

Media Release

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For immediate release
November 9, 2022

Existing home sales declined nationwide for the eighth consecutive month, falling 1.5% as of last measure, according to the National Association of REALTORS® (NAR), with sales down nearly 24% from the same period last year. Pending home sales also declined, dropping 10.9% month-to-month, exceeding economists' expectations. Stubbornly high inflation and soaring borrowing costs have eroded buyer purchasing power and have caused the market to cool rapidly this year.

New Listings in Washtenaw County decreased 12.5 percent for Single Family homes and 25.0 percent for Townhouse/Condo homes. Pending Sales increased 3.9 percent for Single Family homes and 13.9 percent for Townhouse/Condo homes. Inventory decreased 12.7 percent for Single Family homes and 27.5 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 0.4 percent to \$350,000 for Single Family homes and 11.3 percent to \$265,000 for Townhouse/Condo homes. Average Days on Market decreased 3.7 percent for Single Family homes but increased 48.3 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 22.7 percent for Townhouse/Condo properties.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

###

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 2022

Existing home sales declined nationwide for the eighth consecutive month, falling 1.5% as of last measure, according to the National Association of REALTORS® (NAR), with sales down nearly 24% from the same period last year. Pending home sales also declined, dropping 10.9% month-to-month, exceeding economists' expectations. Stubbornly high inflation and soaring borrowing costs have eroded buyer purchasing power and have caused the market to cool rapidly this year.

New Listings decreased 12.5 percent for Single Family homes and 25.0 percent for Townhouse/Condo homes. Pending Sales increased 6.8 percent for Single Family homes and 19.7 percent for Townhouse/Condo homes. Inventory decreased 15.1 percent for Single Family homes and 29.7 percent for Townhouse/Condo homes.

Median Sales Price increased 0.1 percent to \$348,980 for Single Family homes and 11.3 percent to \$265,000 for Townhouse/Condo homes. Days on Market decreased 3.7 percent for Single Family homes but increased 51.7 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 22.7 percent for Townhouse/Condo properties.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Quick Facts

- 28.8%

Change in
Closed Sales
All Properties

+ 4.6%

Change in
Median Sales Price
All Properties

- 18.8%

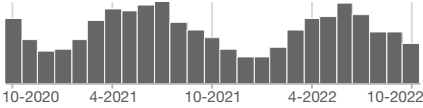
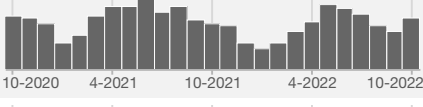
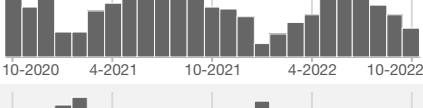
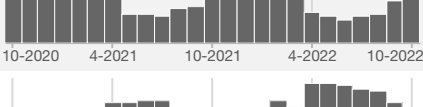

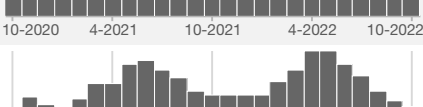
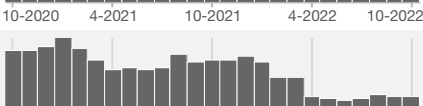
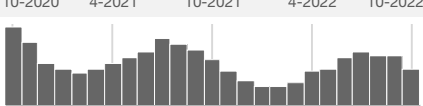


Change in
Homes for Sale
All Properties

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

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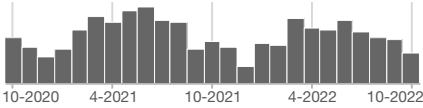
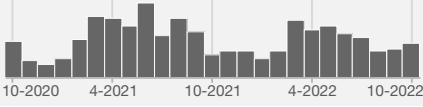
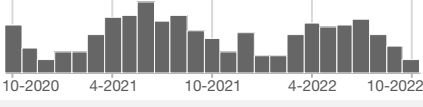
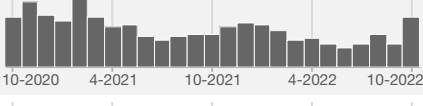
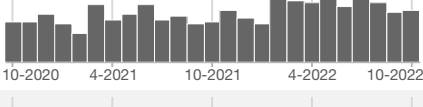
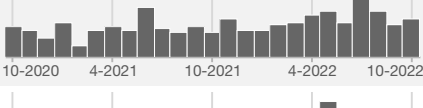
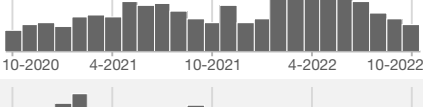
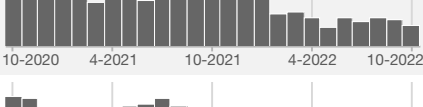
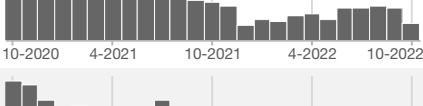

Single Family Market Overview

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	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		305	267	- 12.5%	4,075	3,620	- 11.2%
Pending Sales		307	328	+ 6.8%	3,369	3,001	- 10.9%
Closed Sales		321	230	- 28.3%	3,292	2,875	- 12.7%
Days on Market Until Sale		27	26	- 3.7%	23	20	- 13.0%
Median Sales Price		\$348,475	\$348,980	+ 0.1%	\$360,000	\$396,700	+ 10.2%
Average Sales Price		\$387,691	\$416,409	+ 7.4%	\$409,091	\$455,476	+ 11.3%
Percent of List Price Received		100.2%	99.0%	- 1.2%	101.8%	102.4%	+ 0.6%
Housing Affordability Index		159	111	- 30.2%	154	98	- 36.4%
Inventory of Homes for Sale		614	521	- 15.1%	—	—	—
Months Supply of Inventory		1.8	1.8	0.0%	—	—	—

Townhouse/Condo Market Overview

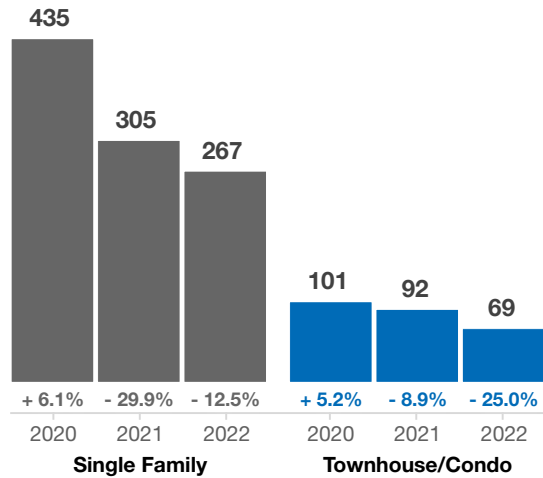
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		92	69	- 25.0%	1,261	1,083	- 14.1%
Pending Sales		71	85	+ 19.7%	1,033	907	- 12.2%
Closed Sales		85	59	- 30.6%	999	867	- 13.2%
Days on Market Until Sale		29	44	+ 51.7%	34	26	- 23.5%
Median Sales Price		\$238,000	\$265,000	+ 11.3%	\$250,000	\$275,000	+ 10.0%
Average Sales Price		\$283,711	\$325,411	+ 14.7%	\$300,326	\$336,495	+ 12.0%
Percent of List Price Received		99.2%	99.0%	- 0.2%	100.3%	101.8%	+ 1.5%
Housing Affordability Index		233	147	- 36.9%	222	141	- 36.5%
Inventory of Homes for Sale		209	147	- 29.7%	—	—	—
Months Supply of Inventory		2.2	1.7	- 22.7%	—	—	—

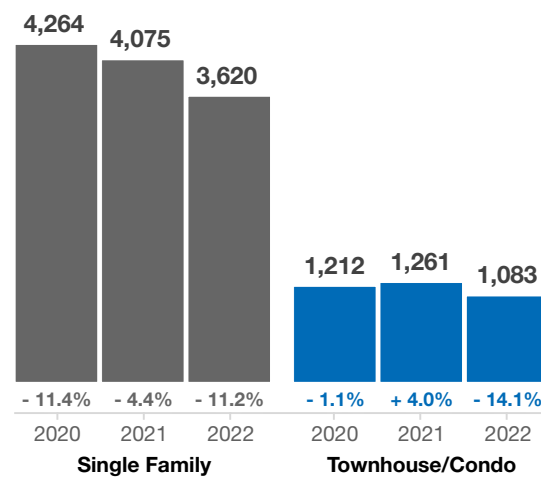
New Listings

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

October

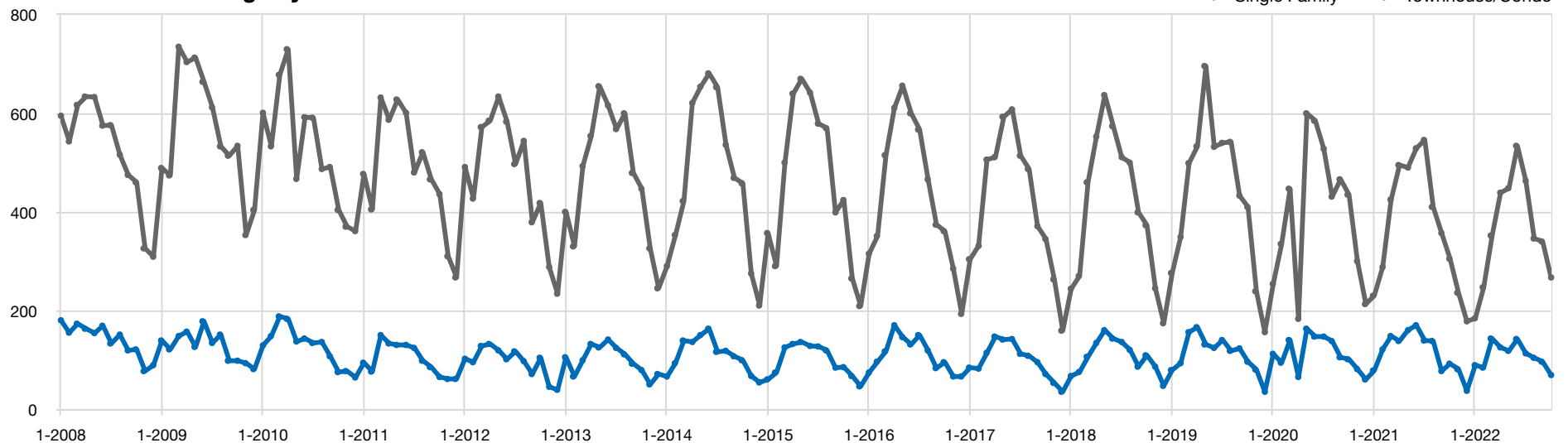


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	236	- 21.3%	81	0.0%
Dec-2021	178	- 16.4%	37	- 38.3%
Jan-2022	184	- 20.0%	89	+ 14.1%
Feb-2022	247	- 14.2%	84	- 30.6%
Mar-2022	352	- 17.2%	143	- 3.4%
Apr-2022	439	- 11.3%	125	- 9.4%
May-2022	448	- 8.6%	118	- 26.3%
Jun-2022	534	+ 0.9%	142	- 16.5%
Jul-2022	463	- 15.2%	113	- 18.7%
Aug-2022	346	- 15.6%	104	- 24.6%
Sep-2022	340	- 4.8%	96	+ 24.7%
Oct-2022	267	- 12.5%	69	- 25.0%
12-Month Avg	336	- 12.0%	100	- 14.5%

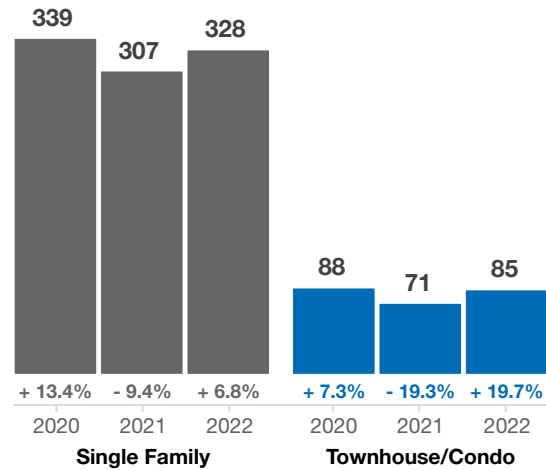
Historical New Listings by Month



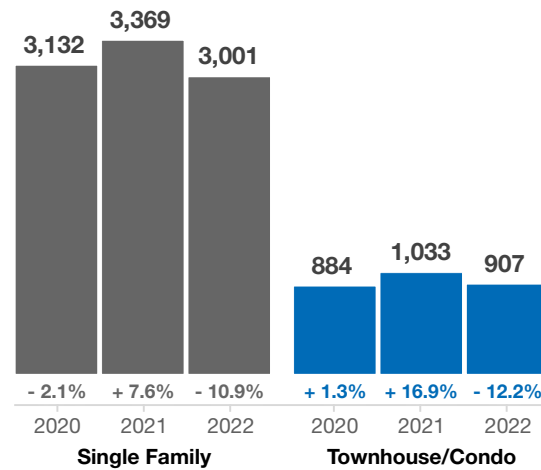
Pending Sales

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

October

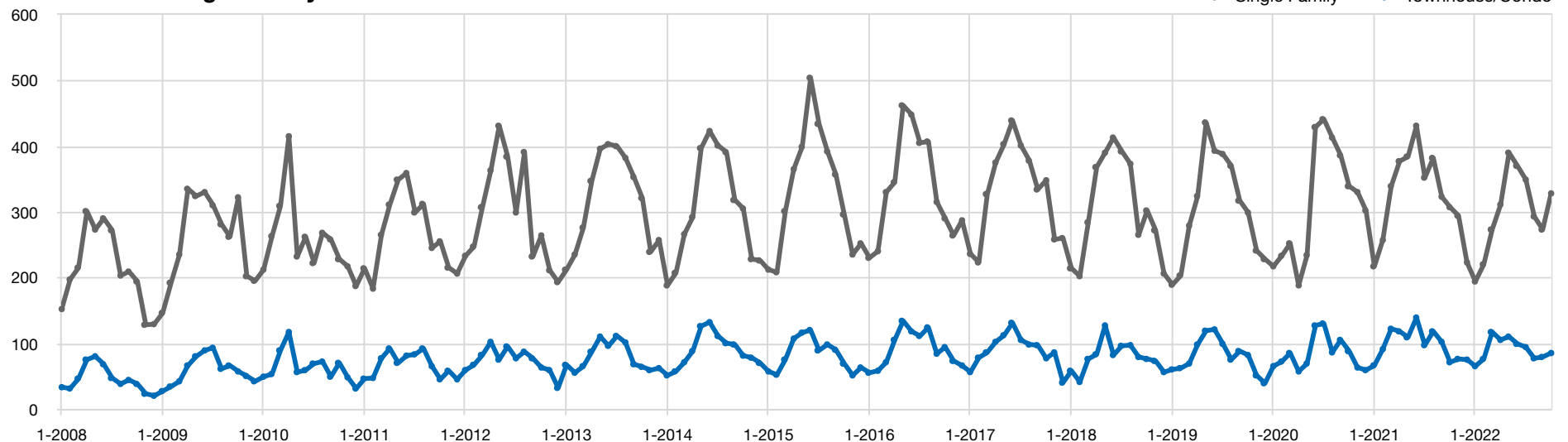


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	294	- 10.9%	76	+ 20.6%
Dec-2021	223	- 26.2%	75	+ 27.1%
Jan-2022	194	- 10.6%	65	- 1.5%
Feb-2022	220	- 14.4%	76	- 16.5%
Mar-2022	273	- 19.5%	117	- 4.1%
Apr-2022	311	- 17.5%	105	- 11.0%
May-2022	390	+ 1.6%	110	+ 0.9%
Jun-2022	370	- 14.2%	99	- 28.8%
Jul-2022	349	- 0.9%	94	- 3.1%
Aug-2022	293	- 23.3%	77	- 34.7%
Sep-2022	273	- 15.5%	79	- 22.5%
Oct-2022	328	+ 6.8%	85	+ 19.7%
12-Month Avg	293	- 12.0%	88	- 8.3%

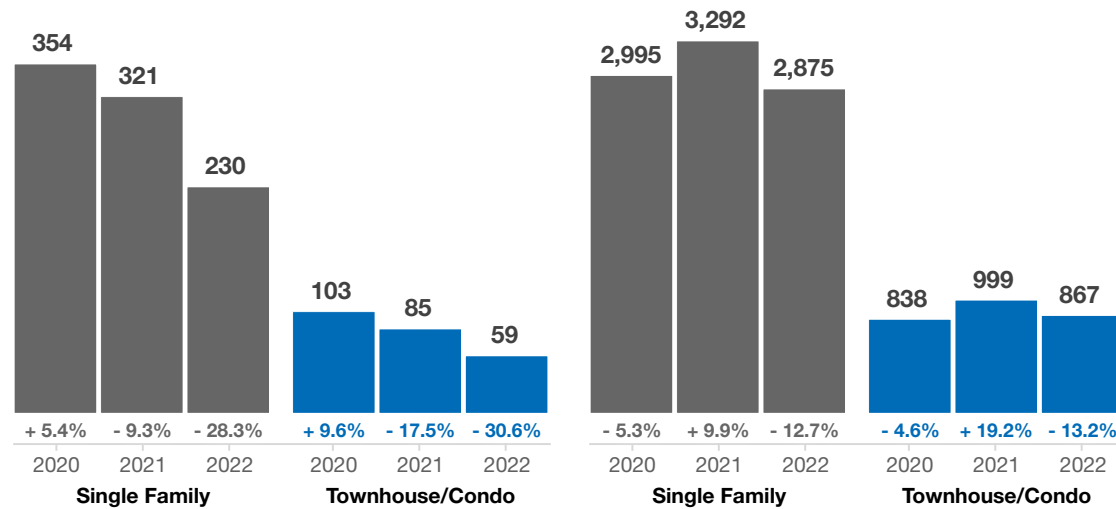
Historical Pending Sales by Month



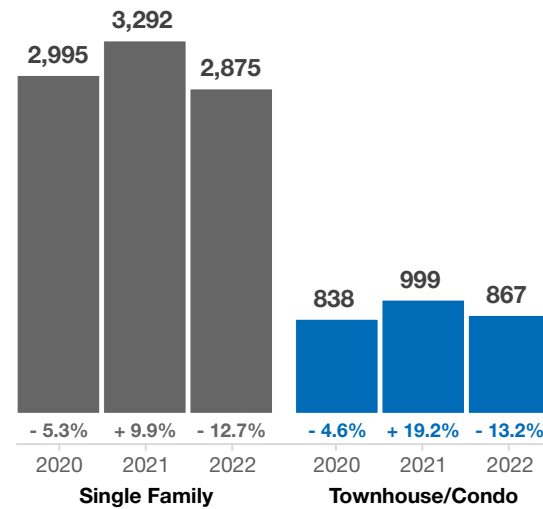
Closed Sales

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

October

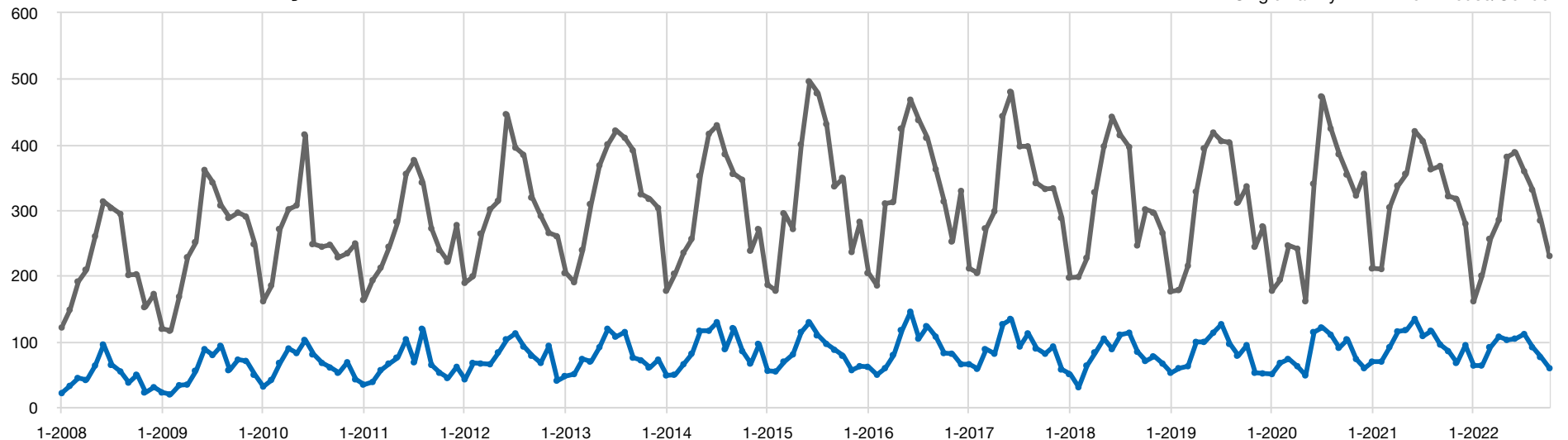


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	317	- 1.6%	67	- 8.2%
Dec-2021	279	- 21.4%	94	+ 59.3%
Jan-2022	161	- 23.7%	63	- 8.7%
Feb-2022	200	- 4.8%	63	- 8.7%
Mar-2022	256	- 15.8%	91	0.0%
Apr-2022	285	- 15.4%	107	- 7.0%
May-2022	381	+ 7.3%	102	- 12.8%
Jun-2022	388	- 7.6%	104	- 22.4%
Jul-2022	359	- 11.4%	111	+ 2.8%
Aug-2022	331	- 8.6%	91	- 21.6%
Sep-2022	284	- 22.6%	76	- 20.0%
Oct-2022	230	- 28.3%	59	- 30.6%
12-Month Avg	289	- 12.7%	86	- 8.5%

