

# ANN ARBOR AREA BOARD OF REALTORS®

## Media Release

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Housing affordability continues to be a major roadblock for market participants, with mortgage rates more than double compared to this time last year. Buyers are delaying home purchases in hopes rates will drop, while many sellers are holding off on listing their homes due to weakening buyer demand, unwilling to trade in their current lower rates for significantly higher borrowing costs on their next property. As a result, existing-home and pending home sales have continued to slow as we move into winter.

New Listings in Washtenaw County decreased 29.2 percent for Single Family homes and 24.7 percent for Townhouse/Condo homes. Pending Sales decreased 6.1 percent for Single Family homes but increased 14.5 percent for Townhouse/Condo homes. Inventory decreased 8.6 percent for Single Family homes and 29.6 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 7.2 percent to \$378,735 for Single Family homes and 7.5 percent to \$280,000 for Townhouse/Condo homes. Average Days on Market increased 4.0 percent for Single Family homes and 36.1 percent for Townhouse/Condo homes. Months Supply of Inventory increased 6.2 percent for Single Family homes but decreased 20.0 percent for Townhouse/Condo properties.

With home sales down, nationwide housing inventory was at 3.3 months' supply heading into November, up from 2.4 months from this time last year, according to the National Association of REALTORS®. Although buyers have more options to choose from, home prices remain high, and soaring borrowing costs have caused monthly payments to increase significantly, with the average homebuyer paying 77% more on their loan per month compared to the same period a year ago, according to Realtor.com.

###

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](mailto: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

## November 2022

Housing affordability continues to be a major roadblock for market participants, with mortgage rates more than double compared to this time last year. Buyers are delaying home purchases in hopes rates will drop, while many sellers are holding off on listing their homes due to weakening buyer demand, unwilling to trade in their current lower rates for significantly higher borrowing costs on their next property. As a result, existing-home and pending home sales have continued to slow as we move into winter.

New Listings decreased 29.2 percent for Single Family homes and 24.7 percent for Townhouse/Condo homes. Pending Sales decreased 3.8 percent for Single Family homes but increased 14.5 percent for Townhouse/Condo homes. Inventory decreased 10.3 percent for Single Family homes and 30.6 percent for Townhouse/Condo homes.

Median Sales Price increased 6.3 percent to \$377,368 for Single Family homes and 7.5 percent to \$280,000 for Townhouse/Condo homes. Days on Market increased 4.0 percent for Single Family homes and 36.1 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 20.0 percent for Townhouse/Condo properties.

With home sales down, nationwide housing inventory was at 3.3 months' supply heading into November, up from 2.4 months from this time last year, according to the National Association of REALTORS®. Although buyers have more options to choose from, home prices remain high, and soaring borrowing costs have caused monthly payments to increase significantly, with the average homebuyer paying 77% more on their loan per month compared to the same period a year ago, according to Realtor.com.

## Quick Facts

**- 26.3%**

Change in  
**Closed Sales**  
All Properties

**+ 5.9%**

Change in  
**Median Sales Price**  
All Properties

**- 15.9%**

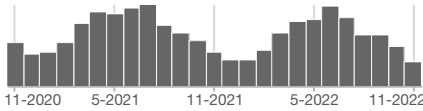
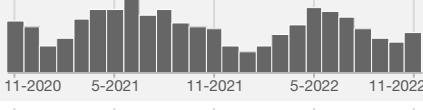
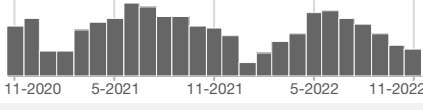
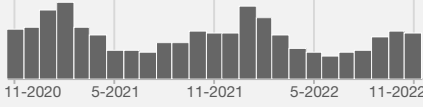
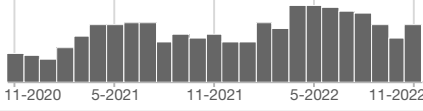
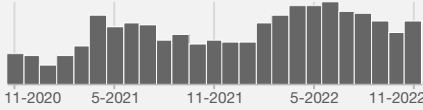
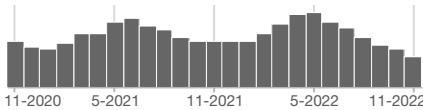
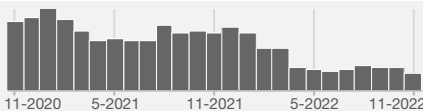


Change in  
**Homes for Sale**  
All Properties

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

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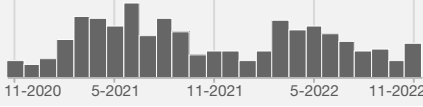
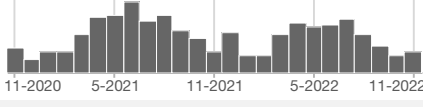
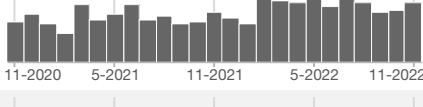
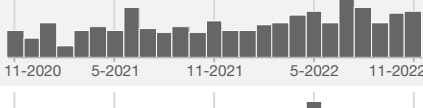

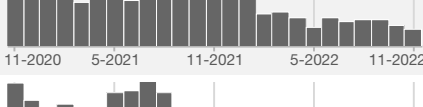


# Single Family Market Overview

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

Key Metrics	Historical Sparkbars	11-2021	11-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		236	167	- 29.2%	4,311	3,792	- 12.0%
Pending Sales		293	282	- 3.8%	3,662	3,174	- 13.3%
Closed Sales		316	216	- 31.6%	3,609	3,095	- 14.2%
Days on Market Until Sale		25	26	+ 4.0%	23	21	- 8.7%
Median Sales Price		\$355,000	\$377,368	+ 6.3%	\$359,000	\$394,900	+ 10.0%
Average Sales Price		\$396,390	\$440,628	+ 11.2%	\$407,996	\$454,248	+ 11.3%
Percent of List Price Received		100.2%	97.5%	- 2.7%	101.7%	102.0%	+ 0.3%
Housing Affordability Index		156	103	- 34.0%	154	98	- 36.4%
Inventory of Homes for Sale		514	461	- 10.3%	—	—	—
Months Supply of Inventory		1.6	1.6	0.0%	—	—	—

# Townhouse/Condo Market Overview

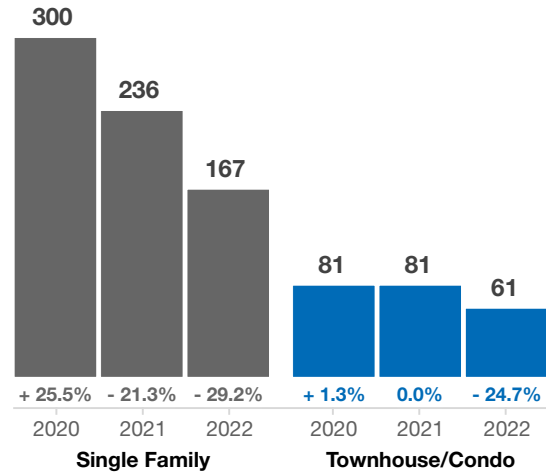
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	11-2021	11-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		81	61	- 24.7%	1,343	1,144	- 14.8%
Pending Sales		76	87	+ 14.5%	1,107	966	- 12.7%
Closed Sales		68	67	- 1.5%	1,067	941	- 11.8%
Days on Market Until Sale		36	49	+ 36.1%	34	28	- 17.6%
Median Sales Price		\$260,500	\$280,000	+ 7.5%	\$250,000	\$275,000	+ 10.0%
Average Sales Price		\$323,868	\$352,337	+ 8.8%	\$301,827	\$340,724	+ 12.9%
Percent of List Price Received		101.1%	98.5%	- 2.6%	100.3%	101.5%	+ 1.2%
Housing Affordability Index		213	139	- 34.7%	222	141	- 36.5%
Inventory of Homes for Sale		196	136	- 30.6%	—	—	—
Months Supply of Inventory		2.0	1.6	- 20.0%	—	—	—

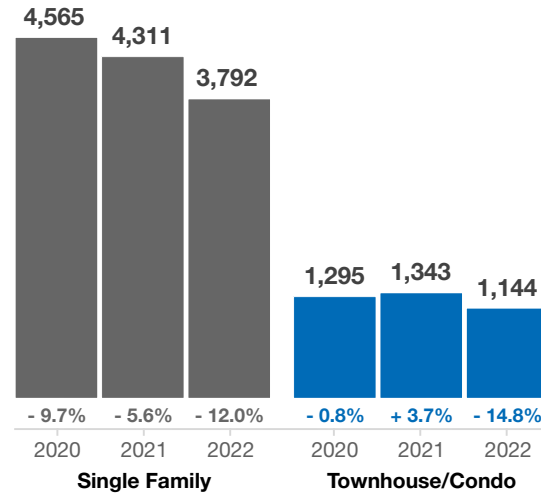
# New Listings

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

## November

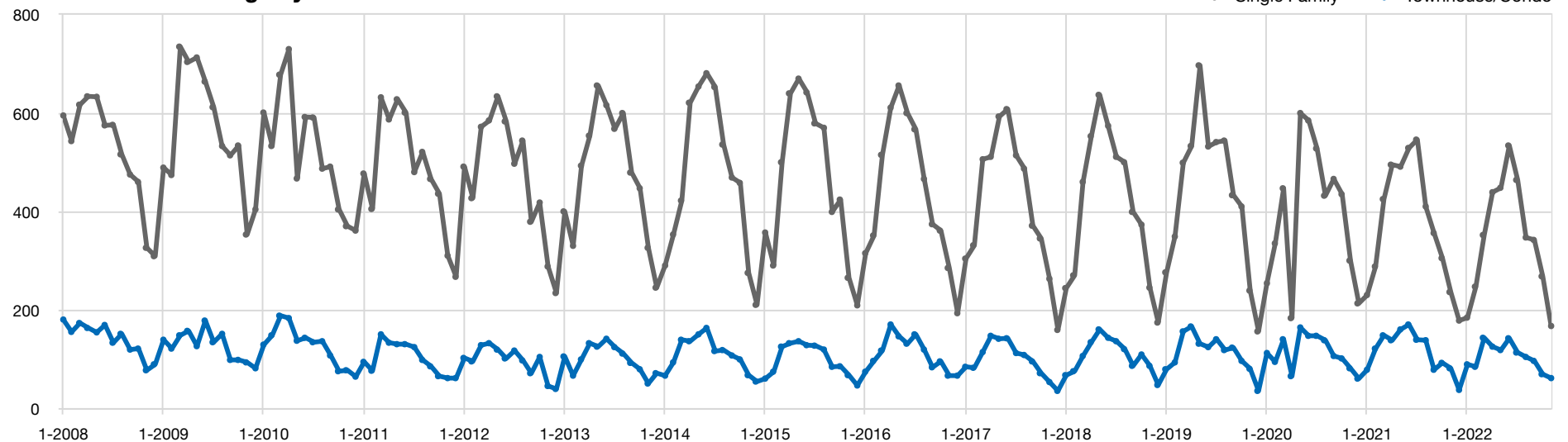


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 8.8%	118	- 26.3%
Jun-2022	534	+ 0.9%	142	- 16.5%
Jul-2022	464	- 15.0%	113	- 18.7%
Aug-2022	347	- 15.4%	104	- 24.6%
Sep-2022	342	- 3.9%	96	+ 23.1%
Oct-2022	268	- 12.1%	69	- 25.0%
<b>Nov-2022</b>	<b>167</b>	<b>- 29.2%</b>	<b>61</b>	<b>- 24.7%</b>
12-Month Avg	331	- 12.2%	98	- 16.2%

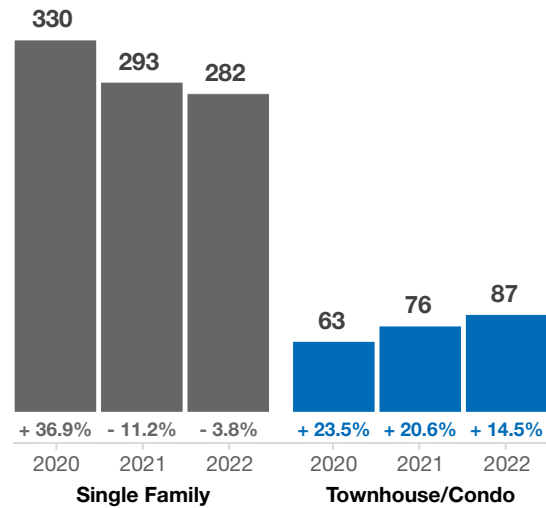
## Historical New Listings by Month



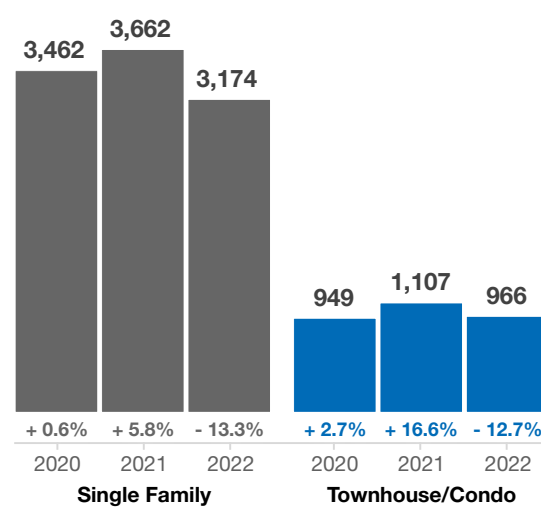
# Pending Sales

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

## November

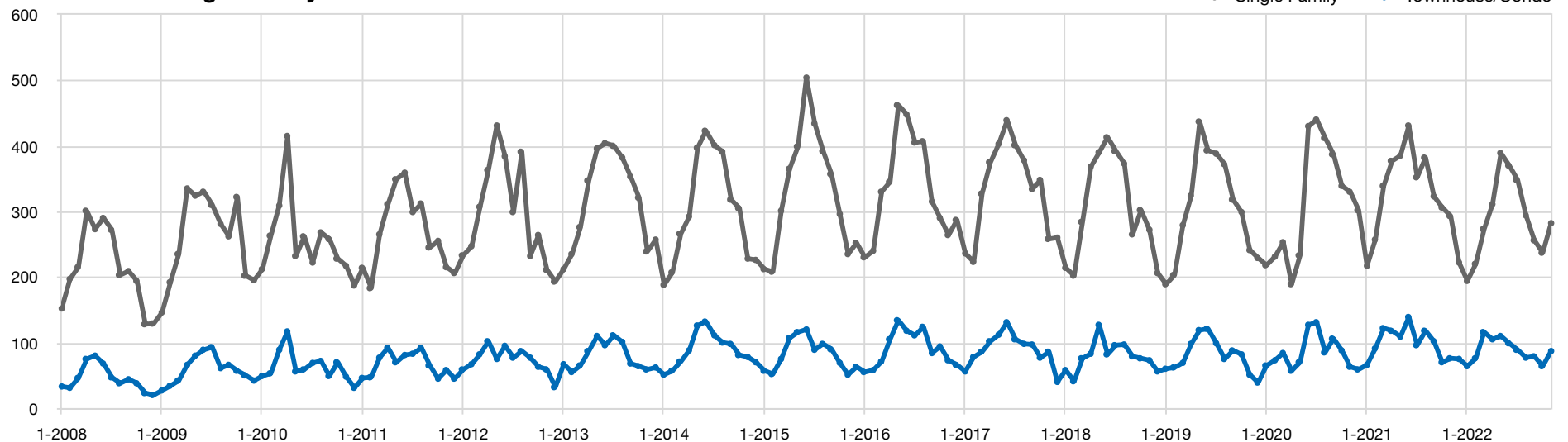


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2021	222	- 26.5%	75	+ 27.1%
Jan-2022	194	- 10.6%	64	- 3.0%
Feb-2022	220	- 14.4%	76	- 16.5%
Mar-2022	273	- 19.5%	116	- 4.9%
Apr-2022	311	- 17.5%	105	- 11.0%
May-2022	389	+ 1.0%	110	+ 0.9%
Jun-2022	370	- 14.2%	99	- 28.8%
Jul-2022	348	- 1.1%	89	- 7.3%
Aug-2022	294	- 23.0%	77	- 34.7%
Sep-2022	256	- 20.7%	79	- 22.5%
Oct-2022	237	- 22.5%	64	- 8.6%
<b>Nov-2022</b>	<b>282</b>	<b>- 3.8%</b>	<b>87</b>	<b>+ 14.5%</b>
12-Month Avg	283	- 14.2%	87	- 10.3%

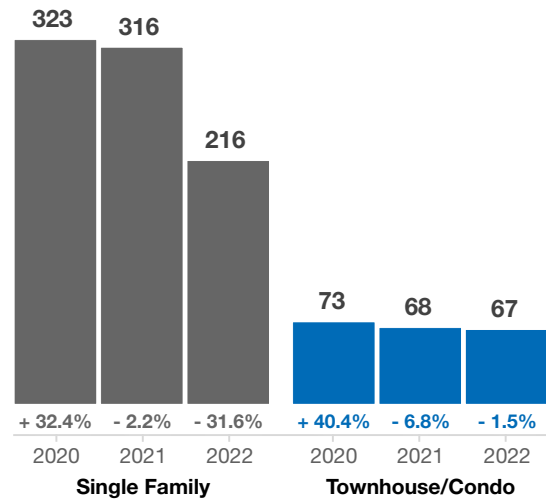
## Historical Pending Sales by Month



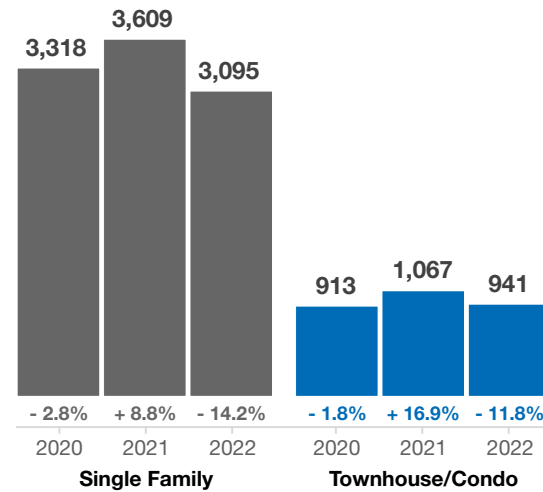
# Closed Sales

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

## November

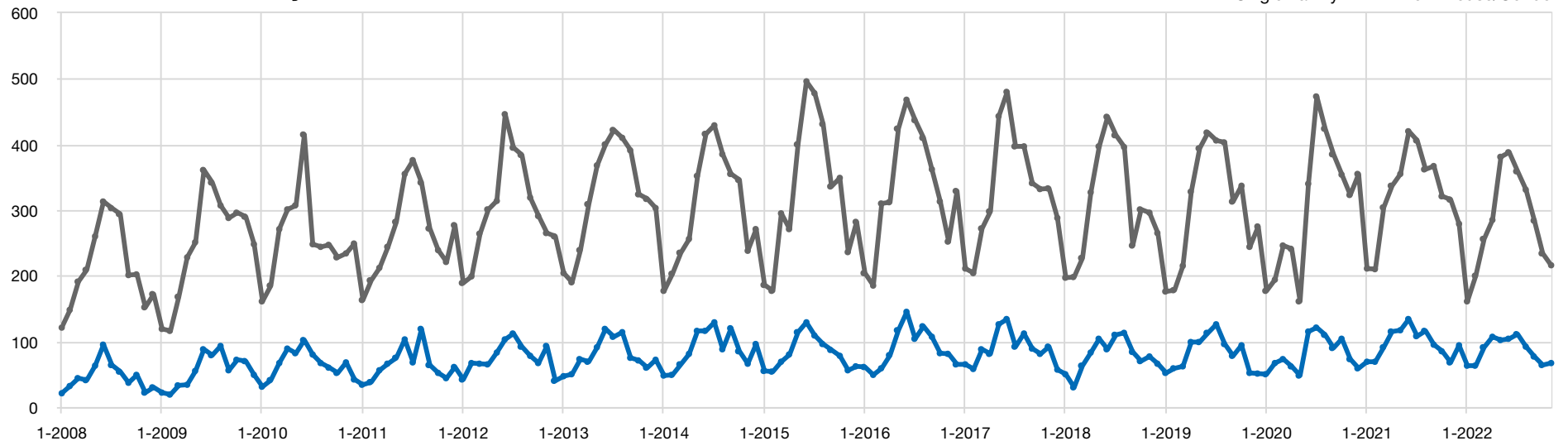


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 11.6%	111	+ 2.8%
Aug-2022	331	- 8.6%	92	- 20.7%
Sep-2022	284	- 22.6%	77	- 18.9%
Oct-2022	234	- 27.1%	64	- 24.7%
<b>Nov-2022</b>	<b>216</b>	<b>- 31.6%</b>	<b>67</b>	<b>- 1.5%</b>
12-Month Avg	281	- 14.8%	86	- 8.5%

