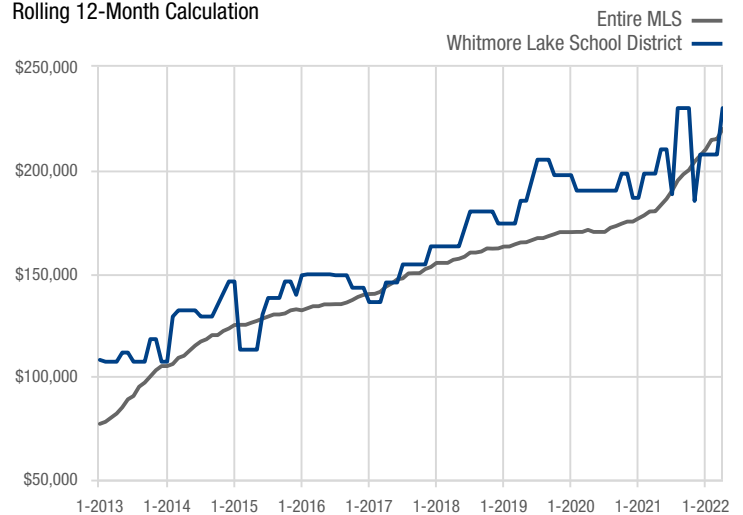
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Ypsilanti School District

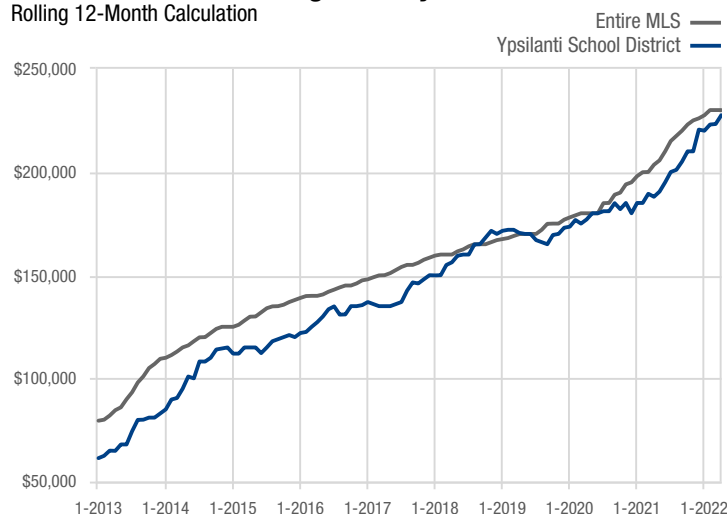
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	88	86	- 2.3%	214	228	+ 6.5%
Pending Sales	66	87	+ 31.8%	186	254	+ 36.6%
Closed Sales	48	58	+ 20.8%	162	197	+ 21.6%
Days on Market Until Sale	15	15	0.0%	19	22	+ 15.8%
Median Sales Price*	\$188,000	\$246,000	+ 30.9%	\$192,000	\$220,500	+ 14.8%
Average Sales Price*	\$209,615	\$251,649	+ 20.1%	\$218,550	\$236,133	+ 8.0%
Percent of List Price Received*	104.6%	105.1%	+ 0.5%	103.0%	102.4%	- 0.6%
Inventory of Homes for Sale	68	51	- 25.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	10	5	- 50.0%	30	26	- 13.3%
Pending Sales	5	7	+ 40.0%	30	31	+ 3.3%
Closed Sales	4	8	+ 100.0%	26	30	+ 15.4%
Days on Market Until Sale	29	19	- 34.5%	22	18	- 18.2%
Median Sales Price*	\$170,000	\$147,450	- 13.3%	\$131,750	\$142,850	+ 8.4%
Average Sales Price*	\$169,250	\$153,309	- 9.4%	\$142,673	\$172,669	+ 21.0%
Percent of List Price Received*	100.1%	104.0%	+ 3.9%	99.5%	101.5%	+ 2.0%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	1.1	0.1	- 90.9%	—	—	—