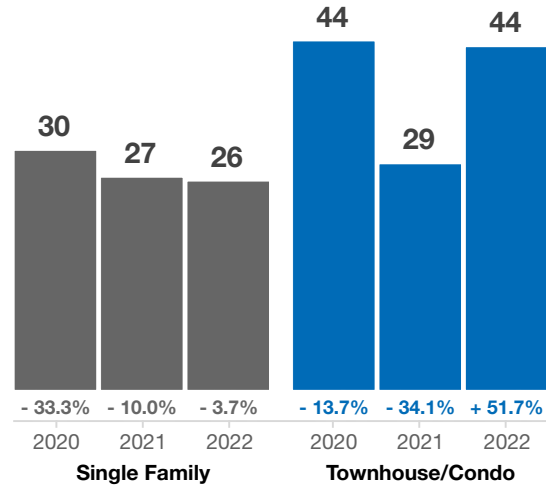
Historical Closed Sales by Month



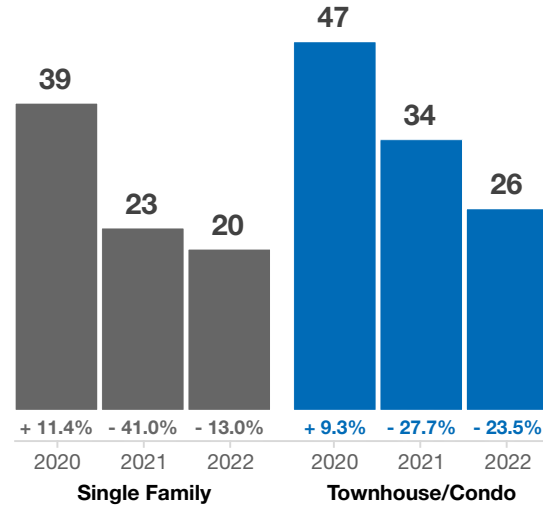
Days on Market Until Sale

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

October



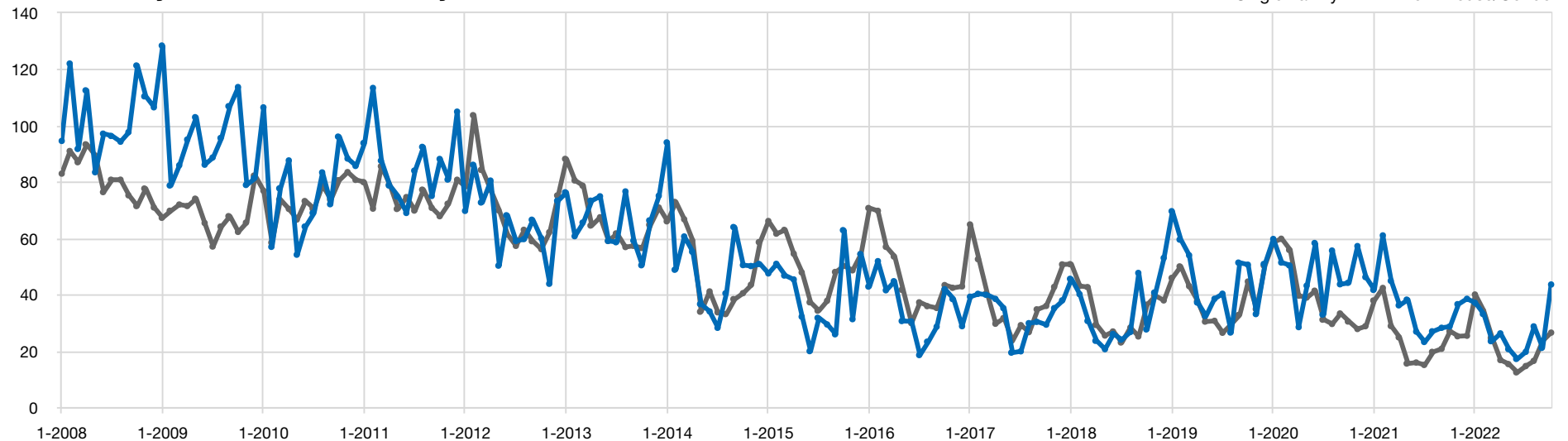
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	25	- 10.7%	37	- 35.1%
Dec-2021	25	- 13.8%	38	- 17.4%
Jan-2022	40	+ 5.3%	37	- 11.9%
Feb-2022	34	- 19.0%	33	- 45.9%
Mar-2022	25	- 13.8%	23	- 48.9%
Apr-2022	17	- 32.0%	26	- 27.8%
May-2022	15	0.0%	21	- 44.7%
Jun-2022	12	- 25.0%	17	- 37.0%
Jul-2022	15	0.0%	20	- 13.0%
Aug-2022	16	- 20.0%	29	+ 7.4%
Sep-2022	23	+ 9.5%	21	- 25.0%
Oct-2022	26	- 3.7%	44	+ 51.7%
12-Month Avg*	21	- 11.3%	27	- 24.3%

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

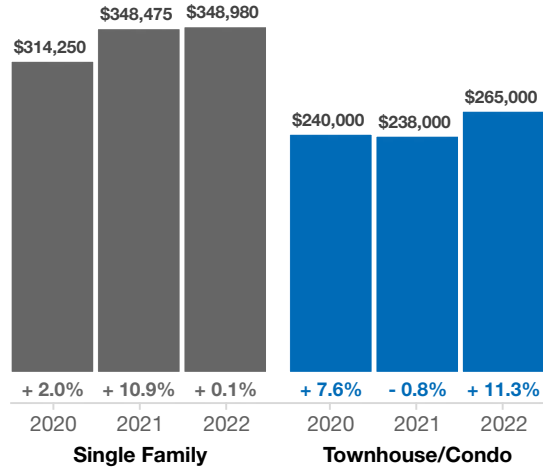
Historical Days on Market Until Sale by Month



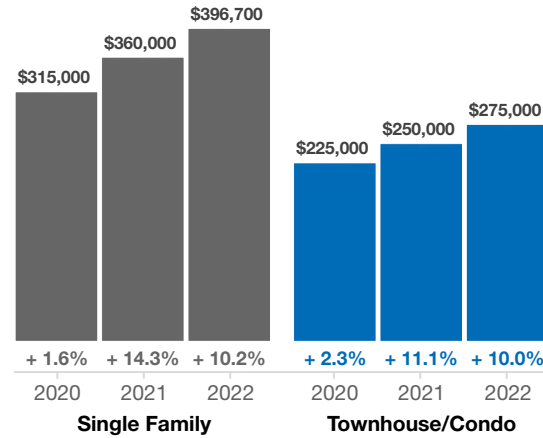
Median Sales Price

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

October



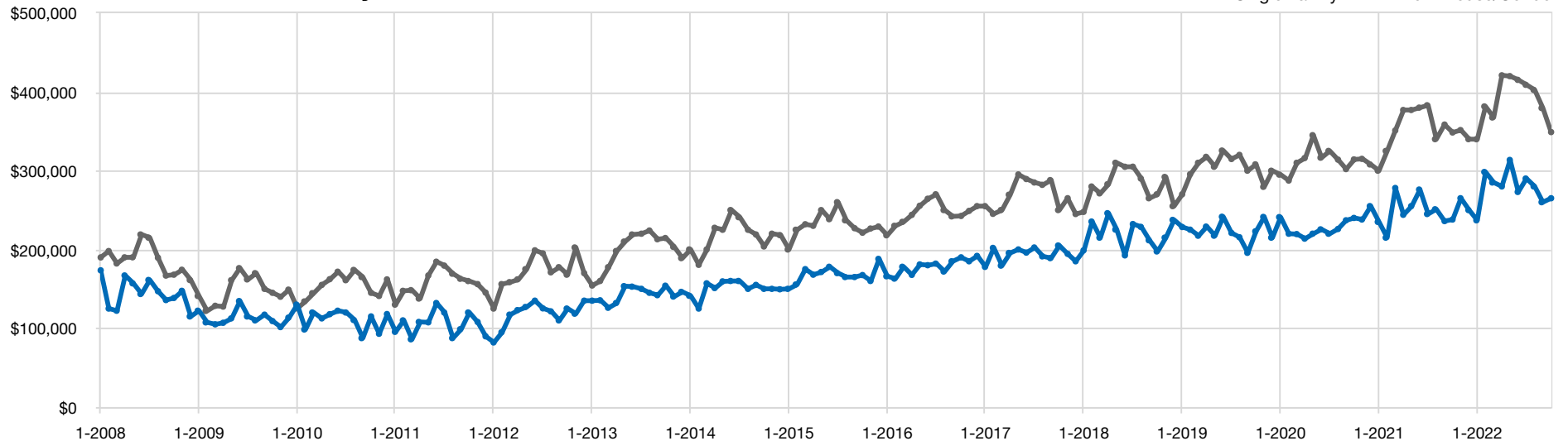
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	\$351,500	+ 11.6%	\$265,000	+ 11.3%
Dec-2021	\$340,000	+ 10.4%	\$250,000	- 2.0%
Jan-2022	\$339,900	+ 13.3%	\$237,000	+ 0.9%
Feb-2022	\$381,500	+ 17.4%	\$298,300	+ 38.7%
Mar-2022	\$367,500	+ 4.7%	\$285,000	+ 2.5%
Apr-2022	\$421,000	+ 11.7%	\$280,000	+ 14.8%
May-2022	\$420,000	+ 11.4%	\$313,583	+ 23.0%
Jun-2022	\$415,250	+ 9.3%	\$273,000	- 1.1%
Jul-2022	\$409,000	+ 6.8%	\$290,000	+ 18.4%
Aug-2022	\$402,500	+ 18.4%	\$280,000	+ 11.6%
Sep-2022	\$379,500	+ 5.9%	\$260,000	+ 10.2%
Oct-2022	\$348,980	+ 0.1%	\$265,000	+ 11.3%
12-Month Avg*	\$384,500	+ 9.9%	\$273,000	+ 9.2%

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

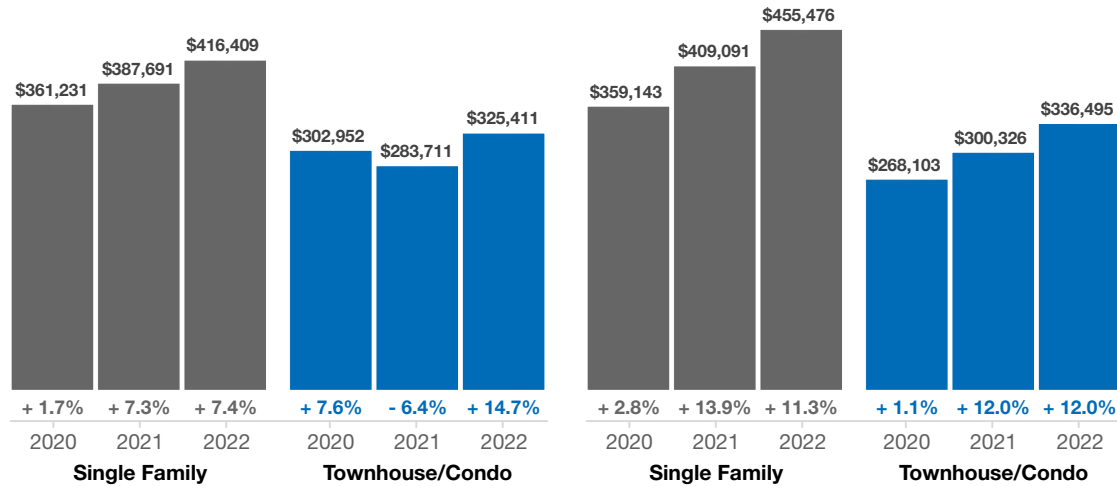
Historical Median Sales Price by Month



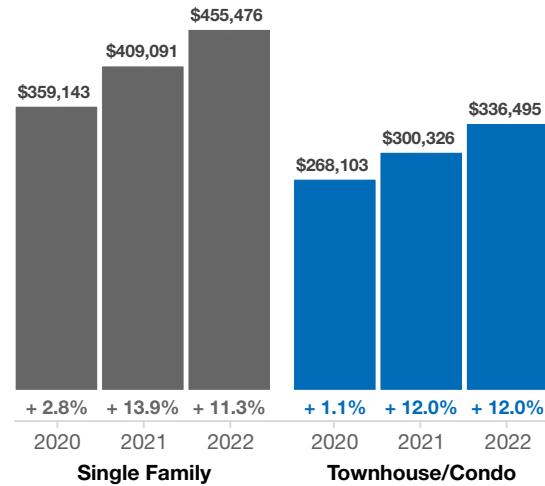
Average Sales Price

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

October



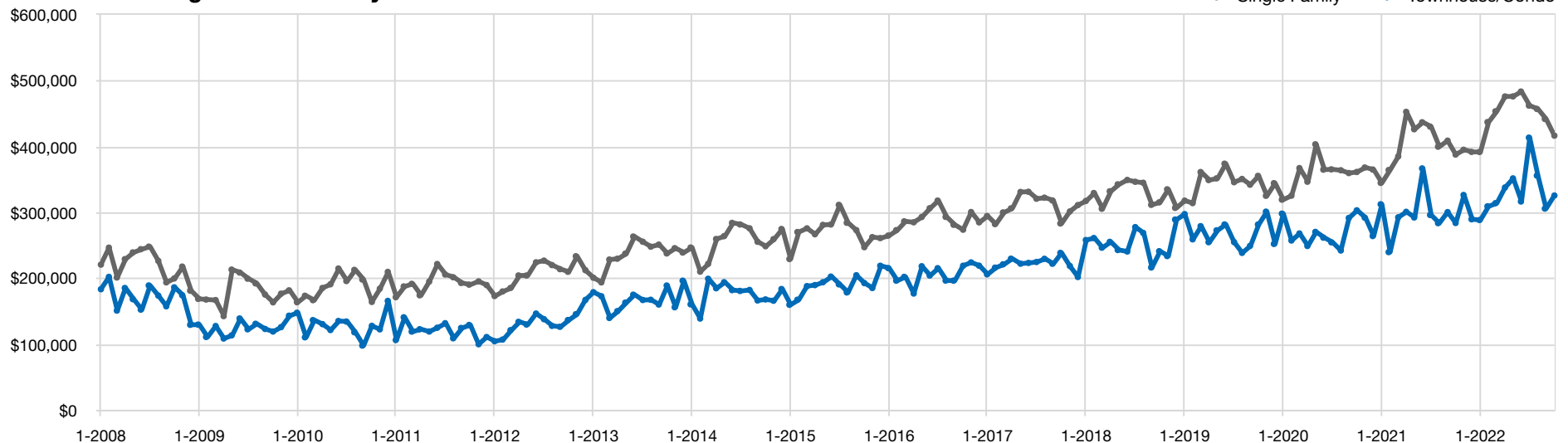
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	\$394,974	+ 7.3%	\$326,241	+ 11.8%
Dec-2021	\$391,689	+ 7.3%	\$289,381	+ 9.6%
Jan-2022	\$391,561	+ 13.6%	\$288,216	- 7.7%
Feb-2022	\$436,974	+ 20.0%	\$309,017	+ 29.0%
Mar-2022	\$453,406	+ 17.8%	\$313,820	+ 7.3%
Apr-2022	\$475,903	+ 5.2%	\$337,647	+ 12.3%
May-2022	\$476,009	+ 11.7%	\$351,483	+ 20.3%
Jun-2022	\$483,386	+ 10.7%	\$316,360	- 13.7%
Jul-2022	\$462,054	+ 7.4%	\$413,349	+ 39.7%
Aug-2022	\$456,971	+ 14.4%	\$355,698	+ 25.5%
Sep-2022	\$441,754	+ 8.1%	\$305,622	+ 1.8%
Oct-2022	\$416,409	+ 7.4%	\$325,411	+ 14.7%
12-Month Avg*	\$444,839	+ 10.7%	\$331,518	+ 11.3%

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

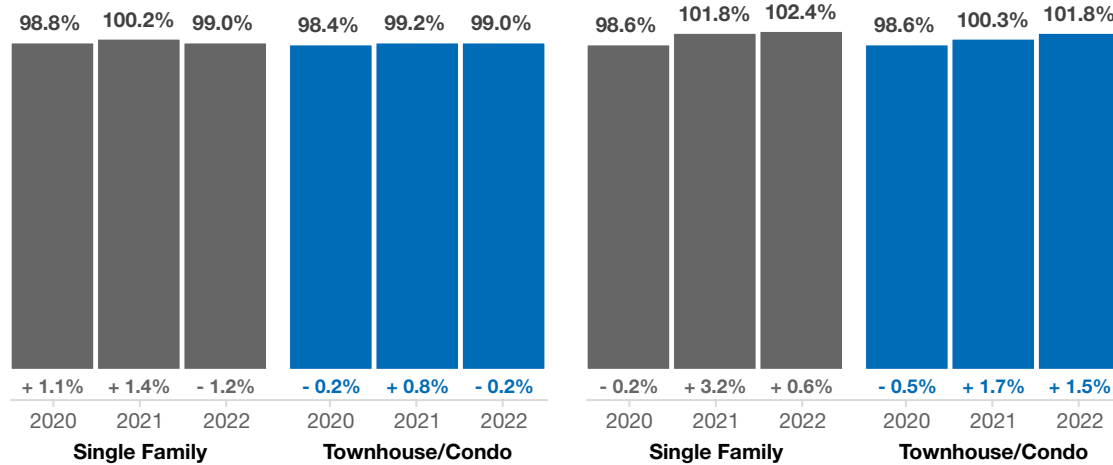
Historical Average Sales Price by Month



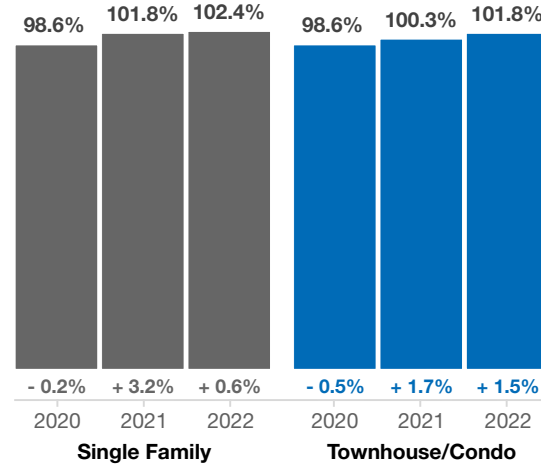
Percent of List Price Received

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.