## Historical Closed Sales by Month

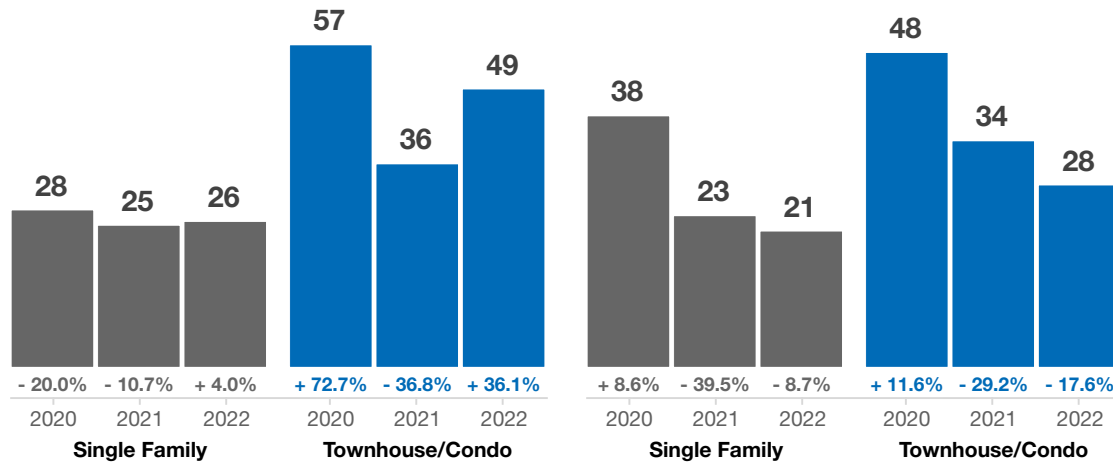


# Days on Market Until Sale

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

## November

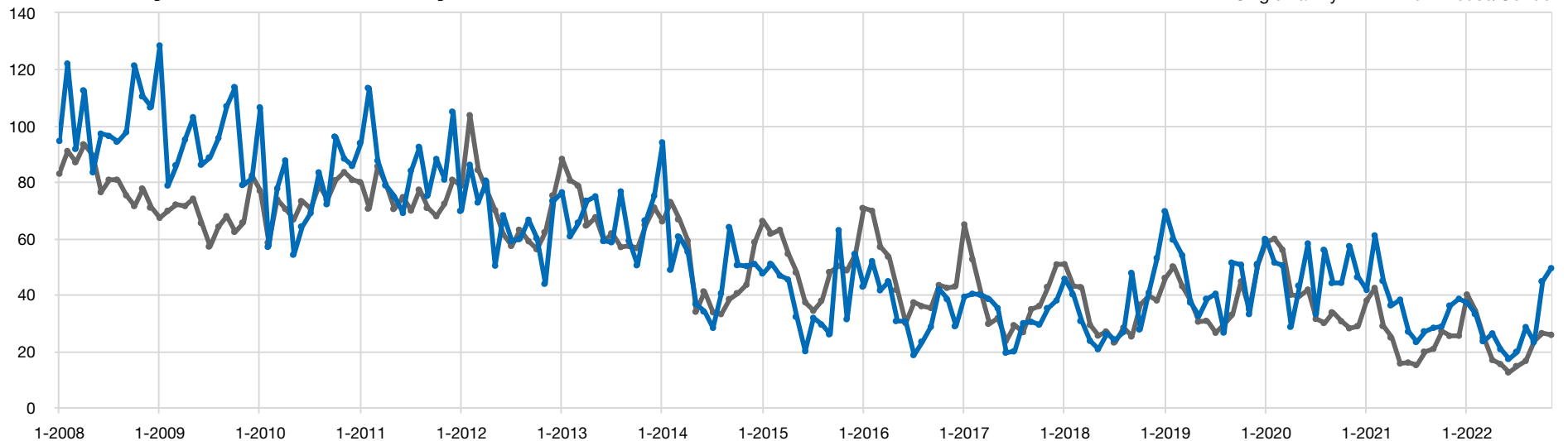
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 6.3%	21	- 44.7%
Jun-2022	12	- 25.0%	17	- 37.0%
Jul-2022	15	0.0%	20	- 13.0%
Aug-2022	16	- 20.0%	28	+ 3.7%
Sep-2022	23	+ 9.5%	23	- 17.9%
Oct-2022	26	- 3.7%	45	+ 55.2%
<b>Nov-2022</b>	<b>26</b>	<b>+ 4.0%</b>	<b>49</b>	<b>+ 36.1%</b>
12-Month Avg*	21	- 11.0%	29	- 18.2%

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

## Historical Days on Market Until Sale by Month

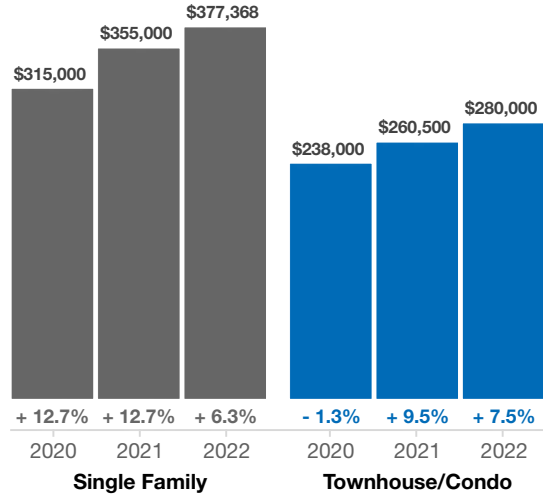




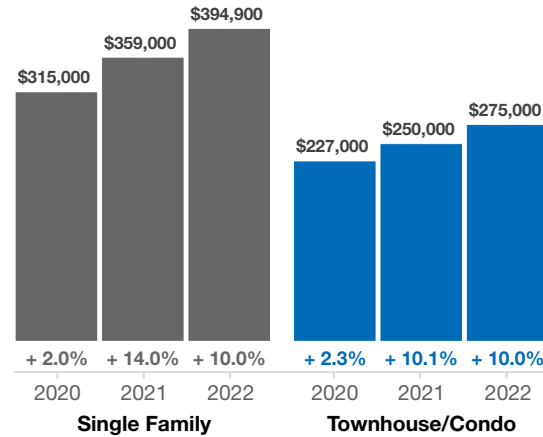
# Median Sales Price

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

## November



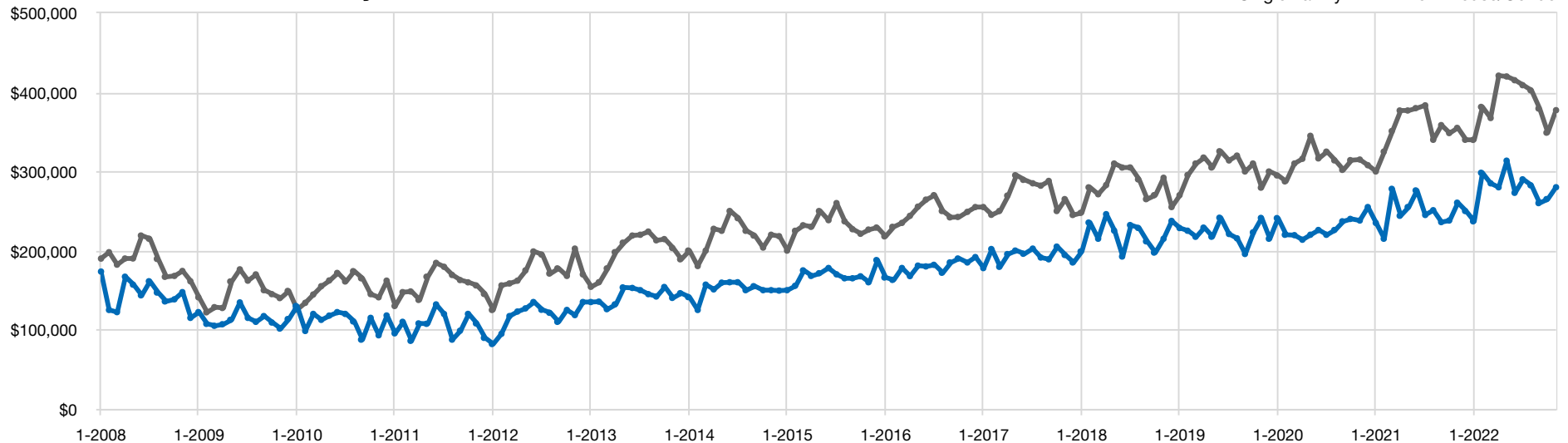
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	+ 6.7%	\$290,000	+ 18.4%
Aug-2022	\$402,500	+ 18.4%	\$282,500	+ 12.5%
Sep-2022	\$379,500	+ 5.9%	\$260,000	+ 10.2%
Oct-2022	\$348,980	+ 0.1%	\$265,000	+ 11.3%
<b>Nov-2022</b>	<b>\$377,368</b>	<b>+ 6.3%</b>	<b>\$280,000</b>	<b>+ 7.5%</b>
12-Month Avg*	\$389,750	+ 9.8%	\$275,000	+ 10.0%

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

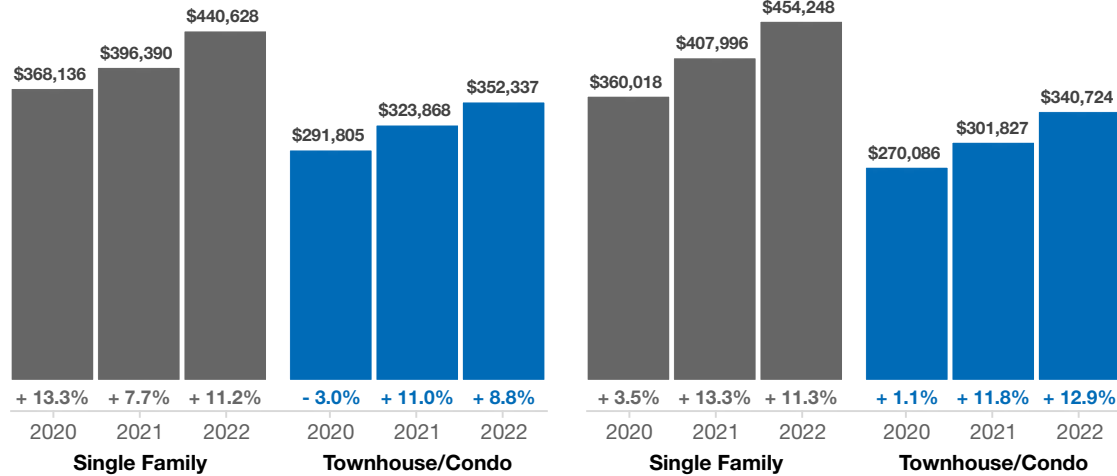
## Historical Median Sales Price by Month



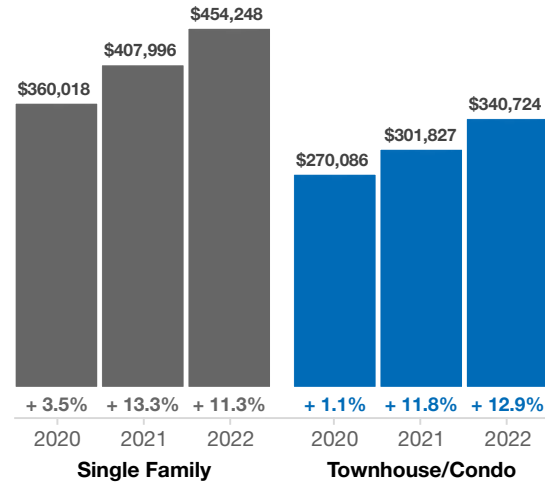
# Average Sales Price

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

## November



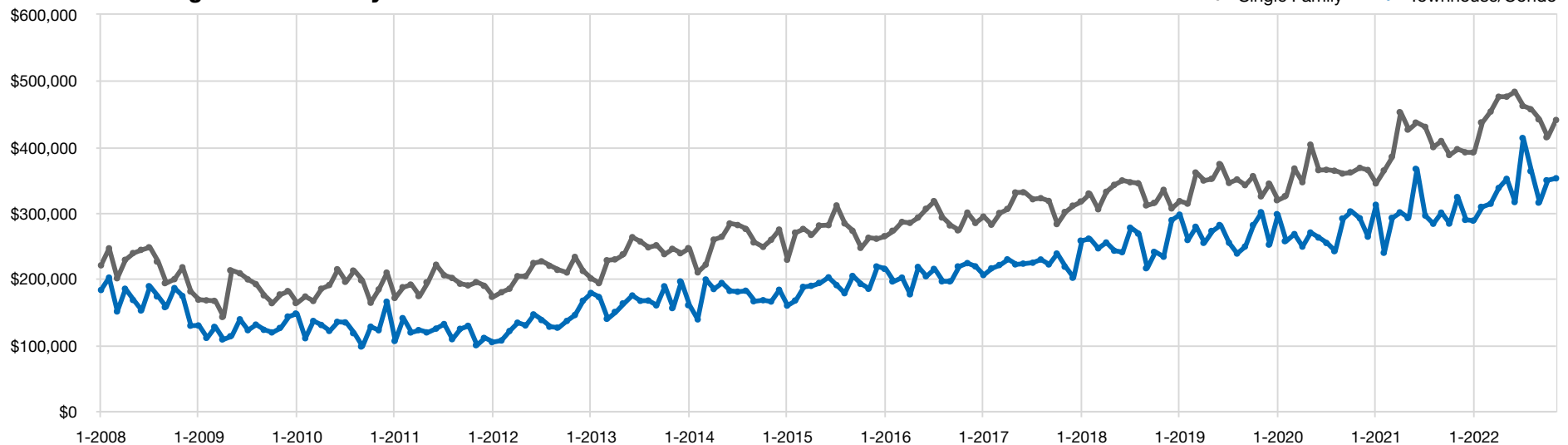
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$456,947	+ 14.3%	\$363,234	+ 28.1%
Sep-2022	\$441,754	+ 8.1%	\$315,507	+ 5.1%
Oct-2022	\$414,603	+ 6.9%	\$349,333	+ 23.1%
<b>Nov-2022</b>	<b>\$440,628</b>	<b>+ 11.2%</b>	<b>\$352,337</b>	<b>+ 8.8%</b>
12-Month Avg*	\$449,069	+ 11.1%	\$336,061	+ 12.1%

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

## Historical Average Sales Price by Month

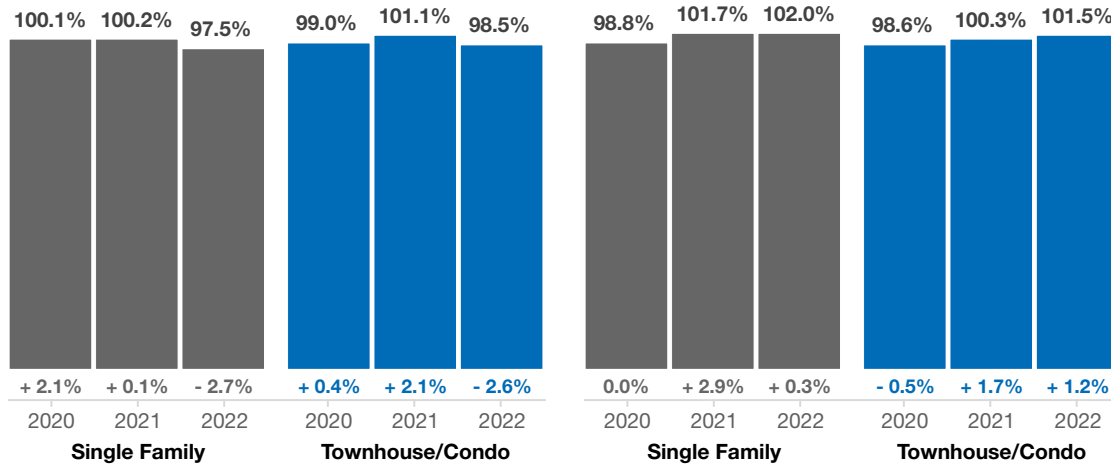


# Percent of List Price Received

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.

## November

## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	99.8%	+ 0.2%
Oct-2022	99.0%	- 1.2%	99.2%	0.0%
<b>Nov-2022</b>	<b>97.5%</b>	<b>- 2.7%</b>	<b>98.5%</b>	<b>- 2.6%</b>
12-Month Avg*	101.9%	+ 0.4%	101.3%	+ 1.0%

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

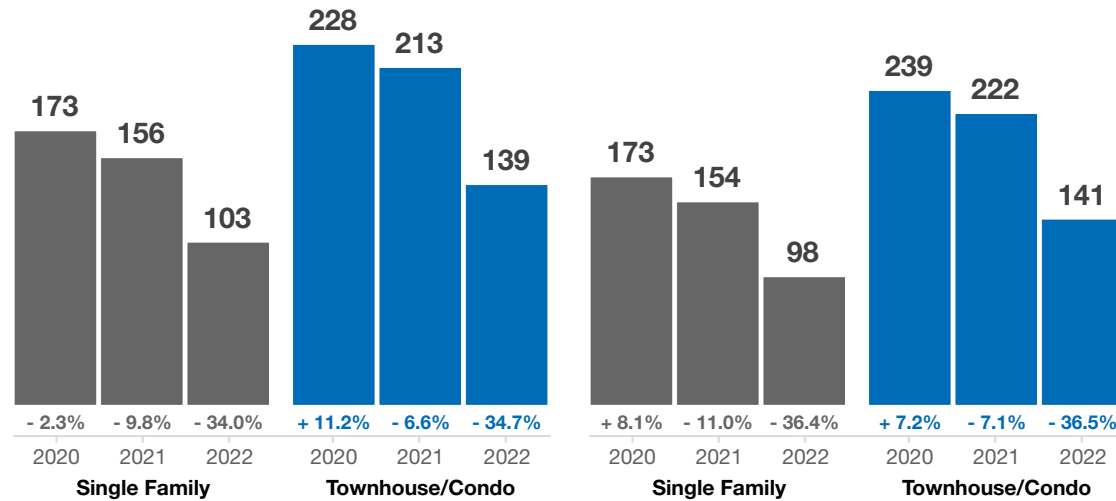
## Historical Percent of List Price Received by Month



# 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.

## November



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 25.9%	154	- 33.3%
Aug-2022	113	- 32.3%	160	- 29.2%
Sep-2022	110	- 29.9%	161	- 32.6%
Oct-2022	111	- 30.2%	147	- 36.9%
<b>Nov-2022</b>	<b>103</b>	<b>- 34.0%</b>	<b>139</b>	<b>- 34.7%</b>
12-Month Avg	122	- 24.2%	169	- 25.2%

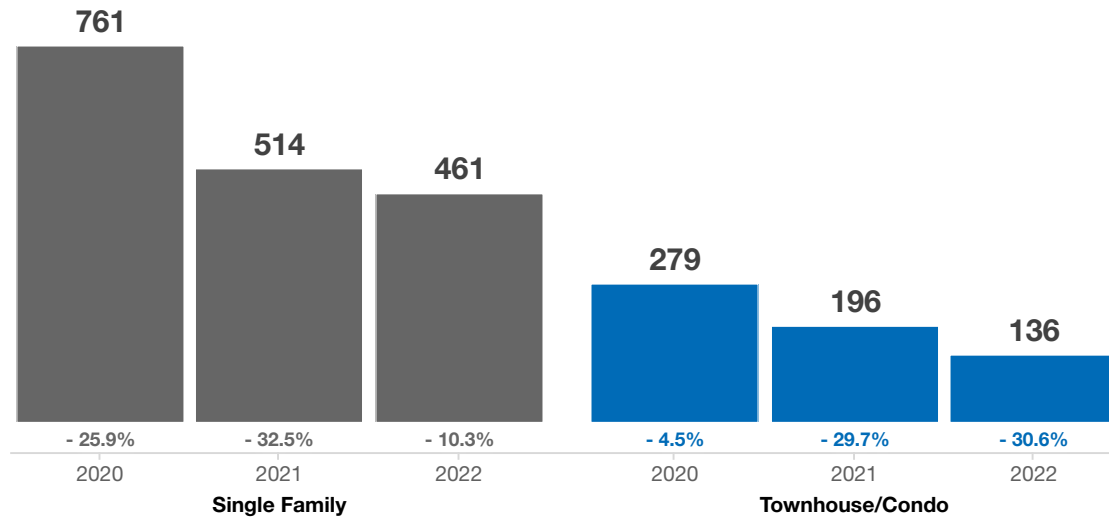
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

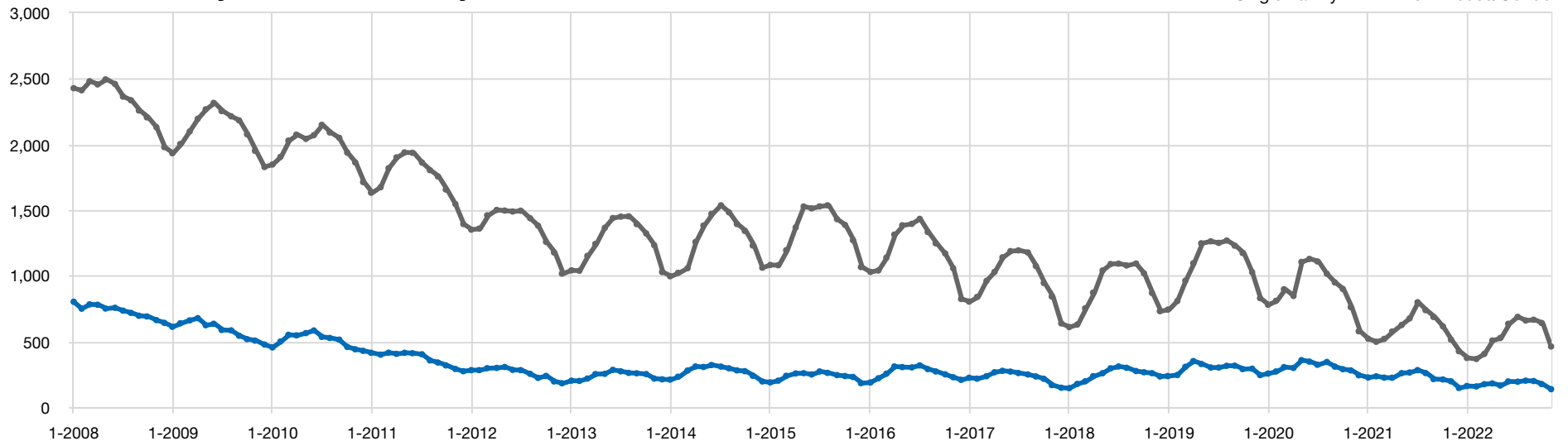
The number of properties available for sale in active status at the end of a given month.