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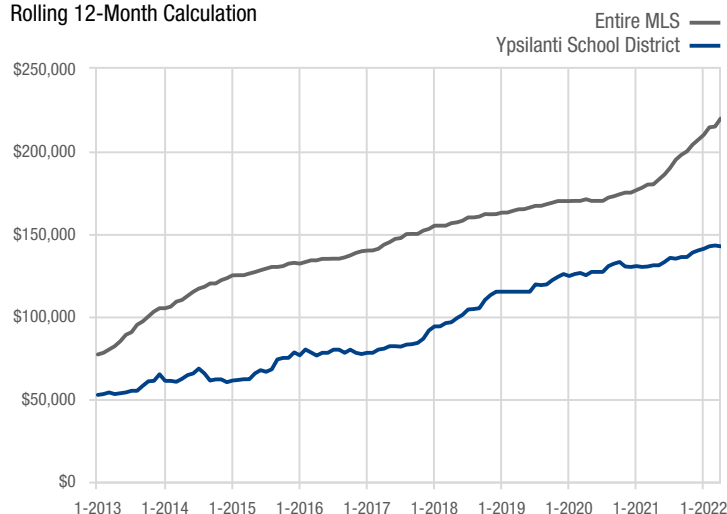
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Jackson County

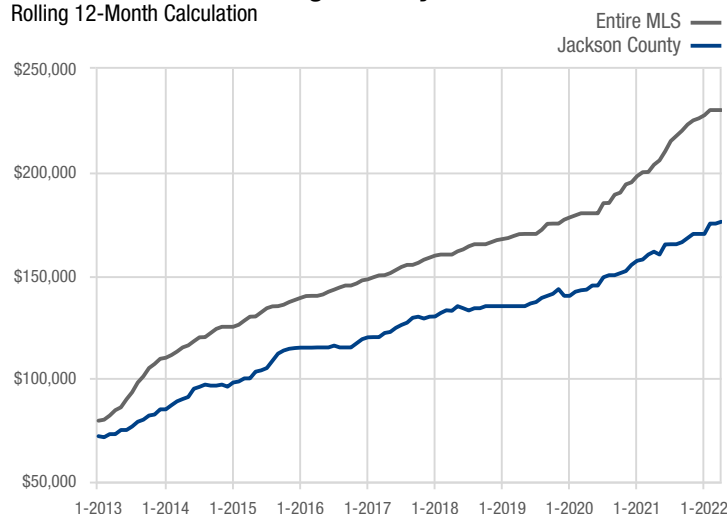
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	251	239	- 4.8%	812	754	- 7.1%
Pending Sales	211	210	- 0.5%	787	718	- 8.8%
Closed Sales	174	181	+ 4.0%	898	645	- 28.2%
Days on Market Until Sale	56	47	- 16.1%	58	53	- 8.6%
Median Sales Price*	\$160,000	\$183,500	+ 14.7%	\$155,000	\$175,450	+ 13.2%
Average Sales Price*	\$190,328	\$218,569	+ 14.8%	\$181,315	\$207,279	+ 14.3%
Percent of List Price Received*	101.7%	100.6%	- 1.1%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	259	387	+ 49.4%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	11	3	- 72.7%	28	19	- 32.1%
Pending Sales	6	5	- 16.7%	15	24	+ 60.0%
Closed Sales	4	5	+ 25.0%	18	22	+ 22.2%
Days on Market Until Sale	52	64	+ 23.1%	46	57	+ 23.9%
Median Sales Price*	\$335,701	\$159,999	- 52.3%	\$135,000	\$208,000	+ 54.1%
Average Sales Price*	\$324,100	\$166,380	- 48.7%	\$200,022	\$212,296	+ 6.1%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	98.4%	99.4%	+ 1.0%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