October



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	100.2%	+ 0.1%	101.1%	+ 2.1%
Dec-2021	100.3%	+ 1.2%	99.1%	0.0%
Jan-2022	100.3%	+ 1.6%	99.7%	+ 0.8%
Feb-2022	101.7%	+ 1.9%	102.1%	+ 2.4%
Mar-2022	103.1%	+ 1.5%	102.7%	+ 2.7%
Apr-2022	105.1%	+ 3.4%	103.0%	+ 3.2%
May-2022	105.2%	+ 1.4%	104.0%	+ 2.5%
Jun-2022	103.7%	- 0.5%	103.0%	+ 1.9%
Jul-2022	102.5%	- 0.4%	101.6%	+ 0.2%
Aug-2022	100.7%	- 1.4%	100.2%	- 0.3%
Sep-2022	99.5%	- 1.3%	99.7%	+ 0.1%
Oct-2022	99.0%	- 1.2%	99.0%	- 0.2%
12-Month Avg*	102.0%	+ 0.5%	101.5%	+ 1.3%

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

Historical Percent of List Price Received by Month

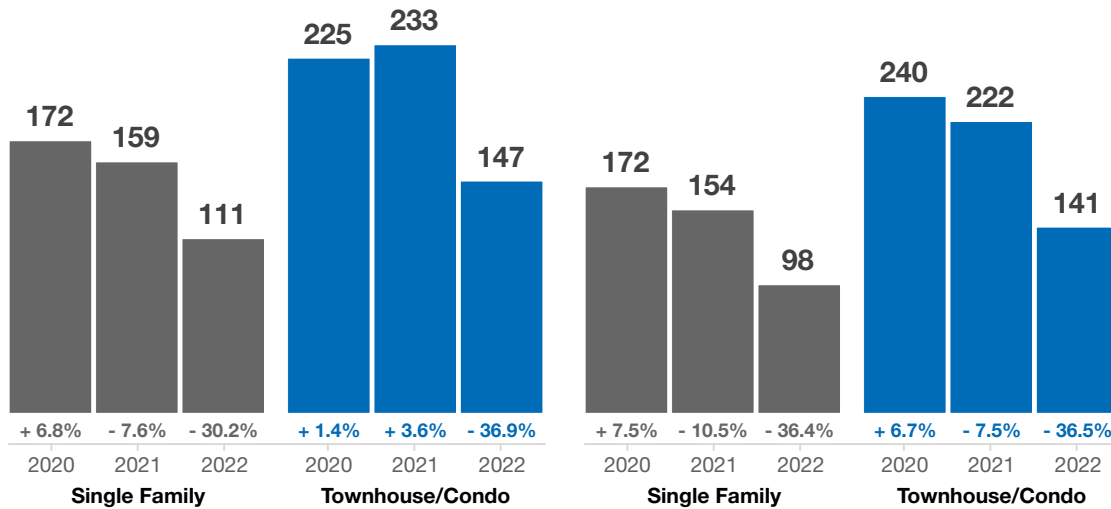


Housing Affordability Index

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.

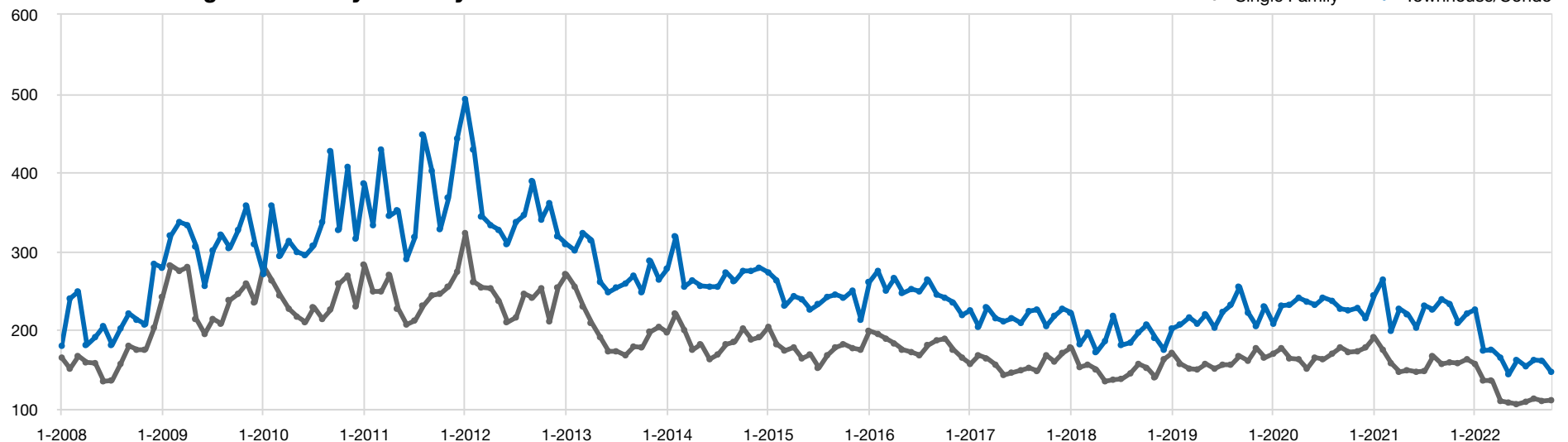
October

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	158	- 8.7%	209	- 8.3%
Dec-2021	163	- 8.4%	221	+ 2.8%
Jan-2022	157	- 17.8%	226	- 7.4%
Feb-2022	136	- 22.3%	174	- 34.1%
Mar-2022	136	- 13.9%	175	- 12.1%
Apr-2022	110	- 25.2%	165	- 27.3%
May-2022	108	- 27.5%	144	- 34.5%
Jun-2022	106	- 27.9%	162	- 20.2%
Jul-2022	109	- 26.4%	154	- 33.3%
Aug-2022	113	- 32.3%	162	- 28.3%
Sep-2022	110	- 29.9%	161	- 32.6%
Oct-2022	111	- 30.2%	147	- 36.9%
12-Month Avg	126	- 22.2%	175	- 22.9%

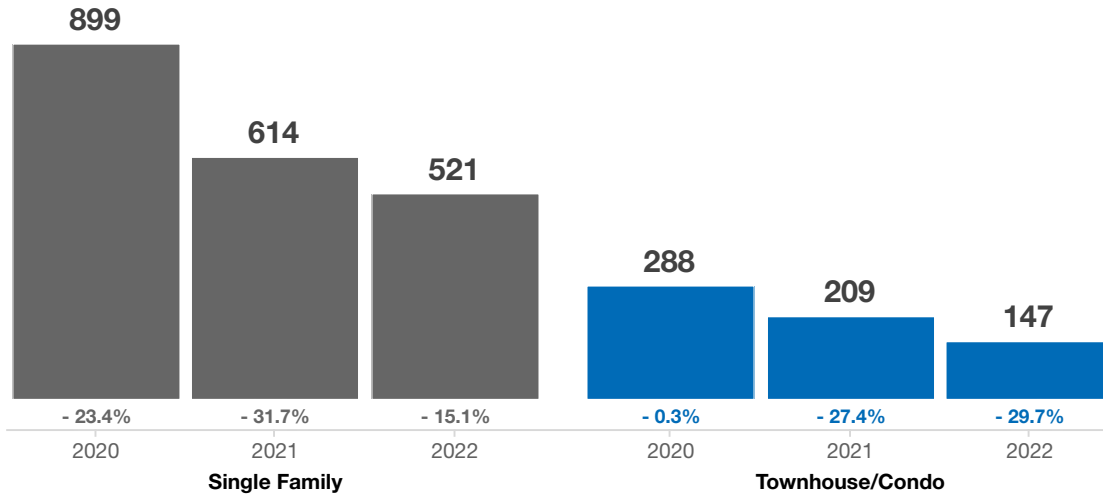
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

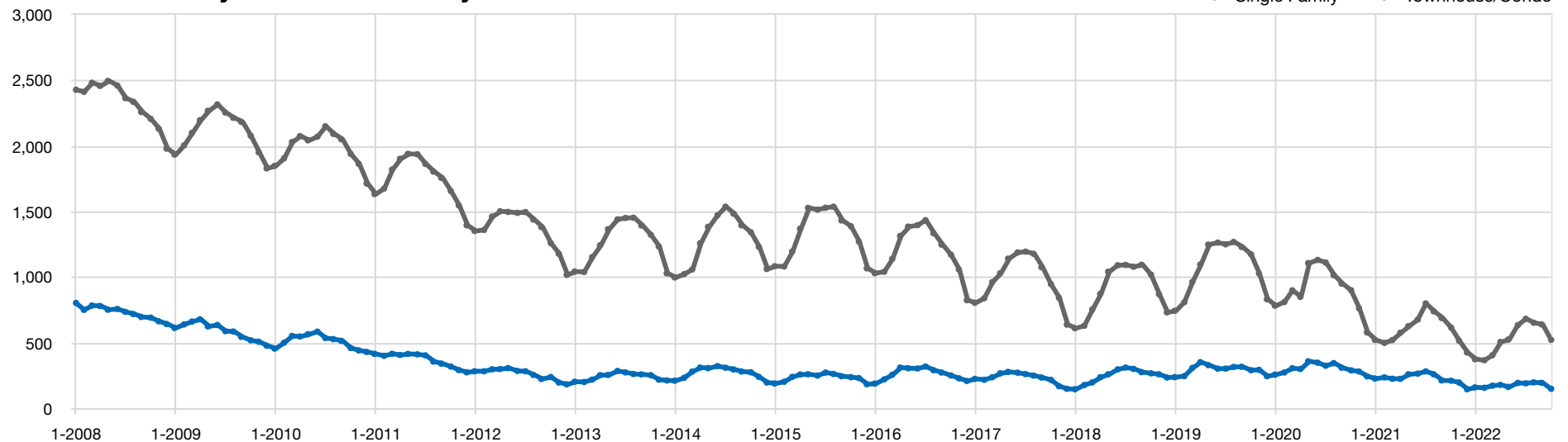
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	514	- 32.5%	195	- 30.1%
Dec-2021	424	- 26.5%	144	- 40.5%
Jan-2022	373	- 28.3%	158	- 29.8%
Feb-2022	365	- 26.6%	155	- 33.8%
Mar-2022	403	- 22.4%	171	- 23.7%
Apr-2022	504	- 12.3%	177	- 20.6%
May-2022	523	- 16.3%	161	- 37.6%
Jun-2022	632	- 6.4%	192	- 27.0%
Jul-2022	681	- 14.7%	189	- 32.5%
Aug-2022	651	- 11.8%	196	- 24.0%
Sep-2022	638	- 7.1%	193	- 8.5%
Oct-2022	521	- 15.1%	147	- 29.7%
12-Month Avg	519	- 17.9%	173	- 28.5%

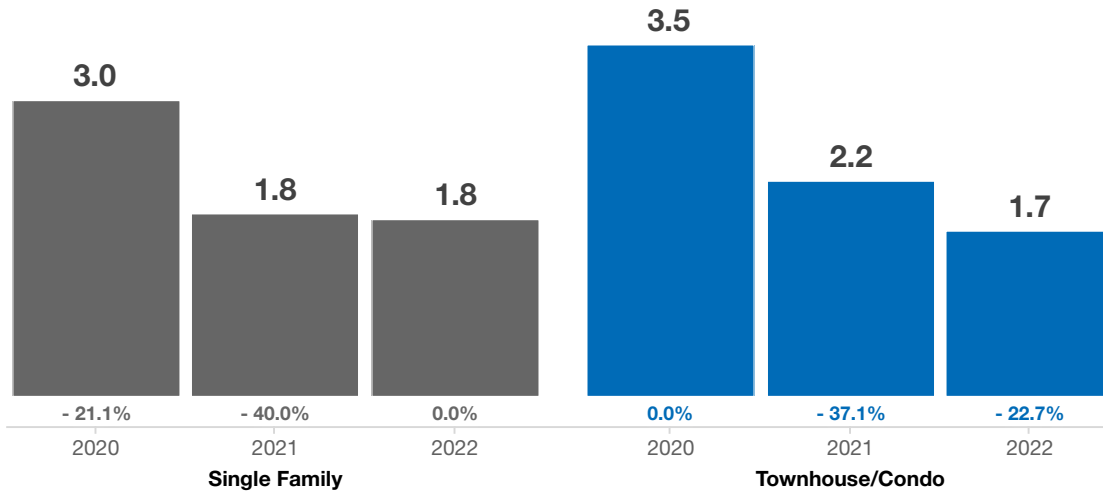
Historical Inventory of Homes for Sale by Month



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.

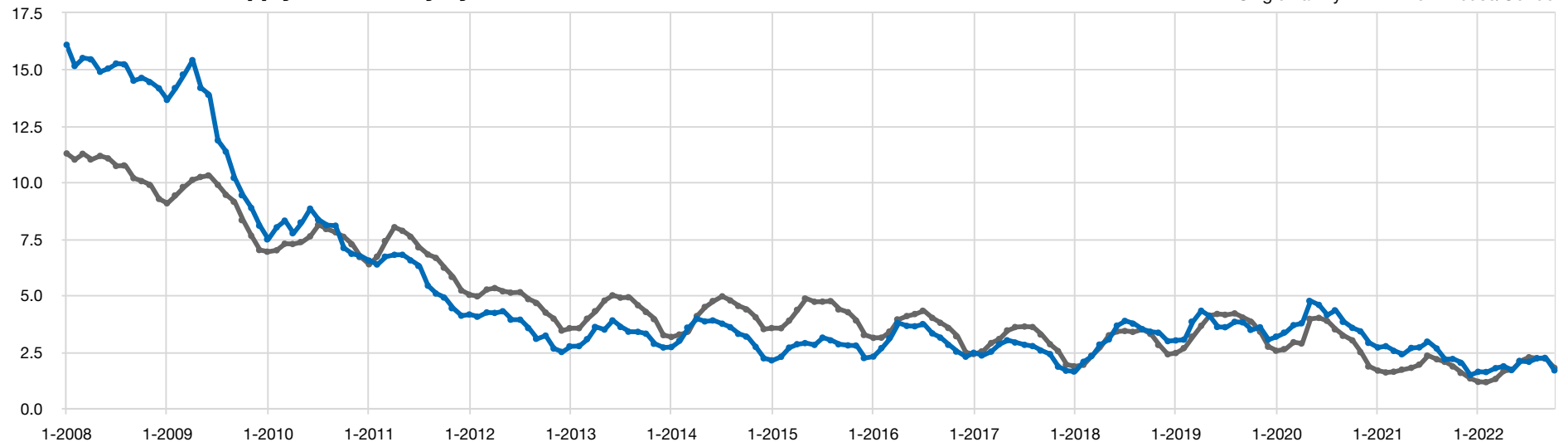
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2021	1.6	- 36.0%	2.0	- 41.2%
Dec-2021	1.3	- 27.8%	1.5	- 48.3%
Jan-2022	1.2	- 29.4%	1.6	- 40.7%
Feb-2022	1.1	- 31.3%	1.6	- 40.7%
Mar-2022	1.3	- 18.8%	1.8	- 28.0%
Apr-2022	1.6	- 5.9%	1.8	- 25.0%
May-2022	1.7	- 5.6%	1.7	- 37.0%
Jun-2022	2.1	+ 10.5%	2.1	- 22.2%
Jul-2022	2.2	- 4.3%	2.0	- 31.0%
Aug-2022	2.2	0.0%	2.2	- 15.4%
Sep-2022	2.2	+ 10.0%	2.2	0.0%
Oct-2022	1.8	0.0%	1.7	- 22.7%
12-Month Avg*	1.7	- 11.5%	1.8	- 30.4%

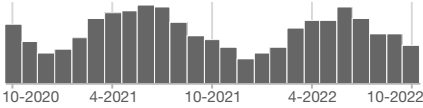
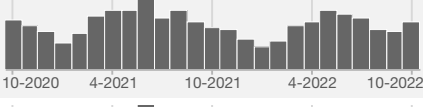


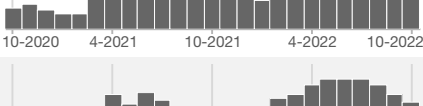
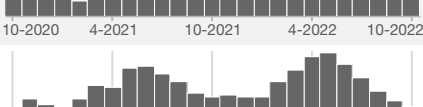
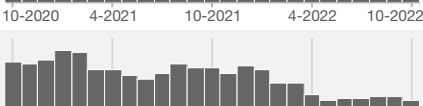
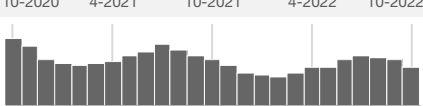


* Months Supply for all properties from November 2021 through October 2022. This is not the average of the individual figures above.

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	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		397	336	- 15.4%	5,336	4,703	- 11.9%
Pending Sales		378	413	+ 9.3%	4,402	3,908	- 11.2%
Closed Sales		406	289	- 28.8%	4,291	3,742	- 12.8%
Days on Market Until Sale		27	30	+ 11.1%	26	22	- 15.4%
Median Sales Price		\$325,000	\$340,000	+ 4.6%	\$330,000	\$365,000	+ 10.6%
Average Sales Price		\$365,922	\$397,832	+ 8.7%	\$383,763	\$427,879	+ 11.5%
Percent of List Price Received		100.0%	99.0%	- 1.0%	101.5%	102.2%	+ 0.7%
Housing Affordability Index		171	114	- 33.3%	168	106	- 36.9%
Inventory of Homes for Sale		823	668	- 18.8%	—	—	—
Months Supply of Inventory		1.9	1.8	- 5.3%	—	—	—

Housing Supply Overview

October 2022

Rising mortgage rates continue to hamper America's homebuilders, as higher material costs and growing affordability challenges limit the number of people who can afford to purchase a new home, causing new-home sales to decline nationwide. Construction of new homes has slowed, with housing starts down 8.1% month-to-month as of last measure, according to the U.S. Census Bureau, while the supply of new homes for sale increased 13.6% over the same period, equaling a 9.2 months' supply. For the 12-month period spanning November 2021 through October 2022, Pending sales in the Ann Arbor Area were down 11.2 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 12.7 percent.

The overall Median Sales Price was up 10.8 percent to \$360,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 9.9 percent to \$384,500. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 19 days; the price range that tended to sell the slowest was the \$419,000 or More range at 26 days.

Market-wide, inventory levels were down 18.8 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 15.1 percent. That amounts to 1.8 months supply for Single-Family homes and 1.7 months supply for Townhouse/Condo.

Quick Facts

+ 12.7%

+ 11.6%

- 8.4%

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

Bedroom Type With
Strongest Pending Sales:
1 Bedroom or Less

Property Type With
Strongest Pending Sales:
Townhouse/Condo

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

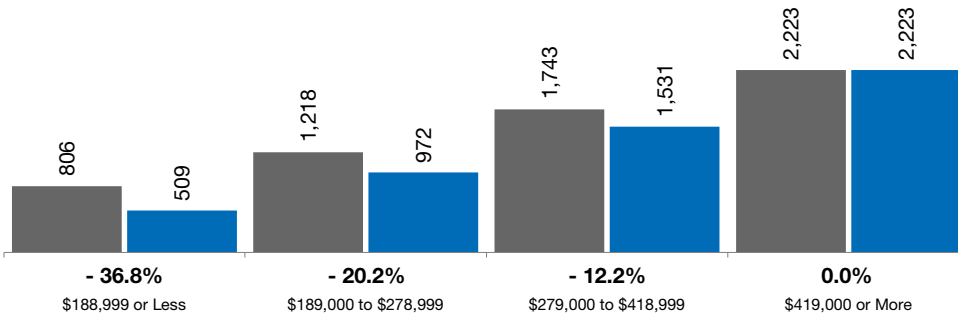
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

New Listings

A count of the properties that have been newly listed on the market in a given month.
Based on a rolling 12-month calculation.

