

# ANN ARBOR AREA BOARD OF REALTORS®

## Media Release

Janeé Broadway  
Ann Arbor Area Board of REALTORS®  
1919 W. Stadium Blvd.  
Ann Arbor, MI 48103  
(734) 822-2267  
[janeebroadway@AAABoR.com](mailto:janeebroadway@AAABoR.com)

For immediate release  
September 12, 2023

Higher mortgage rates, along with elevated sales prices and a lack of housing inventory, have continued to impact market activity during the summer homebuying season. The average 30-year fixed-rate mortgage has remained above 6.5% since May, recently hitting a two-decade high in August, according to Freddie Mac. As a result, existing-home sales have continued to slow nationwide, dropping 2.2% month-over-month as of last measure, with sales down 16.6% compared to the same time last year, according to the National Association of REALTORS® (NAR).

New Listings in Washtenaw County decreased 6.6 percent for Single Family homes and 27.6 percent for Townhouse/Condo homes. Pending Sales decreased 2.7 percent for Single Family homes but increased 6.6 percent for Townhouse/Condo homes. Inventory decreased 35.6 percent for Single Family homes and 45.3 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 10.7 percent to \$445,590 for Single Family homes and 5.1 percent to \$297,000 for Townhouse/Condo homes. Days on Market increased 50.0 percent for Single Family homes but decreased 17.2 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 17.4 percent for Single Family homes and 37.5 percent for Townhouse/Condo homes.

Falling home sales have done little to cool home prices, however, which have continued to sit at record high levels nationally thanks to a limited supply of homes for sale. According to NAR, there were 1.11 million homes for sale heading into August, 14.6% fewer homes than the same period last year, for a 3.3 months' supply at the current sales pace. The shortage of homes for sale has boosted competition for available properties and is driving sales prices higher, with NAR reporting a national median existing home price of \$406,700, a 1.9% increase from a year earlier.

###

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

## August 2023

Higher mortgage rates, along with elevated sales prices and a lack of housing inventory, have continued to impact market activity during the summer homebuying season. The average 30-year fixed-rate mortgage has remained above 6.5% since May, recently hitting a two-decade high in August, according to Freddie Mac. As a result, existing-home sales have continued to slow nationwide, dropping 2.2% month-over-month as of last measure, with sales down 16.6% compared to the same time last year, according to the National Association of REALTORS® (NAR).

New Listings decreased 6.6 percent for Single Family homes and 27.6 percent for Townhouse/Condo homes. Pending Sales decreased 2.7 percent for Single Family homes but increased 6.6 percent for Townhouse/Condo homes. Inventory decreased 35.6 percent for Single Family homes and 45.3 percent for Townhouse/Condo homes.

Median Sales Price increased 10.7 percent to \$445,590 for Single Family homes and 5.1 percent to \$297,000 for Townhouse/Condo homes. Days on Market increased 50.0 percent for Single Family homes but decreased 17.2 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 17.4 percent for Single Family homes and 37.5 percent for Townhouse/Condo homes.

Falling home sales have done little to cool home prices, however, which have continued to sit at record high levels nationally thanks to a limited supply of homes for sale. According to NAR, there were 1.11 million homes for sale heading into August, 14.6% fewer homes than the same period last year, for a 3.3 months' supply at the current sales pace. The shortage of homes for sale has boosted competition for available properties and is driving sales prices higher, with NAR reporting a national median existing-home price of \$406,700, a 1.9% increase from a year earlier.

## Quick Facts

**- 32.2%**

Change in  
**Closed Sales**  
All Properties

**+ 3.4%**

Change in  
**Median Sales Price**  
All Properties

**- 37.8%**


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.

Single Family Market Overview	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

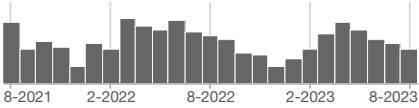
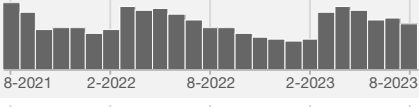

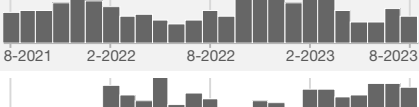
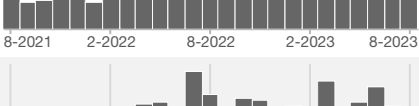
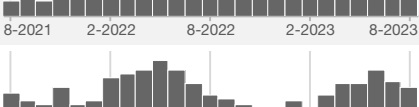

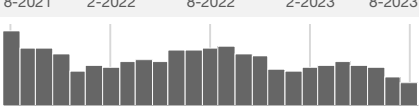


# Single Family Market Overview

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	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		347	324	- 6.6%	3,024	2,362	- 21.9%
Pending Sales		293	285	- 2.7%	2,391	2,019	- 15.6%
Closed Sales		331	223	- 32.6%	2,357	1,859	- 21.1%
Days on Market Until Sale		16	24	+ 50.0%	19	26	+ 36.8%
Median Sales Price		\$402,500	\$445,590	+ 10.7%	\$401,000	\$425,000	+ 6.0%
Average Sales Price		\$456,947	\$509,668	+ 11.5%	\$460,449	\$488,726	+ 6.1%
Percent of List Price Received		100.7%	101.6%	+ 0.9%	103.0%	101.6%	- 1.4%
Housing Affordability Index		117	89	- 23.9%	117	93	- 20.5%
Inventory of Homes for Sale		689	444	- 35.6%	—	—	—
Months Supply of Inventory		2.3	1.9	- 17.4%	—	—	—

# Townhouse/Condo Market Overview

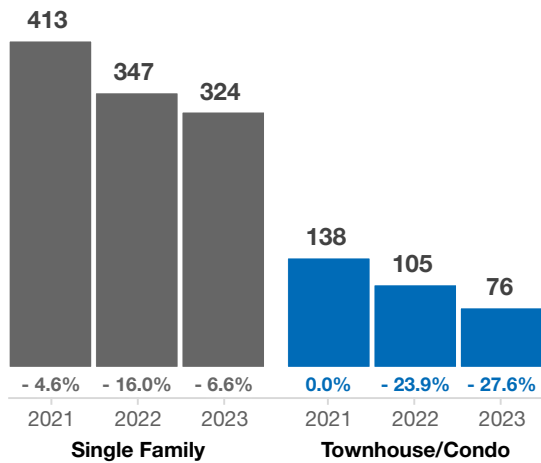
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		105	76	- 27.6%	917	763	- 16.8%
Pending Sales		76	81	+ 6.6%	728	686	- 5.8%
Closed Sales		92	64	- 30.4%	740	634	- 14.3%
Days on Market Until Sale		29	24	- 17.2%	24	31	+ 29.2%
Median Sales Price		\$282,500	\$297,000	+ 5.1%	\$280,650	\$294,500	+ 4.9%
Average Sales Price		\$363,234	\$324,642	- 10.6%	\$344,355	\$353,761	+ 2.7%
Percent of List Price Received		100.2%	101.0%	+ 0.8%	102.2%	101.3%	- 0.9%
Housing Affordability Index		167	133	- 20.4%	168	134	- 20.2%
Inventory of Homes for Sale		212	116	- 45.3%	—	—	—
Months Supply of Inventory		2.4	1.5	- 37.5%	—	—	—