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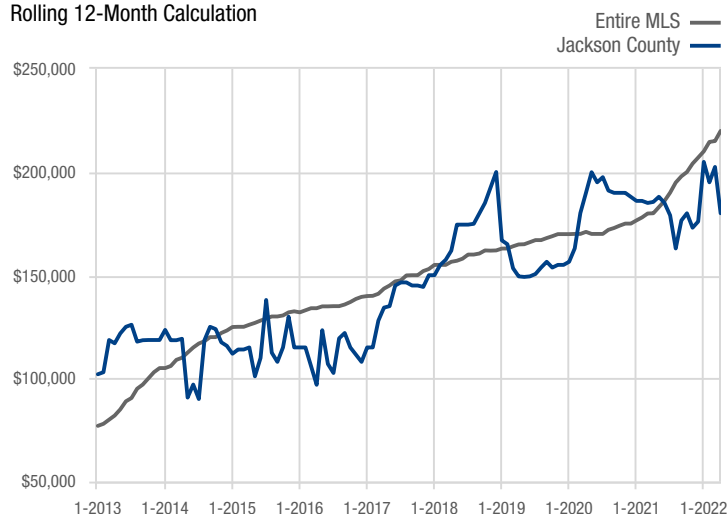
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lenawee County

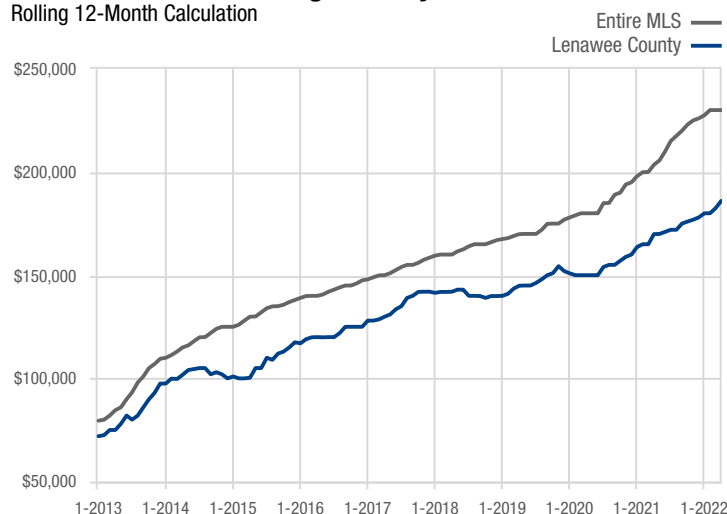
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	150	152	+ 1.3%	498	452	- 9.2%
Pending Sales	101	155	+ 53.5%	480	450	- 6.3%
Closed Sales	120	104	- 13.3%	530	366	- 30.9%
Days on Market Until Sale	48	48	0.0%	50	57	+ 14.0%
Median Sales Price*	\$175,000	\$242,250	+ 38.4%	\$166,450	\$190,000	+ 14.1%
Average Sales Price*	\$219,823	\$269,134	+ 22.4%	\$196,301	\$231,875	+ 18.1%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	191	154	- 19.4%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	3	+ 200.0%	14	16	+ 14.3%
Pending Sales	3	6	+ 100.0%	15	17	+ 13.3%
Closed Sales	2	3	+ 50.0%	21	13	- 38.1%
Days on Market Until Sale	52	73	+ 40.4%	25	59	+ 136.0%
Median Sales Price*	\$114,950	\$95,000	- 17.4%	\$212,500	\$215,000	+ 1.2%
Average Sales Price*	\$114,950	\$97,000	- 15.6%	\$192,831	\$202,584	+ 5.1%
Percent of List Price Received*	92.5%	93.3%	+ 0.9%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

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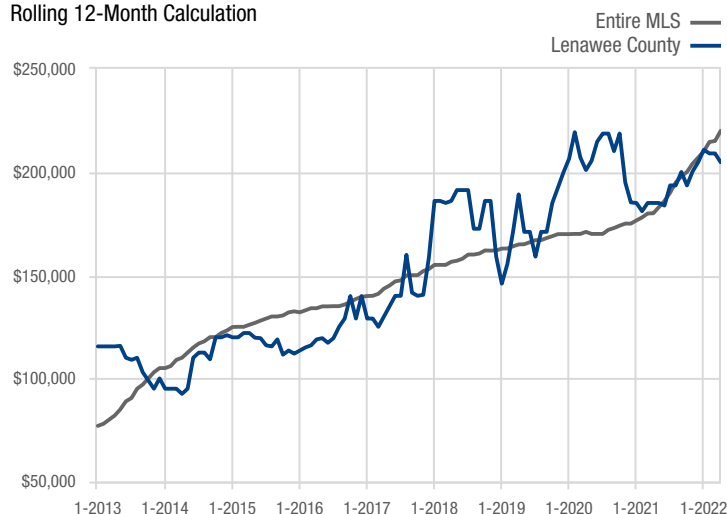
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Livingston County