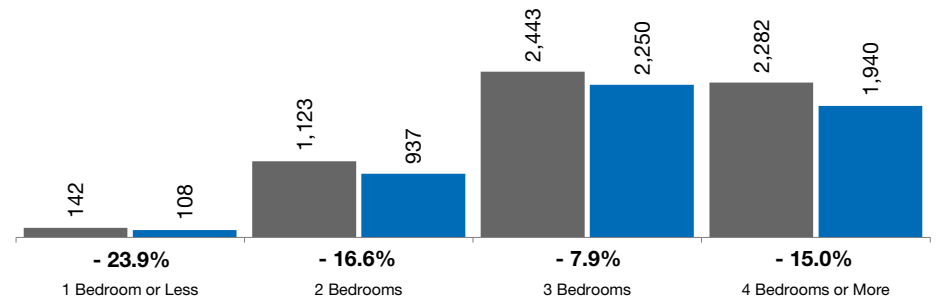
By Price Range

■ 10-2021 ■ 10-2022



By Bedroom

■ 10-2021 ■ 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$188,999 or Less	806	509	- 36.8%
\$189,000 to \$278,999	1,218	972	- 20.2%
\$279,000 to \$418,999	1,743	1,531	- 12.2%
\$419,000 or More	2,223	2,223	0.0%
All Price Ranges	5,990	5,235	- 12.6%

Single Family Residence

10-2021	10-2022	Change	10-2021	10-2022	Change
511	328	- 35.8%	295	181	- 38.6%
786	599	- 23.8%	432	373	- 13.7%
1,412	1,230	- 12.9%	331	301	- 9.1%
1,879	1,877	- 0.1%	344	346	+ 0.6%
4,588	4,034	- 12.1%	1,402	1,201	- 14.3%

Townhouse/Condo

By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	142	108	- 23.9%
2 Bedrooms	1,123	937	- 16.6%
3 Bedrooms	2,443	2,250	- 7.9%
4 Bedrooms or More	2,282	1,940	- 15.0%
All Bedroom Ranges	5,990	5,235	- 12.6%

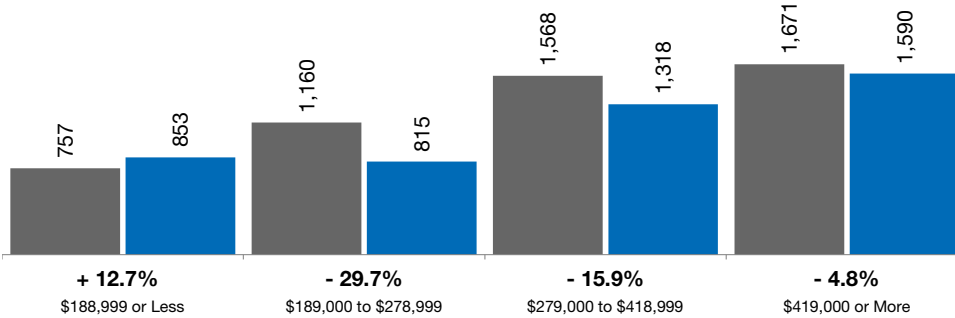
10-2021	10-2022	Change	10-2021	10-2022	Change
32	16	- 50.0%	110	92	- 16.4%
294	263	- 10.5%	829	674	- 18.7%
2,048	1,899	- 7.3%	395	351	- 11.1%
2,214	1,856	- 16.2%	68	84	+ 23.5%
4,588	4,034	- 12.1%	1,402	1,201	- 14.3%

Pending Sales

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

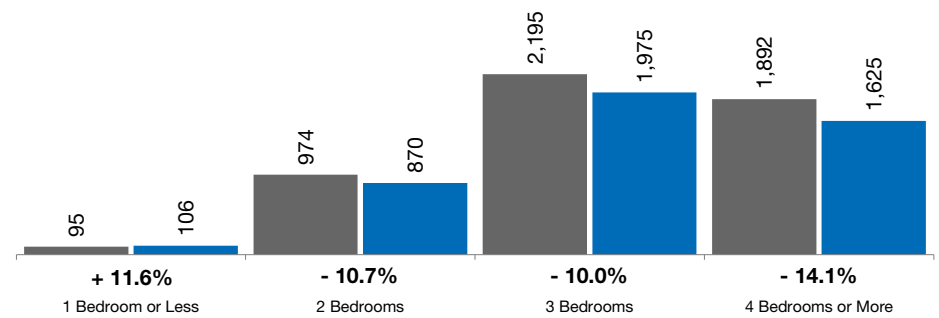
By Price Range

■ 10-2021 ■ 10-2022



By Bedroom

■ 10-2021 ■ 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$188,999 or Less	757	853	+ 12.7%
\$189,000 to \$278,999	1,160	815	- 29.7%
\$279,000 to \$418,999	1,568	1,318	- 15.9%
\$419,000 or More	1,671	1,590	- 4.8%
All Price Ranges	5,156	4,576	- 11.2%

Single Family Residence

10-2021	10-2022	Change	10-2021	10-2022	Change
463	576	+ 24.4%	294	277	- 5.8%
767	474	- 38.2%	393	341	- 13.2%
1,302	1,069	- 17.9%	266	249	- 6.4%
1,469	1,399	- 4.8%	202	191	- 5.4%
4,001	3,518	- 12.1%	1,155	1,058	- 8.4%

Townhouse/Condo

By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	95	106	+ 11.6%
2 Bedrooms	974	870	- 10.7%
3 Bedrooms	2,195	1,975	- 10.0%
4 Bedrooms or More	1,892	1,625	- 14.1%
All Bedroom Ranges	5,156	4,576	- 11.2%

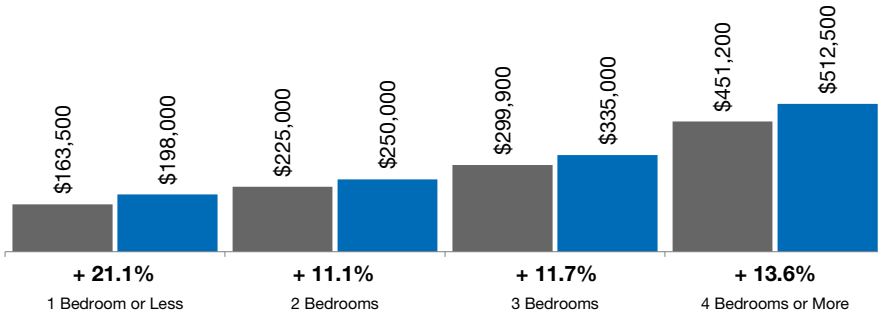
10-2021	10-2022	Change	10-2021	10-2022	Change
20	18	- 10.0%	75	88	+ 17.3%
260	231	- 11.2%	714	639	- 10.5%
1,876	1,704	- 9.2%	319	271	- 15.0%
1,845	1,565	- 15.2%	47	60	+ 27.7%
4,001	3,518	- 12.1%	1,155	1,058	- 8.4%

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.**

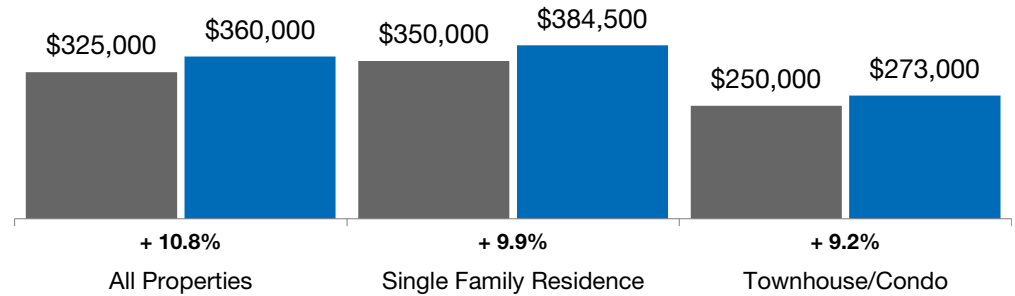
By Bedroom

■ 10-2021 ■ 10-2022



By Property Type

■ 10-2021 ■ 10-2022



All Properties			
By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	\$163,500	\$198,000	+ 21.1%
2 Bedrooms	\$225,000	\$250,000	+ 11.1%
3 Bedrooms	\$299,900	\$335,000	+ 11.7%
4 Bedrooms or More	\$451,200	\$512,500	+ 13.6%
All Bedroom Ranges	\$325,000	\$360,000	+ 10.8%

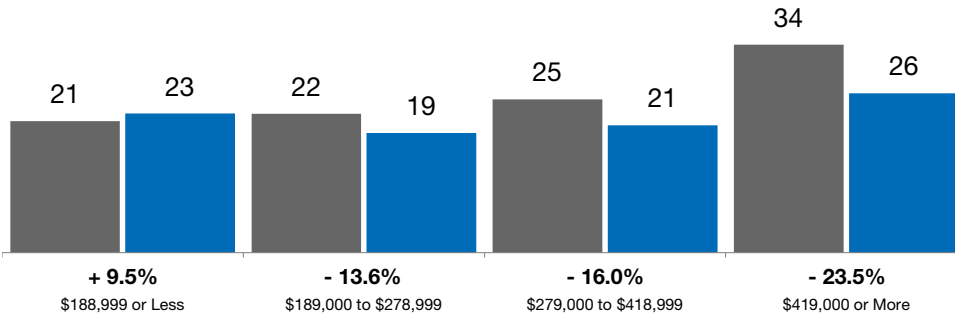
Single Family Residence			Townhouse/Condo		
10-2021	10-2022	Change	10-2021	10-2022	Change
\$145,000	\$172,000	+ 18.6%	\$165,000	\$207,000	+ 25.5%
\$216,450	\$238,500	+ 10.2%	\$227,000	\$252,000	+ 11.0%
\$291,625	\$330,000	+ 13.2%	\$346,000	\$385,000	+ 11.3%
\$451,200	\$513,000	+ 13.7%	\$451,523	\$502,500	+ 11.3%
\$350,000	\$384,500	+ 9.9%	\$250,000	\$273,000	+ 9.2%

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.

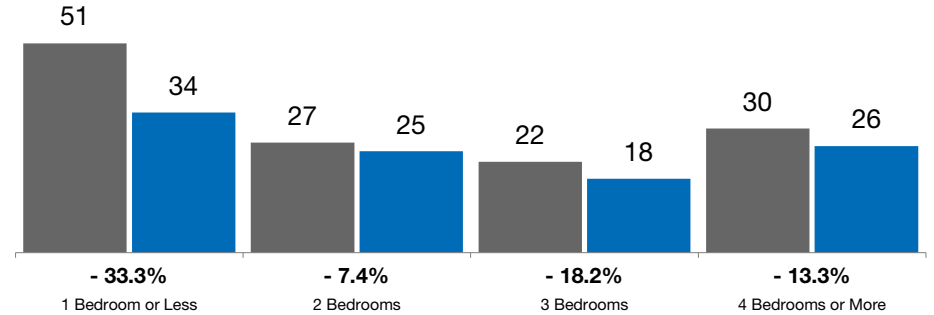
By Price Range

■ 10-2021 ■ 10-2022



By Bedroom

■ 10-2021 ■ 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$188,999 or Less	21	23	+ 9.5%
\$189,000 to \$278,999	22	19	- 13.6%
\$279,000 to \$418,999	25	21	- 16.0%
\$419,000 or More	34	26	- 23.5%
All Price Ranges	27	23	- 14.8%

Single Family Residence

10-2021	10-2022	Change	10-2021	10-2022	Change
19	26	+ 36.8%	26	17	- 34.6%
18	17	- 5.6%	31	23	- 25.8%
20	18	- 10.0%	49	31	- 36.7%
32	24	- 25.0%	46	38	- 17.4%
24	21	- 12.5%	36	27	- 25.0%

Townhouse/Condo

By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	51	34	- 33.3%
2 Bedrooms	27	25	- 7.4%
3 Bedrooms	22	18	- 18.2%
4 Bedrooms or More	30	26	- 13.3%
All Bedroom Ranges	27	23	- 14.8%

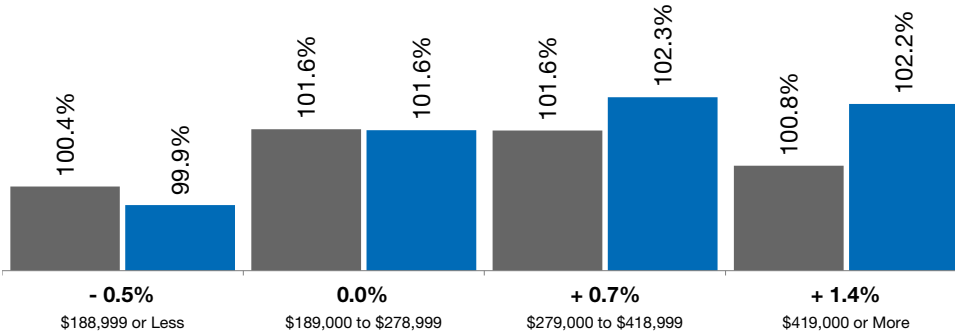
10-2021	10-2022	Change	10-2021	10-2022	Change
10	18	+ 80.0%	61	38	- 37.7%
21	23	+ 9.5%	29	26	- 10.3%
19	16	- 15.8%	43	28	- 34.9%
30	26	- 13.3%	62	29	- 53.2%
24	21	- 12.5%	36	27	- 25.0%

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.**

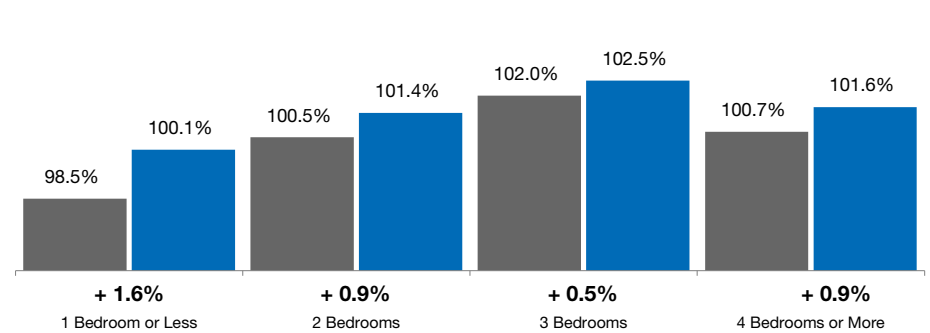
By Price Range

■ 10-2021 ■ 10-2022



By Bedroom

■ 10-2021 ■ 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$188,999 or Less	100.4%	99.9%	- 0.5%
\$189,000 to \$278,999	101.6%	101.6%	0.0%
\$279,000 to \$418,999	101.6%	102.3%	+ 0.7%
\$419,000 or More	100.8%	102.2%	+ 1.4%
All Price Ranges	101.2%	101.9%	+ 0.7%

Single Family Residence

10-2021	10-2022	Change	10-2021	10-2022	Change
100.9%	99.2%	- 1.7%	99.5%	101.3%	+ 1.8%
102.2%	101.7%	- 0.5%	100.4%	101.5%	+ 1.1%
101.8%	102.4%	+ 0.6%	100.5%	102.1%	+ 1.6%
100.9%	102.4%	+ 1.5%	100.1%	100.8%	+ 0.7%
101.5%	102.0%	+ 0.5%	100.1%	101.5%	+ 1.4%

Townhouse/Condo

By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	98.5%	100.1%	+ 1.6%
2 Bedrooms	100.5%	101.4%	+ 0.9%
3 Bedrooms	102.0%	102.5%	+ 0.5%
4 Bedrooms or More	100.7%	101.6%	+ 0.9%
All Bedroom Ranges	101.2%	101.9%	+ 0.7%

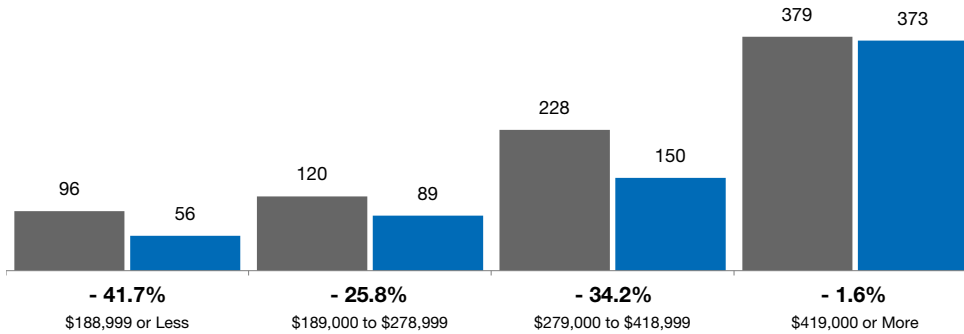
10-2021	10-2022	Change	10-2021	10-2022	Change
99.6%	98.6%	- 1.0%	98.2%	100.4%	+ 2.2%
101.1%	100.7%	- 0.4%	100.3%	101.6%	+ 1.3%
102.2%	102.6%	+ 0.4%	100.5%	101.5%	+ 1.0%
100.8%	101.6%	+ 0.8%	98.2%	101.5%	+ 3.4%
101.5%	102.0%	+ 0.5%	100.1%	101.5%	+ 1.3%

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.

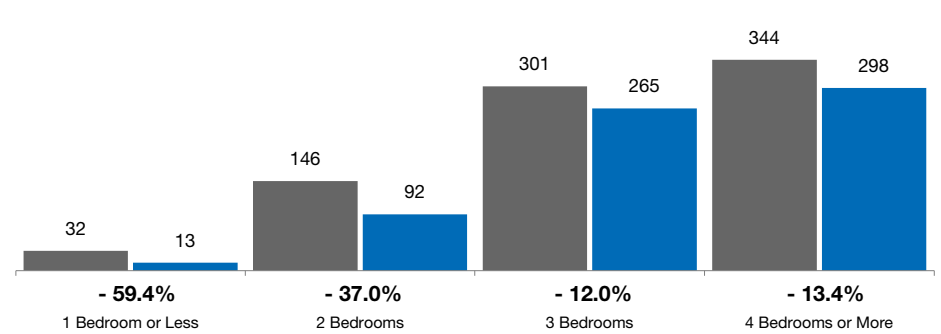
By Price Range

■ 10-2021 ■ 10-2022



By Bedroom

■ 10-2021 ■ 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$188,999 or Less	96	56	- 41.7%
\$189,000 to \$278,999	120	89	- 25.8%
\$279,000 to \$418,999	228	150	- 34.2%
\$419,000 or More	379	373	- 1.6%
All Price Ranges	823	668	- 18.8%

Single Family Residence

10-2021	10-2022	Change	10-2021	10-2022	Change
65	43	- 33.8%	31	13	- 58.1%
61	56	- 8.2%	59	33	- 44.1%
180	116	- 35.6%	48	34	- 29.2%
308	306	- 0.6%	71	67	- 5.6%
614	521	- 15.1%	209	147	- 29.7%

Townhouse/Condo

By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	32	13	- 59.4%
2 Bedrooms	146	92	- 37.0%
3 Bedrooms	301	265	- 12.0%
4 Bedrooms or More	344	298	- 13.4%
All Bedroom Ranges	823	668	- 18.8%

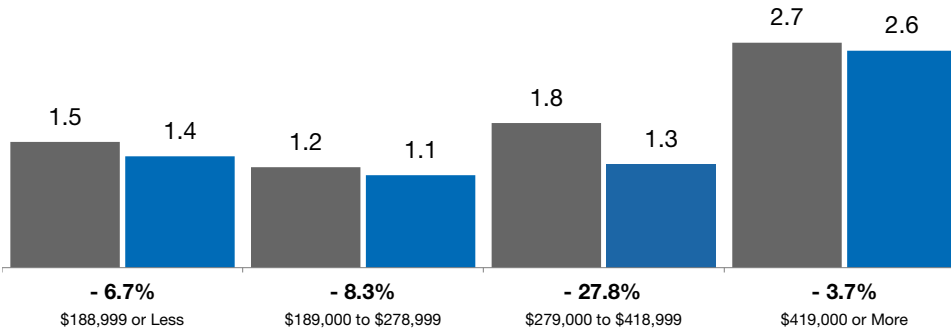
10-2021	10-2022	Change	10-2021	10-2022	Change
9	3	- 66.7%	23	10	- 56.5%
33	21	- 36.4%	113	71	- 37.2%
239	215	- 10.0%	62	50	- 19.4%
333	282	- 15.3%	11	16	+ 45.5%
614	521	- 15.1%	209	147	- 29.7%

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.