## November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2021	425	- 26.3%	145	- 40.1%
Jan-2022	374	- 28.1%	160	- 28.9%
Feb-2022	366	- 26.4%	157	- 32.9%
Mar-2022	405	- 22.0%	174	- 22.3%
Apr-2022	506	- 12.0%	180	- 19.3%
May-2022	526	- 15.8%	164	- 36.4%
Jun-2022	634	- 6.1%	195	- 25.9%
Jul-2022	687	- 13.9%	193	- 31.3%
Aug-2022	659	- 10.7%	201	- 22.4%
Sep-2022	665	- 3.1%	198	- 7.0%
Oct-2022	640	+ 4.2%	175	- 16.7%
<b>Nov-2022</b>	<b>461</b>	<b>- 10.3%</b>	<b>136</b>	<b>- 30.6%</b>
12-Month Avg	529	- 13.6%	173	- 26.7%

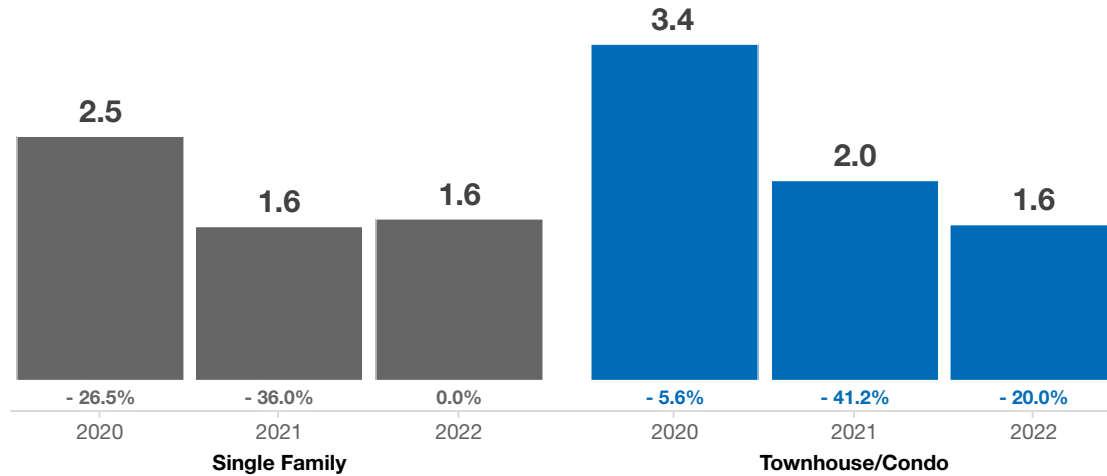
## Historical Inventory of Homes for Sale by Month



# 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.

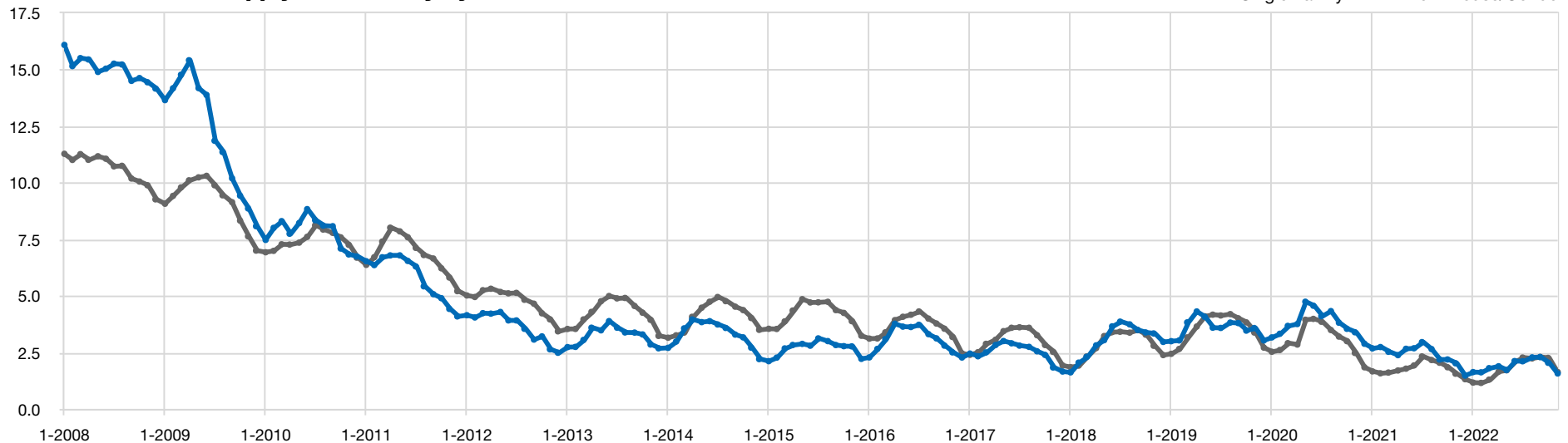
## November



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	1.9	- 20.8%
May-2022	1.7	- 5.6%	1.7	- 37.0%
Jun-2022	2.1	+ 10.5%	2.1	- 22.2%
Jul-2022	2.3	0.0%	2.1	- 30.0%
Aug-2022	2.2	0.0%	2.3	- 11.5%
Sep-2022	2.3	+ 15.0%	2.3	+ 4.5%
Oct-2022	2.3	+ 27.8%	2.0	- 9.1%
<b>Nov-2022</b>	<b>1.6</b>	<b>0.0%</b>	<b>1.6</b>	<b>- 20.0%</b>
12-Month Avg*	1.8	- 4.3%	1.9	- 26.2%

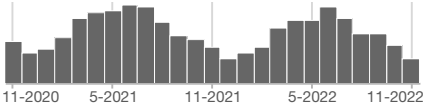

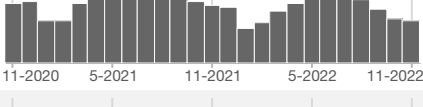
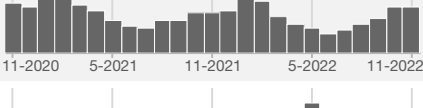


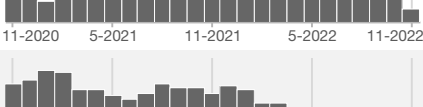
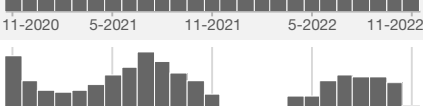

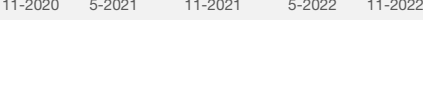
\* Months Supply for all properties from December 2021 through November 2022. This is not the average of the individual figures above.

## 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	11-2021	11-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		317	228	- 28.1%	5,654	4,936	- 12.7%
Pending Sales		369	369	0.0%	4,769	4,140	- 13.2%
Closed Sales		384	283	- 26.3%	4,676	4,036	- 13.7%
Days on Market Until Sale		27	31	+ 14.8%	26	22	- 15.4%
Median Sales Price		\$340,000	\$360,000	+ 5.9%	\$331,000	\$365,000	+ 10.3%
Average Sales Price		\$383,514	\$419,725	+ 9.4%	\$383,759	\$427,754	+ 11.5%
Percent of List Price Received		100.3%	97.7%	- 2.6%	101.4%	101.9%	+ 0.5%
Housing Affordability Index		163	108	- 33.7%	167	106	- 36.5%
Inventory of Homes for Sale		710	597	- 15.9%	—	—	—
Months Supply of Inventory		1.7	1.6	- 5.9%	—	—	—

# Housing Supply Overview

## November 2022

Rising interest rates, elevated home prices, and persistently high levels of inflation have caused housing affordability to plunge to its lowest level since 2012, according to the NAHB/Wells Fargo Opportunity Index (HOI). The NAHB reports only 42.2% of new and existing homes sold in the third quarter of 2022 were affordable to homebuyers earning the U.S. median income of \$90,000, surpassing the previous low of 42.8% in the second quarter of 2022 and causing builder confidence to weaken. For the 12-month period spanning December 2021 through November 2022, Pending sales in the Ann Arbor Area were down 13.5 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 2.4 percent.

The overall Median Sales Price was up 9.1 percent to \$360,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices increased 10.0 percent to \$275,000. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 20 days; the price range that tended to sell the slowest was the \$419,000 or More range at 25 days.

Market-wide, inventory levels were down 15.9 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 10.3 percent. That amounts to 1.6 months supply for Single-Family homes and 1.6 months supply for Townhouse/Condo.

## Quick Facts

+ 2.4%	- 2.9%	- 10.7%
Price Range With Strongest Pending Sales: <b>\$188,999 or Less</b>	Bedroom Type With Strongest Pending Sales: <b>1 Bedroom or Less</b>	Property Type With Strongest Pending Sales: <b>Townhouse/Condo</b>

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

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

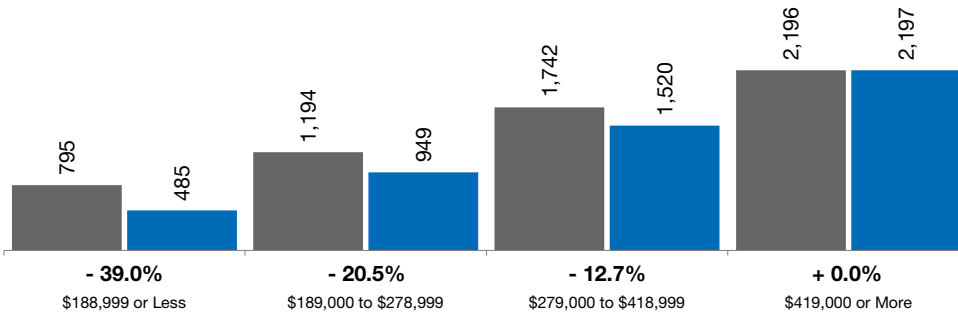


# New Listings

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

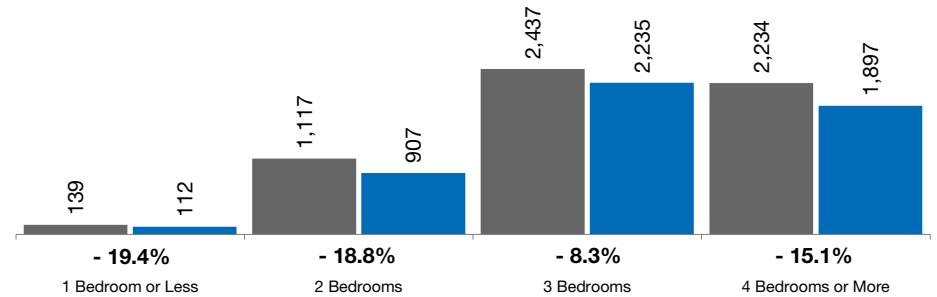
## By Price Range

■ 11-2021 ■ 11-2022



## By Bedroom

■ 11-2021 ■ 11-2022



### All Properties

By Price Range	11-2021	11-2022	Change
\$188,999 or Less	795	485	- 39.0%
\$189,000 to \$278,999	1,194	949	- 20.5%
\$279,000 to \$418,999	1,742	1,520	- 12.7%
\$419,000 or More	2,196	2,197	+ 0.0%
<b>All Price Ranges</b>	<b>5,927</b>	<b>5,151</b>	<b>- 13.1%</b>

### Single Family Residence

11-2021	11-2022	Change	11-2021	11-2022	Change
501	317	- 36.7%	294	168	- 42.9%
766	584	- 23.8%	428	365	- 14.7%
1,408	1,213	- 13.8%	334	307	- 8.1%
1,849	1,856	+ 0.4%	347	341	- 1.7%
<b>4,524</b>	<b>3,970</b>	<b>- 12.2%</b>	<b>1,403</b>	<b>1,181</b>	<b>- 15.8%</b>

### Townhouse/Condo

By Bedroom	11-2021	11-2022	Change
1 Bedroom or Less	139	112	- 19.4%
2 Bedrooms	1,117	907	- 18.8%
3 Bedrooms	2,437	2,235	- 8.3%
4 Bedrooms or More	2,234	1,897	- 15.1%
<b>All Bedroom Ranges</b>	<b>5,927</b>	<b>5,151</b>	<b>- 13.1%</b>

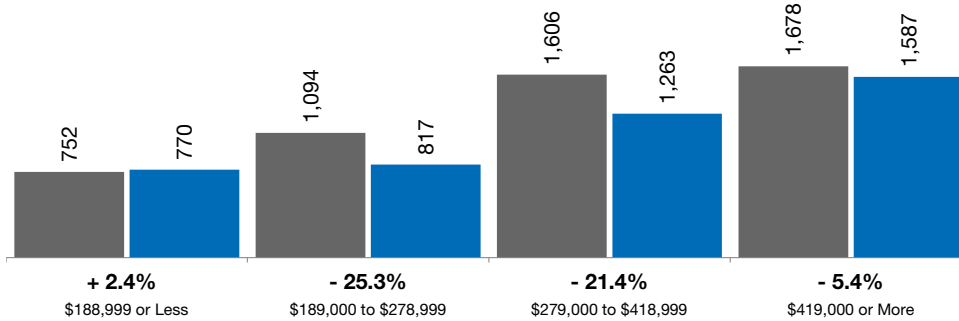
11-2021	11-2022	Change	11-2021	11-2022	Change
31	17	- 45.2%	108	95	- 12.0%
292	251	- 14.0%	825	656	- 20.5%
2,034	1,883	- 7.4%	403	352	- 12.7%
2,167	1,819	- 16.1%	67	78	+ 16.4%
<b>4,524</b>	<b>3,970</b>	<b>- 12.2%</b>	<b>1,403</b>	<b>1,181</b>	<b>- 15.8%</b>

# Pending Sales

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

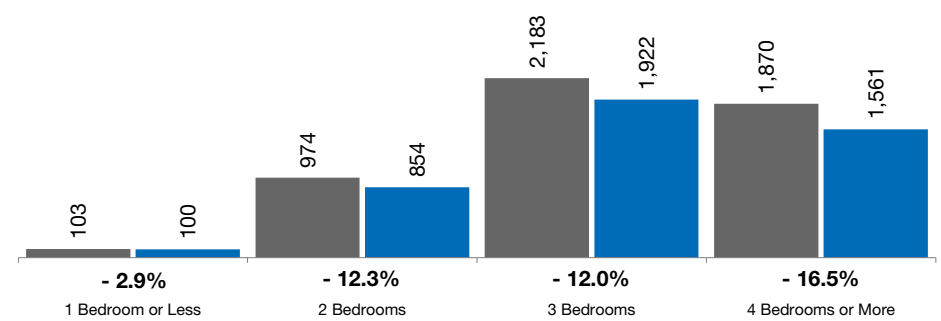
## By Price Range

■ 11-2021 ■ 11-2022



## By Bedroom

■ 11-2021 ■ 11-2022



### All Properties

By Price Range	11-2021	11-2022	Change
\$188,999 or Less	752	770	+ 2.4%
\$189,000 to \$278,999	1,094	817	- 25.3%
\$279,000 to \$418,999	1,606	1,263	- 21.4%
\$419,000 or More	1,678	1,587	- 5.4%
<b>All Price Ranges</b>	<b>5,130</b>	<b>4,437</b>	<b>- 13.5%</b>

### Single Family Residence

11-2021	11-2022	Change
457	513	+ 12.3%
704	479	- 32.0%
1,334	1,014	- 24.0%
1,469	1,390	- 5.4%
<b>3,964</b>	<b>3,396</b>	<b>- 14.3%</b>

### Townhouse/Condo

11-2021	11-2022	Change
295	257	- 12.9%
390	338	- 13.3%
272	249	- 8.5%
209	197	- 5.7%
<b>1,166</b>	<b>1,041</b>	<b>- 10.7%</b>

### By Bedroom

	11-2021	11-2022	Change
1 Bedroom or Less	103	100	- 2.9%
2 Bedrooms	974	854	- 12.3%
3 Bedrooms	2,183	1,922	- 12.0%
4 Bedrooms or More	1,870	1,561	- 16.5%
<b>All Bedroom Ranges</b>	<b>5,130</b>	<b>4,437</b>	<b>- 13.5%</b>

11-2021	11-2022	Change
22	16	- 27.3%
259	229	- 11.6%
1,860	1,652	- 11.2%
1,823	1,499	- 17.8%
<b>3,964</b>	<b>3,396</b>	<b>- 14.3%</b>

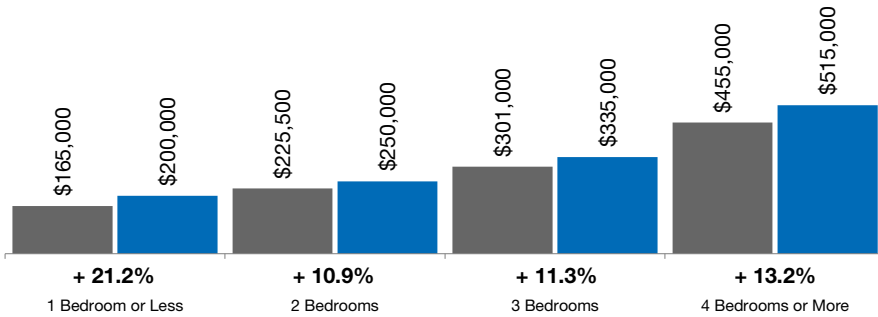
11-2021	11-2022	Change
81	84	+ 3.7%
715	625	- 12.6%
323	270	- 16.4%
47	62	+ 31.9%
<b>1,166</b>	<b>1,041</b>	<b>- 10.7%</b>