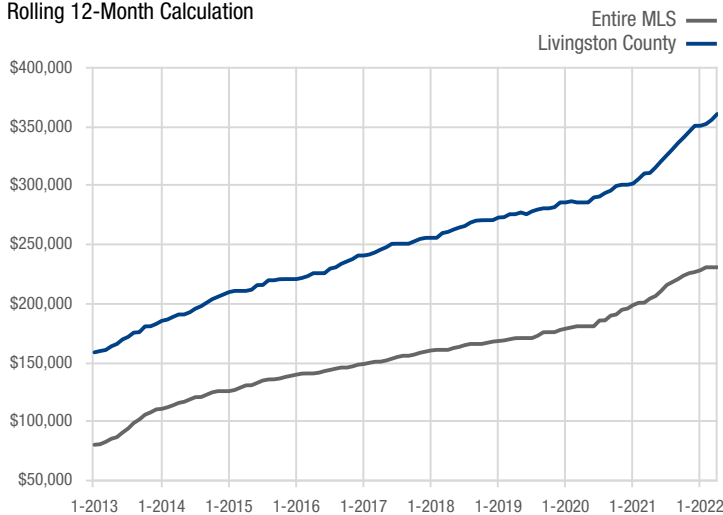
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	318	296	- 6.9%	935	869	- 7.1%
Pending Sales	269	237	- 11.9%	820	750	- 8.5%
Closed Sales	210	185	- 11.9%	722	629	- 12.9%
Days on Market Until Sale	24	24	0.0%	30	29	- 3.3%
Median Sales Price*	\$340,000	\$380,000	+ 11.8%	\$325,000	\$373,000	+ 14.8%
Average Sales Price*	\$369,423	\$420,789	+ 13.9%	\$366,129	\$410,957	+ 12.2%
Percent of List Price Received*	102.2%	102.9%	+ 0.7%	100.8%	101.3%	+ 0.5%
Inventory of Homes for Sale	254	229	- 9.8%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	57	57	0.0%	174	199	+ 14.4%
Pending Sales	61	55	- 9.8%	192	177	- 7.8%
Closed Sales	53	52	- 1.9%	150	140	- 6.7%
Days on Market Until Sale	50	11	- 78.0%	48	16	- 66.7%
Median Sales Price*	\$261,534	\$274,000	+ 4.8%	\$245,450	\$265,000	+ 8.0%
Average Sales Price*	\$280,124	\$291,503	+ 4.1%	\$254,536	\$284,227	+ 11.7%
Percent of List Price Received*	101.0%	102.0%	+ 1.0%	99.9%	101.2%	+ 1.3%
Inventory of Homes for Sale	47	29	- 38.3%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

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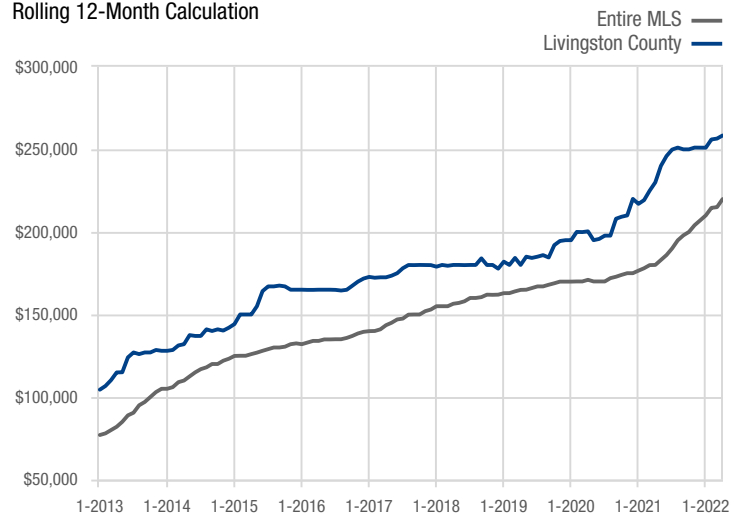
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – April 2022