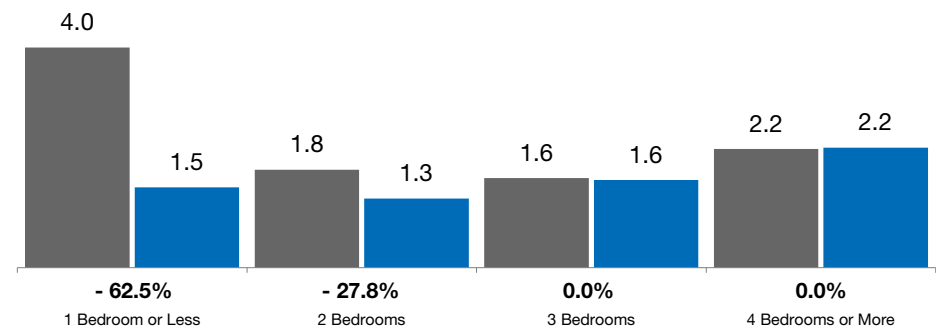
By Price Range

■ 10-2021 ■ 10-2022



By Bedroom

■ 10-2021 ■ 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$188,999 or Less	1.5	1.4	- 6.7%
\$189,000 to \$278,999	1.2	1.1	- 8.3%
\$279,000 to \$418,999	1.8	1.3	- 27.8%
\$419,000 or More	2.7	2.6	- 3.7%
All Price Ranges	1.9	1.8	- 5.3%

Single Family Residence

10-2021	10-2022	Change	10-2021	10-2022	Change
1.6	1.7	+ 6.3%	1.4	0.8	- 42.9%
0.9	1.2	+ 33.3%	1.8	1.0	- 44.4%
1.7	1.2	- 29.4%	2.1	1.6	- 23.8%
2.5	2.5	0.0%	4.0	3.5	- 12.5%
1.8	1.8	0.0%	2.2	1.7	- 22.7%

Townhouse/Condo

By Bedroom	10-2021	10-2022	Change
1 Bedroom or Less	4.0	1.5	- 62.5%
2 Bedrooms	1.8	1.3	- 27.8%
3 Bedrooms	1.6	1.6	0.0%
4 Bedrooms or More	2.2	2.2	0.0%
All Bedroom Ranges	1.9	1.8	- 5.3%

10-2021	10-2022	Change	10-2021	10-2022	Change
4.1	1.8	- 56.1%	3.7	1.4	- 62.2%
1.5	1.1	- 26.7%	1.9	1.3	- 31.6%
1.5	1.5	0.0%	2.3	2.2	- 4.3%
2.2	2.2	0.0%	2.8	3.2	+ 14.3%
1.8	1.8	0.0%	2.2	1.7	- 22.7%

Ann Arbor School District

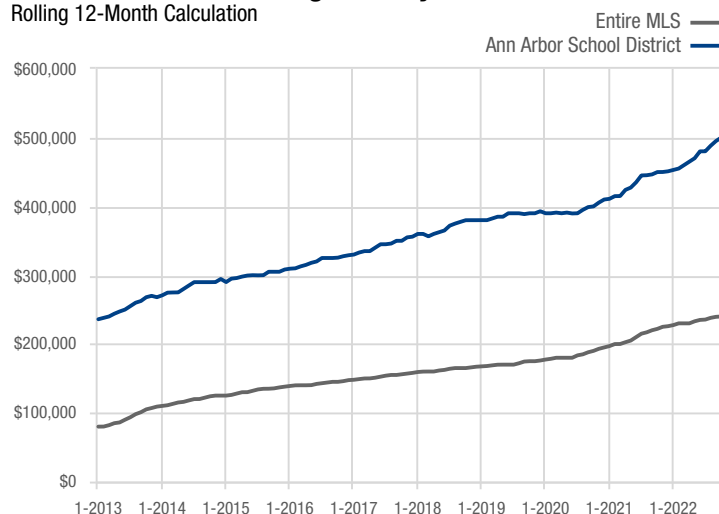
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	85	90	+ 5.9%	1,501	1,356	- 9.7%
Pending Sales	110	117	+ 6.4%	1,207	1,105	- 8.5%
Closed Sales	107	82	- 23.4%	1,166	1,067	- 8.5%
Days on Market Until Sale	28	30	+ 7.1%	22	18	- 18.2%
Median Sales Price*	\$455,000	\$515,000	+ 13.2%	\$450,907	\$510,000	+ 13.1%
Average Sales Price*	\$494,738	\$567,655	+ 14.7%	\$521,636	\$587,443	+ 12.6%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	101.5%	103.1%	+ 1.6%
Inventory of Homes for Sale	212	179	- 15.6%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	55	47	- 14.5%	898	788	- 12.2%
Pending Sales	49	60	+ 22.4%	739	643	- 13.0%
Closed Sales	62	43	- 30.6%	721	641	- 11.1%
Days on Market Until Sale	35	37	+ 5.7%	34	21	- 38.2%
Median Sales Price*	\$265,250	\$260,000	- 2.0%	\$265,000	\$290,000	+ 9.4%
Average Sales Price*	\$316,433	\$322,196	+ 1.8%	\$325,970	\$354,903	+ 8.9%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	100.3%	101.8%	+ 1.5%
Inventory of Homes for Sale	117	96	- 17.9%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

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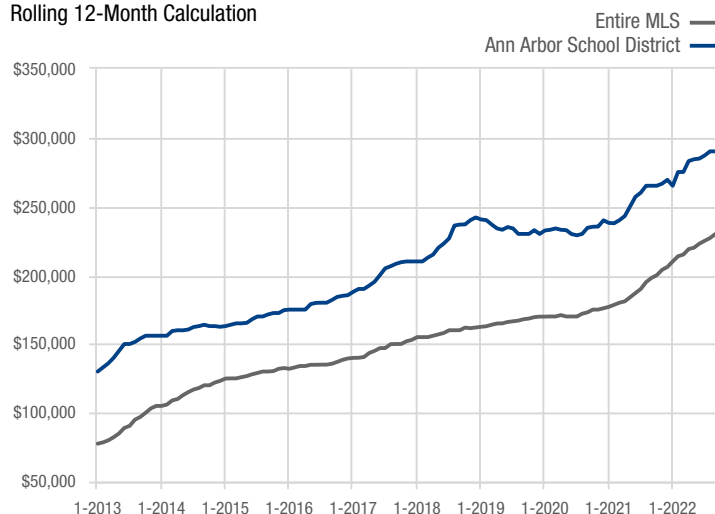
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

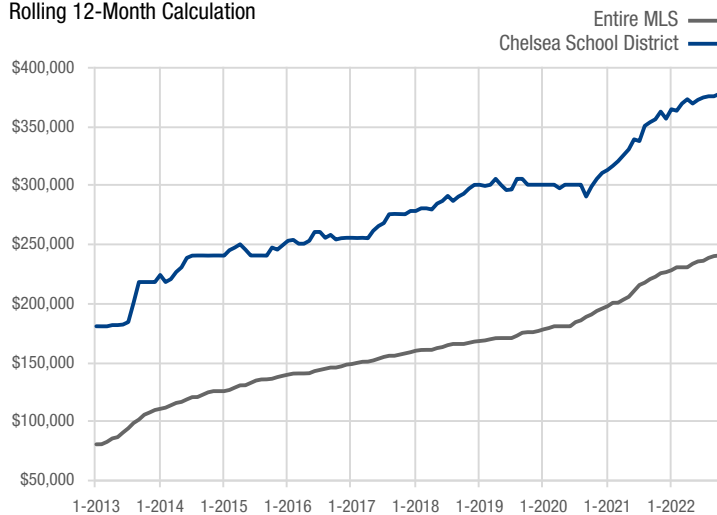
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	21	13	- 38.1%	254	205	- 19.3%
Pending Sales	14	13	- 7.1%	217	163	- 24.9%
Closed Sales	22	11	- 50.0%	221	159	- 28.1%
Days on Market Until Sale	35	25	- 28.6%	24	18	- 25.0%
Median Sales Price*	\$349,950	\$380,000	+ 8.6%	\$362,000	\$392,000	+ 8.3%
Average Sales Price*	\$447,059	\$418,636	- 6.4%	\$401,339	\$421,488	+ 5.0%
Percent of List Price Received*	97.6%	100.1%	+ 2.6%	100.7%	101.7%	+ 1.0%
Inventory of Homes for Sale	39	27	- 30.8%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	5	0	- 100.0%	38	40	+ 5.3%
Pending Sales	1	2	+ 100.0%	34	26	- 23.5%
Closed Sales	1	2	+ 100.0%	30	18	- 40.0%
Days on Market Until Sale	13	11	- 15.4%	30	13	- 56.7%
Median Sales Price*	\$242,500	\$264,950	+ 9.3%	\$271,638	\$245,000	- 9.8%
Average Sales Price*	\$242,500	\$264,950	+ 9.3%	\$256,565	\$256,525	- 0.0%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	101.3%	102.2%	+ 0.9%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

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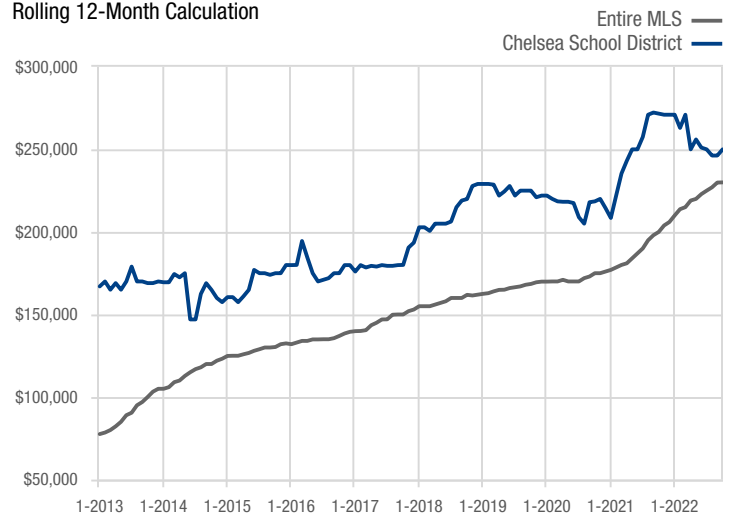
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Clinton School District

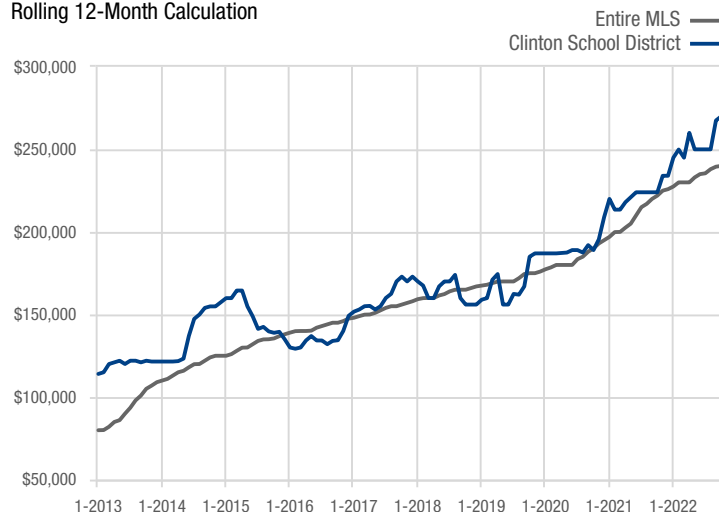
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	2	- 66.7%	81	87	+ 7.4%
Pending Sales	6	7	+ 16.7%	61	73	+ 19.7%
Closed Sales	12	7	- 41.7%	60	68	+ 13.3%
Days on Market Until Sale	30	36	+ 20.0%	33	41	+ 24.2%
Median Sales Price*	\$200,000	\$188,600	- 5.7%	\$224,000	\$255,000	+ 13.8%
Average Sales Price*	\$232,063	\$214,300	- 7.7%	\$255,124	\$294,737	+ 15.5%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	100.9%	98.5%	- 2.4%
Inventory of Homes for Sale	17	8	- 52.9%	—	—	—
Months Supply of Inventory	2.6	1.2	- 53.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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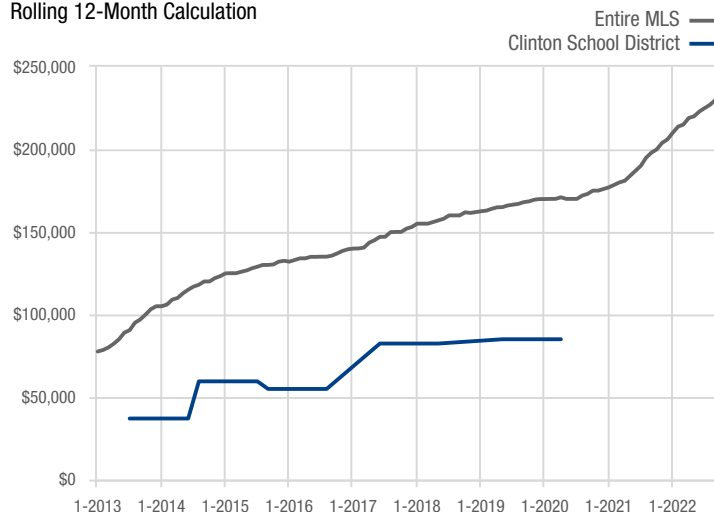
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Dexter School District

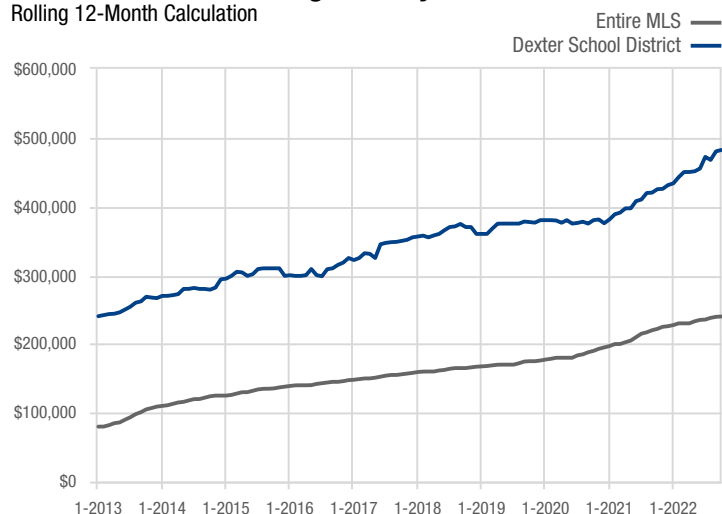
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	24	21	- 12.5%	318	278	- 12.6%
Pending Sales	24	24	0.0%	269	222	- 17.5%
Closed Sales	32	19	- 40.6%	267	213	- 20.2%
Days on Market Until Sale	40	21	- 47.5%	29	23	- 20.7%
Median Sales Price*	\$444,950	\$423,000	- 4.9%	\$439,900	\$497,378	+ 13.1%
Average Sales Price*	\$481,689	\$482,078	+ 0.1%	\$477,801	\$536,017	+ 12.2%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	100.9%	101.9%	+ 1.0%
Inventory of Homes for Sale	50	40	- 20.0%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	5	2	- 60.0%	36	26	- 27.8%
Pending Sales	3	3	0.0%	29	23	- 20.7%
Closed Sales	3	2	- 33.3%	30	22	- 26.7%
Days on Market Until Sale	16	261	+ 1,531.3%	70	63	- 10.0%
Median Sales Price*	\$416,477	\$404,295	- 2.9%	\$377,500	\$366,043	- 3.0%
Average Sales Price*	\$384,771	\$404,295	+ 5.1%	\$391,955	\$355,305	- 9.4%
Percent of List Price Received*	98.4%	101.5%	+ 3.2%	100.7%	101.6%	+ 0.9%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	5.3	3.1	- 41.5%	—	—	—

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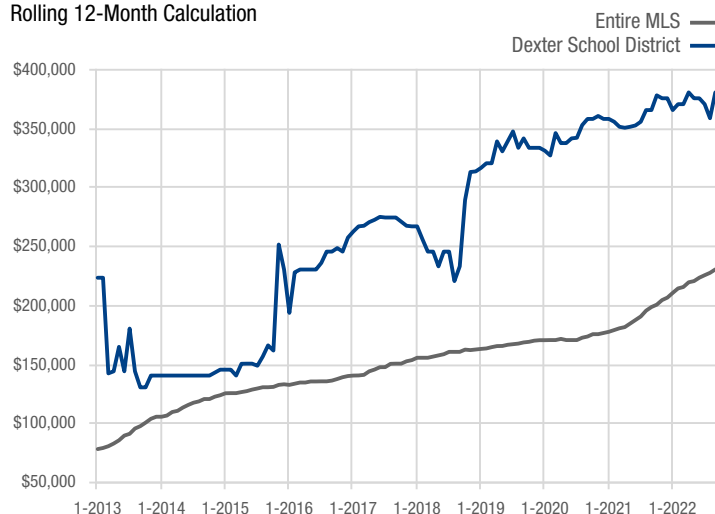
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

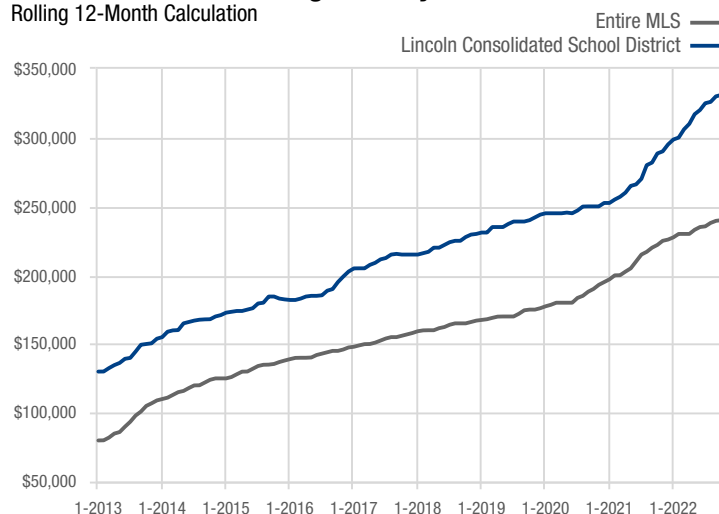
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	40	29	- 27.5%	411	348	- 15.3%
Pending Sales	35	32	- 8.6%	358	283	- 20.9%
Closed Sales	32	25	- 21.9%	348	267	- 23.3%
Days on Market Until Sale	13	26	+ 100.0%	11	15	+ 36.4%
Median Sales Price*	\$320,250	\$301,000	- 6.0%	\$292,000	\$337,000	+ 15.4%
Average Sales Price*	\$318,871	\$306,876	- 3.8%	\$305,069	\$340,109	+ 11.5%
Percent of List Price Received*	101.3%	98.2%	- 3.1%	103.0%	103.2%	+ 0.2%
Inventory of Homes for Sale	48	49	+ 2.1%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	4	3	- 25.0%	35	30	- 14.3%
Pending Sales	3	7	+ 133.3%	25	32	+ 28.0%
Closed Sales	3	0	- 100.0%	20	24	+ 20.0%
Days on Market Until Sale	8	—	—	20	33	+ 65.0%
Median Sales Price*	\$165,000	—	—	\$167,500	\$207,000	+ 23.6%
Average Sales Price*	\$171,667	—	—	\$157,888	\$197,483	+ 25.1%
Percent of List Price Received*	100.8%	—	—	99.4%	103.0%	+ 3.6%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	2.7	0.3	- 88.9%	—	—	—

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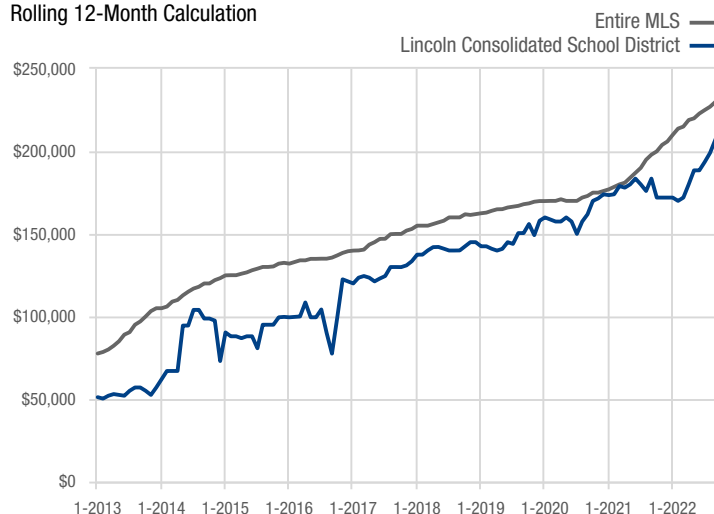
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

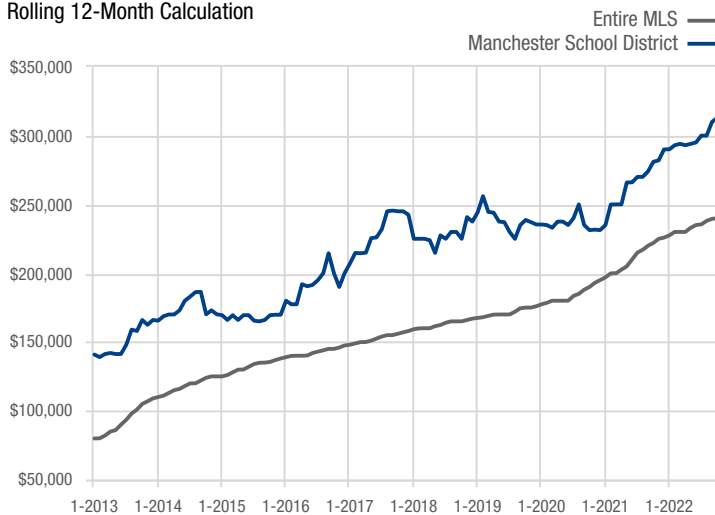
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	11	5	- 54.5%	95	92	- 3.2%
Pending Sales	11	16	+ 45.5%	83	78	- 6.0%
Closed Sales	5	7	+ 40.0%	77	71	- 7.8%
Days on Market Until Sale	34	23	- 32.4%	37	29	- 21.6%
Median Sales Price*	\$280,000	\$250,000	- 10.7%	\$289,900	\$309,900	+ 6.9%
Average Sales Price*	\$254,800	\$255,893	+ 0.4%	\$306,518	\$353,845	+ 15.4%
Percent of List Price Received*	102.0%	95.6%	- 6.3%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	22	13	- 40.9%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	1	- 50.0%	8	12	+ 50.0%
Pending Sales	0	2	—	5	10	+ 100.0%
Closed Sales	0	1	—	6	9	+ 50.0%
Days on Market Until Sale	—	29	—	25	20	- 20.0%
Median Sales Price*	—	\$140,000	—	\$129,500	\$145,000	+ 12.0%
Average Sales Price*	—	\$140,000	—	\$171,693	\$171,600	- 0.1%
Percent of List Price Received*	—	93.3%	—	99.1%	99.9%	+ 0.8%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	1.4	- 53.3%	—	—	—