# 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.**

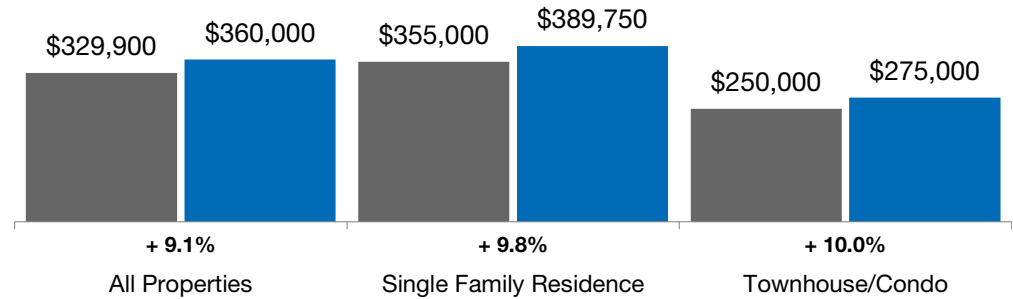
## By Bedroom

■ 11-2021 ■ 11-2022



## By Property Type

■ 11-2021 ■ 11-2022



All Properties			
By Bedroom	11-2021	11-2022	Change
1 Bedroom or Less	\$165,000	\$200,000	+ 21.2%
2 Bedrooms	\$225,500	\$250,000	+ 10.9%
3 Bedrooms	\$301,000	\$335,000	+ 11.3%
4 Bedrooms or More	\$455,000	\$515,000	+ 13.2%
<b>All Bedroom Ranges</b>	<b>\$329,900</b>	<b>\$360,000</b>	<b>+ 9.1%</b>

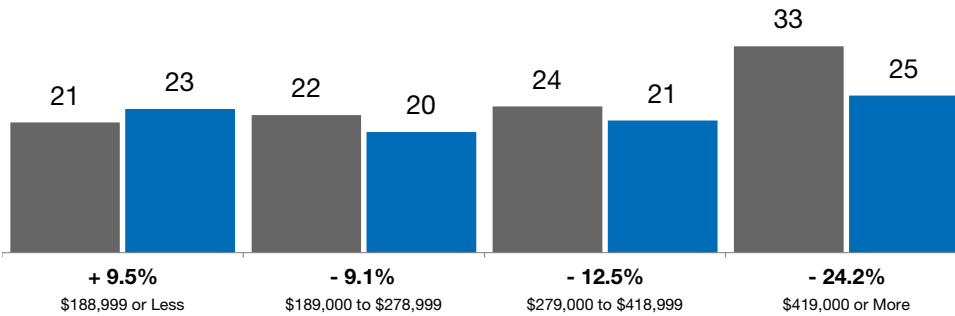
Single Family Residence			Townhouse/Condo		
11-2021	11-2022	Change	11-2021	11-2022	Change
\$142,500	\$175,000	+ 22.8%	\$169,500	\$207,000	+ 22.1%
\$221,250	\$240,000	+ 8.5%	\$226,850	\$252,000	+ 11.1%
\$295,000	\$330,000	+ 11.9%	\$349,950	\$385,000	+ 10.0%
\$455,000	\$516,500	+ 13.5%	\$463,522	\$501,000	+ 8.1%
<b>\$355,000</b>	<b>\$389,750</b>	<b>+ 9.8%</b>	<b>\$250,000</b>	<b>\$275,000</b>	<b>+ 10.0%</b>

# 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.

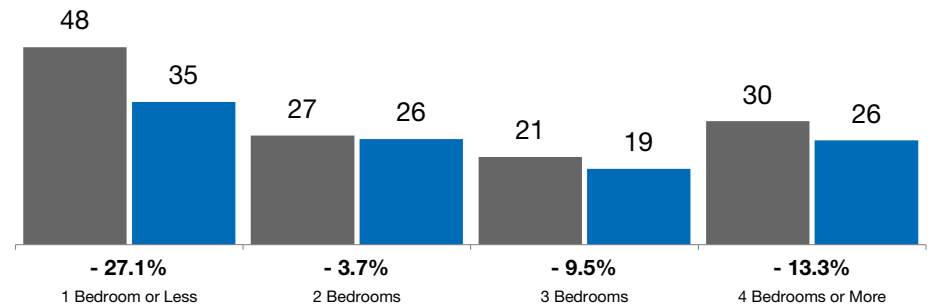
## By Price Range

■ 11-2021 ■ 11-2022



## By Bedroom

■ 11-2021 ■ 11-2022



### All Properties

By Price Range	11-2021	11-2022	Change
\$188,999 or Less	21	23	+ 9.5%
\$189,000 to \$278,999	22	20	- 9.1%
\$279,000 to \$418,999	24	21	- 12.5%
\$419,000 or More	33	25	- 24.2%
<b>All Price Ranges</b>	<b>26</b>	<b>23</b>	<b>- 11.5%</b>

### Single Family Residence

11-2021	11-2022	Change	11-2021	11-2022	Change
19	27	+ 42.1%	25	17	- 32.0%
18	17	- 5.6%	31	23	- 25.8%
19	18	- 5.3%	45	35	- 22.2%
32	23	- 28.1%	43	40	- 7.0%
<b>24</b>	<b>21</b>	<b>- 12.5%</b>	<b>35</b>	<b>29</b>	<b>- 17.1%</b>

### Townhouse/Condo

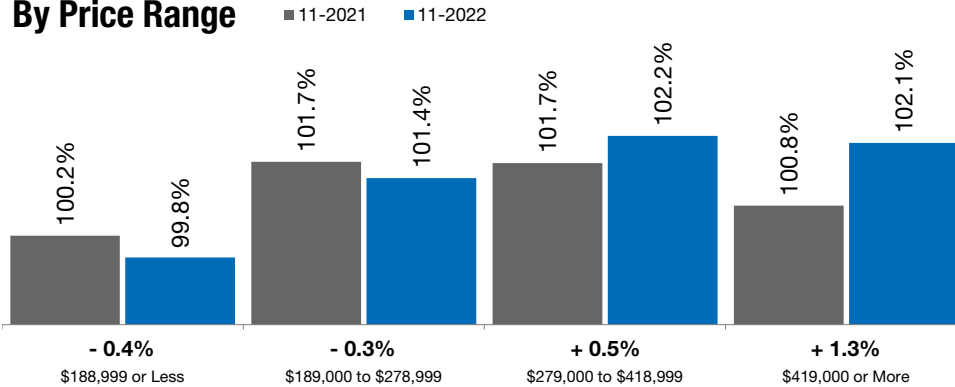
By Bedroom	11-2021	11-2022	Change
1 Bedroom or Less	48	35	- 27.1%
2 Bedrooms	27	26	- 3.7%
3 Bedrooms	21	19	- 9.5%
4 Bedrooms or More	30	26	- 13.3%
<b>All Bedroom Ranges</b>	<b>26</b>	<b>23</b>	<b>- 11.5%</b>

11-2021	11-2022	Change	11-2021	11-2022	Change
10	20	+ 100.0%	58	38	- 34.5%
21	23	+ 9.5%	29	27	- 6.9%
19	17	- 10.5%	40	29	- 27.5%
30	25	- 16.7%	54	30	- 44.4%
<b>24</b>	<b>21</b>	<b>- 12.5%</b>	<b>35</b>	<b>29</b>	<b>- 17.1%</b>

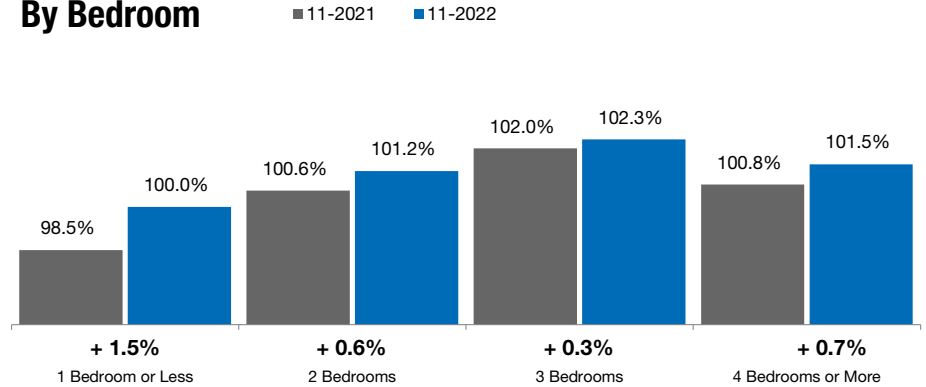
# Percent of List Price Received

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

## By Price Range



## By Bedroom



### All Properties

By Price Range	11-2021	11-2022	Change
\$188,999 or Less	100.2%	99.8%	- 0.4%
\$189,000 to \$278,999	101.7%	101.4%	- 0.3%
\$279,000 to \$418,999	101.7%	102.2%	+ 0.5%
\$419,000 or More	100.8%	102.1%	+ 1.3%
<b>All Price Ranges</b>	<b>101.2%</b>	<b>101.7%</b>	<b>+ 0.5%</b>

### Single Family Residence

11-2021	11-2022	Change	11-2021	11-2022	Change
100.5%	99.1%	- 1.4%	99.8%	101.0%	+ 1.2%
102.3%	101.4%	- 0.9%	100.5%	101.4%	+ 0.9%
101.9%	102.3%	+ 0.4%	100.6%	101.9%	+ 1.3%
100.9%	102.3%	+ 1.4%	100.3%	100.6%	+ 0.3%
<b>101.5%</b>	<b>101.9%</b>	<b>+ 0.4%</b>	<b>100.3%</b>	<b>101.3%</b>	<b>+ 1.0%</b>

### Townhouse/Condo

By Bedroom	11-2021	11-2022	Change
1 Bedroom or Less	98.5%	100.0%	+ 1.5%
2 Bedrooms	100.6%	101.2%	+ 0.6%
3 Bedrooms	102.0%	102.3%	+ 0.3%
4 Bedrooms or More	100.8%	101.5%	+ 0.7%
<b>All Bedroom Ranges</b>	<b>101.2%</b>	<b>101.7%</b>	<b>+ 0.5%</b>

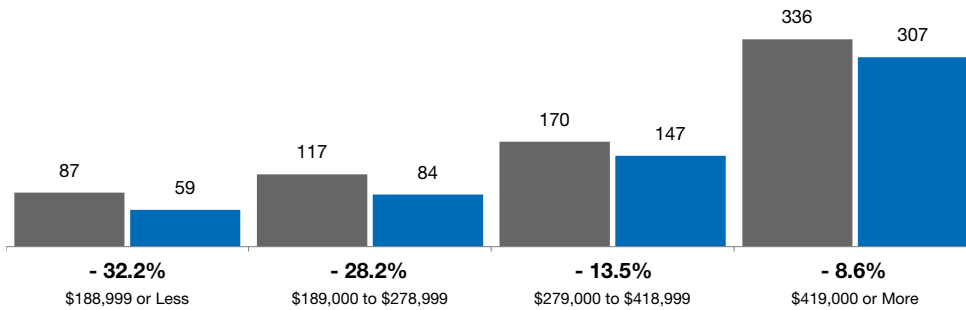
11-2021	11-2022	Change	11-2021	11-2022	Change
99.7%	98.5%	- 1.2%	98.3%	100.3%	+ 2.0%
100.7%	100.6%	- 0.1%	100.5%	101.4%	+ 0.9%
102.2%	102.5%	+ 0.3%	100.7%	101.3%	+ 0.6%
100.8%	101.5%	+ 0.7%	98.2%	101.2%	+ 3.1%
<b>101.5%</b>	<b>101.9%</b>	<b>+ 0.4%</b>	<b>100.3%</b>	<b>101.3%</b>	<b>+ 1.0%</b>

# 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.

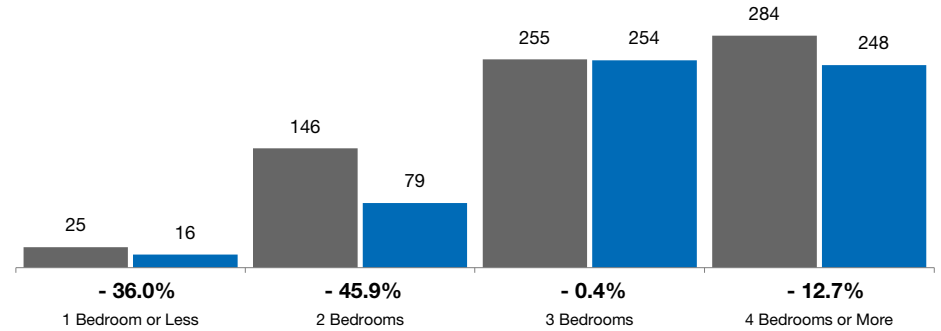
## By Price Range

■ 11-2021 ■ 11-2022



## By Bedroom

■ 11-2021 ■ 11-2022



### All Properties

By Price Range	11-2021	11-2022	Change
\$188,999 or Less	87	59	- 32.2%
\$189,000 to \$278,999	117	84	- 28.2%
\$279,000 to \$418,999	170	147	- 13.5%
\$419,000 or More	336	307	- 8.6%
<b>All Price Ranges</b>	<b>710</b>	<b>597</b>	<b>- 15.9%</b>

### Single Family Residence

11-2021	11-2022	Change	11-2021	11-2022	Change
57	48	- 15.8%	30	11	- 63.3%
62	49	- 21.0%	55	35	- 36.4%
129	113	- 12.4%	41	34	- 17.1%
266	251	- 5.6%	70	56	- 20.0%
<b>514</b>	<b>461</b>	<b>- 10.3%</b>	<b>196</b>	<b>136</b>	<b>- 30.6%</b>

### Townhouse/Condo

By Bedroom	11-2021	11-2022	Change
1 Bedroom or Less	25	16	- 36.0%
2 Bedrooms	146	79	- 45.9%
3 Bedrooms	255	254	- 0.4%
4 Bedrooms or More	284	248	- 12.7%
<b>All Bedroom Ranges</b>	<b>710</b>	<b>597</b>	<b>- 15.9%</b>

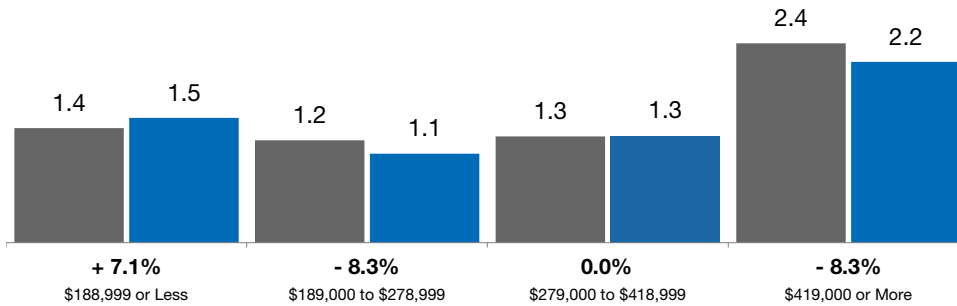
11-2021	11-2022	Change	11-2021	11-2022	Change
7	4	- 42.9%	18	12	- 33.3%
38	17	- 55.3%	108	62	- 42.6%
198	204	+ 3.0%	57	50	- 12.3%
271	236	- 12.9%	13	12	- 7.7%
<b>514</b>	<b>461</b>	<b>- 10.3%</b>	<b>196</b>	<b>136</b>	<b>- 30.6%</b>

# 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.

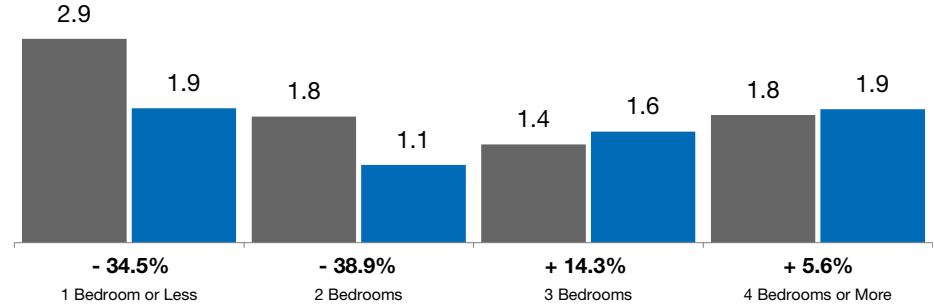
## By Price Range

■ 11-2021 ■ 11-2022



## By Bedroom

■ 11-2021 ■ 11-2022



### All Properties

By Price Range	11-2021	11-2022	Change
\$188,999 or Less	1.4	1.5	+ 7.1%
\$189,000 to \$278,999	1.2	1.1	- 8.3%
\$279,000 to \$418,999	1.3	1.3	0.0%
\$419,000 or More	2.4	2.2	- 8.3%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.6</b>	<b>- 5.9%</b>

### Single Family Residence

11-2021	11-2022	Change	11-2021	11-2022	Change
1.4	2.0	+ 42.9%	1.3	0.7	- 46.2%
1.0	1.0	0.0%	1.7	1.1	- 35.3%
1.2	1.2	0.0%	1.8	1.6	- 11.1%
2.2	2.1	- 4.5%	3.9	2.9	- 25.6%
<b>1.6</b>	<b>1.6</b>	<b>0.0%</b>	<b>2.0</b>	<b>1.6</b>	<b>- 20.0%</b>

### Townhouse/Condo

By Bedroom	11-2021	11-2022	Change
1 Bedroom or Less	2.9	1.9	- 34.5%
2 Bedrooms	1.8	1.1	- 38.9%
3 Bedrooms	1.4	1.6	+ 14.3%
4 Bedrooms or More	1.8	1.9	+ 5.6%
<b>All Bedroom Ranges</b>	<b>1.7</b>	<b>1.6</b>	<b>- 5.9%</b>

11-2021	11-2022	Change	11-2021	11-2022	Change
3.2	2.5	- 21.9%	2.7	1.7	- 37.0%
1.8	0.9	- 50.0%	1.8	1.2	- 33.3%
1.3	1.5	+ 15.4%	2.1	2.2	+ 4.8%
1.8	1.9	+ 5.6%	3.3	2.3	- 30.3%
<b>1.6</b>	<b>1.6</b>	<b>0.0%</b>	<b>2.0</b>	<b>1.6</b>	<b>- 20.0%</b>

## Ann Arbor School District

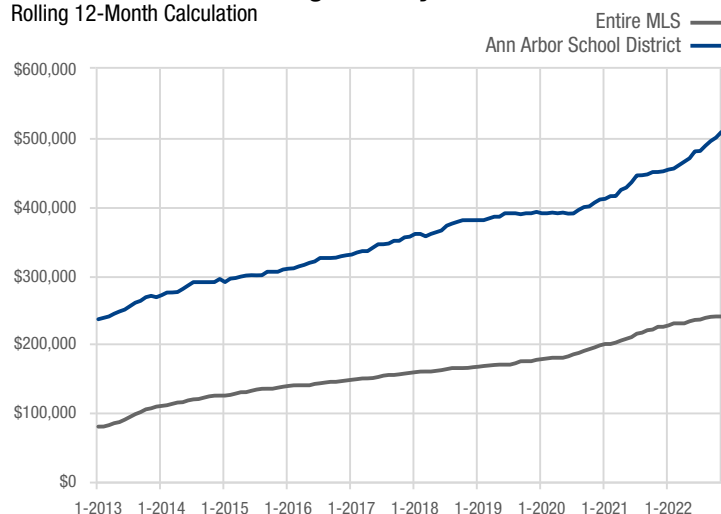
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	70	55	- 21.4%	1,571	1,413	- 10.1%
Pending Sales	89	103	+ 15.7%	1,296	1,168	- 9.9%
Closed Sales	109	73	- 33.0%	1,275	1,140	- 10.6%
Days on Market Until Sale	24	25	+ 4.2%	22	18	- 18.2%
Median Sales Price*	\$459,500	\$520,000	+ 13.2%	\$451,000	\$510,000	+ 13.1%
Average Sales Price*	\$505,859	\$581,432	+ 14.9%	\$520,299	\$587,050	+ 12.8%
Percent of List Price Received*	100.1%	96.9%	- 3.2%	101.4%	102.7%	+ 1.3%
Inventory of Homes for Sale	173	141	- 18.5%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	49	40	- 18.4%	947	828	- 12.6%
Pending Sales	52	60	+ 15.4%	789	682	- 13.6%
Closed Sales	42	45	+ 7.1%	763	691	- 9.4%
Days on Market Until Sale	30	45	+ 50.0%	34	23	- 32.4%
Median Sales Price*	\$277,500	\$289,000	+ 4.1%	\$265,000	\$290,000	+ 9.4%
Average Sales Price*	\$353,663	\$392,184	+ 10.9%	\$327,494	\$361,975	+ 10.5%
Percent of List Price Received*	99.9%	97.4%	- 2.5%	100.2%	101.5%	+ 1.3%
Inventory of Homes for Sale	99	86	- 13.1%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