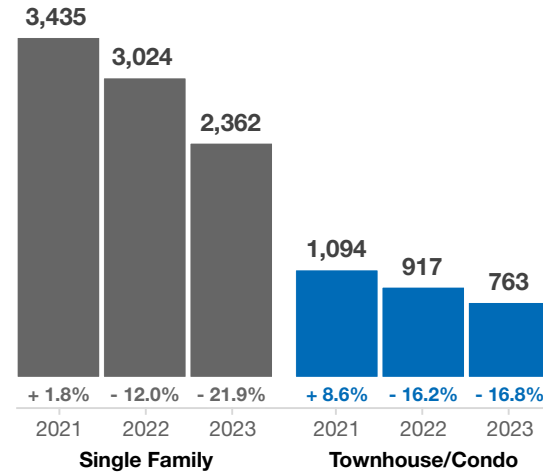
# New Listings

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

## August

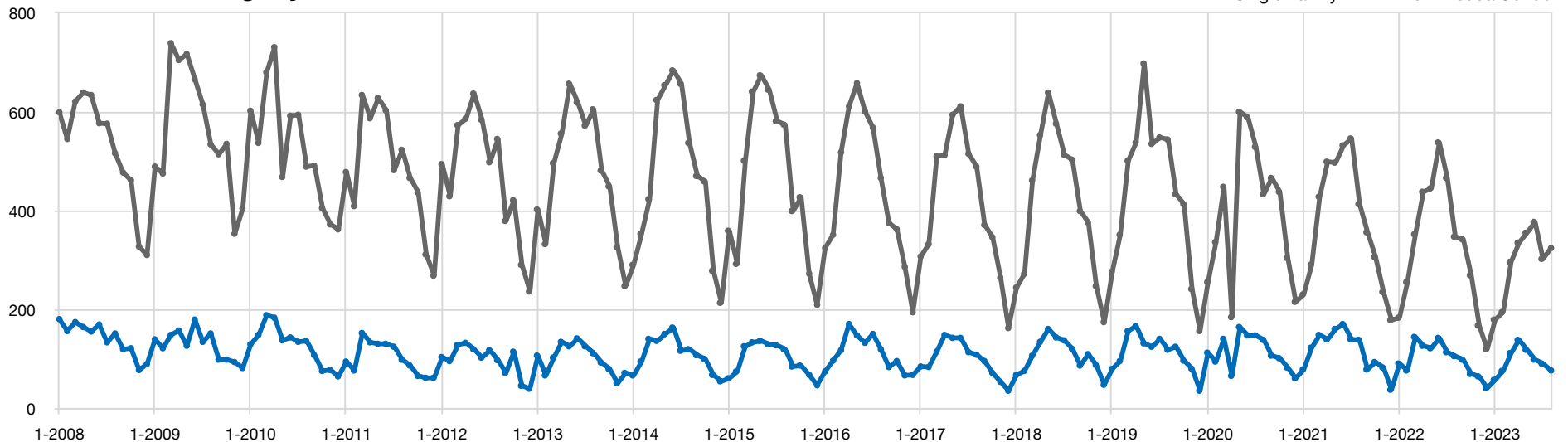


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	342	- 3.9%	98	+ 25.6%
Oct-2022	269	- 12.1%	69	- 25.8%
Nov-2022	167	- 28.9%	64	- 22.0%
Dec-2022	119	- 33.1%	40	+ 8.1%
Jan-2023	179	- 2.2%	57	- 36.7%
Feb-2023	194	- 23.9%	75	- 1.3%
Mar-2023	296	- 15.9%	111	- 22.9%
Apr-2023	335	- 23.5%	138	+ 9.5%
May-2023	355	- 20.2%	118	- 2.5%
Jun-2023	377	- 29.9%	98	- 31.0%
Jul-2023	302	- 35.2%	90	- 20.4%
<b>Aug-2023</b>	<b>324</b>	<b>- 6.6%</b>	<b>76</b>	<b>- 27.6%</b>
12-Month Avg	272	- 20.5%	86	- 14.9%

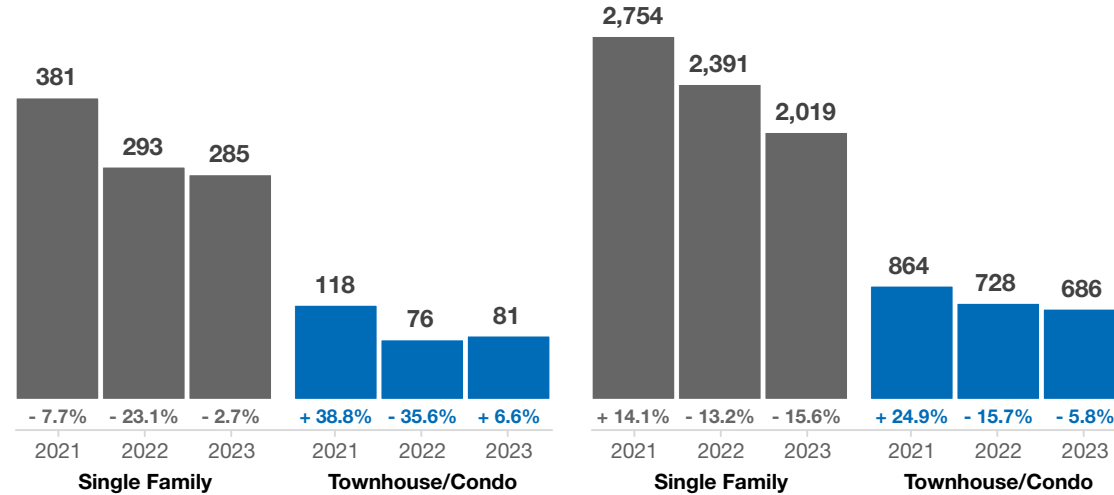
## Historical New Listings by Month



# Pending Sales

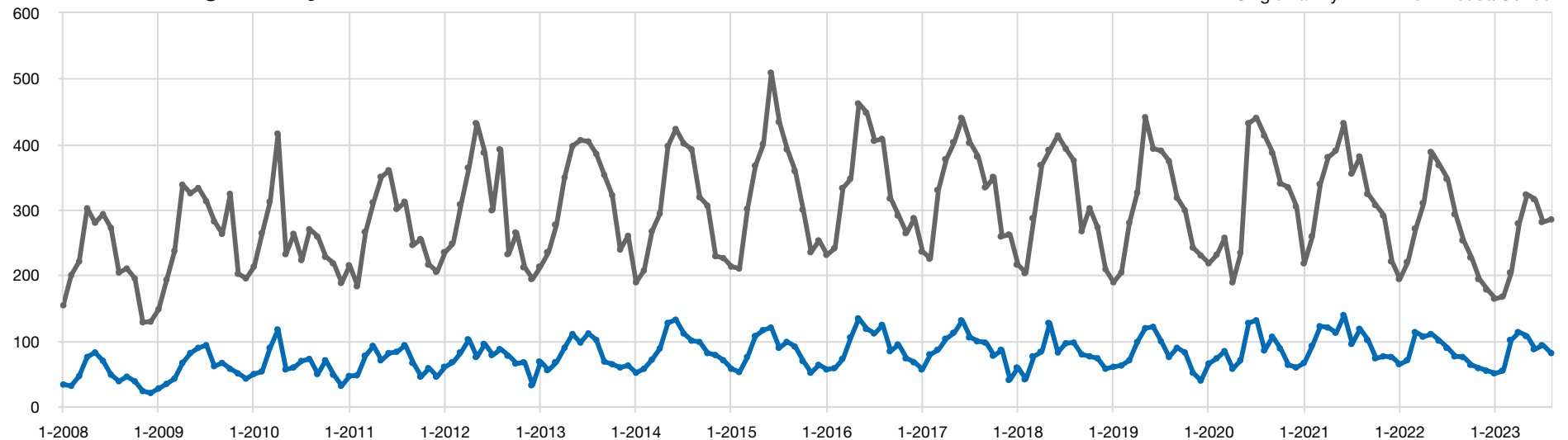
A count of the properties on which offers have been accepted in a given month.