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ANN ARBOR AREA  BOARD OF REALTORS®

Monroe County

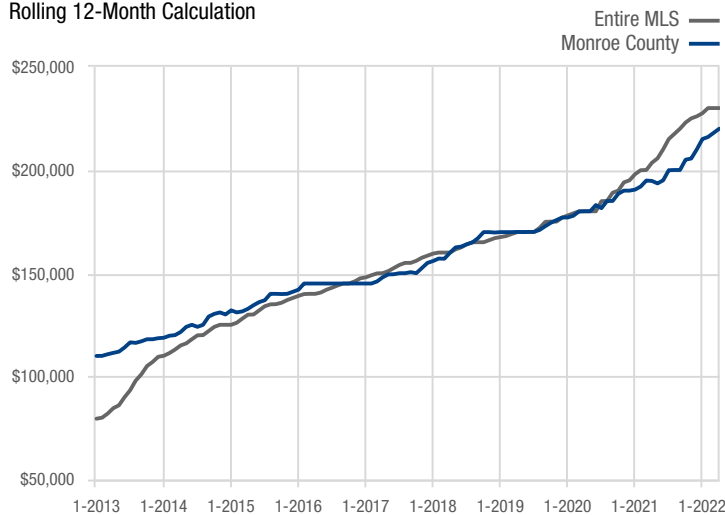
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	192	173	- 9.9%	653	579	- 11.3%
Pending Sales	167	187	+ 12.0%	593	599	+ 1.0%
Closed Sales	124	141	+ 13.7%	591	503	- 14.9%
Days on Market Until Sale	36	39	+ 8.3%	46	43	- 6.5%
Median Sales Price*	\$197,500	\$225,000	+ 13.9%	\$194,900	\$224,500	+ 15.2%
Average Sales Price*	\$225,025	\$242,605	+ 7.8%	\$215,842	\$239,974	+ 11.2%
Percent of List Price Received*	100.6%	102.7%	+ 2.1%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	243	139	- 42.8%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	8	7	- 12.5%	30	26	- 13.3%
Pending Sales	8	9	+ 12.5%	33	34	+ 3.0%
Closed Sales	7	6	- 14.3%	30	26	- 13.3%
Days on Market Until Sale	63	21	- 66.7%	57	34	- 40.4%
Median Sales Price*	\$146,500	\$170,500	+ 16.4%	\$175,083	\$194,450	+ 11.1%
Average Sales Price*	\$201,500	\$173,083	- 14.1%	\$180,554	\$190,846	+ 5.7%
Percent of List Price Received*	98.1%	100.1%	+ 2.0%	97.3%	99.8%	+ 2.6%
Inventory of Homes for Sale	12	15	+ 25.0%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

* 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.

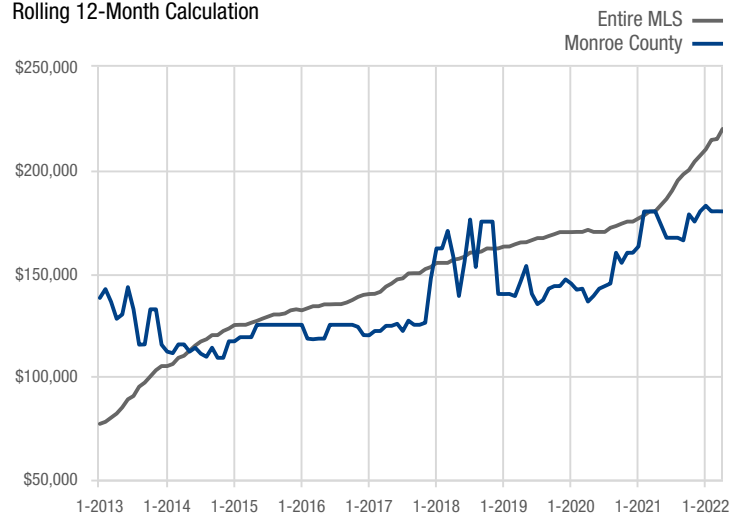
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Oakland County