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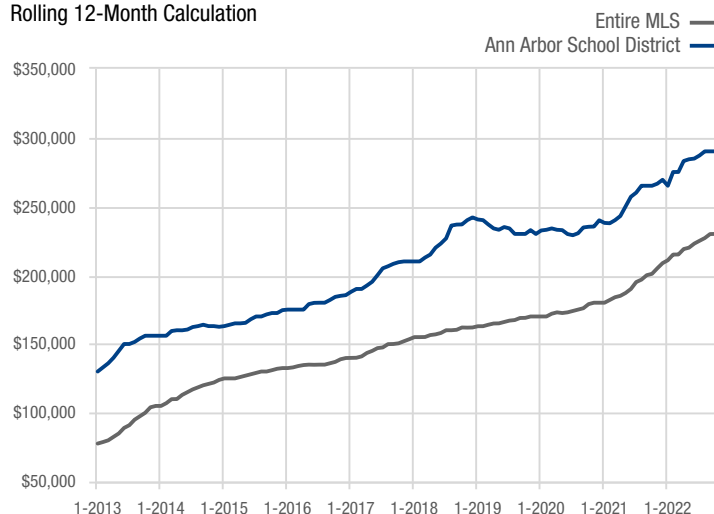
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Chelsea School District

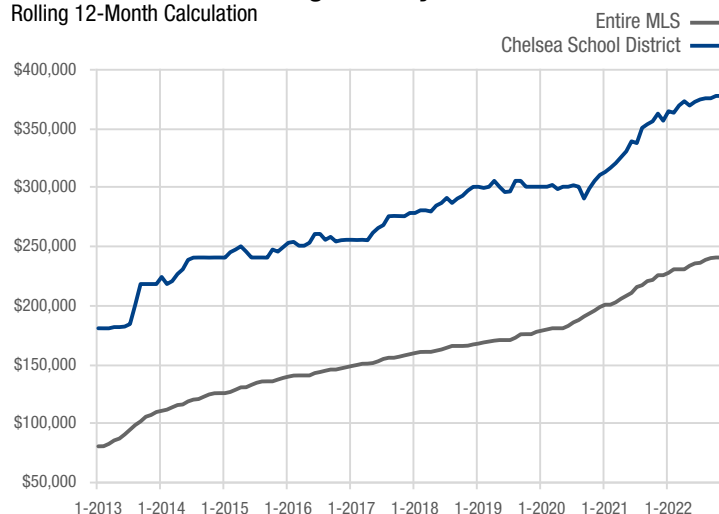
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	18	8	- 55.6%	272	213	- 21.7%
Pending Sales	22	11	- 50.0%	239	169	- 29.3%
Closed Sales	16	8	- 50.0%	237	167	- 29.5%
Days on Market Until Sale	40	12	- 70.0%	26	17	- 34.6%
Median Sales Price*	\$372,625	<b>\$329,000</b>	- 11.7%	\$362,500	<b>\$386,000</b>	+ 6.5%
Average Sales Price*	\$374,406	<b>\$357,125</b>	- 4.6%	\$399,520	<b>\$418,404</b>	+ 4.7%
Percent of List Price Received*	99.4%	<b>96.7%</b>	- 2.7%	100.6%	<b>101.5%</b>	+ 0.9%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	0	- 100.0%	39	40	+ 2.6%
Pending Sales	1	0	- 100.0%	35	26	- 25.7%
Closed Sales	2	1	- 50.0%	32	19	- 40.6%
Days on Market Until Sale	33	7	- 78.8%	31	12	- 61.3%
Median Sales Price*	\$233,500	<b>\$215,000</b>	- 7.9%	\$270,975	<b>\$240,000</b>	- 11.4%
Average Sales Price*	\$233,500	<b>\$215,000</b>	- 7.9%	\$255,123	<b>\$254,339</b>	- 0.3%
Percent of List Price Received*	99.6%	<b>100.0%</b>	+ 0.4%	101.2%	<b>102.1%</b>	+ 0.9%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

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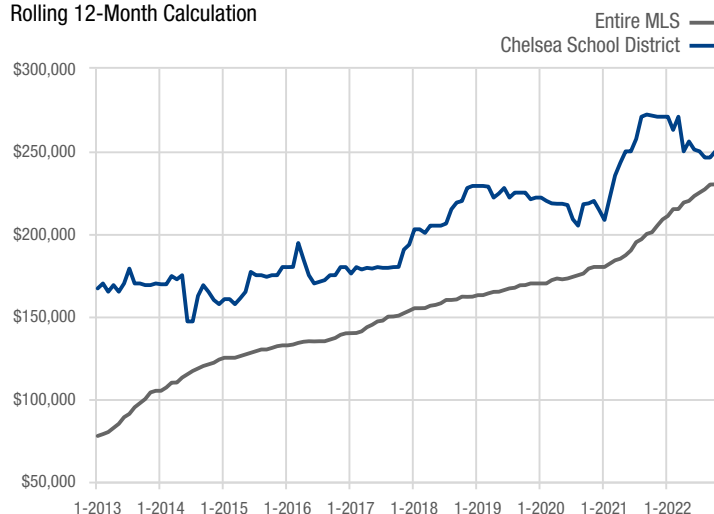
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Clinton School District

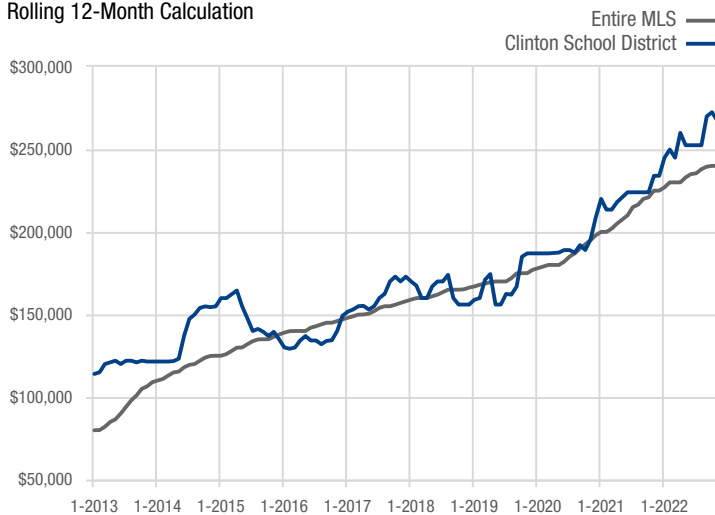
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	8	3	- 62.5%	89	90	+ 1.1%
Pending Sales	6	0	- 100.0%	67	73	+ 9.0%
Closed Sales	5	1	- 80.0%	65	70	+ 7.7%
Days on Market Until Sale	59	46	- 22.0%	35	41	+ 17.1%
Median Sales Price*	\$420,000	<b>\$189,900</b>	- 54.8%	\$224,000	<b>\$255,000</b>	+ 13.8%
Average Sales Price*	\$404,200	<b>\$189,900</b>	- 53.0%	\$266,592	<b>\$296,725</b>	+ 11.3%
Percent of List Price Received*	97.6%	100.0%	+ 2.5%	100.7%	98.5%	- 2.2%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.7	1.4	- 48.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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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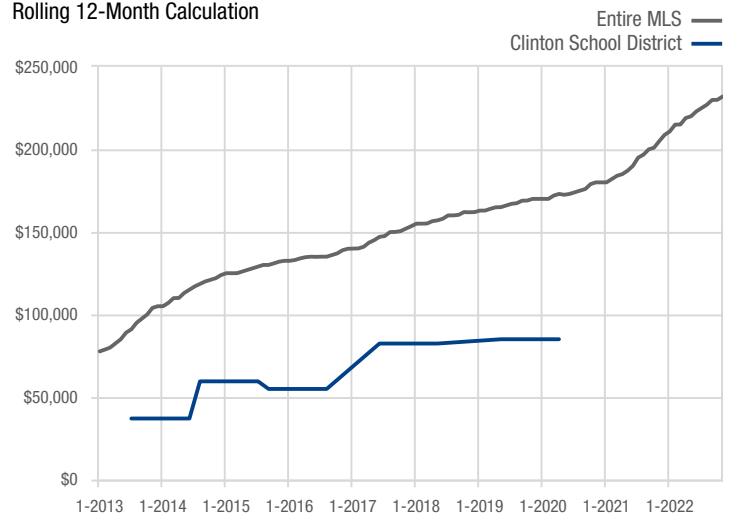
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Dexter School District

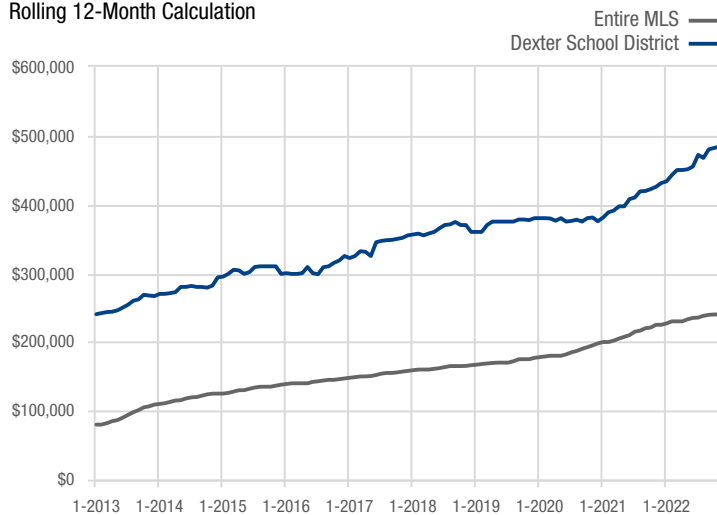
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	16	16	0.0%	334	298	- 10.8%
Pending Sales	26	26	0.0%	295	237	- 19.7%
Closed Sales	26	17	- 34.6%	293	230	- 21.5%
Days on Market Until Sale	17	27	+ 58.8%	28	24	- 14.3%
Median Sales Price*	\$422,000	\$408,000	- 3.3%	\$430,000	\$485,000	+ 12.8%
Average Sales Price*	\$495,396	\$445,250	- 10.1%	\$479,362	\$529,309	+ 10.4%
Percent of List Price Received*	102.2%	97.2%	- 4.9%	101.0%	101.5%	+ 0.5%
Inventory of Homes for Sale	38	40	+ 5.3%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	1	- 50.0%	38	27	- 28.9%
Pending Sales	4	4	0.0%	33	26	- 21.2%
Closed Sales	6	2	- 66.7%	36	24	- 33.3%
Days on Market Until Sale	53	55	+ 3.8%	67	62	- 7.5%
Median Sales Price*	\$380,000	\$432,703	+ 13.9%	\$380,000	\$366,043	- 3.7%
Average Sales Price*	\$396,651	\$432,703	+ 9.1%	\$392,737	\$361,755	- 7.9%
Percent of List Price Received*	106.6%	102.6%	- 3.8%	101.6%	101.7%	+ 0.1%
Inventory of Homes for Sale	10	4	- 60.0%	—	—	—
Months Supply of Inventory	3.5	1.6	- 54.3%	—	—	—

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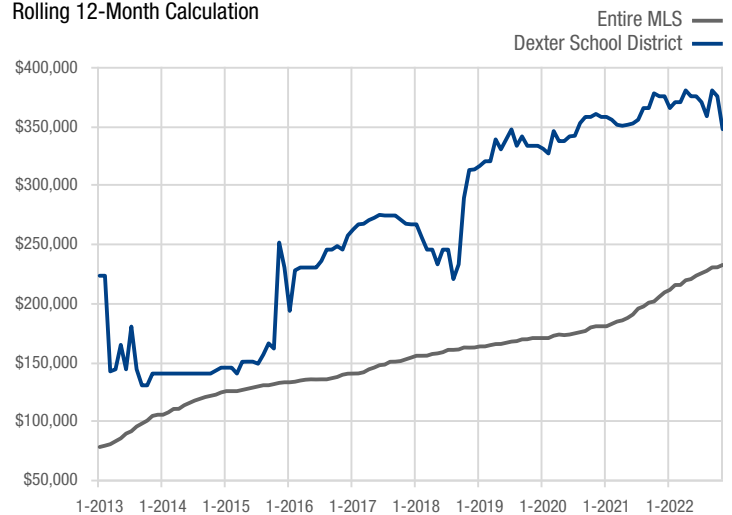
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lincoln Consolidated School District

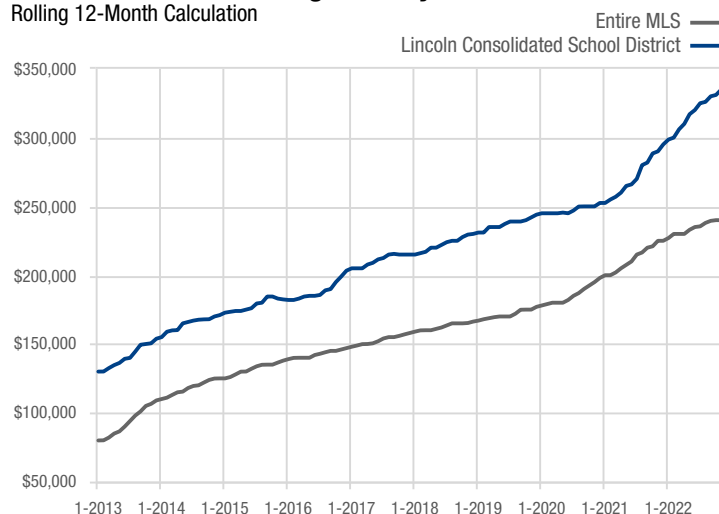
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	24	20	- 16.7%	435	368	- 15.4%
Pending Sales	28	28	0.0%	386	303	- 21.5%
Closed Sales	40	31	- 22.5%	388	298	- 23.2%
Days on Market Until Sale	16	25	+ 56.3%	12	16	+ 33.3%
Median Sales Price*	\$310,500	<b>\$319,000</b>	+ 2.7%	\$295,000	<b>\$336,250</b>	+ 14.0%
Average Sales Price*	\$314,149	<b>\$323,139</b>	+ 2.9%	\$306,005	<b>\$338,337</b>	+ 10.6%
Percent of List Price Received*	101.1%	<b>99.2%</b>	- 1.9%	102.8%	<b>102.8%</b>	0.0%
Inventory of Homes for Sale	37	44	+ 18.9%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	2	0.0%	37	32	- 13.5%
Pending Sales	2	4	+ 100.0%	27	34	+ 25.9%
Closed Sales	1	6	+ 500.0%	21	30	+ 42.9%
Days on Market Until Sale	20	15	- 25.0%	20	30	+ 50.0%
Median Sales Price*	\$225,000	<b>\$198,200</b>	- 11.9%	\$170,000	<b>\$199,450</b>	+ 17.3%
Average Sales Price*	\$225,000	<b>\$196,574</b>	- 12.6%	\$161,084	<b>\$197,301</b>	+ 22.5%
Percent of List Price Received*	97.9%	<b>100.6%</b>	+ 2.8%	99.3%	<b>102.5%</b>	+ 3.2%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	2.8	0.3	- 89.3%	—	—	—

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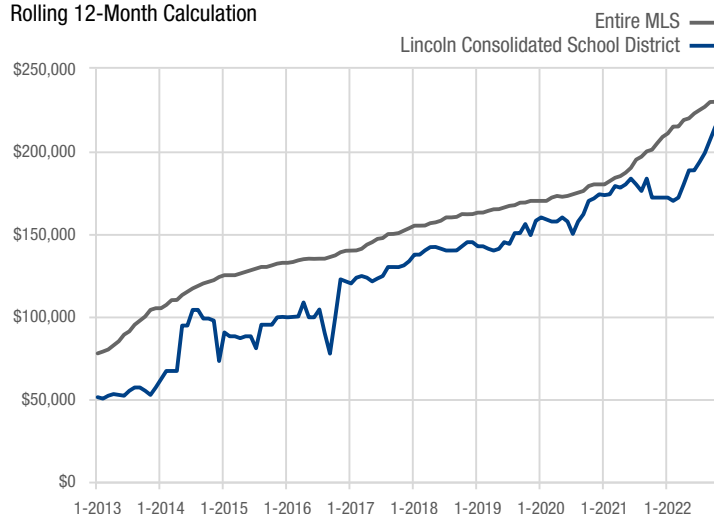
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Manchester School District

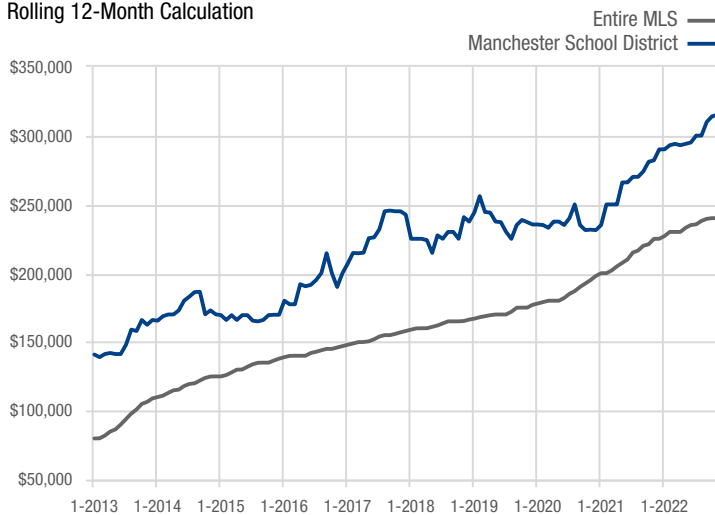
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	7	3	- 57.1%	102	95	- 6.9%
Pending Sales	12	6	- 50.0%	95	78	- 17.9%
Closed Sales	12	5	- 58.3%	89	77	- 13.5%
Days on Market Until Sale	16	32	+ 100.0%	34	29	- 14.7%
Median Sales Price*	\$302,500	<b>\$336,000</b>	+ 11.1%	\$289,900	<b>\$315,000</b>	+ 8.7%
Average Sales Price*	\$300,517	<b>\$305,360</b>	+ 1.6%	\$305,708	<b>\$350,816</b>	+ 14.8%
Percent of List Price Received*	99.5%	<b>99.3%</b>	- 0.2%	100.2%	<b>99.8%</b>	- 0.4%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	0	- 100.0%	9	12	+ 33.3%
Pending Sales	0	3	—	5	12	+ 140.0%
Closed Sales	0	2	—	6	11	+ 83.3%
Days on Market Until Sale	—	24	—	25	21	- 16.0%
Median Sales Price*	—	<b>\$143,950</b>	—	\$129,500	<b>\$145,000</b>	+ 12.0%
Average Sales Price*	—	<b>\$143,950</b>	—	\$171,693	<b>\$166,573</b>	- 3.0%
Percent of List Price Received*	—	<b>101.5%</b>	—	99.1%	<b>100.2%</b>	+ 1.1%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

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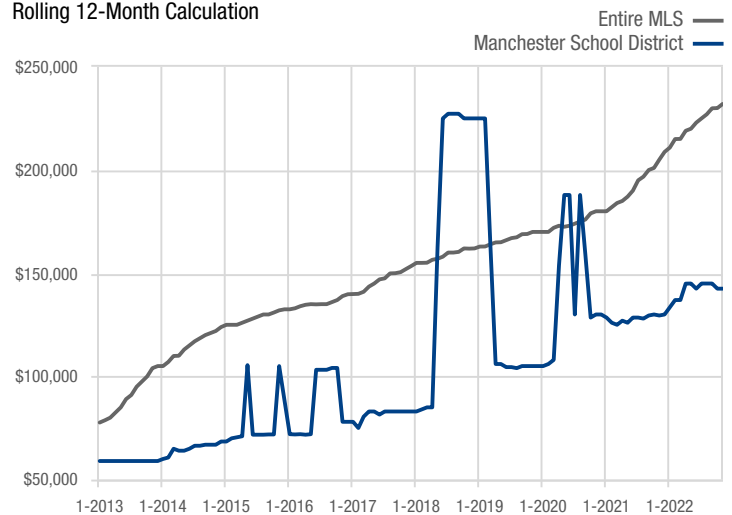
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Milan School District