## August



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	253	- 21.9%	75	- 25.7%
Oct-2022	227	- 26.1%	63	- 13.7%
Nov-2022	194	- 33.3%	58	- 23.7%
Dec-2022	178	- 19.5%	54	- 28.0%
Jan-2023	164	- 15.5%	50	- 21.9%
Feb-2023	167	- 24.1%	54	- 22.9%
Mar-2023	204	- 24.7%	101	- 10.6%
Apr-2023	279	- 10.0%	113	+ 6.6%
May-2023	323	- 16.8%	107	- 2.7%
Jun-2023	316	- 14.1%	87	- 13.0%
Jul-2023	281	- 19.0%	93	+ 4.5%
<b>Aug-2023</b>	<b>285</b>	<b>- 2.7%</b>	<b>81</b>	<b>+ 6.6%</b>
12-Month Avg	239	- 19.0%	78	- 11.4%

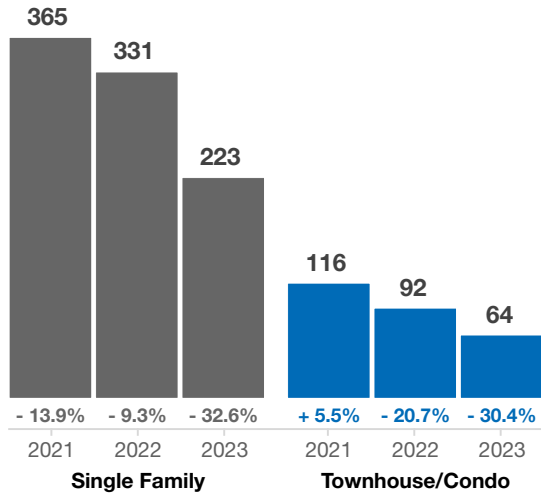
## Historical Pending Sales by Month



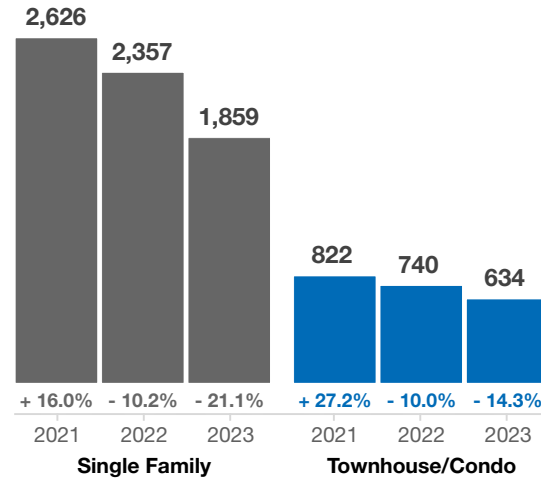
# Closed Sales

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

## August

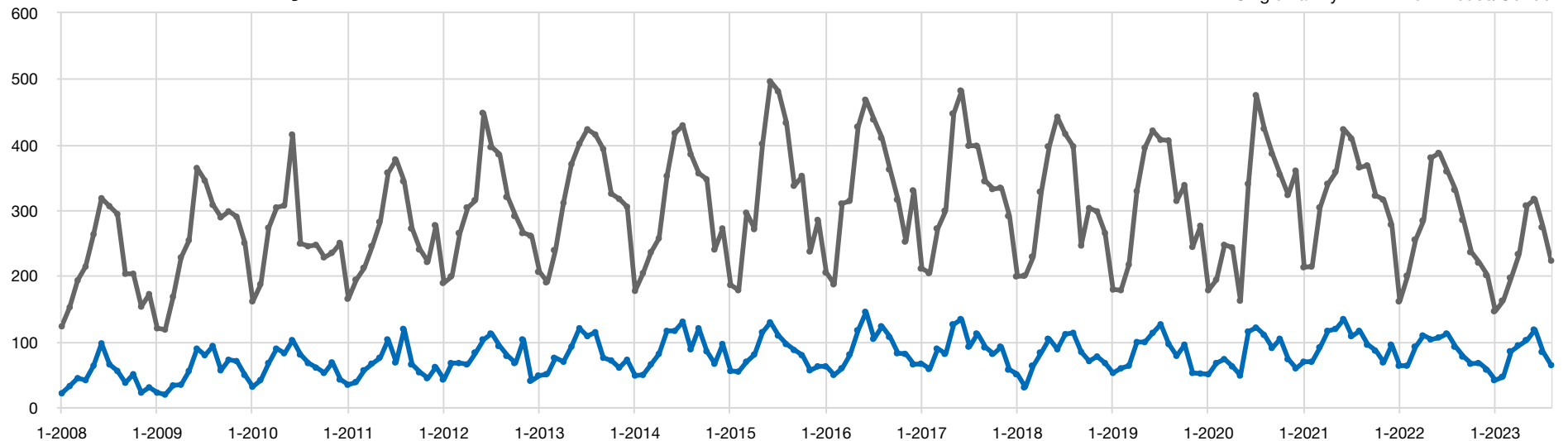


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	285	- 22.6%	77	- 18.9%
Oct-2022	236	- 26.7%	66	- 23.3%
Nov-2022	220	- 30.4%	67	- 1.5%
Dec-2022	201	- 27.7%	57	- 40.0%
Jan-2023	146	- 9.3%	41	- 34.9%
Feb-2023	162	- 19.0%	46	- 27.0%
Mar-2023	197	- 22.7%	85	- 7.6%
Apr-2023	233	- 18.0%	94	- 13.8%
May-2023	307	- 19.2%	102	- 1.0%
Jun-2023	317	- 18.1%	118	+ 11.3%
Jul-2023	274	- 23.7%	84	- 25.0%
<b>Aug-2023</b>	<b>223</b>	<b>- 32.6%</b>	<b>64</b>	<b>- 30.4%</b>
12-Month Avg	233	- 23.1%	75	- 16.7%