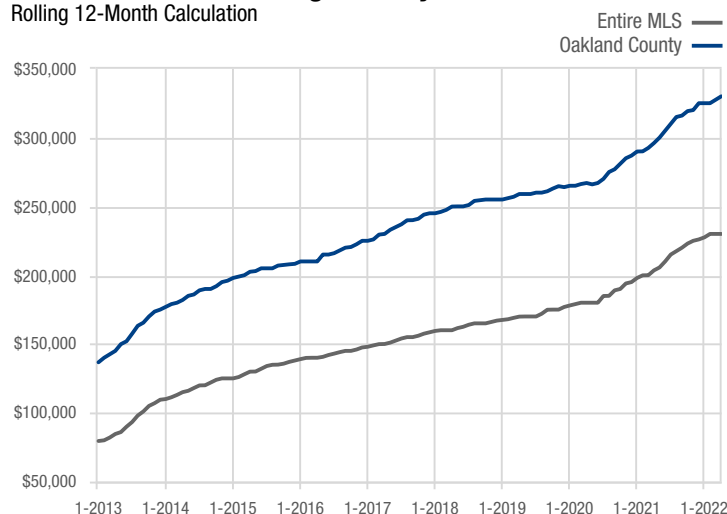
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2,106	1,912	- 9.2%	6,316	5,759	- 8.8%
Pending Sales	1,555	1,569	+ 0.9%	5,218	4,885	- 6.4%
Closed Sales	1,363	1,201	- 11.9%	4,659	4,156	- 10.8%
Days on Market Until Sale	22	17	- 22.7%	29	26	- 10.3%
Median Sales Price*	\$325,000	\$346,000	+ 6.5%	\$302,000	\$320,000	+ 6.0%
Average Sales Price*	\$391,161	\$424,251	+ 8.5%	\$367,905	\$404,066	+ 9.8%
Percent of List Price Received*	101.5%	103.7%	+ 2.2%	99.9%	101.5%	+ 1.6%
Inventory of Homes for Sale	1,735	1,457	- 16.0%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	423	377	- 10.9%	1,448	1,304	- 9.9%
Pending Sales	348	334	- 4.0%	1,251	1,160	- 7.3%
Closed Sales	328	300	- 8.5%	1,127	1,060	- 5.9%
Days on Market Until Sale	34	19	- 44.1%	35	26	- 25.7%
Median Sales Price*	\$224,950	\$255,500	+ 13.6%	\$209,900	\$241,500	+ 15.1%
Average Sales Price*	\$261,160	\$287,025	+ 9.9%	\$253,749	\$282,013	+ 11.1%
Percent of List Price Received*	99.7%	101.9%	+ 2.2%	98.9%	100.5%	+ 1.6%
Inventory of Homes for Sale	392	296	- 24.5%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

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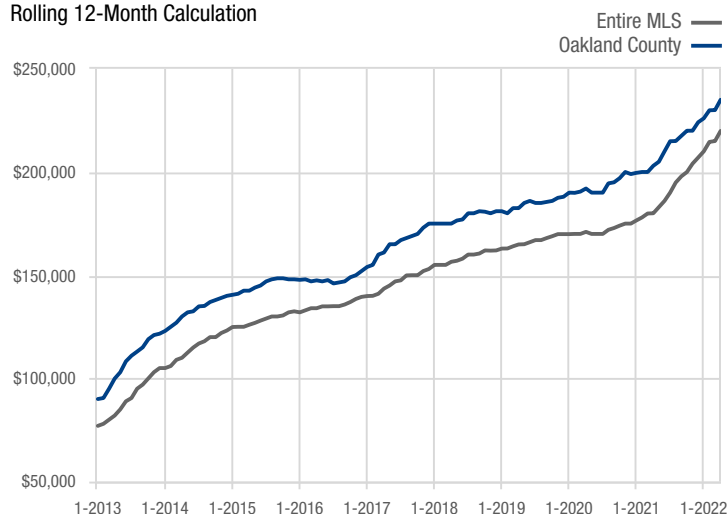
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