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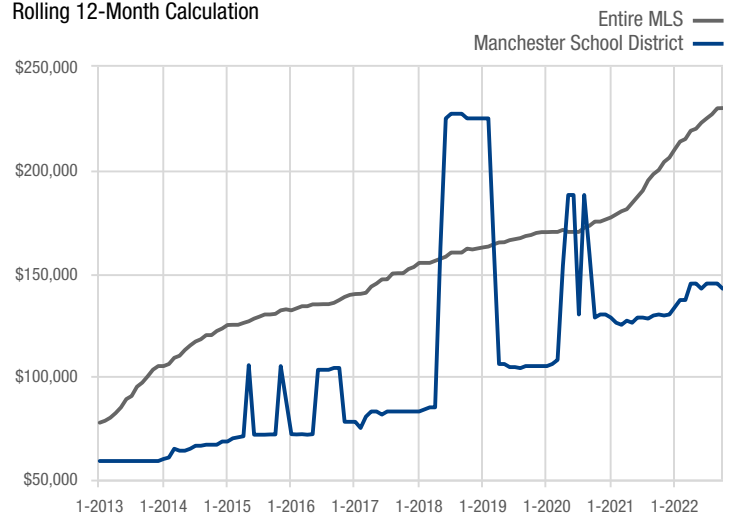
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Milan School District

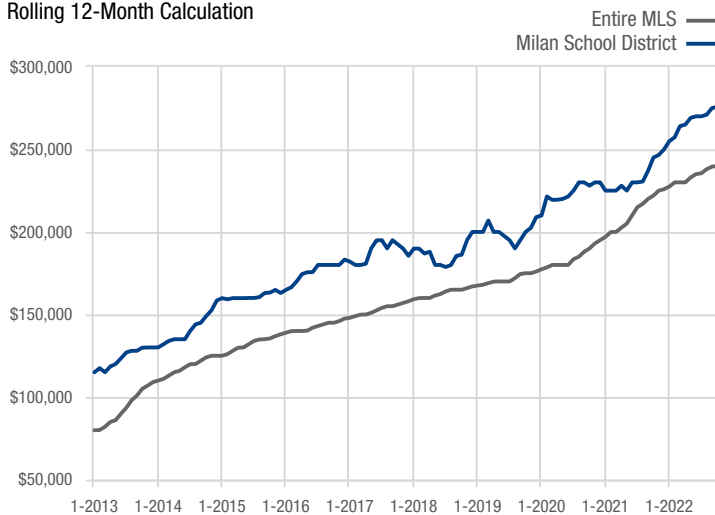
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	21	12	- 42.9%	214	188	- 12.1%
Pending Sales	16	24	+ 50.0%	165	172	+ 4.2%
Closed Sales	18	16	- 11.1%	164	161	- 1.8%
Days on Market Until Sale	22	35	+ 59.1%	24	33	+ 37.5%
Median Sales Price*	\$266,789	\$265,000	- 0.7%	\$245,800	\$275,050	+ 11.9%
Average Sales Price*	\$297,704	\$298,875	+ 0.4%	\$256,337	\$282,330	+ 10.1%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	101.1%	101.1%	0.0%
Inventory of Homes for Sale	52	26	- 50.0%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	4	+ 300.0%	17	29	+ 70.6%
Pending Sales	0	2	—	14	24	+ 71.4%
Closed Sales	1	3	+ 200.0%	13	22	+ 69.2%
Days on Market Until Sale	37	118	+ 218.9%	40	41	+ 2.5%
Median Sales Price*	\$95,000	\$542,266	+ 470.8%	\$136,000	\$215,600	+ 58.5%
Average Sales Price*	\$95,000	\$431,519	+ 354.2%	\$150,262	\$305,293	+ 103.2%
Percent of List Price Received*	95.1%	104.8%	+ 10.2%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

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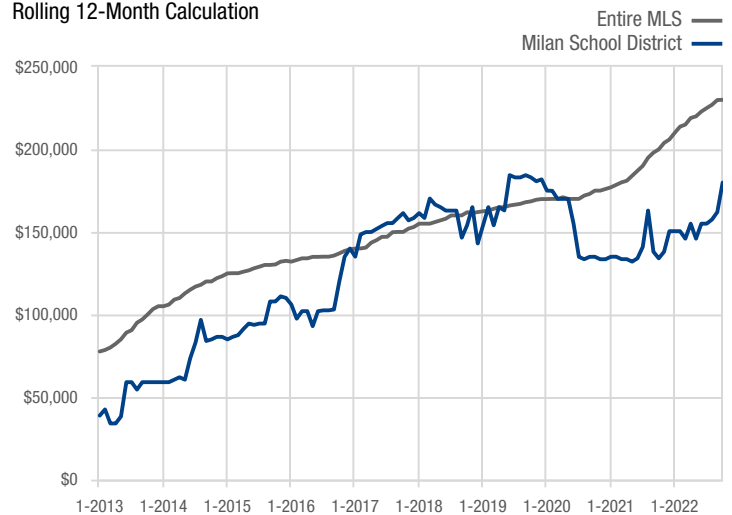
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Northville School District

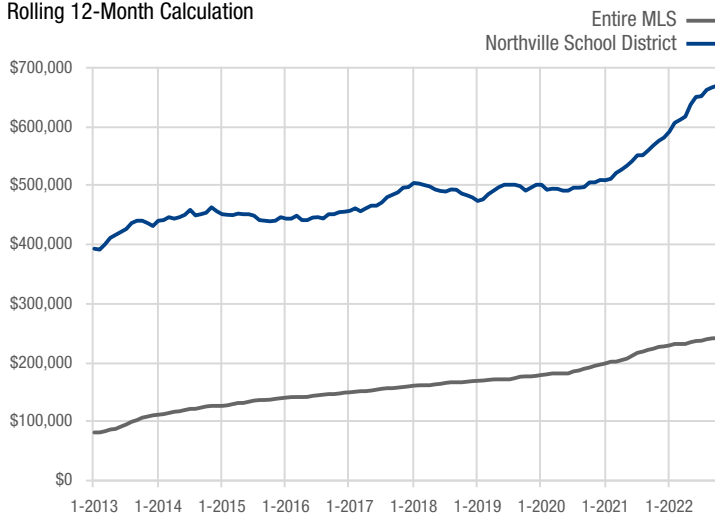
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	30	33	+ 10.0%	564	483	- 14.4%
Pending Sales	39	30	- 23.1%	476	357	- 25.0%
Closed Sales	41	35	- 14.6%	466	348	- 25.3%
Days on Market Until Sale	28	24	- 14.3%	26	20	- 23.1%
Median Sales Price*	\$636,000	\$679,000	+ 6.8%	\$575,000	\$677,000	+ 17.7%
Average Sales Price*	\$756,190	\$771,774	+ 2.1%	\$664,999	\$784,755	+ 18.0%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	101.0%	102.4%	+ 1.4%
Inventory of Homes for Sale	73	60	- 17.8%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	20	17	- 15.0%	239	197	- 17.6%
Pending Sales	19	18	- 5.3%	220	160	- 27.3%
Closed Sales	18	10	- 44.4%	213	155	- 27.2%
Days on Market Until Sale	23	21	- 8.7%	27	19	- 29.6%
Median Sales Price*	\$259,500	\$279,500	+ 7.7%	\$286,000	\$329,000	+ 15.0%
Average Sales Price*	\$276,700	\$333,380	+ 20.5%	\$326,326	\$378,682	+ 16.0%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	100.0%	101.9%	+ 1.9%
Inventory of Homes for Sale	26	25	- 3.8%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

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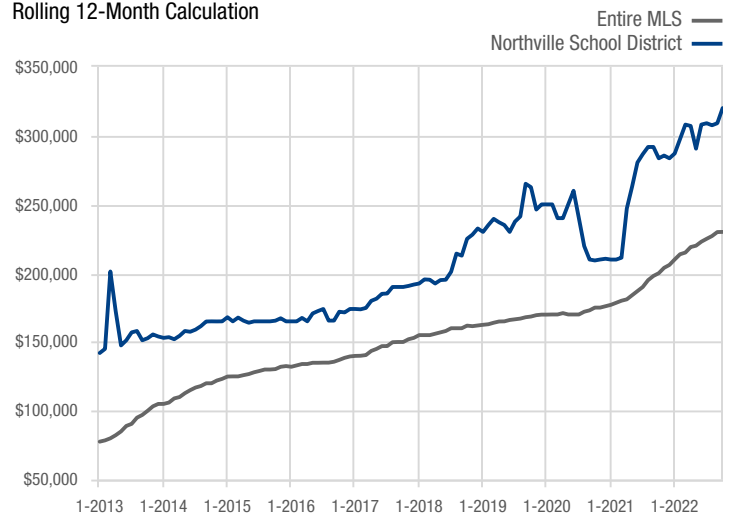
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

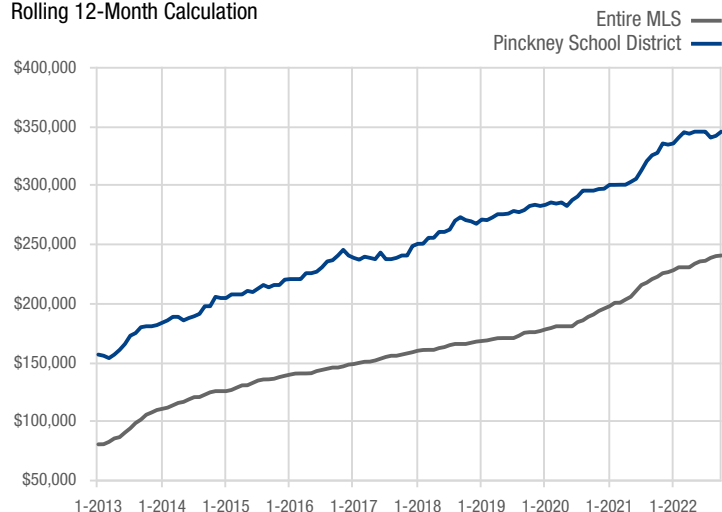
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	53	29	- 45.3%	498	372	- 25.3%
Pending Sales	37	29	- 21.6%	410	293	- 28.5%
Closed Sales	29	26	- 10.3%	408	293	- 28.2%
Days on Market Until Sale	26	25	- 3.8%	26	20	- 23.1%
Median Sales Price*	\$361,500	\$355,000	- 1.8%	\$340,000	\$353,000	+ 3.8%
Average Sales Price*	\$404,162	\$390,531	- 3.4%	\$396,992	\$408,046	+ 2.8%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	101.2%	101.3%	+ 0.1%
Inventory of Homes for Sale	66	58	- 12.1%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	4	4	0.0%
Pending Sales	0	0	0.0%	6	4	- 33.3%
Closed Sales	0	0	0.0%	7	4	- 42.9%
Days on Market Until Sale	—	—	—	18	12	- 33.3%
Median Sales Price*	—	—	—	\$275,000	\$267,500	- 2.7%
Average Sales Price*	—	—	—	\$273,557	\$283,950	+ 3.8%
Percent of List Price Received*	—	—	—	100.0%	101.1%	+ 1.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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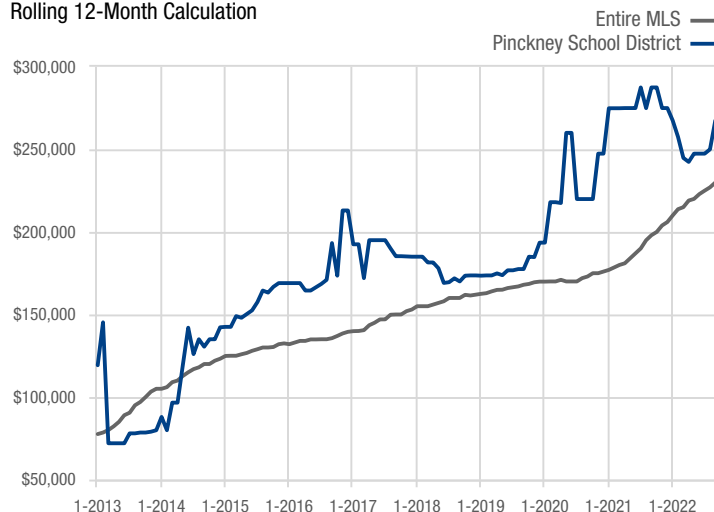
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

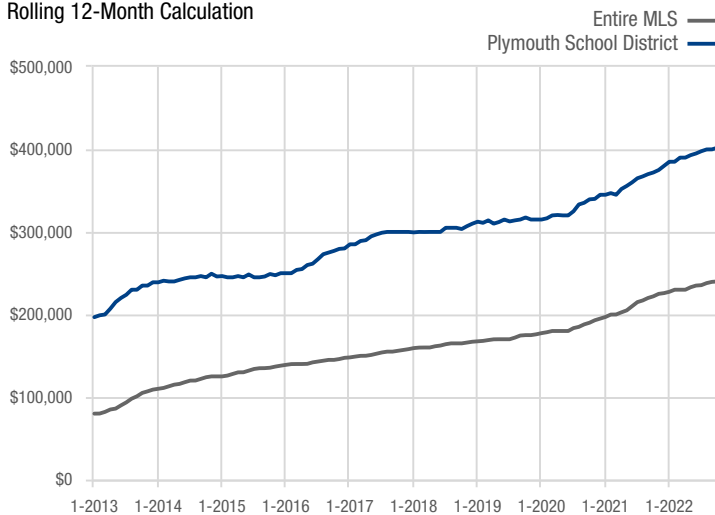
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	124	135	+ 8.9%	1,610	1,415	- 12.1%
Pending Sales	138	114	- 17.4%	1,346	1,110	- 17.5%
Closed Sales	149	90	- 39.6%	1,306	1,059	- 18.9%
Days on Market Until Sale	20	17	- 15.0%	19	15	- 21.1%
Median Sales Price*	\$370,000	\$405,000	+ 9.5%	\$376,050	\$405,000	+ 7.7%
Average Sales Price*	\$421,009	\$441,723	+ 4.9%	\$420,226	\$451,280	+ 7.4%
Percent of List Price Received*	100.0%	100.9%	+ 0.9%	102.0%	102.9%	+ 0.9%
Inventory of Homes for Sale	153	154	+ 0.7%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	51	57	+ 11.8%	599	524	- 12.5%
Pending Sales	53	47	- 11.3%	524	435	- 17.0%
Closed Sales	42	41	- 2.4%	498	446	- 10.4%
Days on Market Until Sale	18	18	0.0%	25	23	- 8.0%
Median Sales Price*	\$226,249	\$275,000	+ 21.5%	\$249,900	\$280,000	+ 12.0%
Average Sales Price*	\$228,917	\$283,098	+ 23.7%	\$255,549	\$292,150	+ 14.3%
Percent of List Price Received*	99.9%	98.8%	- 1.1%	100.2%	101.8%	+ 1.6%
Inventory of Homes for Sale	64	58	- 9.4%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

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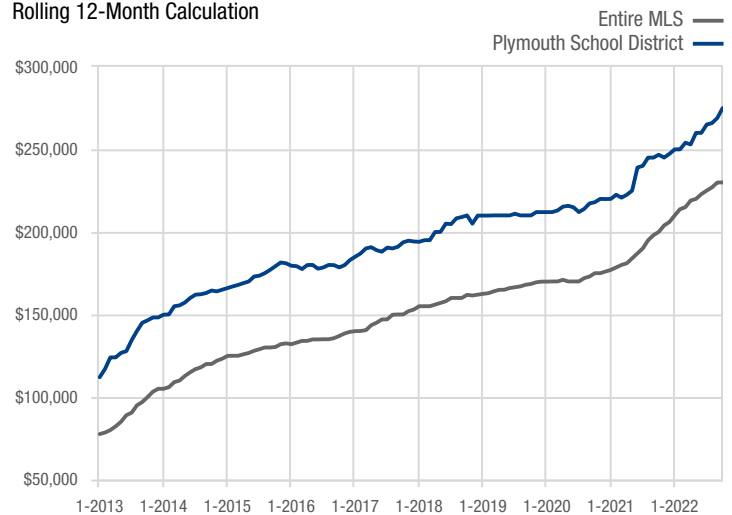
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Saline School District

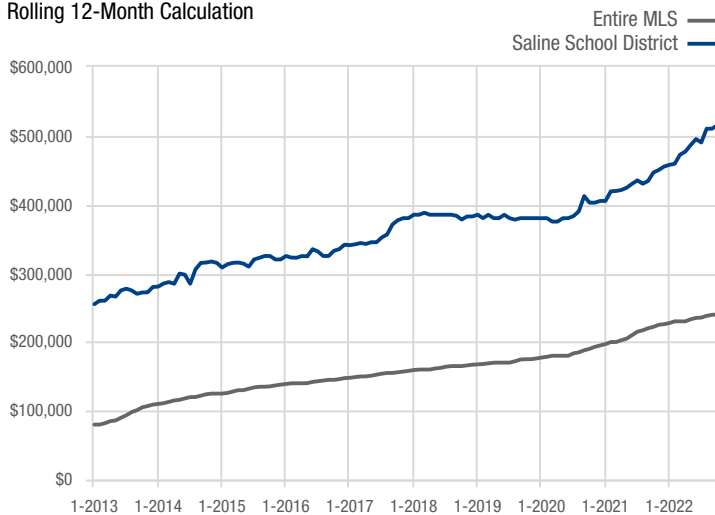
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	27	30	+ 11.1%	475	430	- 9.5%
Pending Sales	25	29	+ 16.0%	364	326	- 10.4%
Closed Sales	24	23	- 4.2%	350	311	- 11.1%
Days on Market Until Sale	25	31	+ 24.0%	33	26	- 21.2%
Median Sales Price*	\$427,505	\$450,000	+ 5.3%	\$450,000	\$516,500	+ 14.8%
Average Sales Price*	\$446,502	\$495,522	+ 11.0%	\$473,973	\$544,393	+ 14.9%
Percent of List Price Received*	100.9%	98.1%	- 2.8%	101.0%	101.2%	+ 0.2%
Inventory of Homes for Sale	80	86	+ 7.5%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	9	6	- 33.3%	113	93	- 17.7%
Pending Sales	2	4	+ 100.0%	84	91	+ 8.3%
Closed Sales	3	7	+ 133.3%	77	74	- 3.9%
Days on Market Until Sale	4	20	+ 400.0%	55	60	+ 9.1%
Median Sales Price*	\$210,000	\$322,905	+ 53.8%	\$268,600	\$335,000	+ 24.7%
Average Sales Price*	\$217,333	\$335,258	+ 54.3%	\$307,054	\$372,536	+ 21.3%
Percent of List Price Received*	99.4%	104.5%	+ 5.1%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	46	23	- 50.0%	—	—	—
Months Supply of Inventory	5.9	2.4	- 59.3%	—	—	—

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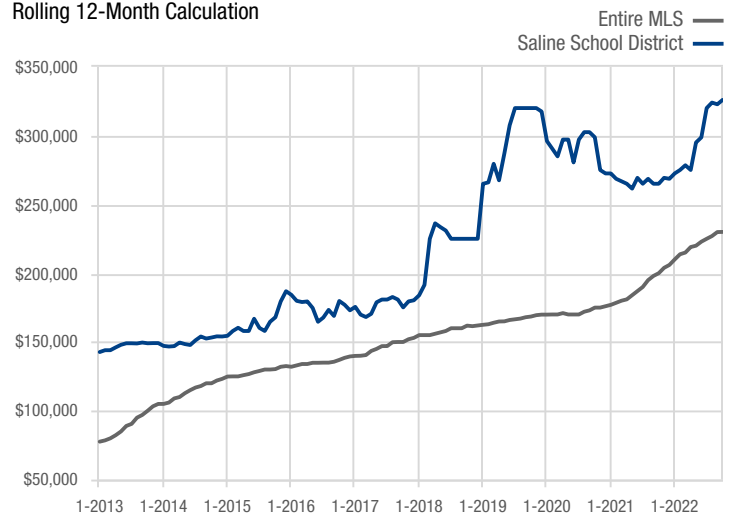
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