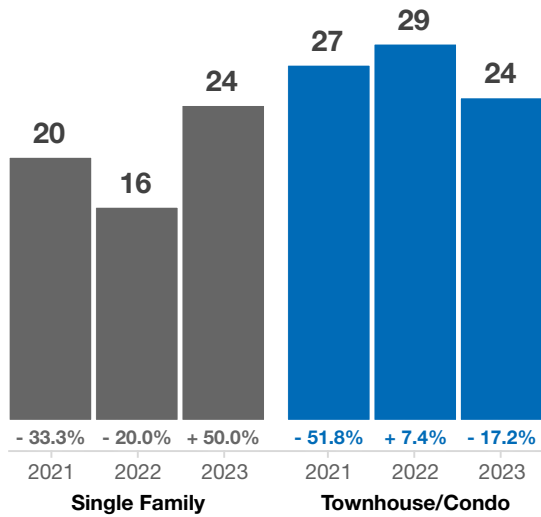
## Historical Closed Sales by Month



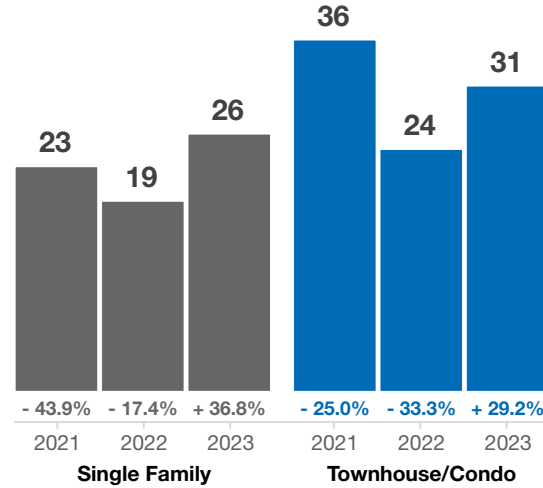
# Days on Market Until Sale

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

## August



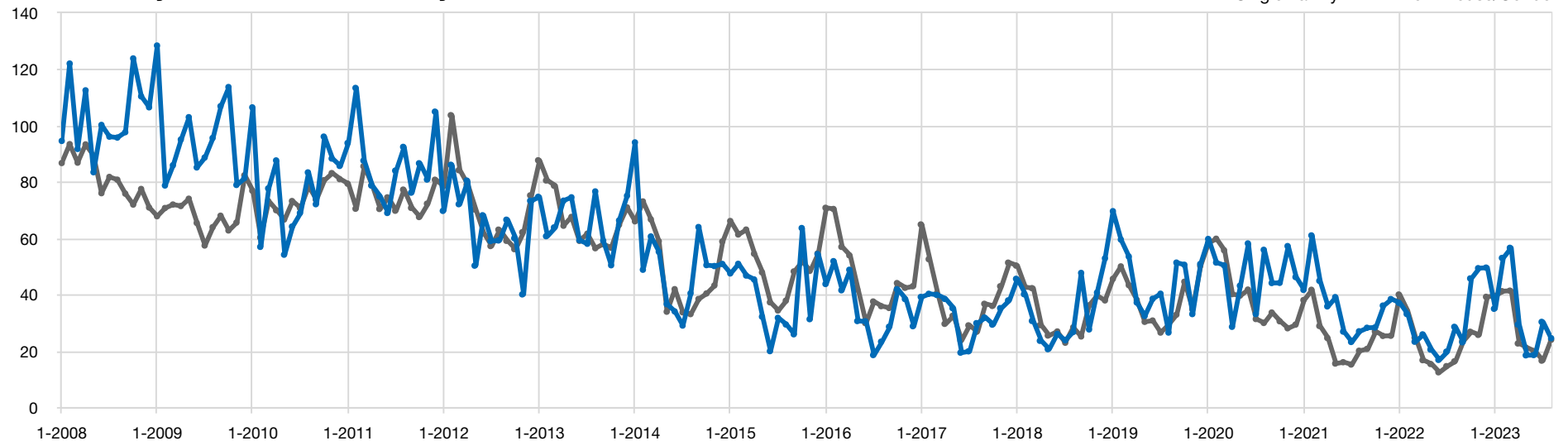
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	23	+ 9.5%	23	- 17.9%
Oct-2022	27	0.0%	46	+ 64.3%
Nov-2022	26	+ 4.0%	49	+ 36.1%
Dec-2022	39	+ 56.0%	50	+ 31.6%
Jan-2023	40	0.0%	35	- 5.4%
Feb-2023	41	+ 20.6%	53	+ 60.6%
Mar-2023	41	+ 64.0%	57	+ 147.8%
Apr-2023	23	+ 35.3%	29	+ 11.5%
May-2023	21	+ 40.0%	18	- 10.0%
Jun-2023	20	+ 66.7%	18	+ 5.9%
Jul-2023	16	+ 6.7%	30	+ 50.0%
<b>Aug-2023</b>	<b>24</b>	<b>+ 50.0%</b>	<b>24</b>	<b>- 17.2%</b>
12-Month Avg*	27	+ 27.0%	34	+ 25.4%

\* Days on Market for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

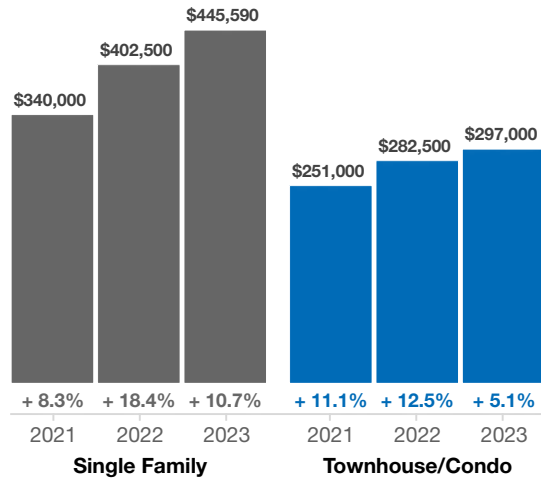




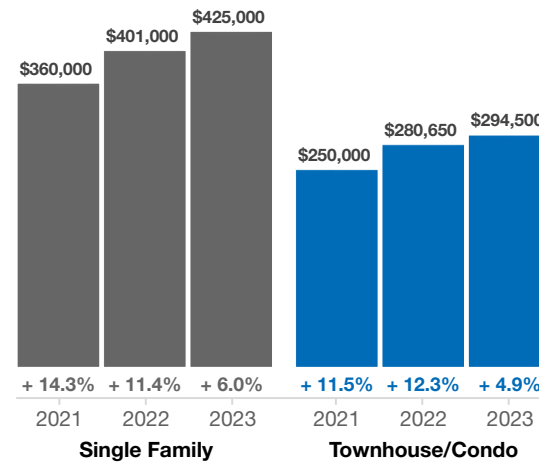
# Median Sales Price

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

## August



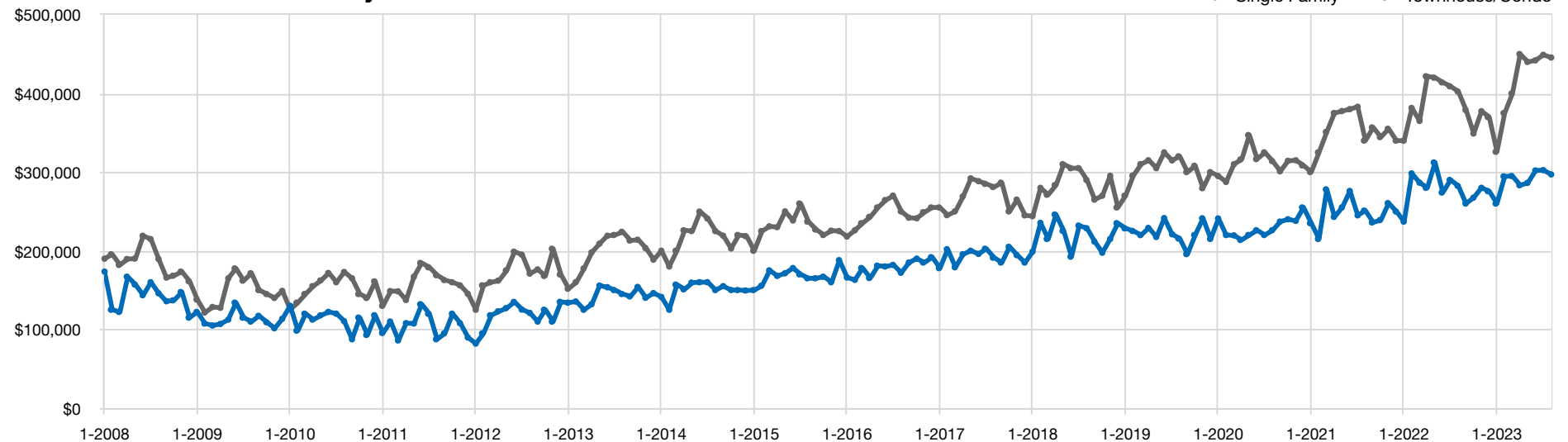
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	\$379,000	+ 6.2%	\$260,000	+ 10.2%
Oct-2022	\$348,980	+ 1.3%	\$267,500	+ 11.9%
Nov-2022	\$377,368	+ 6.3%	\$280,000	+ 7.5%
Dec-2022	\$370,000	+ 8.8%	\$275,680	+ 10.3%
Jan-2023	\$325,800	- 4.1%	\$260,000	+ 9.7%
Feb-2023	\$375,000	- 1.7%	\$294,500	- 1.3%
Mar-2023	\$399,900	+ 9.6%	\$295,000	+ 3.0%
Apr-2023	\$450,000	+ 6.7%	\$283,250	+ 1.2%
May-2023	\$440,000	+ 4.8%	\$286,250	- 8.3%
Jun-2023	\$442,000	+ 6.8%	\$301,995	+ 10.2%
Jul-2023	\$449,000	+ 9.8%	\$302,500	+ 4.3%
<b>Aug-2023</b>	<b>\$445,590</b>	<b>+ 10.7%</b>	<b>\$297,000</b>	<b>+ 5.1%</b>
12-Month Avg*	\$405,000	+ 6.6%	\$285,000	+ 5.6%