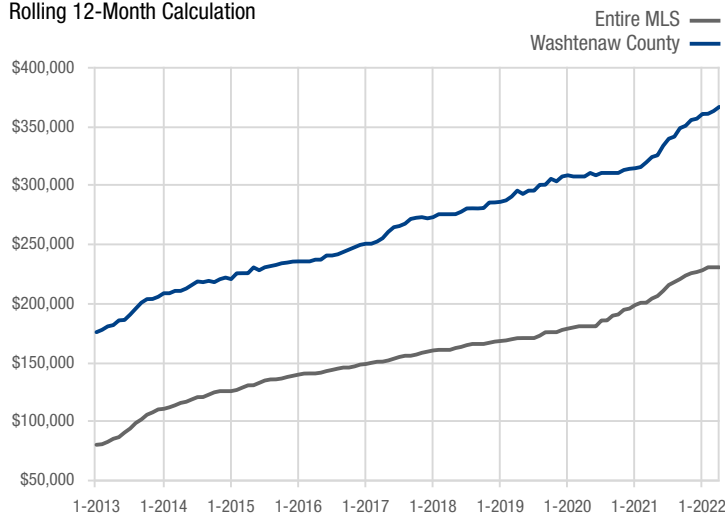
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	495	436	- 11.9%	1,436	1,217	- 15.3%
Pending Sales	378	463	+ 22.5%	1,187	1,178	- 0.8%
Closed Sales	336	277	- 17.6%	1,059	894	- 15.6%
Days on Market Until Sale	25	17	- 32.0%	32	27	- 15.6%
Median Sales Price*	\$376,000	\$422,500	+ 12.4%	\$342,950	\$380,000	+ 10.8%
Average Sales Price*	\$452,433	\$478,378	+ 5.7%	\$394,507	\$446,253	+ 13.1%
Percent of List Price Received*	101.6%	105.1%	+ 3.4%	100.7%	102.9%	+ 2.2%
Inventory of Homes for Sale	554	305	- 44.9%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	138	124	- 10.1%	485	440	- 9.3%
Pending Sales	122	153	+ 25.4%	403	423	+ 5.0%
Closed Sales	115	103	- 10.4%	344	319	- 7.3%
Days on Market Until Sale	36	17	- 52.8%	45	26	- 42.2%
Median Sales Price*	\$244,000	\$280,000	+ 14.8%	\$240,000	\$273,000	+ 13.8%
Average Sales Price*	\$300,673	\$337,417	+ 12.2%	\$288,507	\$315,831	+ 9.5%
Percent of List Price Received*	99.8%	103.0%	+ 3.2%	99.6%	102.1%	+ 2.5%
Inventory of Homes for Sale	214	107	- 50.0%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

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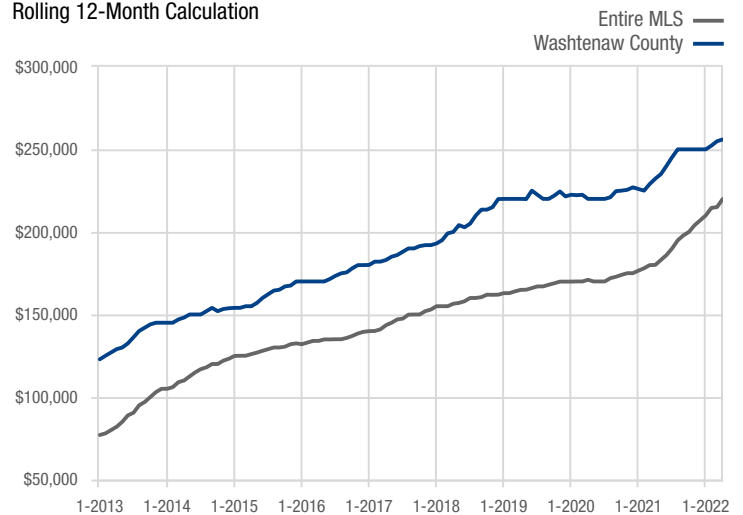
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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Wayne County