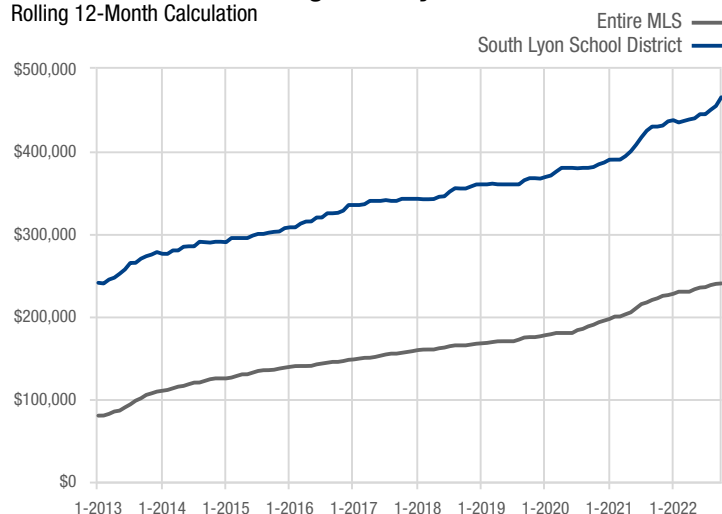
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	58	54	- 6.9%	759	725	- 4.5%
Pending Sales	52	40	- 23.1%	636	514	- 19.2%
Closed Sales	63	35	- 44.4%	602	472	- 21.6%
Days on Market Until Sale	23	20	- 13.0%	25	19	- 24.0%
Median Sales Price*	\$418,000	\$497,000	+ 18.9%	\$438,426	\$475,000	+ 8.3%
Average Sales Price*	\$440,909	\$497,376	+ 12.8%	\$450,032	\$492,656	+ 9.5%
Percent of List Price Received*	101.1%	99.6%	- 1.5%	101.9%	101.8%	- 0.1%
Inventory of Homes for Sale	82	112	+ 36.6%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	24	14	- 41.7%	179	160	- 10.6%
Pending Sales	21	11	- 47.6%	159	142	- 10.7%
Closed Sales	14	9	- 35.7%	149	136	- 8.7%
Days on Market Until Sale	11	21	+ 90.9%	20	18	- 10.0%
Median Sales Price*	\$159,950	\$170,000	+ 6.3%	\$147,250	\$165,500	+ 12.4%
Average Sales Price*	\$237,861	\$208,463	- 12.4%	\$173,917	\$187,422	+ 7.8%
Percent of List Price Received*	101.4%	103.3%	+ 1.9%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

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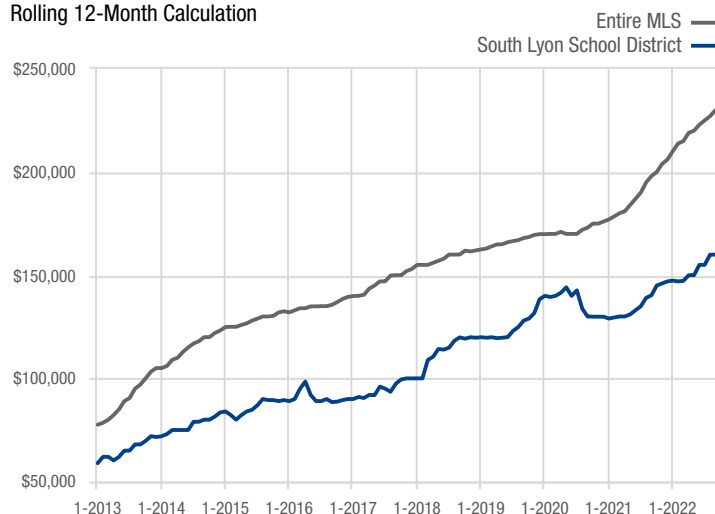
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Van Buren School District

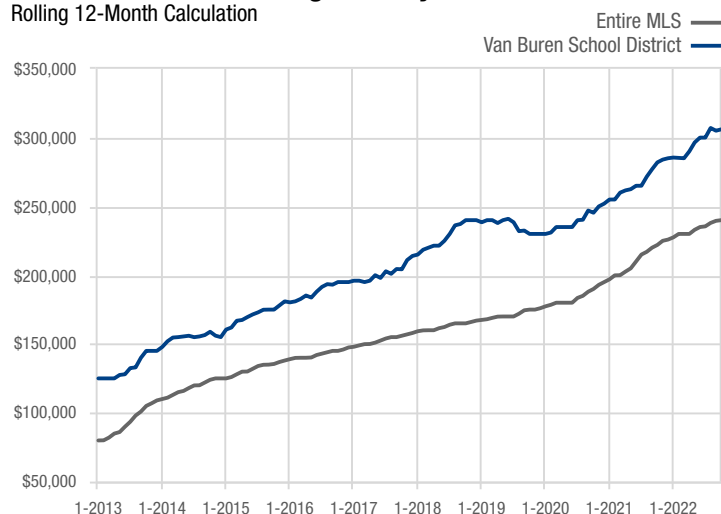
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	50	47	- 6.0%	534	475	- 11.0%
Pending Sales	52	34	- 34.6%	452	375	- 17.0%
Closed Sales	52	21	- 59.6%	448	368	- 17.9%
Days on Market Until Sale	33	27	- 18.2%	27	24	- 11.1%
Median Sales Price*	\$289,950	\$295,000	+ 1.7%	\$284,900	\$310,836	+ 9.1%
Average Sales Price*	\$295,260	\$284,662	- 3.6%	\$284,347	\$308,045	+ 8.3%
Percent of List Price Received*	101.2%	98.7%	- 2.5%	102.2%	100.8%	- 1.4%
Inventory of Homes for Sale	71	70	- 1.4%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	16	9	- 43.8%	215	166	- 22.8%
Pending Sales	17	9	- 47.1%	198	144	- 27.3%
Closed Sales	17	18	+ 5.9%	199	148	- 25.6%
Days on Market Until Sale	9	13	+ 44.4%	20	14	- 30.0%
Median Sales Price*	\$226,000	\$317,450	+ 40.5%	\$212,500	\$233,000	+ 9.6%
Average Sales Price*	\$251,306	\$301,055	+ 19.8%	\$232,027	\$260,473	+ 12.3%
Percent of List Price Received*	102.4%	99.6%	- 2.7%	101.5%	102.4%	+ 0.9%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

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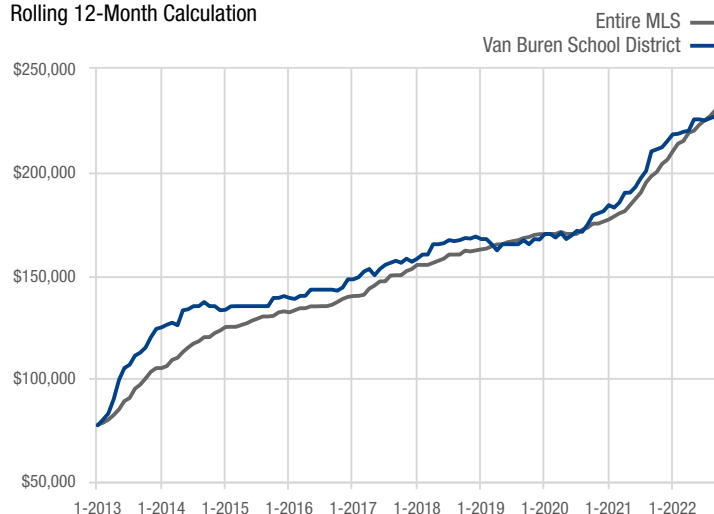
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

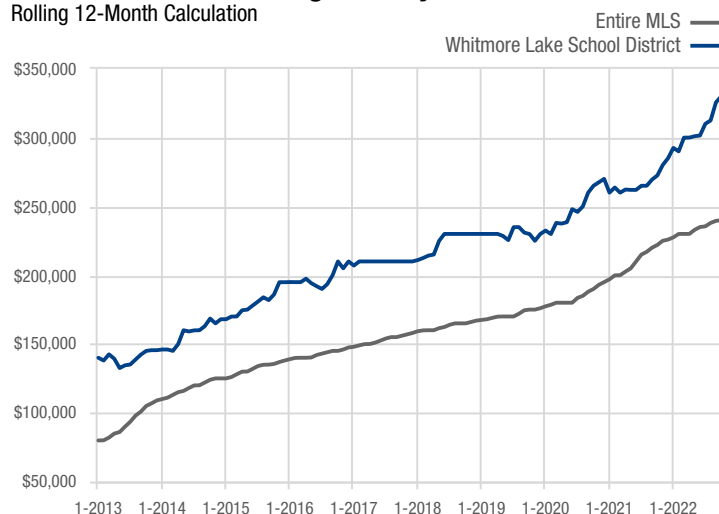
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	12	11	- 8.3%	124	101	- 18.5%
Pending Sales	6	10	+ 66.7%	103	83	- 19.4%
Closed Sales	10	4	- 60.0%	102	78	- 23.5%
Days on Market Until Sale	78	30	- 61.5%	28	17	- 39.3%
Median Sales Price*	\$295,500	\$306,000	+ 3.6%	\$287,500	\$355,000	+ 23.5%
Average Sales Price*	\$426,795	\$332,000	- 22.2%	\$319,297	\$359,767	+ 12.7%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	101.5%	102.4%	+ 0.9%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	0	- 100.0%	4	6	+ 50.0%
Pending Sales	2	0	- 100.0%	4	5	+ 25.0%
Closed Sales	0	0	0.0%	2	5	+ 150.0%
Days on Market Until Sale	—	—	—	3	20	+ 566.7%
Median Sales Price*	—	—	—	\$241,000	\$252,500	+ 4.8%
Average Sales Price*	—	—	—	\$241,000	\$254,500	+ 5.6%
Percent of List Price Received*	—	—	—	102.8%	100.6%	- 2.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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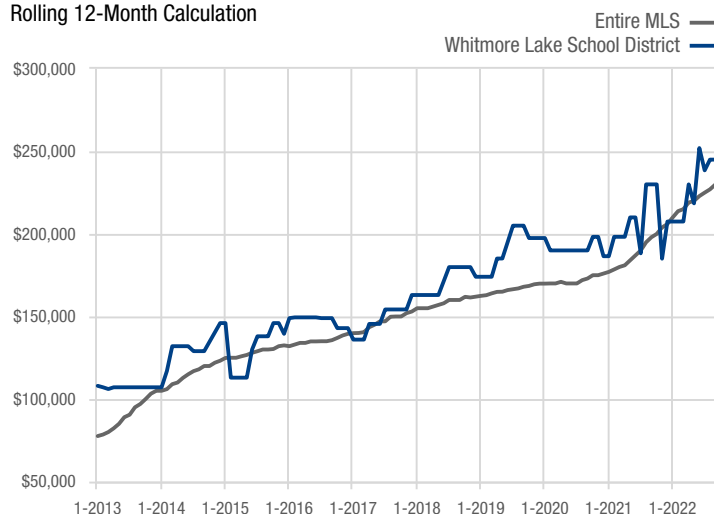
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Ypsilanti School District

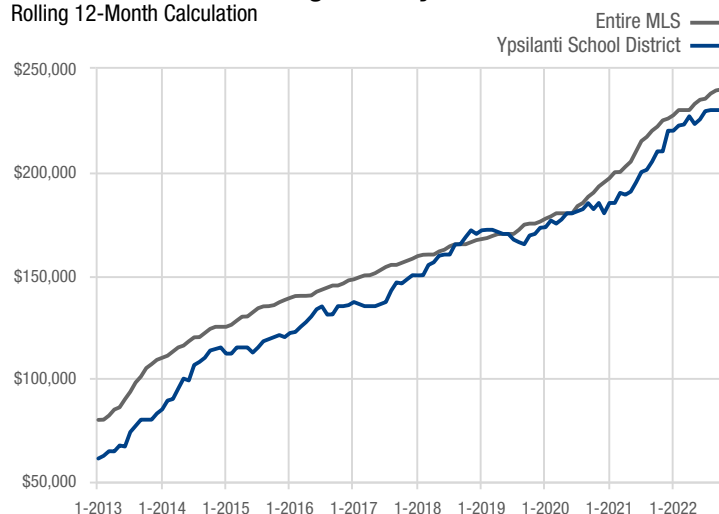
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	63	55	- 12.7%	674	605	- 10.2%
Pending Sales	62	71	+ 14.5%	575	572	- 0.5%
Closed Sales	72	48	- 33.3%	551	547	- 0.7%
Days on Market Until Sale	20	24	+ 20.0%	16	20	+ 25.0%
Median Sales Price*	\$207,000	\$208,000	+ 0.5%	\$217,000	\$230,000	+ 6.0%
Average Sales Price*	\$213,253	\$217,933	+ 2.2%	\$228,660	\$244,203	+ 6.8%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	103.7%	102.3%	- 1.4%
Inventory of Homes for Sale	102	67	- 34.3%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	10	7	- 30.0%	113	61	- 46.0%
Pending Sales	10	6	- 40.0%	101	59	- 41.6%
Closed Sales	10	2	- 80.0%	101	57	- 43.6%
Days on Market Until Sale	7	5	- 28.6%	16	15	- 6.3%
Median Sales Price*	\$153,500	\$177,500	+ 15.6%	\$139,900	\$155,000	+ 10.8%
Average Sales Price*	\$147,690	\$177,500	+ 20.2%	\$146,760	\$176,629	+ 20.4%
Percent of List Price Received*	100.6%	101.1%	+ 0.5%	100.2%	102.7%	+ 2.5%
Inventory of Homes for Sale	14	6	- 57.1%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

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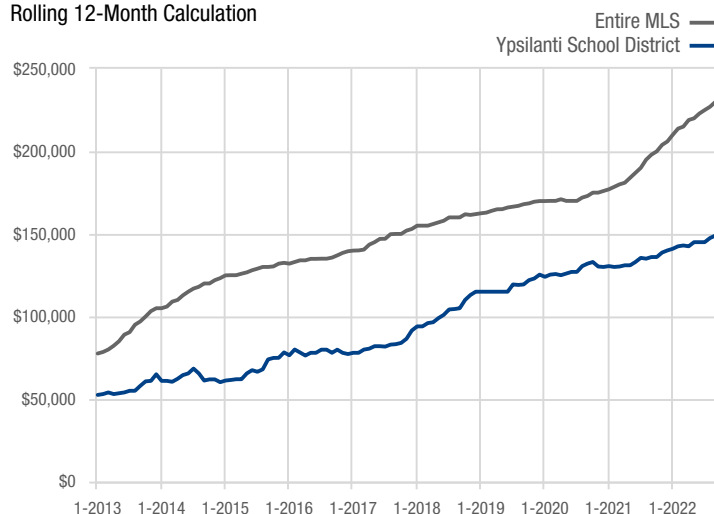
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Jackson County

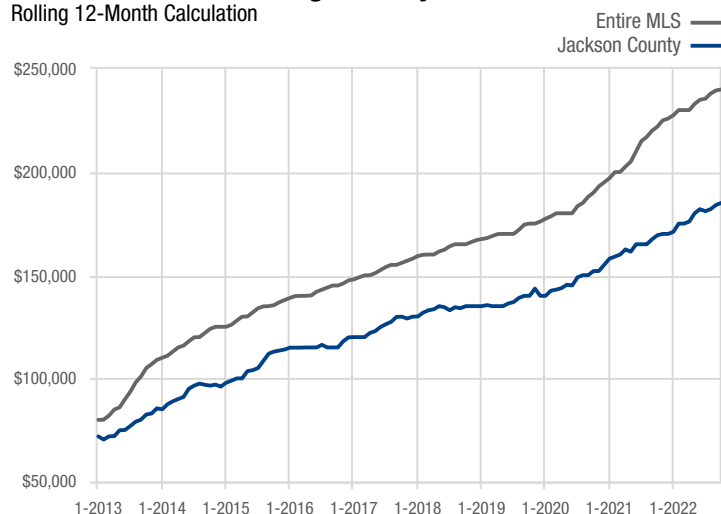
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	260	186	- 28.5%	2,853	2,227	- 21.9%
Pending Sales	213	193	- 9.4%	2,372	1,886	- 20.5%
Closed Sales	235	166	- 29.4%	2,230	1,870	- 16.1%
Days on Market Until Sale	48	50	+ 4.2%	52	45	- 13.5%
Median Sales Price*	\$178,000	\$182,250	+ 2.4%	\$169,900	\$186,900	+ 10.0%
Average Sales Price*	\$222,071	\$220,944	- 0.5%	\$194,408	\$217,721	+ 12.0%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	557	498	- 10.6%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	14	5	- 64.3%	102	63	- 38.2%
Pending Sales	11	8	- 27.3%	78	55	- 29.5%
Closed Sales	12	6	- 50.0%	69	55	- 20.3%
Days on Market Until Sale	27	30	+ 11.1%	33	45	+ 36.4%
Median Sales Price*	\$245,000	\$157,500	- 35.7%	\$180,000	\$189,900	+ 5.5%
Average Sales Price*	\$215,973	\$150,500	- 30.3%	\$197,255	\$212,981	+ 8.0%
Percent of List Price Received*	98.6%	100.5%	+ 1.9%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

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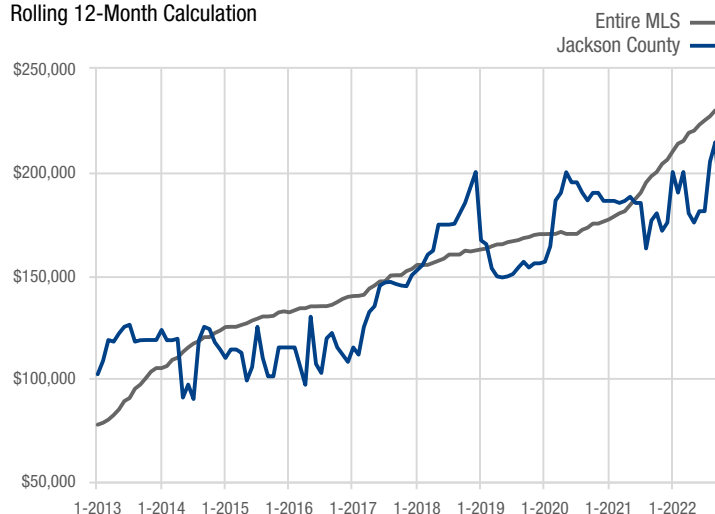
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lenawee County

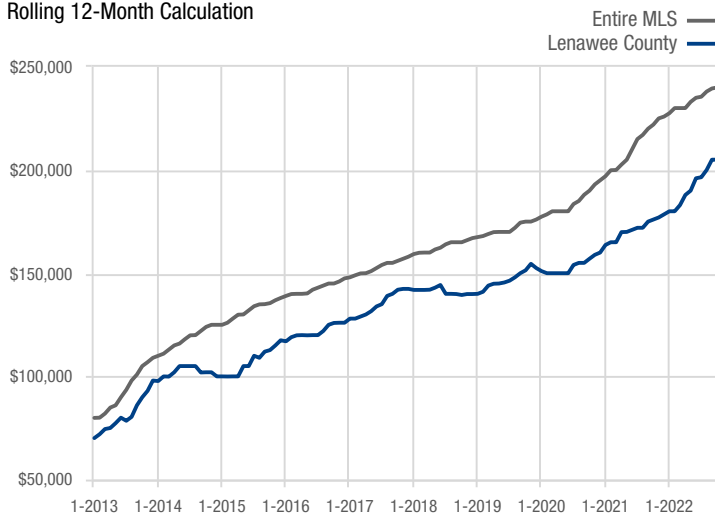
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	125	120	- 4.0%	1,508	1,387	- 8.0%
Pending Sales	110	128	+ 16.4%	1,294	1,166	- 9.9%
Closed Sales	141	107	- 24.1%	1,324	1,122	- 15.3%
Days on Market Until Sale	52	53	+ 1.9%	46	48	+ 4.3%
Median Sales Price*	\$188,000	\$184,500	- 1.9%	\$177,000	\$209,000	+ 18.1%
Average Sales Price*	\$234,886	\$220,183	- 6.3%	\$214,656	\$241,916	+ 12.7%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	99.5%	99.2%	- 0.3%
Inventory of Homes for Sale	278	248	- 10.8%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	5	+ 150.0%	50	58	+ 16.0%
Pending Sales	5	8	+ 60.0%	45	49	+ 8.9%
Closed Sales	9	7	- 22.2%	53	47	- 11.3%
Days on Market Until Sale	39	64	+ 64.1%	39	57	+ 46.2%
Median Sales Price*	\$215,000	\$305,000	+ 41.9%	\$212,500	\$225,000	+ 5.9%
Average Sales Price*	\$220,652	\$280,110	+ 26.9%	\$205,694	\$233,905	+ 13.7%
Percent of List Price Received*	100.0%	103.8%	+ 3.8%	99.0%	100.2%	+ 1.2%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