\* Median Sales Price for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

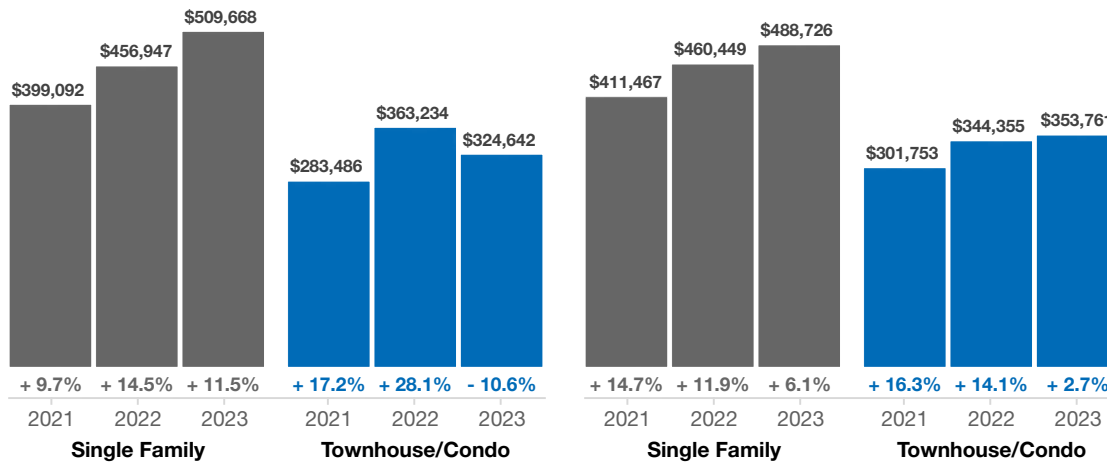


# Average Sales Price

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

## August

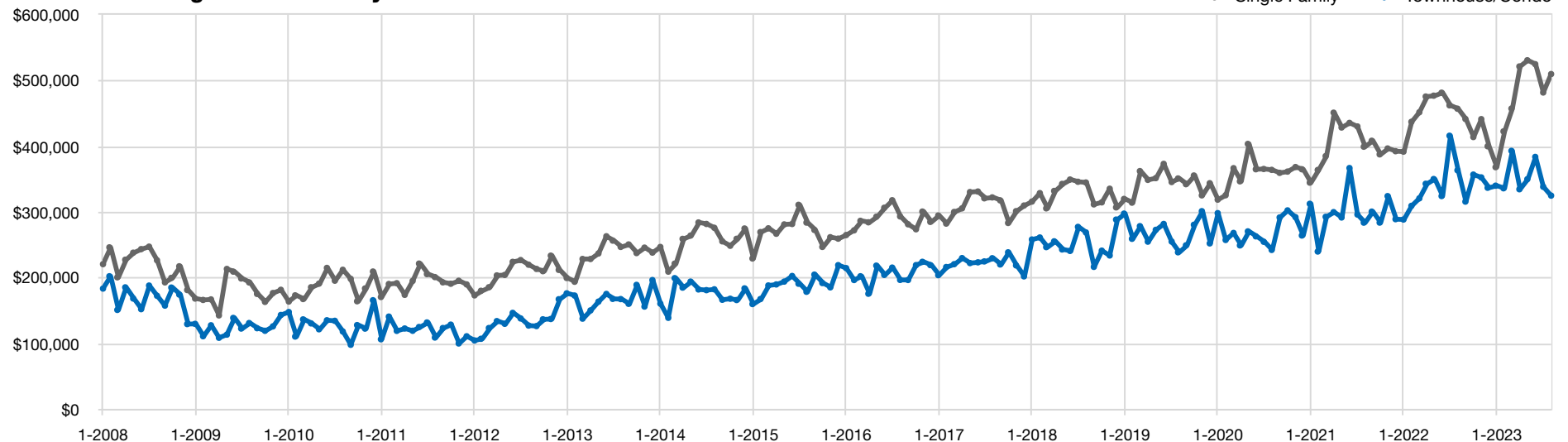
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	\$441,344	+ 8.1%	\$315,507	+ 5.1%
Oct-2022	\$413,819	+ 6.8%	\$356,626	+ 25.8%
Nov-2022	\$441,060	+ 11.3%	\$352,337	+ 8.8%
Dec-2022	\$399,767	+ 1.9%	\$336,609	+ 16.6%
Jan-2023	\$367,956	- 6.0%	\$339,771	+ 17.9%
Feb-2023	\$422,416	- 3.3%	\$335,790	+ 8.7%
Mar-2023	\$457,113	+ 1.2%	\$392,770	+ 22.6%
Apr-2023	\$521,281	+ 9.6%	\$334,315	- 2.4%
May-2023	\$530,691	+ 11.3%	\$349,611	- 0.1%
Jun-2023	\$524,726	+ 9.0%	\$383,549	+ 18.4%
Jul-2023	\$481,612	+ 4.2%	\$338,095	- 18.7%
<b>Aug-2023</b>	<b>\$509,668</b>	<b>+ 11.5%</b>	<b>\$324,642</b>	<b>- 10.6%</b>
12-Month Avg*	\$467,490	+ 6.8%	\$349,510	+ 6.1%

\* Avg. Sales Price for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

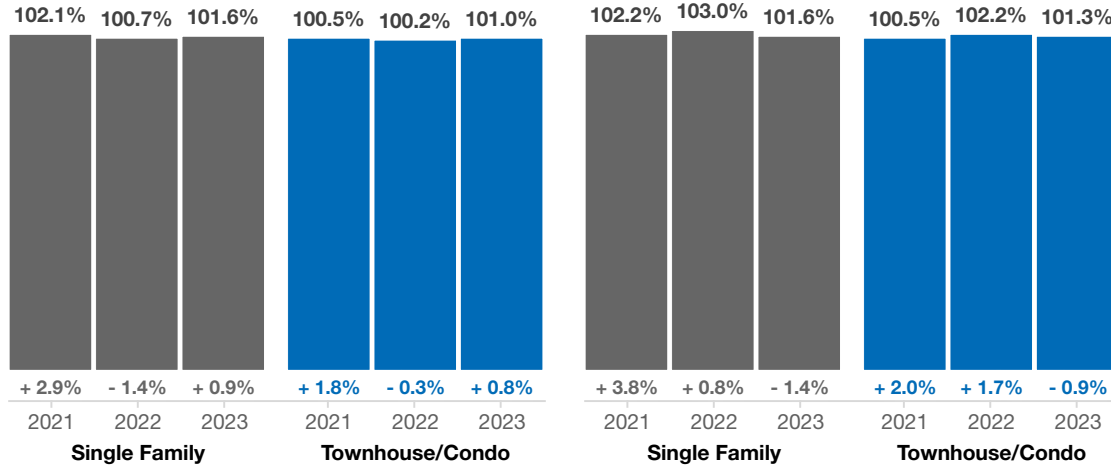


# Percent of List Price Received

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.