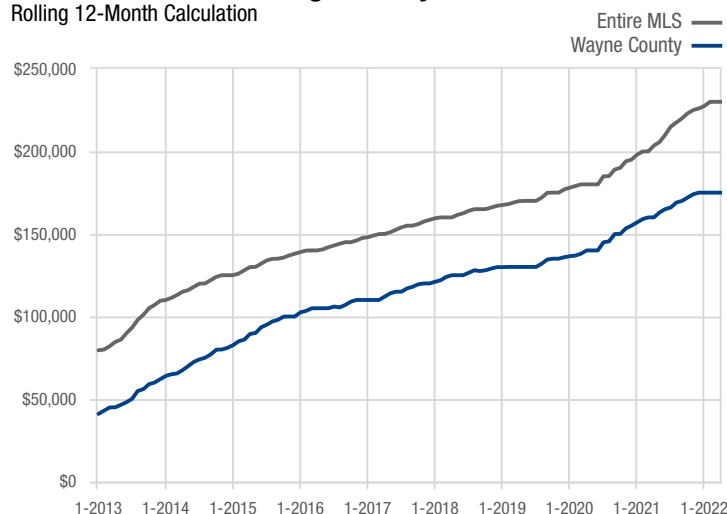
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2,085	2,227	+ 6.8%	6,915	7,591	+ 9.8%
Pending Sales	1,595	1,907	+ 19.6%	5,825	6,196	+ 6.4%
Closed Sales	1,510	1,481	- 1.9%	5,493	5,222	- 4.9%
Days on Market Until Sale	24	25	+ 4.2%	31	30	- 3.2%
Median Sales Price*	\$175,000	\$177,500	+ 1.4%	\$160,000	\$166,000	+ 3.8%
Average Sales Price*	\$218,804	\$226,058	+ 3.3%	\$199,701	\$208,087	+ 4.2%
Percent of List Price Received*	100.6%	101.3%	+ 0.7%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	2,145	2,355	+ 9.8%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	308	264	- 14.3%	1,006	912	- 9.3%
Pending Sales	248	217	- 12.5%	838	760	- 9.3%
Closed Sales	219	165	- 24.7%	747	659	- 11.8%
Days on Market Until Sale	43	29	- 32.6%	45	32	- 28.9%
Median Sales Price*	\$195,000	\$205,000	+ 5.1%	\$189,950	\$210,000	+ 10.6%
Average Sales Price*	\$233,757	\$229,600	- 1.8%	\$214,967	\$234,232	+ 9.0%
Percent of List Price Received*	99.4%	102.7%	+ 3.3%	98.6%	100.9%	+ 2.3%
Inventory of Homes for Sale	410	332	- 19.0%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

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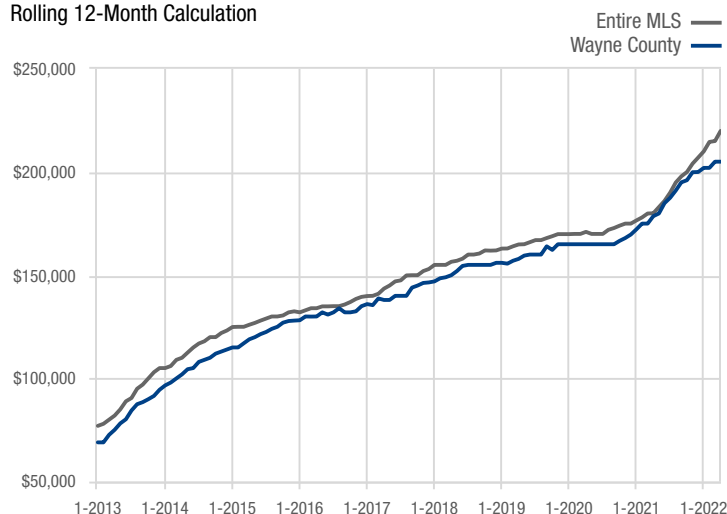
Median Sales Price - Single Family

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Median Sales Price - Townhouse/Condo

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