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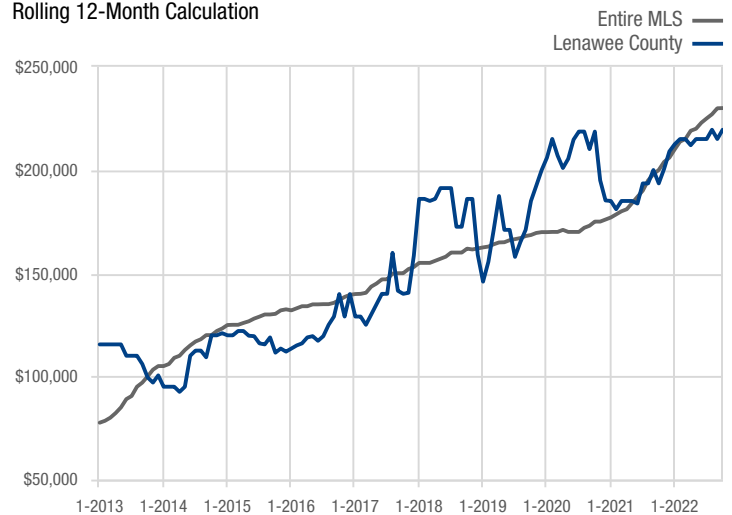
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Livingston County

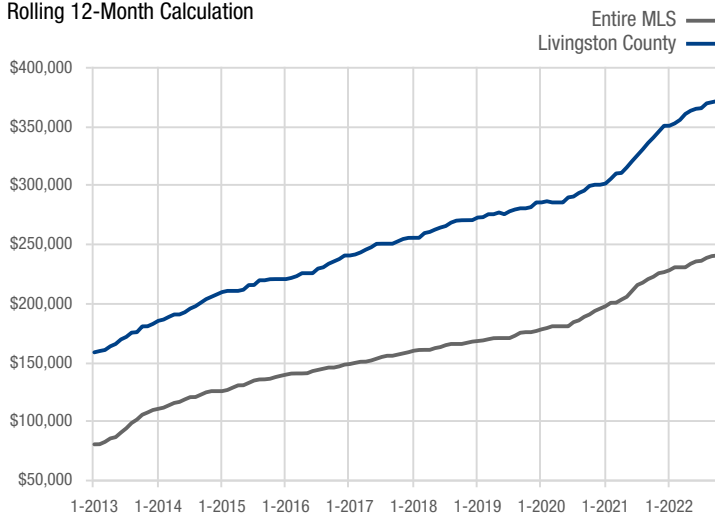
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	287	218	- 24.0%	3,047	2,699	- 11.4%
Pending Sales	252	200	- 20.6%	2,477	2,099	- 15.3%
Closed Sales	253	178	- 29.6%	2,391	2,036	- 14.8%
Days on Market Until Sale	22	27	+ 22.7%	23	22	- 4.3%
Median Sales Price*	\$345,000	\$375,500	+ 8.8%	\$350,000	\$377,500	+ 7.9%
Average Sales Price*	\$390,318	\$414,556	+ 6.2%	\$387,582	\$415,678	+ 7.2%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	101.2%	101.1%	- 0.1%
Inventory of Homes for Sale	415	370	- 10.8%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	24	48	+ 100.0%	446	519	+ 16.4%
Pending Sales	39	42	+ 7.7%	464	433	- 6.7%
Closed Sales	66	46	- 30.3%	443	431	- 2.7%
Days on Market Until Sale	53	30	- 43.4%	47	21	- 55.3%
Median Sales Price*	\$255,500	\$276,500	+ 8.2%	\$255,000	\$258,547	+ 1.4%
Average Sales Price*	\$284,743	\$279,665	- 1.8%	\$268,464	\$274,559	+ 2.3%
Percent of List Price Received*	101.1%	99.4%	- 1.7%	101.2%	101.1%	- 0.1%
Inventory of Homes for Sale	22	62	+ 181.8%	—	—	—
Months Supply of Inventory	0.5	1.5	+ 200.0%	—	—	—

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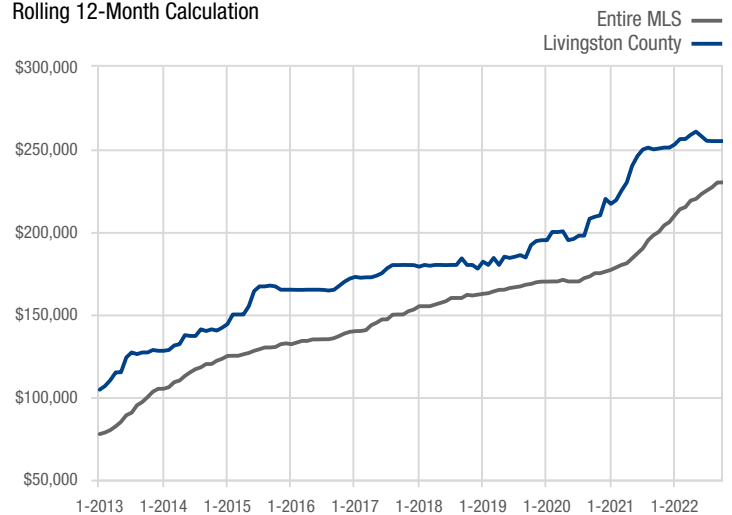
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Monroe County

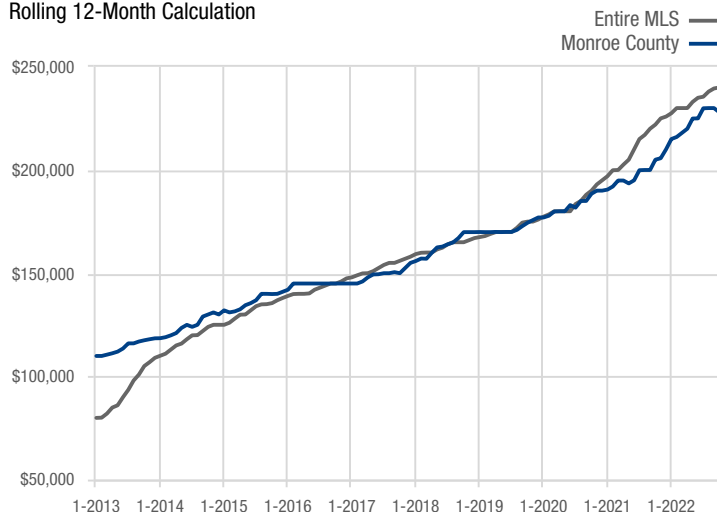
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	182	156	- 14.3%	1,991	1,783	- 10.4%
Pending Sales	182	160	- 12.1%	1,745	1,563	- 10.4%
Closed Sales	207	140	- 32.4%	1,769	1,486	- 16.0%
Days on Market Until Sale	37	34	- 8.1%	34	32	- 5.9%
Median Sales Price*	\$230,000	\$217,000	- 5.7%	\$212,000	\$231,000	+ 9.0%
Average Sales Price*	\$237,284	\$240,718	+ 1.4%	\$229,971	\$251,650	+ 9.4%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.4%	100.4%	0.0%
Inventory of Homes for Sale	312	220	- 29.5%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	15	5	- 66.7%	108	87	- 19.4%
Pending Sales	8	6	- 25.0%	94	86	- 8.5%
Closed Sales	13	5	- 61.5%	91	76	- 16.5%
Days on Market Until Sale	30	49	+ 63.3%	39	38	- 2.6%
Median Sales Price*	\$180,000	\$150,000	- 16.7%	\$178,525	\$207,000	+ 16.0%
Average Sales Price*	\$193,402	\$174,980	- 9.5%	\$190,347	\$212,445	+ 11.6%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.1%	101.4%	+ 2.3%
Inventory of Homes for Sale	25	23	- 8.0%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

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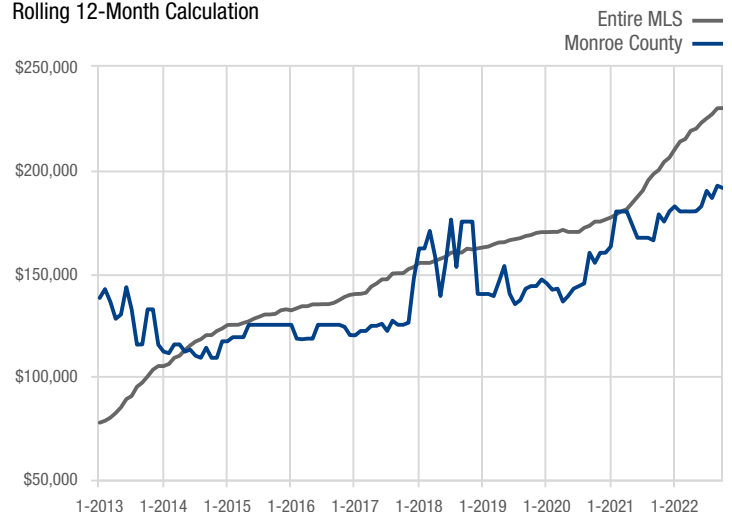
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Oakland County

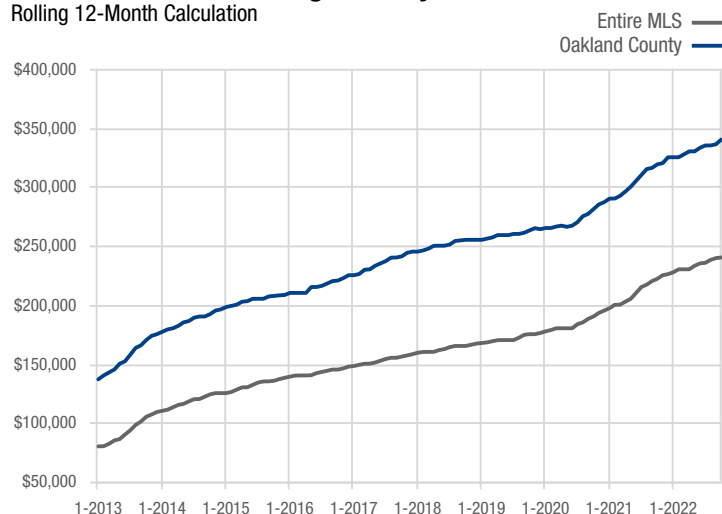
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1,818	1,518	- 16.5%	20,045	18,115	- 9.6%
Pending Sales	1,630	1,212	- 25.6%	15,339	13,338	- 13.0%
Closed Sales	1,631	1,123	- 31.1%	14,850	12,950	- 12.8%
Days on Market Until Sale	25	29	+ 16.0%	23	21	- 8.7%
Median Sales Price*	\$320,000	\$336,500	+ 5.2%	\$325,000	\$344,000	+ 5.8%
Average Sales Price*	\$385,336	\$402,367	+ 4.4%	\$392,764	\$415,619	+ 5.8%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	100.9%	101.2%	+ 0.3%
Inventory of Homes for Sale	2,735	2,451	- 10.4%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	413	311	- 24.7%	4,203	3,668	- 12.7%
Pending Sales	361	271	- 24.9%	3,410	2,920	- 14.4%
Closed Sales	364	247	- 32.1%	3,262	2,907	- 10.9%
Days on Market Until Sale	23	31	+ 34.8%	27	23	- 14.8%
Median Sales Price*	\$242,000	\$232,000	- 4.1%	\$221,000	\$250,000	+ 13.1%
Average Sales Price*	\$270,371	\$277,743	+ 2.7%	\$263,584	\$285,964	+ 8.5%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	560	425	- 24.1%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

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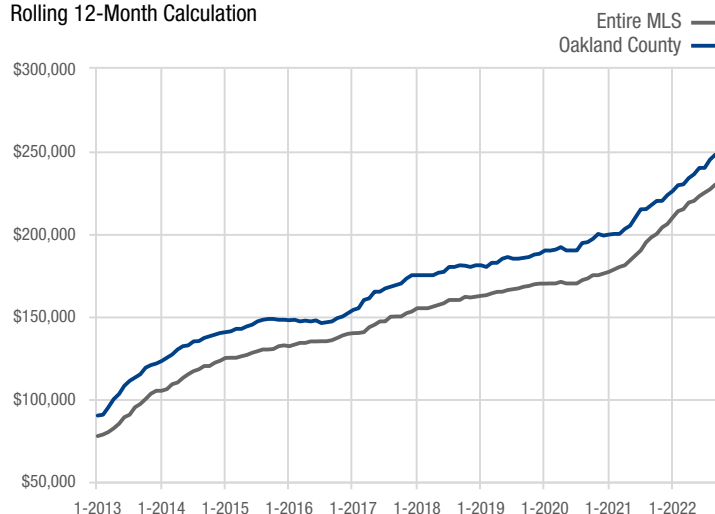
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

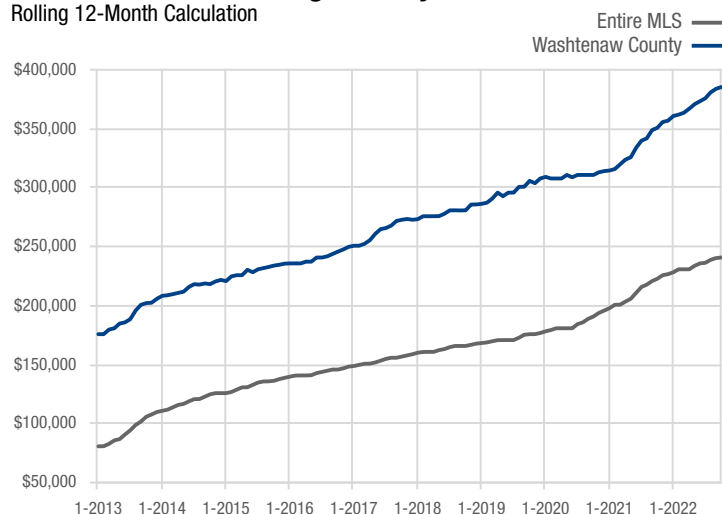
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	305	267	- 12.5%	4,075	3,620	- 11.2%
Pending Sales	307	328	+ 6.8%	3,369	3,001	- 10.9%
Closed Sales	321	230	- 28.3%	3,292	2,875	- 12.7%
Days on Market Until Sale	27	26	- 3.7%	23	20	- 13.0%
Median Sales Price*	\$348,475	\$348,980	+ 0.1%	\$360,000	\$396,700	+ 10.2%
Average Sales Price*	\$387,691	\$416,409	+ 7.4%	\$409,091	\$455,476	+ 11.3%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	101.8%	102.4%	+ 0.6%
Inventory of Homes for Sale	614	521	- 15.1%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	92	69	- 25.0%	1,261	1,083	- 14.1%
Pending Sales	71	85	+ 19.7%	1,033	907	- 12.2%
Closed Sales	85	59	- 30.6%	999	867	- 13.2%
Days on Market Until Sale	29	44	+ 51.7%	34	26	- 23.5%
Median Sales Price*	\$238,000	\$265,000	+ 11.3%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$283,711	\$325,411	+ 14.7%	\$300,326	\$336,495	+ 12.0%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	100.3%	101.8%	+ 1.5%
Inventory of Homes for Sale	209	147	- 29.7%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

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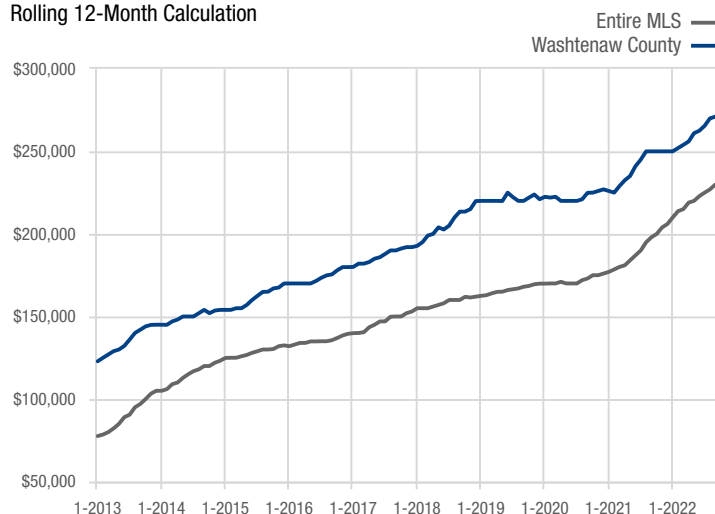
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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Wayne County

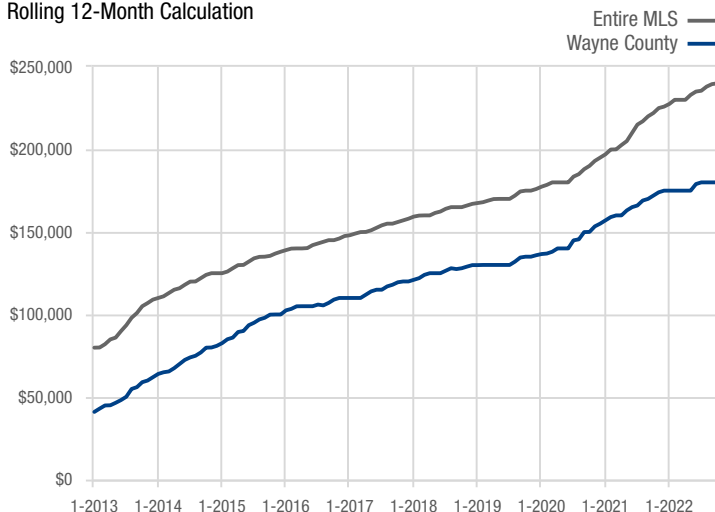
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2,203	2,172	- 1.4%	21,911	22,669	+ 3.5%
Pending Sales	1,700	1,631	- 4.1%	16,573	15,627	- 5.7%
Closed Sales	1,817	1,330	- 26.8%	16,217	14,919	- 8.0%
Days on Market Until Sale	23	30	+ 30.4%	24	25	+ 4.2%
Median Sales Price*	\$175,000	\$179,900	+ 2.8%	\$175,000	\$180,000	+ 2.9%
Average Sales Price*	\$215,626	\$222,631	+ 3.2%	\$216,160	\$225,284	+ 4.2%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	3,845	4,005	+ 4.2%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	268	208	- 22.4%	2,794	2,556	- 8.5%
Pending Sales	215	172	- 20.0%	2,164	1,902	- 12.1%
Closed Sales	208	178	- 14.4%	2,118	1,865	- 11.9%
Days on Market Until Sale	36	24	- 33.3%	36	29	- 19.4%
Median Sales Price*	\$191,500	\$219,950	+ 14.9%	\$200,000	\$217,500	+ 8.8%
Average Sales Price*	\$214,642	\$242,975	+ 13.2%	\$228,666	\$243,133	+ 6.3%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.5%	100.6%	+ 1.1%
Inventory of Homes for Sale	540	447	- 17.2%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

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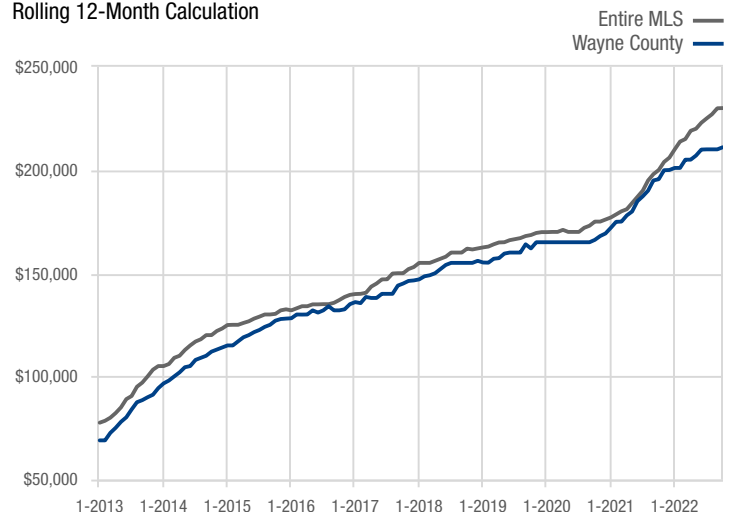
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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