## August

## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	99.5%	- 1.3%	99.8%	+ 0.2%
Oct-2022	99.0%	- 1.2%	99.2%	0.0%
Nov-2022	97.5%	- 2.7%	98.5%	- 2.6%
Dec-2022	98.5%	- 1.8%	98.6%	- 0.5%
Jan-2023	98.7%	- 1.6%	99.6%	- 0.1%
Feb-2023	98.4%	- 3.2%	98.7%	- 3.3%
Mar-2023	100.1%	- 2.9%	100.3%	- 2.3%
Apr-2023	101.3%	- 3.6%	101.5%	- 1.5%
May-2023	102.7%	- 2.3%	101.5%	- 2.5%
Jun-2023	103.2%	- 0.6%	103.0%	+ 0.1%
Jul-2023	103.1%	+ 0.6%	101.9%	+ 0.3%
<b>Aug-2023</b>	<b>101.6%</b>	<b>+ 0.9%</b>	<b>101.0%</b>	<b>+ 0.8%</b>
12-Month Avg*	100.6%	- 1.5%	100.6%	- 0.7%

\* Pct. of List Price Received for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

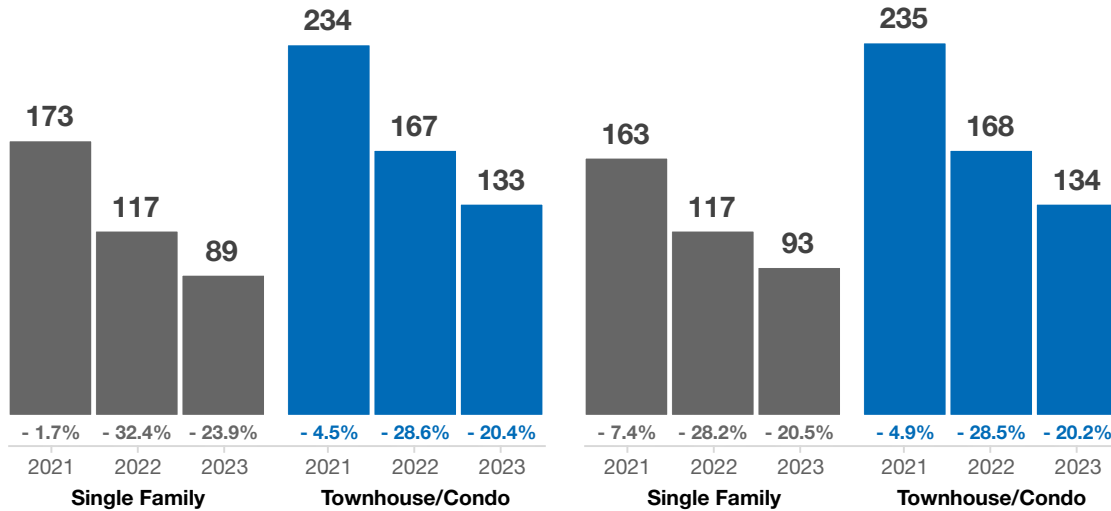


# Housing Affordability Index

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.

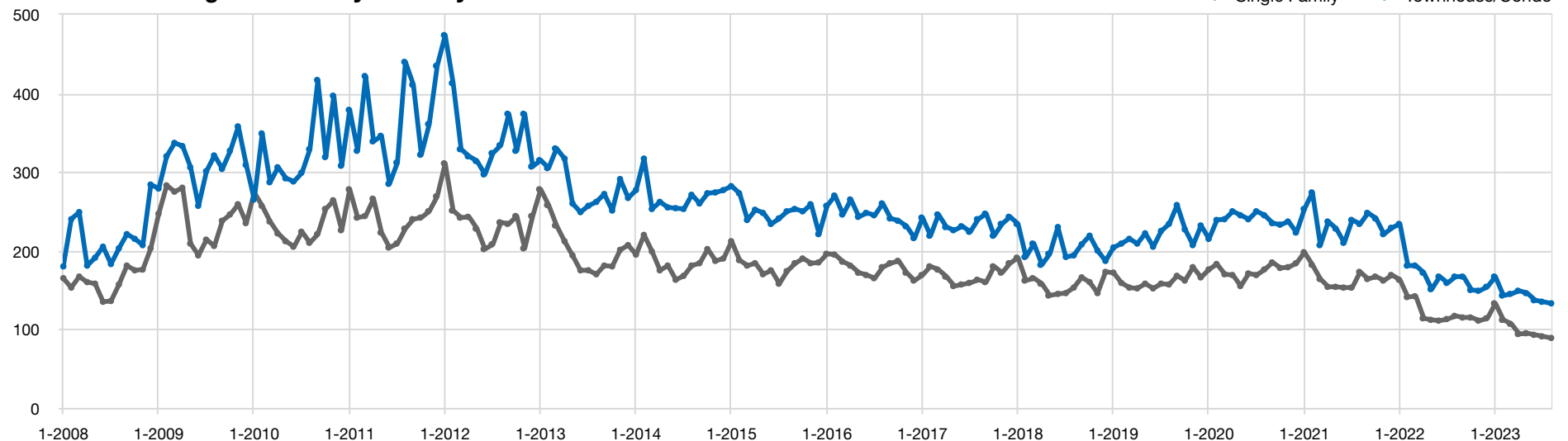
## August

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	115	- 29.9%	167	- 32.7%
Oct-2022	115	- 31.1%	150	- 37.8%
Nov-2022	111	- 31.5%	149	- 32.6%
Dec-2022	114	- 32.5%	154	- 32.8%
Jan-2023	133	- 18.4%	167	- 28.6%
Feb-2023	112	- 20.6%	143	- 21.0%
Mar-2023	107	- 24.6%	145	- 19.9%
Apr-2023	94	- 17.5%	149	- 13.4%
May-2023	95	- 15.2%	146	- 3.3%
Jun-2023	93	- 16.2%	137	- 18.0%
Jul-2023	91	- 19.5%	135	- 15.1%
<b>Aug-2023</b>	<b>89</b>	<b>- 23.9%</b>	<b>133</b>	<b>- 20.4%</b>
12-Month Avg	106	- 24.3%	148	- 24.5%