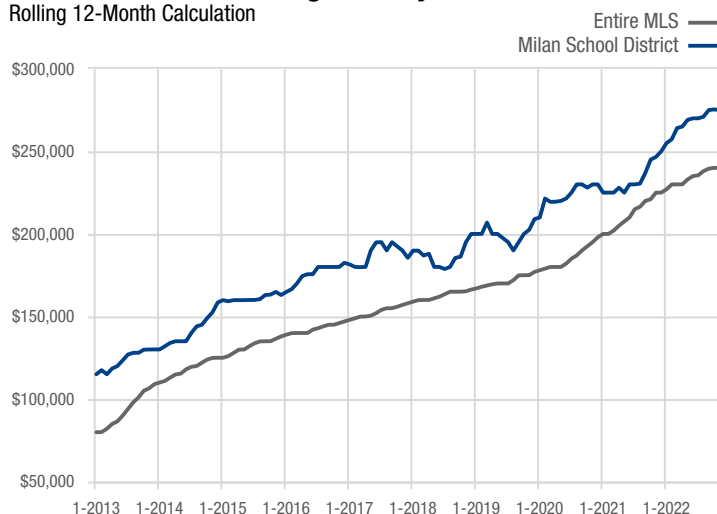
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	14	8	- 42.9%	228	196	- 14.0%
Pending Sales	19	18	- 5.3%	184	180	- 2.2%
Closed Sales	20	15	- 25.0%	184	177	- 3.8%
Days on Market Until Sale	26	39	+ 50.0%	24	33	+ 37.5%
Median Sales Price*	\$275,050	<b>\$238,000</b>	- 13.5%	\$249,788	<b>\$272,035</b>	+ 8.9%
Average Sales Price*	\$269,648	<b>\$252,667</b>	- 6.3%	\$257,784	<b>\$279,492</b>	+ 8.4%
Percent of List Price Received*	101.6%	<b>96.1%</b>	- 5.4%	101.1%	<b>100.7%</b>	- 0.4%
Inventory of Homes for Sale	45	23	- 48.9%	—	—	—
Months Supply of Inventory	2.7	1.4	- 48.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	11	1	- 90.9%	28	30	+ 7.1%
Pending Sales	3	2	- 33.3%	17	27	+ 58.8%
Closed Sales	1	2	+ 100.0%	14	24	+ 71.4%
Days on Market Until Sale	9	20	+ 122.2%	38	40	+ 5.3%
Median Sales Price*	\$160,000	<b>\$185,500</b>	+ 15.9%	\$138,000	<b>\$201,500</b>	+ 46.0%
Average Sales Price*	\$160,000	<b>\$185,500</b>	+ 15.9%	\$150,957	<b>\$295,310</b>	+ 95.6%
Percent of List Price Received*	100.0%	<b>100.3%</b>	+ 0.3%	99.1%	<b>101.0%</b>	+ 1.9%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	4.2	1.7	- 59.5%	—	—	—

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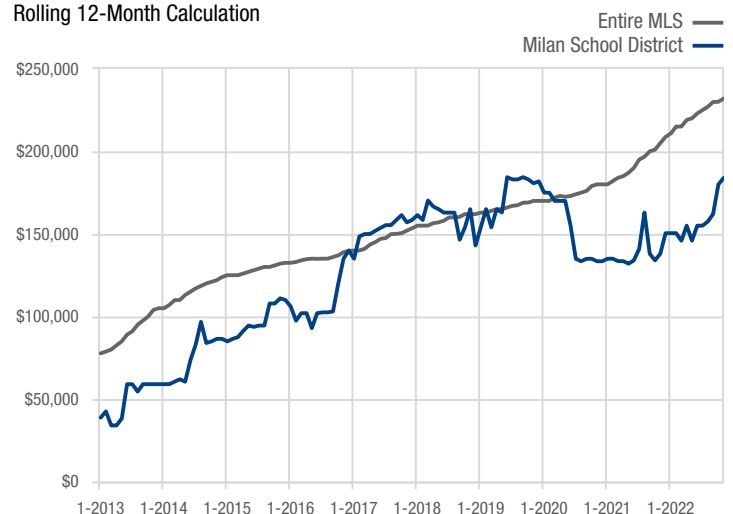
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Northville School District

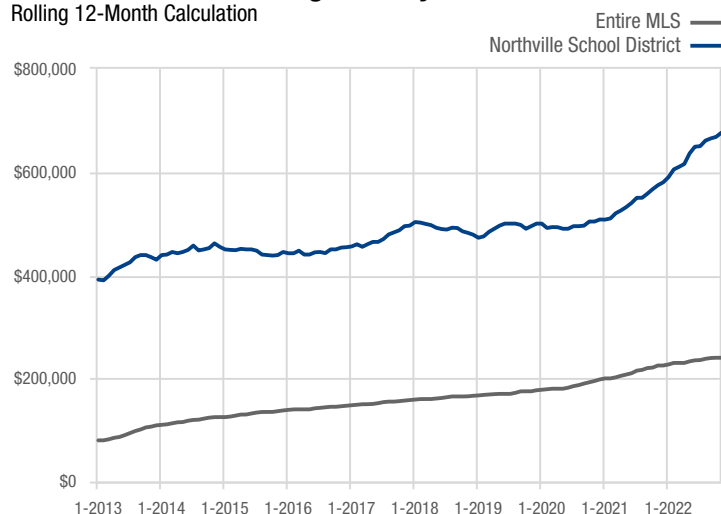
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	26	24	- 7.7%	590	508	- 13.9%
Pending Sales	27	29	+ 7.4%	503	382	- 24.1%
Closed Sales	39	25	- 35.9%	505	373	- 26.1%
Days on Market Until Sale	24	34	+ 41.7%	26	21	- 19.2%
Median Sales Price*	\$610,000	\$633,000	+ 3.8%	\$577,765	\$677,000	+ 17.2%
Average Sales Price*	\$673,063	\$801,465	+ 19.1%	\$665,622	\$785,878	+ 18.1%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.9%	102.1%	+ 1.2%
Inventory of Homes for Sale	67	53	- 20.9%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	19	15	- 21.1%	258	212	- 17.8%
Pending Sales	16	15	- 6.3%	236	175	- 25.8%
Closed Sales	13	16	+ 23.1%	226	171	- 24.3%
Days on Market Until Sale	75	43	- 42.7%	30	21	- 30.0%
Median Sales Price*	\$370,000	\$337,500	- 8.8%	\$289,000	\$335,000	+ 15.9%
Average Sales Price*	\$403,045	\$378,463	- 6.1%	\$330,739	\$378,661	+ 14.5%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.0%	101.5%	+ 1.5%
Inventory of Homes for Sale	27	21	- 22.2%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

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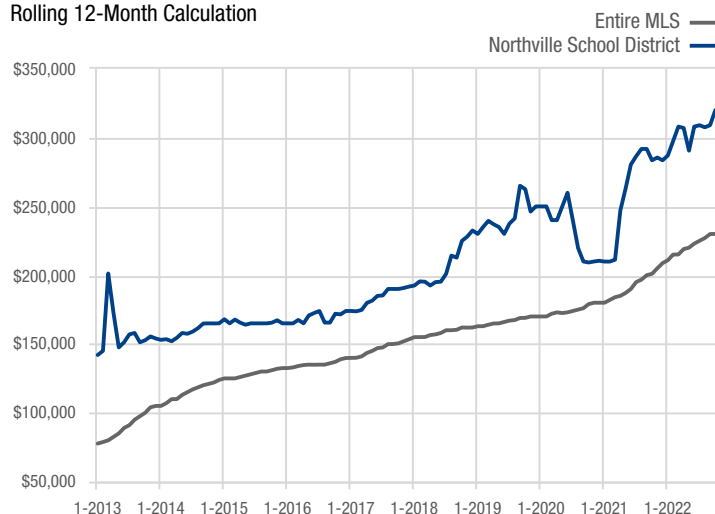
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Pinckney School District

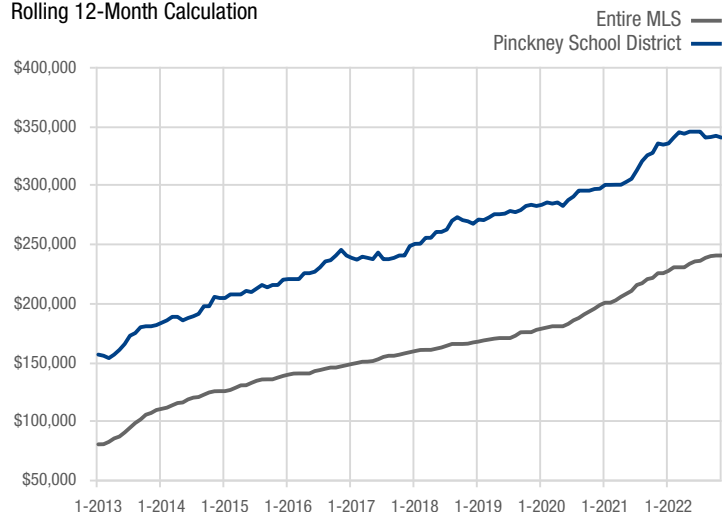
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	33	20	- 39.4%	531	392	- 26.2%
Pending Sales	32	21	- 34.4%	442	314	- 29.0%
Closed Sales	40	13	- 67.5%	448	309	- 31.0%
Days on Market Until Sale	28	20	- 28.6%	26	20	- 23.1%
Median Sales Price*	\$321,500	<b>\$275,000</b>	- 14.5%	\$340,000	<b>\$350,000</b>	+ 2.9%
Average Sales Price*	\$391,585	<b>\$347,115</b>	- 11.4%	\$396,509	<b>\$404,400</b>	+ 2.0%
Percent of List Price Received*	99.9%	<b>99.2%</b>	- 0.7%	101.0%	<b>101.2%</b>	+ 0.2%
Inventory of Homes for Sale	60	45	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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	<b>\$267,500</b>	- 2.7%
Average Sales Price*	—	—	—	\$273,557	<b>\$283,950</b>	+ 3.8%
Percent of List Price Received*	—	—	—	100.0%	<b>101.1%</b>	+ 1.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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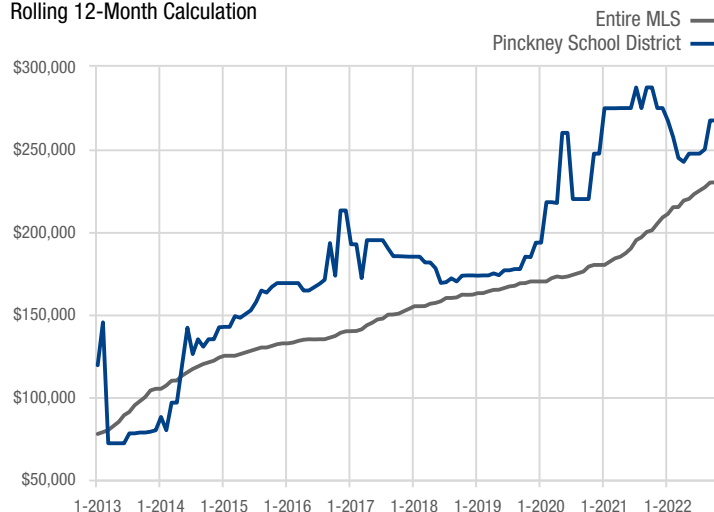
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Plymouth School District

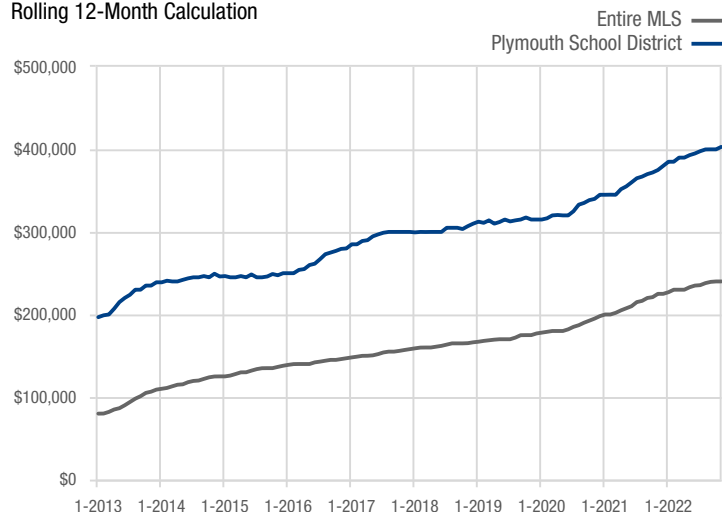
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	86	73	- 15.1%	1,696	1,488	- 12.3%
Pending Sales	106	82	- 22.6%	1,452	1,180	- 18.7%
Closed Sales	135	77	- 43.0%	1,441	1,141	- 20.8%
Days on Market Until Sale	20	26	+ 30.0%	19	16	- 15.8%
Median Sales Price*	\$389,900	<b>\$416,000</b>	+ 6.7%	\$377,000	<b>\$405,000</b>	+ 7.4%
Average Sales Price*	\$421,649	<b>\$468,736</b>	+ 11.2%	\$420,359	<b>\$452,027</b>	+ 7.5%
Percent of List Price Received*	100.6%	<b>99.2%</b>	- 1.4%	101.9%	<b>102.7%</b>	+ 0.8%
Inventory of Homes for Sale	119	123	+ 3.4%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	50	45	- 10.0%	649	569	- 12.3%
Pending Sales	45	37	- 17.8%	569	467	- 17.9%
Closed Sales	43	36	- 16.3%	541	487	- 10.0%
Days on Market Until Sale	20	32	+ 60.0%	25	25	0.0%
Median Sales Price*	\$231,500	<b>\$269,950</b>	+ 16.6%	\$247,000	<b>\$280,000</b>	+ 13.4%
Average Sales Price*	\$243,580	<b>\$297,148</b>	+ 22.0%	\$254,598	<b>\$292,289</b>	+ 14.8%
Percent of List Price Received*	99.6%	<b>99.6%</b>	0.0%	100.1%	<b>101.6%</b>	+ 1.5%
Inventory of Homes for Sale	59	63	+ 6.8%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

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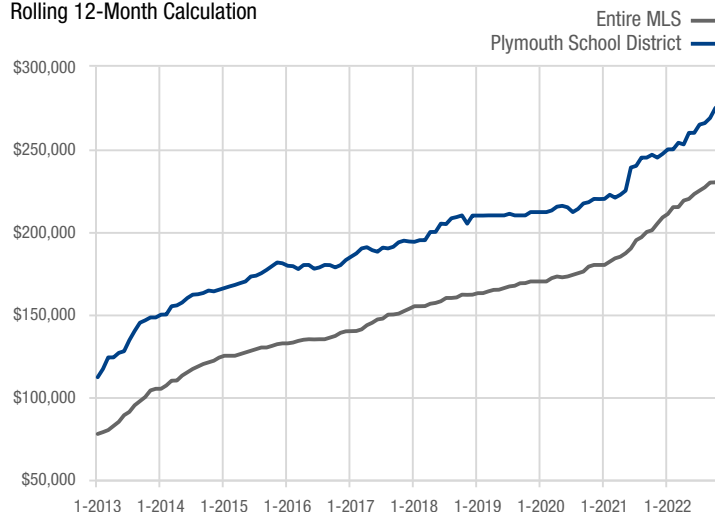
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Saline School District

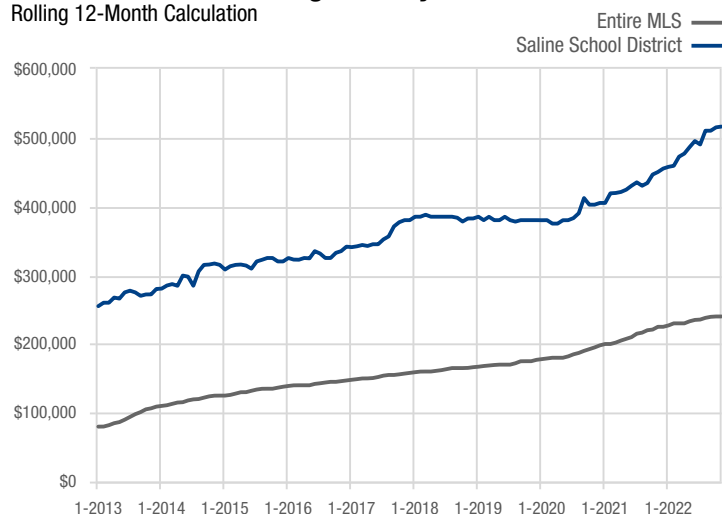
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	31	15	- 51.6%	506	445	- 12.1%
Pending Sales	34	33	- 2.9%	398	347	- 12.8%
Closed Sales	29	23	- 20.7%	379	334	- 11.9%
Days on Market Until Sale	38	37	- 2.6%	33	26	- 21.2%
Median Sales Price*	\$530,000	\$524,000	- 1.1%	\$450,700	\$519,500	+ 15.3%
Average Sales Price*	\$471,941	\$550,106	+ 16.6%	\$473,818	\$544,786	+ 15.0%
Percent of List Price Received*	99.8%	96.5%	- 3.3%	100.9%	100.8%	- 0.1%
Inventory of Homes for Sale	71	75	+ 5.6%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	6	9	+ 50.0%	119	102	- 14.3%
Pending Sales	6	6	0.0%	89	94	+ 5.6%
Closed Sales	7	6	- 14.3%	84	80	- 4.8%
Days on Market Until Sale	100	162	+ 62.0%	59	67	+ 13.6%
Median Sales Price*	\$372,000	\$433,145	+ 16.4%	\$272,500	\$337,500	+ 23.9%
Average Sales Price*	\$367,839	\$416,588	+ 13.3%	\$312,120	\$375,840	+ 20.4%
Percent of List Price Received*	101.5%	101.9%	+ 0.4%	100.5%	100.8%	+ 0.3%
Inventory of Homes for Sale	47	29	- 38.3%	—	—	—
Months Supply of Inventory	6.1	3.2	- 47.5%	—	—	—

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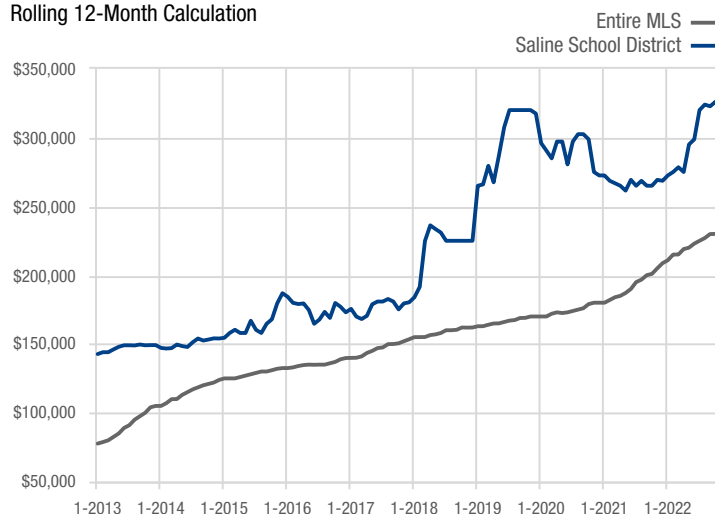
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## South Lyon School District

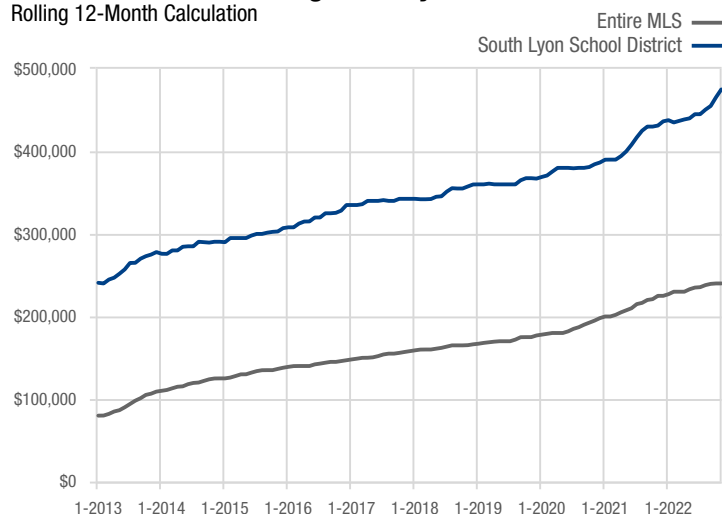
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	30	50	+ 66.7%	789	776	- 1.6%
Pending Sales	29	45	+ 55.2%	665	554	- 16.7%
Closed Sales	60	50	- 16.7%	662	524	- 20.8%
Days on Market Until Sale	27	26	- 3.7%	25	20	- 20.0%
Median Sales Price*	\$423,500	\$490,998	+ 15.9%	\$436,543	\$475,760	+ 9.0%
Average Sales Price*	\$446,051	\$469,651	+ 5.3%	\$449,672	\$490,279	+ 9.0%
Percent of List Price Received*	101.8%	98.8%	- 2.9%	101.9%	101.5%	- 0.4%
Inventory of Homes for Sale	77	101	+ 31.2%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	18	16	- 11.1%	198	176	- 11.1%
Pending Sales	11	10	- 9.1%	171	150	- 12.3%
Closed Sales	15	7	- 53.3%	165	145	- 12.1%
Days on Market Until Sale	21	4	- 81.0%	20	17	- 15.0%
Median Sales Price*	\$140,000	\$239,000	+ 70.7%	\$147,000	\$168,000	+ 14.3%
Average Sales Price*	\$139,200	\$208,429	+ 49.7%	\$170,724	\$188,244	+ 10.3%
Percent of List Price Received*	101.0%	105.5%	+ 4.5%	100.7%	99.9%	- 0.8%
Inventory of Homes for Sale	22	17	- 22.7%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