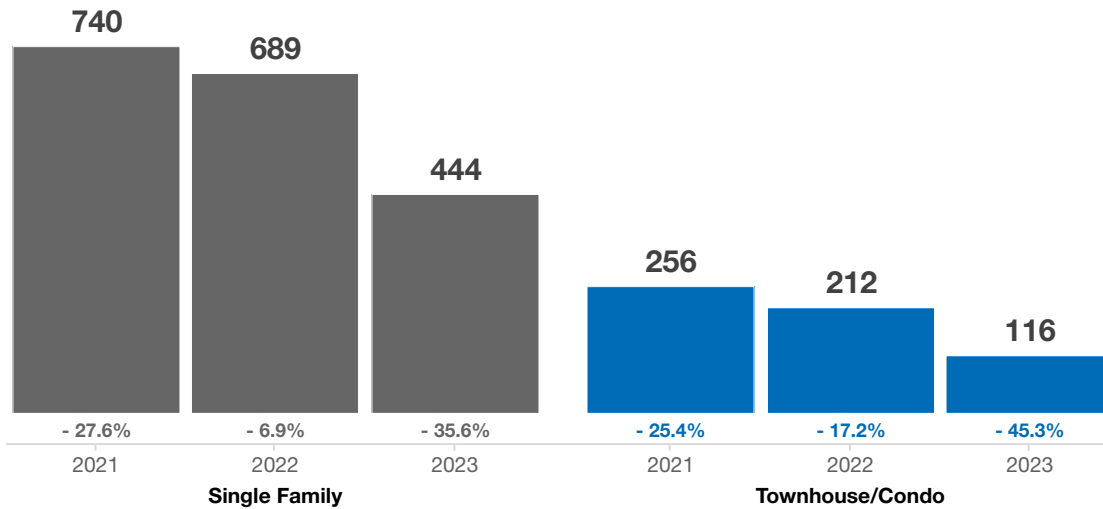
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

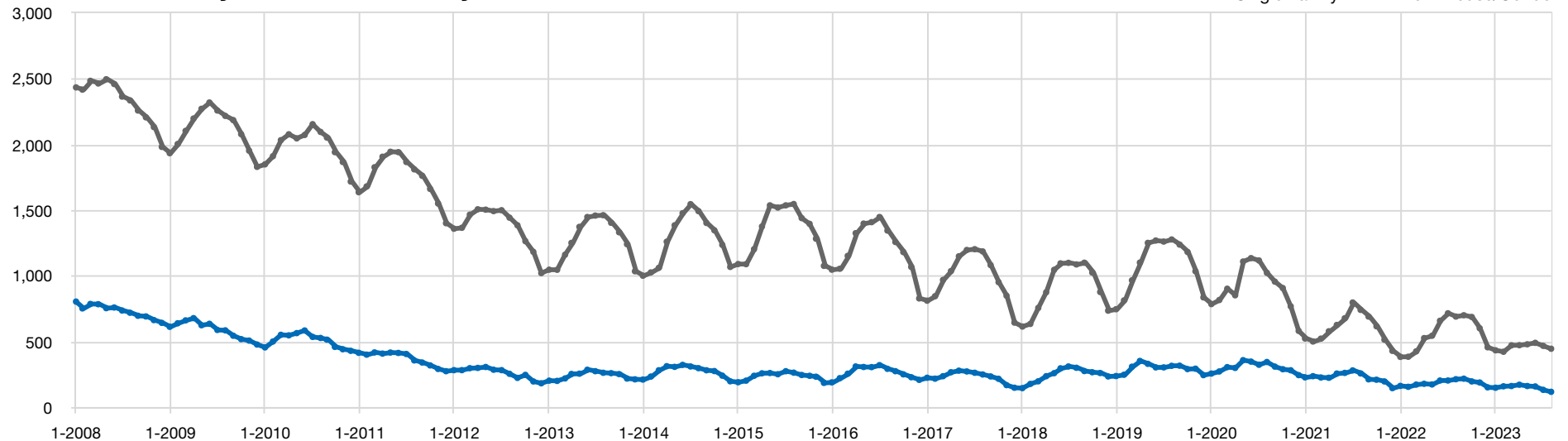
The number of properties available for sale in active status at the end of a given month.

## August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	699	+ 1.5%	216	+ 2.4%
Oct-2022	686	+ 11.5%	195	- 6.3%
Nov-2022	600	+ 17.0%	187	- 4.1%
Dec-2022	455	+ 6.3%	150	+ 4.2%
Jan-2023	432	+ 13.1%	147	- 8.7%
Feb-2023	421	+ 9.9%	158	+ 2.6%
Mar-2023	470	+ 10.8%	160	- 6.4%
Apr-2023	471	- 10.3%	170	- 4.0%
May-2023	478	- 12.0%	160	- 7.0%
Jun-2023	489	- 25.6%	157	- 22.3%
Jul-2023	466	- 34.7%	131	- 35.1%
<b>Aug-2023</b>	<b>444</b>	<b>- 35.6%</b>	<b>116</b>	<b>- 45.3%</b>
12-Month Avg	509	- 6.9%	162	- 12.0%

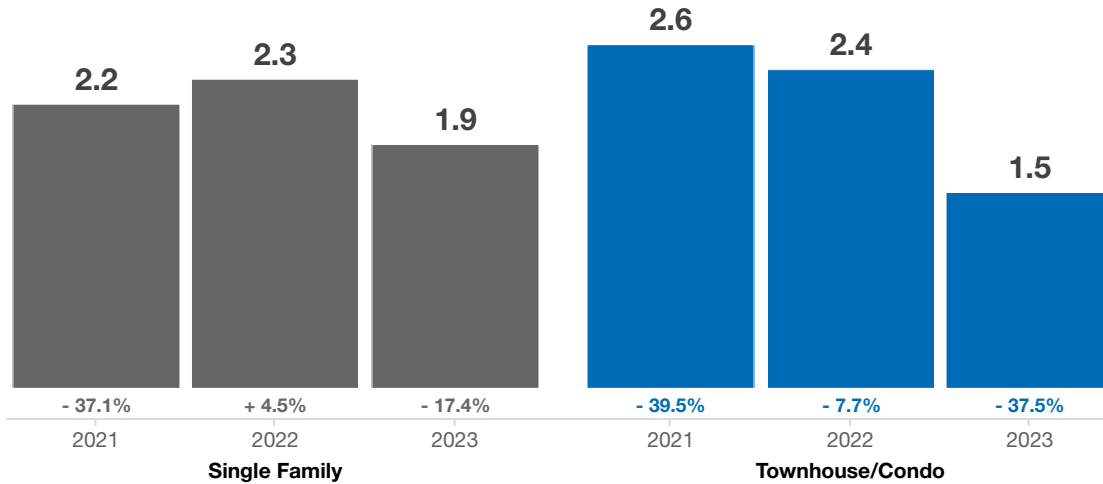
## Historical Inventory of Homes for Sale by Month