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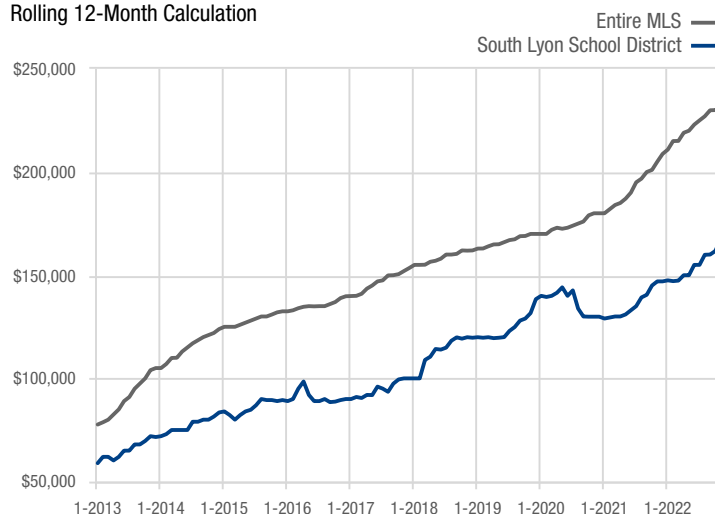
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Van Buren School District

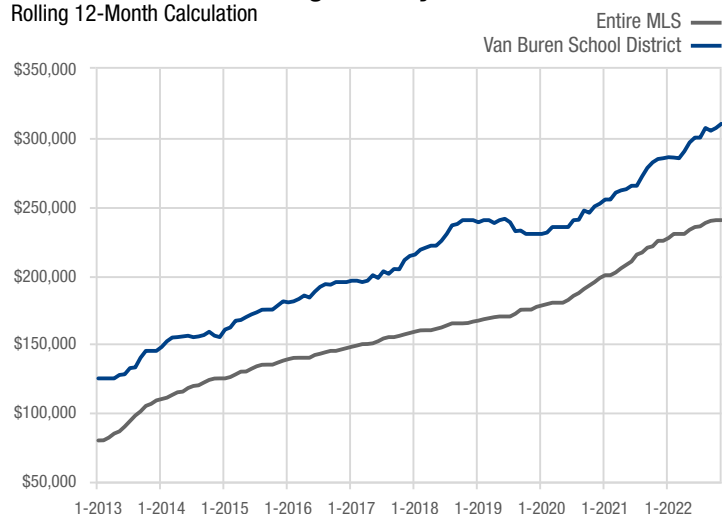
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	49	40	- 18.4%	584	515	- 11.8%
Pending Sales	39	20	- 48.7%	492	391	- 20.5%
Closed Sales	50	25	- 50.0%	499	394	- 21.0%
Days on Market Until Sale	25	18	- 28.0%	27	24	- 11.1%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$284,450	\$310,836	+ 9.3%
Average Sales Price*	\$275,826	\$293,131	+ 6.3%	\$283,624	\$307,582	+ 8.4%
Percent of List Price Received*	100.3%	100.3%	0.0%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	76	88	+ 15.8%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	16	12	- 25.0%	230	178	- 22.6%
Pending Sales	10	8	- 20.0%	207	152	- 26.6%
Closed Sales	17	9	- 47.1%	215	158	- 26.5%
Days on Market Until Sale	26	48	+ 84.6%	20	16	- 20.0%
Median Sales Price*	\$201,000	\$425,000	+ 111.4%	\$212,000	\$234,000	+ 10.4%
Average Sales Price*	\$214,459	\$371,783	+ 73.4%	\$230,090	\$265,753	+ 15.5%
Percent of List Price Received*	100.3%	102.6%	+ 2.3%	101.4%	102.4%	+ 1.0%
Inventory of Homes for Sale	23	18	- 21.7%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

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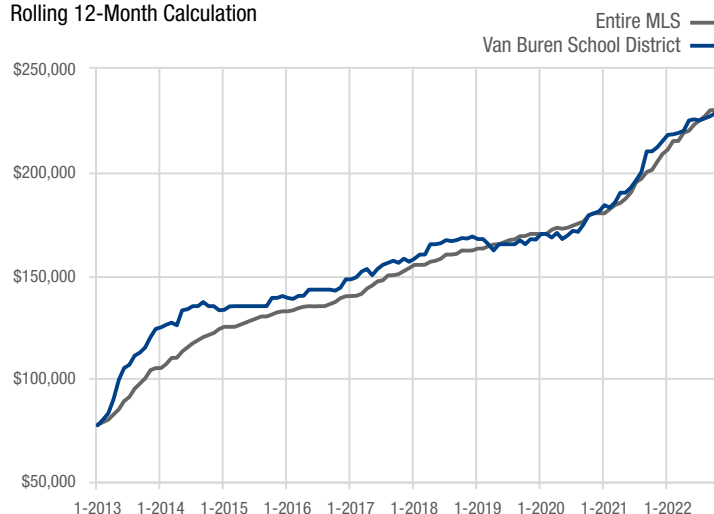
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Whitmore Lake School District

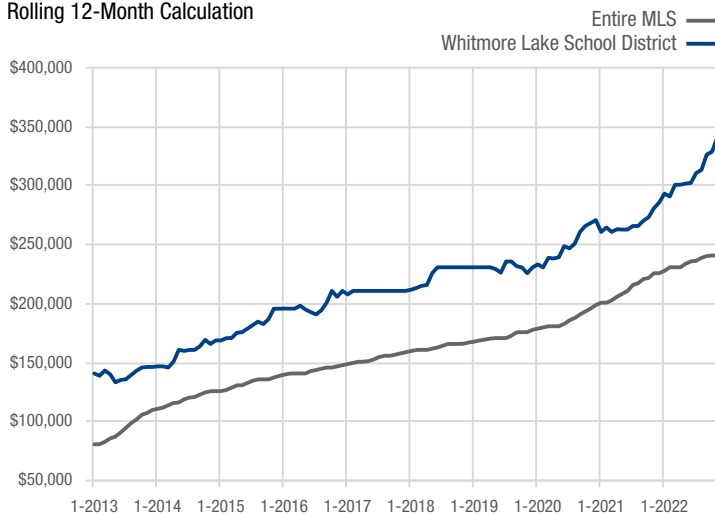
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	3	3	0.0%	127	104	- 18.1%
Pending Sales	8	6	- 25.0%	111	89	- 19.8%
Closed Sales	7	10	+ 42.9%	109	89	- 18.3%
Days on Market Until Sale	9	18	+ 100.0%	27	17	- 37.0%
Median Sales Price*	\$280,000	\$317,500	+ 13.4%	\$285,000	\$350,000	+ 22.8%
Average Sales Price*	\$293,229	\$382,152	+ 30.3%	\$317,623	\$361,442	+ 13.8%
Percent of List Price Received*	104.3%	97.2%	- 6.8%	101.7%	101.7%	0.0%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	4	6	+ 50.0%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	2	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	5	—	—	4	20	+ 400.0%
Median Sales Price*	\$185,000	—	—	\$207,500	\$252,500	+ 21.7%
Average Sales Price*	\$185,000	—	—	\$213,000	\$254,500	+ 19.5%
Percent of List Price Received*	102.8%	—	—	102.8%	100.6%	- 2.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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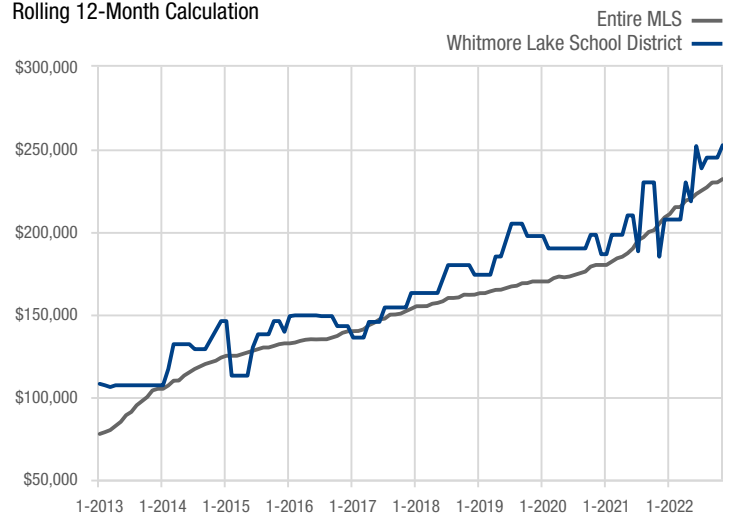
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Ypsilanti School District

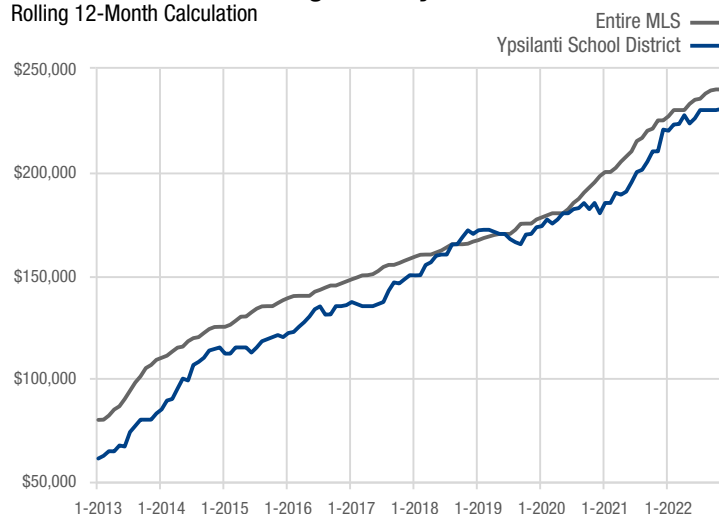
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	51	36	- 29.4%	724	643	- 11.2%
Pending Sales	56	49	- 12.5%	630	602	- 4.4%
Closed Sales	64	38	- 40.6%	615	586	- 4.7%
Days on Market Until Sale	19	17	- 10.5%	17	20	+ 17.6%
Median Sales Price*	\$240,550	<b>\$268,450</b>	+ 11.6%	\$220,000	<b>\$230,000</b>	+ 4.5%
Average Sales Price*	\$247,415	<b>\$257,774</b>	+ 4.2%	\$230,612	<b>\$245,120</b>	+ 6.3%
Percent of List Price Received*	99.2%	<b>98.5%</b>	- 0.7%	103.2%	<b>102.1%</b>	- 1.1%
Inventory of Homes for Sale	94	66	- 29.8%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	10	9	- 10.0%	124	70	- 43.5%
Pending Sales	9	8	- 11.1%	111	66	- 40.5%
Closed Sales	8	4	- 50.0%	109	63	- 42.2%
Days on Market Until Sale	12	7	- 41.7%	16	15	- 6.3%
Median Sales Price*	\$142,500	<b>\$165,500</b>	+ 16.1%	\$140,000	<b>\$153,500</b>	+ 9.6%
Average Sales Price*	\$144,050	<b>\$183,000</b>	+ 27.0%	\$146,561	<b>\$176,030</b>	+ 20.1%
Percent of List Price Received*	103.6%	<b>98.8%</b>	- 4.6%	100.4%	<b>102.3%</b>	+ 1.9%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

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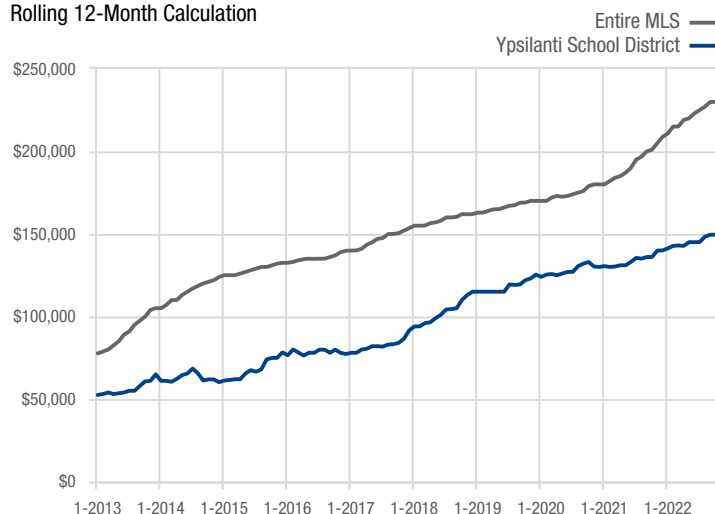
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Jackson County

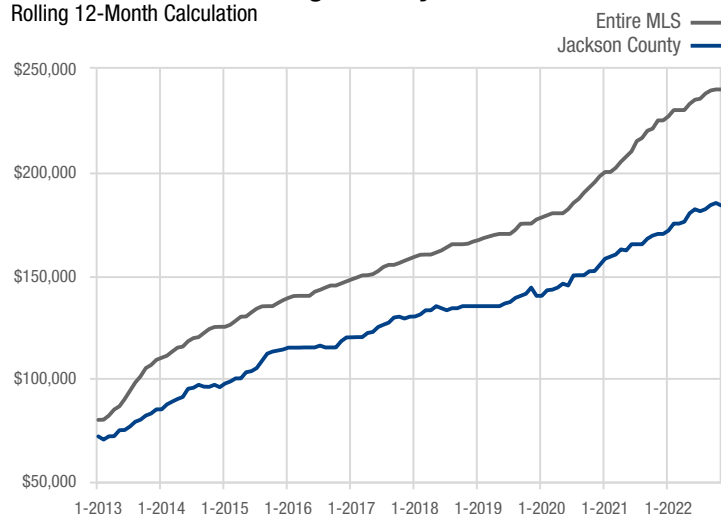
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	177	164	- 7.3%	3,048	2,397	- 21.4%
Pending Sales	197	153	- 22.3%	2,590	2,020	- 22.0%
Closed Sales	200	139	- 30.5%	2,458	2,013	- 18.1%
Days on Market Until Sale	42	50	+ 19.0%	51	45	- 11.8%
Median Sales Price*	\$186,500	\$165,000	- 11.5%	\$170,000	\$185,000	+ 8.8%
Average Sales Price*	\$210,489	\$198,138	- 5.9%	\$195,607	\$216,386	+ 10.6%
Percent of List Price Received*	99.3%	96.8%	- 2.5%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	498	487	- 2.2%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	5	7	+ 40.0%	111	71	- 36.0%
Pending Sales	7	8	+ 14.3%	88	63	- 28.4%
Closed Sales	6	8	+ 33.3%	79	63	- 20.3%
Days on Market Until Sale	21	29	+ 38.1%	32	43	+ 34.4%
Median Sales Price*	\$145,450	\$116,500	- 19.9%	\$180,000	\$177,500	- 1.4%
Average Sales Price*	\$164,233	\$129,000	- 21.5%	\$197,037	\$202,317	+ 2.7%
Percent of List Price Received*	100.8%	96.7%	- 4.1%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

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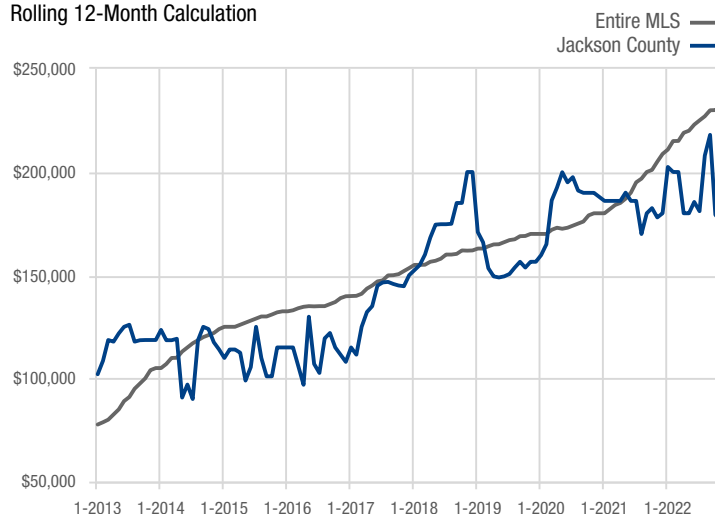
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lenawee County

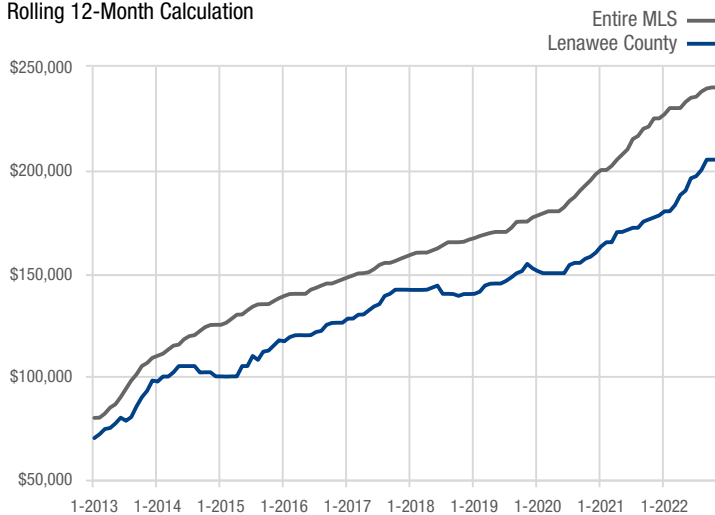
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	105	82	- 21.9%	1,614	1,471	- 8.9%
Pending Sales	90	100	+ 11.1%	1,385	1,237	- 10.7%
Closed Sales	99	76	- 23.2%	1,426	1,202	- 15.7%
Days on Market Until Sale	50	64	+ 28.0%	47	49	+ 4.3%
Median Sales Price*	\$204,150	\$227,500	+ 11.4%	\$179,000	\$209,000	+ 16.8%
Average Sales Price*	\$240,864	\$267,486	+ 11.1%	\$216,195	\$243,678	+ 12.7%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	99.5%	99.2%	- 0.3%
Inventory of Homes for Sale	272	228	- 16.2%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	4	4	0.0%	54	62	+ 14.8%
Pending Sales	3	5	+ 66.7%	48	51	+ 6.3%
Closed Sales	3	3	0.0%	56	51	- 8.9%
Days on Market Until Sale	42	130	+ 209.5%	39	61	+ 56.4%
Median Sales Price*	\$155,000	\$300,000	+ 93.5%	\$210,750	\$225,000	+ 6.8%
Average Sales Price*	\$182,500	\$268,442	+ 47.1%	\$204,452	\$235,272	+ 15.1%
Percent of List Price Received*	98.0%	103.1%	+ 5.2%	99.0%	100.4%	+ 1.4%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

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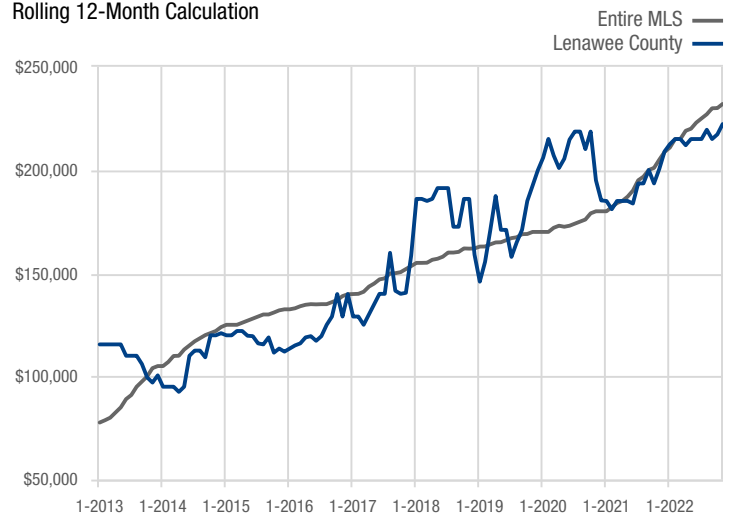
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Livingston County

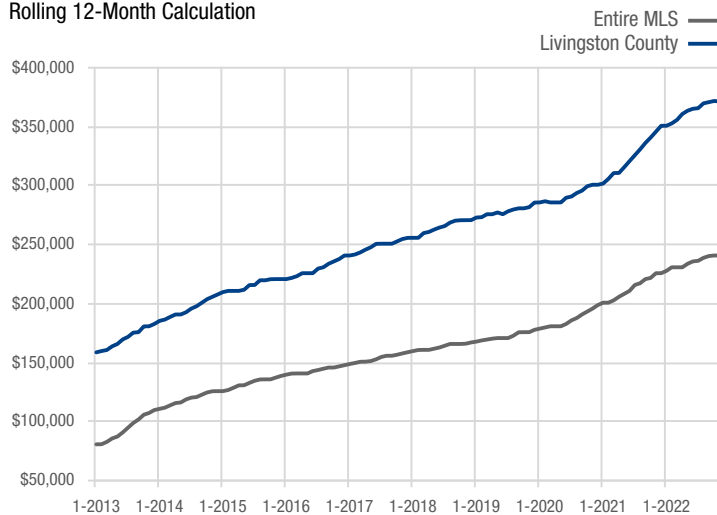
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	165	167	+ 1.2%	3,212	2,870	- 10.6%
Pending Sales	183	126	- 31.1%	2,660	2,203	- 17.2%
Closed Sales	249	132	- 47.0%	2,640	2,178	- 17.5%
Days on Market Until Sale	25	29	+ 16.0%	23	23	0.0%
Median Sales Price*	\$354,810	\$350,000	- 1.4%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$377,164	\$409,880	+ 8.7%	\$386,599	\$415,132	+ 7.4%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	101.1%	100.9%	- 0.2%
Inventory of Homes for Sale	350	349	- 0.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	47	36	- 23.4%	493	556	+ 12.8%
Pending Sales	43	21	- 51.2%	507	453	- 10.7%
Closed Sales	43	25	- 41.9%	486	463	- 4.7%
Days on Market Until Sale	37	42	+ 13.5%	46	22	- 52.2%
Median Sales Price*	\$225,000	\$298,000	+ 32.4%	\$251,071	\$259,554	+ 3.4%
Average Sales Price*	\$248,441	\$304,835	+ 22.7%	\$266,689	\$276,581	+ 3.7%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	101.0%	101.1%	+ 0.1%
Inventory of Homes for Sale	24	64	+ 166.7%	—	—	—
Months Supply of Inventory	0.5	1.6	+ 220.0%	—	—	—

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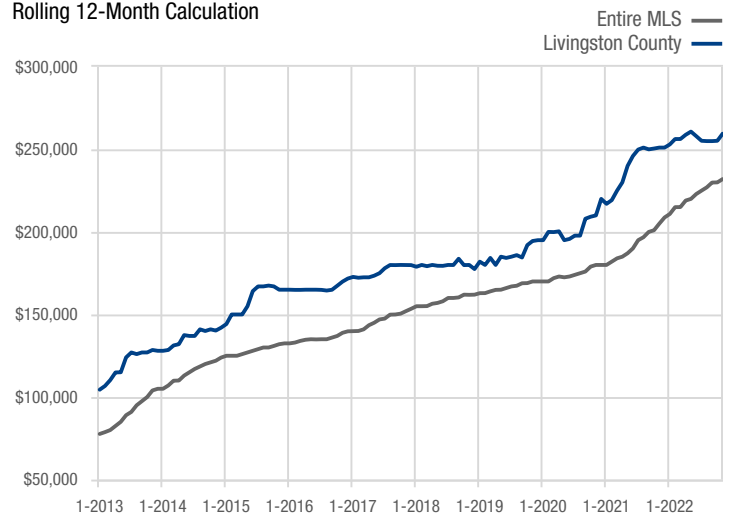
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Monroe County

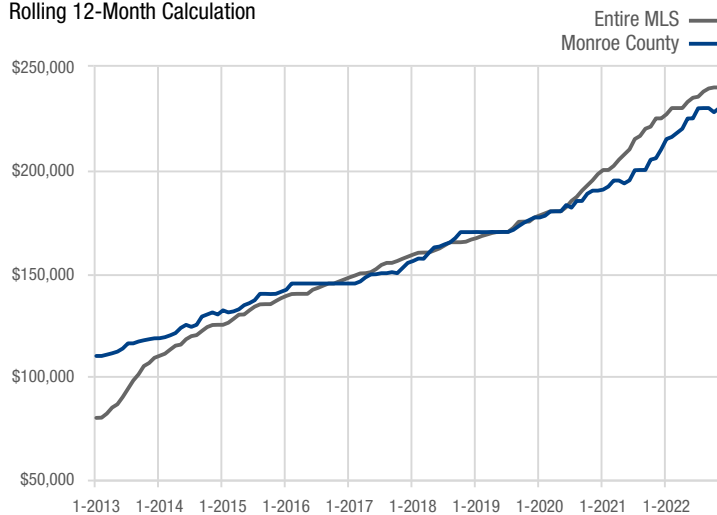
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	126	107	- 15.1%	2,117	1,894	- 10.5%
Pending Sales	149	135	- 9.4%	1,894	1,665	- 12.1%
Closed Sales	179	115	- 35.8%	1,948	1,605	- 17.6%
Days on Market Until Sale	33	39	+ 18.2%	34	32	- 5.9%
Median Sales Price*	\$205,000	\$225,000	+ 9.8%	\$210,000	\$230,750	+ 9.9%
Average Sales Price*	\$231,262	\$247,434	+ 7.0%	\$230,089	\$251,307	+ 9.2%
Percent of List Price Received*	99.6%	97.6%	- 2.0%	100.3%	100.2%	- 0.1%
Inventory of Homes for Sale	263	210	- 20.2%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	8	9	+ 12.5%	116	96	- 17.2%
Pending Sales	7	8	+ 14.3%	101	92	- 8.9%
Closed Sales	11	10	- 9.1%	102	86	- 15.7%
Days on Market Until Sale	39	93	+ 138.5%	39	44	+ 12.8%
Median Sales Price*	\$191,300	\$255,000	+ 33.3%	\$179,263	\$216,775	+ 20.9%
Average Sales Price*	\$220,637	\$247,256	+ 12.1%	\$193,614	\$216,493	+ 11.8%
Percent of List Price Received*	101.2%	98.3%	- 2.9%	99.3%	101.1%	+ 1.8%
Inventory of Homes for Sale	19	19	0.0%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

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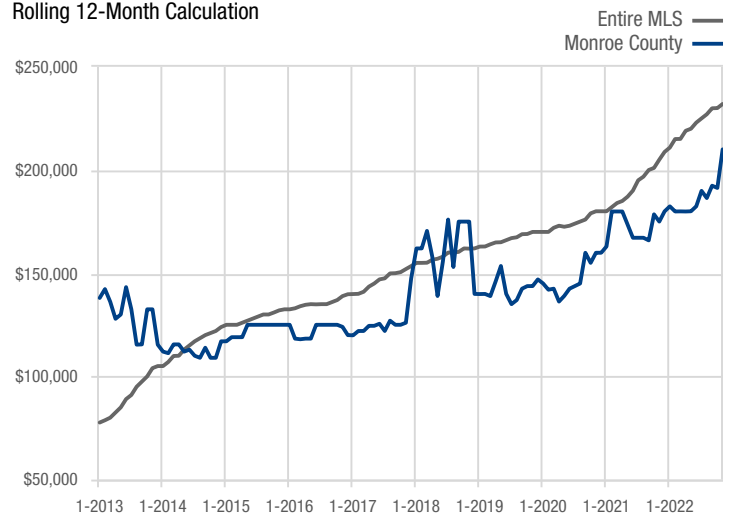
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Oakland County

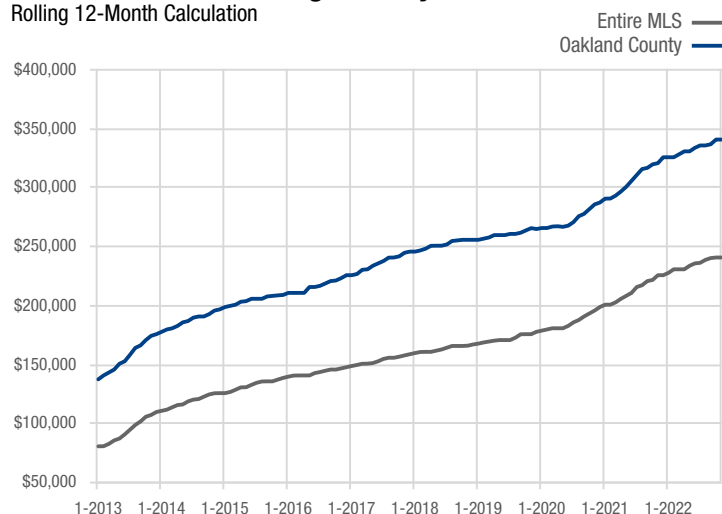
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1,357	1,122	- 17.3%	21,401	19,273	- 9.9%
Pending Sales	1,306	930	- 28.8%	16,642	14,158	- 14.9%
Closed Sales	1,537	879	- 42.8%	16,386	13,916	- 15.1%
Days on Market Until Sale	26	28	+ 7.7%	23	22	- 4.3%
Median Sales Price*	\$325,000	\$329,900	+ 1.5%	\$325,000	\$341,000	+ 4.9%
Average Sales Price*	\$381,283	\$395,460	+ 3.7%	\$391,712	\$414,212	+ 5.7%
Percent of List Price Received*	99.6%	98.2%	- 1.4%	100.8%	101.0%	+ 0.2%
Inventory of Homes for Sale	2,408	2,303	- 4.4%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	299	229	- 23.4%	4,504	3,903	- 13.3%
Pending Sales	287	188	- 34.5%	3,699	3,086	- 16.6%
Closed Sales	349	202	- 42.1%	3,614	3,127	- 13.5%
Days on Market Until Sale	27	26	- 3.7%	27	23	- 14.8%
Median Sales Price*	\$230,000	\$260,000	+ 13.0%	\$222,000	\$250,000	+ 12.6%
Average Sales Price*	\$260,547	\$325,294	+ 24.9%	\$263,234	\$288,918	+ 9.8%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	513	408	- 20.5%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

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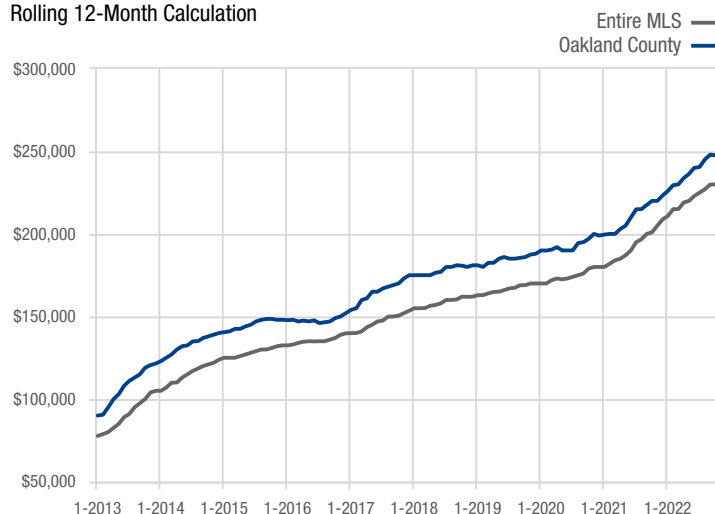
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Washtenaw County

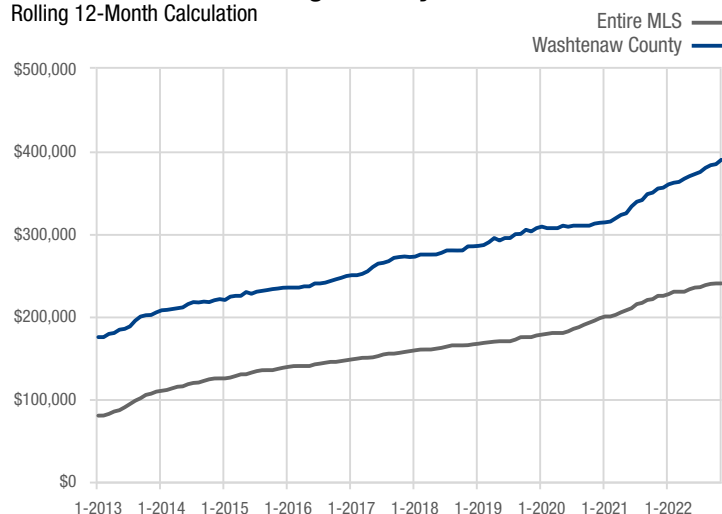
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	236	167	- 29.2%	4,311	3,792	- 12.0%
Pending Sales	293	282	- 3.8%	3,662	3,174	- 13.3%
Closed Sales	316	216	- 31.6%	3,609	3,095	- 14.2%
Days on Market Until Sale	25	26	+ 4.0%	23	21	- 8.7%
Median Sales Price*	\$355,000	\$377,368	+ 6.3%	\$359,000	\$394,900	+ 10.0%
Average Sales Price*	\$396,390	\$440,628	+ 11.2%	\$407,996	\$454,248	+ 11.3%
Percent of List Price Received*	100.2%	97.5%	- 2.7%	101.7%	102.0%	+ 0.3%
Inventory of Homes for Sale	514	461	- 10.3%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	81	61	- 24.7%	1,343	1,144	- 14.8%
Pending Sales	76	87	+ 14.5%	1,107	966	- 12.7%
Closed Sales	68	67	- 1.5%	1,067	941	- 11.8%
Days on Market Until Sale	36	49	+ 36.1%	34	28	- 17.6%
Median Sales Price*	\$260,500	\$280,000	+ 7.5%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$323,868	\$352,337	+ 8.8%	\$301,827	\$340,724	+ 12.9%
Percent of List Price Received*	101.1%	98.5%	- 2.6%	100.3%	101.5%	+ 1.2%
Inventory of Homes for Sale	196	136	- 30.6%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

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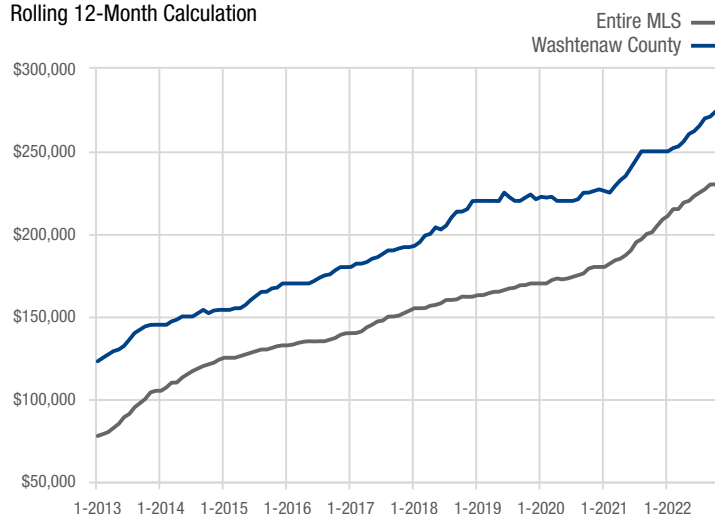
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Wayne County

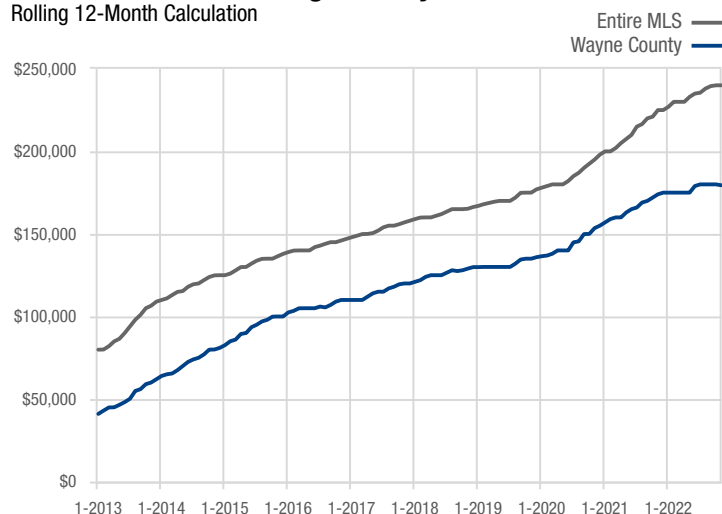
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1,979	<b>1,706</b>	- 13.8%	23,891	<b>24,431</b>	+ 2.3%
Pending Sales	1,587	<b>1,353</b>	- 14.7%	18,160	<b>16,767</b>	- 7.7%
Closed Sales	1,678	<b>1,072</b>	- 36.1%	17,896	<b>16,077</b>	- 10.2%
Days on Market Until Sale	25	<b>32</b>	+ 28.0%	24	<b>25</b>	+ 4.2%
Median Sales Price*	\$180,000	<b>\$170,000</b>	- 5.6%	\$175,000	<b>\$180,000</b>	+ 2.9%
Average Sales Price*	\$218,904	<b>\$213,842</b>	- 2.3%	\$216,419	<b>\$224,192</b>	+ 3.6%
Percent of List Price Received*	99.1%	<b>97.4%</b>	- 1.7%	100.2%	<b>99.9%</b>	- 0.3%
Inventory of Homes for Sale	3,717	<b>3,931</b>	+ 5.8%	—	—	—
Months Supply of Inventory	2.3	<b>2.6</b>	+ 13.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	226	<b>211</b>	- 6.6%	3,020	<b>2,771</b>	- 8.2%
Pending Sales	183	<b>144</b>	- 21.3%	2,346	<b>2,031</b>	- 13.4%
Closed Sales	199	<b>136</b>	- 31.7%	2,317	<b>2,016</b>	- 13.0%
Days on Market Until Sale	38	<b>36</b>	- 5.3%	36	<b>29</b>	- 19.4%
Median Sales Price*	\$183,001	<b>\$215,000</b>	+ 17.5%	\$200,000	<b>\$217,250</b>	+ 8.6%
Average Sales Price*	\$223,041	<b>\$250,551</b>	+ 12.3%	\$228,107	<b>\$243,309</b>	+ 6.7%
Percent of List Price Received*	99.0%	<b>99.0%</b>	0.0%	99.5%	<b>100.5%</b>	+ 1.0%
Inventory of Homes for Sale	530	<b>462</b>	- 12.8%	—	—	—
Months Supply of Inventory	2.5	<b>2.5</b>	0.0%	—	—	—

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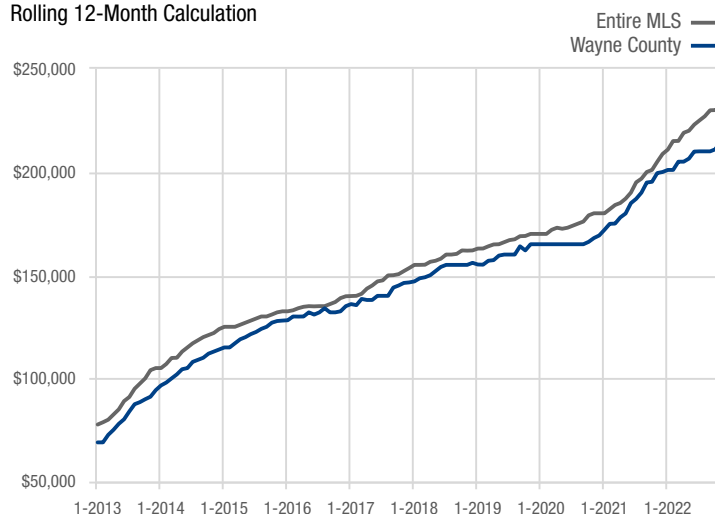
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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