# 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.

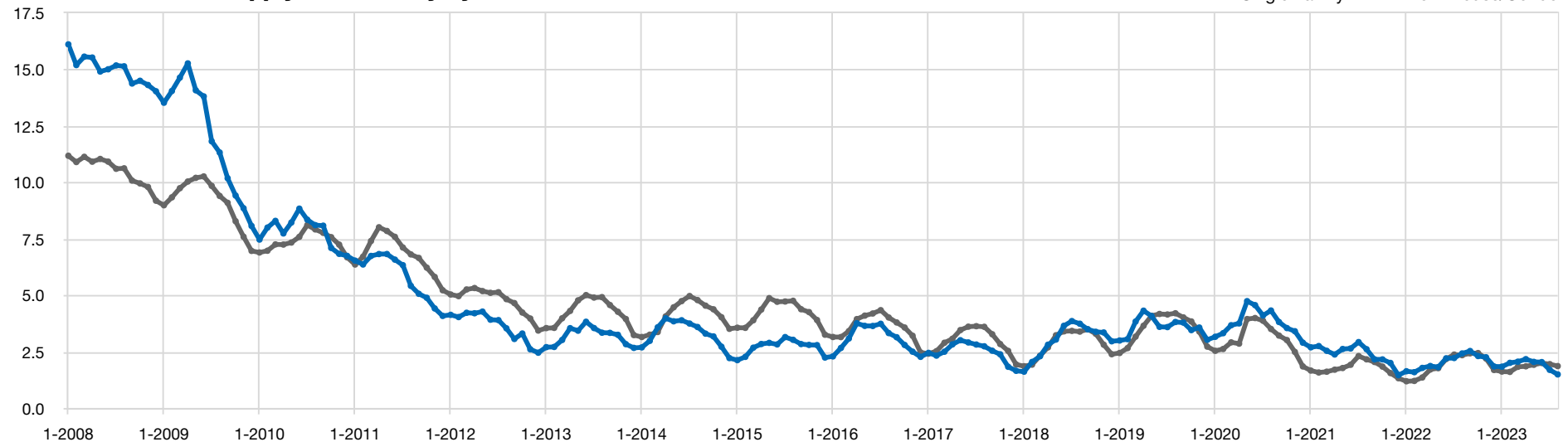
## August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2022	2.4	+ 20.0%	2.5	+ 13.6%
Oct-2022	2.4	+ 33.3%	2.3	+ 4.5%
Nov-2022	2.2	+ 46.7%	2.2	+ 10.0%
Dec-2022	1.7	+ 30.8%	1.8	+ 20.0%
Jan-2023	1.6	+ 33.3%	1.8	+ 12.5%
Feb-2023	1.6	+ 33.3%	2.0	+ 25.0%
Mar-2023	1.8	+ 28.6%	2.1	+ 16.7%
Apr-2023	1.8	+ 5.9%	2.2	+ 15.8%
May-2023	1.9	+ 5.6%	2.0	+ 11.1%
Jun-2023	2.0	- 9.1%	2.0	- 9.1%
Jul-2023	1.9	- 20.8%	1.7	- 22.7%
<b>Aug-2023</b>	<b>1.9</b>	<b>- 17.4%</b>	<b>1.5</b>	<b>- 37.5%</b>
12-Month Avg*	1.9	+ 12.0%	2.0	+ 4.1%

\* Months Supply for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Housing Supply Overview

## August 2023

New-home sales recently hit a 17-month high, rising 4.4% month-over-month nationally, according to the U.S. Census Bureau. New-home sales were up 31.5% year-over-year, led by gains in the Midwest and West, where monthly sales jumped 47.4% and 21.5%, respectively. The new-home market continues to benefit from the lack of existing-home inventory, and with many builders offering sales incentives, including price reductions and mortgage rate buydowns, homebuyers are increasingly turning to new construction for their next home purchase. For the 12-month period spanning September 2022 through August 2023, Pending sales in the Ann Arbor Area were down 17.0 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 18.4 percent.

The overall Median Sales Price was up 5.1 percent to \$373,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 6.6 percent to \$405,000. The price range that tended to sell the quickest was the \$279,000 to \$418,999 range at 24 days; the price range that tended to sell the slowest was the \$419,000 or More range at 33 days.

Market-wide, inventory levels were down 37.8 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 35.6 percent. That amounts to 1.9 months supply for Single-Family homes and 1.5 months supply for Townhouse/Condo.

## Quick Facts

+ 18.4%	- 16.0%	- 11.1%
Price Range With Strongest Pending Sales:	Bedroom Type With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$188,999 or Less	3 Bedrooms	Townhouse/Condo

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

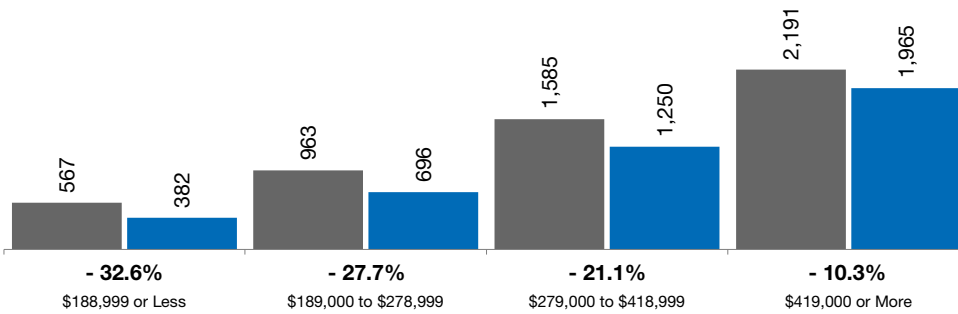
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

# 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.

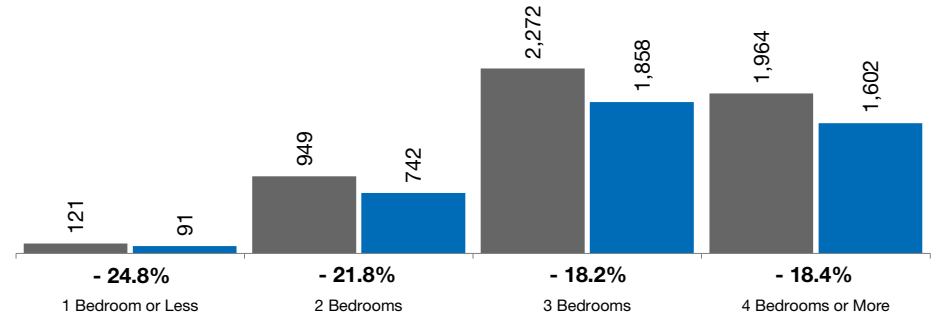
## By Price Range

■ 08-2022 ■ 08-2023



## By Bedroom

■ 08-2022 ■ 08-2023



### All Properties

By Price Range	08-2022	08-2023	Change
\$188,999 or Less	567	382	- 32.6%
\$189,000 to \$278,999	963	696	- 27.7%
\$279,000 to \$418,999	1,585	1,250	- 21.1%
\$419,000 or More	2,191	1,965	- 10.3%
<b>All Price Ranges</b>	<b>5,306</b>	<b>4,293</b>	<b>- 19.1%</b>

### Single Family Residence

08-2022	08-2023	Change	08-2022	08-2023	Change
370	248	- 33.0%	197	134	- 32.0%
600	393	- 34.5%	363	303	- 16.5%
1,283	947	- 26.2%	302	303	+ 0.3%
1,846	1,671	- 9.5%	345	294	- 14.8%
<b>4,099</b>	<b>3,259</b>	<b>- 20.5%</b>	<b>1,207</b>	<b>1,034</b>	<b>- 14.3%</b>

### Townhouse/Condo

By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	121	91	- 24.8%
2 Bedrooms	949	742	- 21.8%
3 Bedrooms	2,272	1,858	- 18.2%
4 Bedrooms or More	1,964	1,602	- 18.4%
<b>All Bedroom Ranges</b>	<b>5,306</b>	<b>4,293</b>	<b>- 19.1%</b>

08-2022	08-2023	Change	08-2022	08-2023	Change
19	19	0.0%	102	72	- 29.4%
271	173	- 36.2%	678	569	- 16.1%
1,930	1,536	- 20.4%	342	322	- 5.8%
1,879	1,531	- 18.5%	85	71	- 16.5%
<b>4,099</b>	<b>3,259</b>	<b>- 20.5%</b>	<b>1,207</b>	<b>1,034</b>	<b>- 14.3%</b>

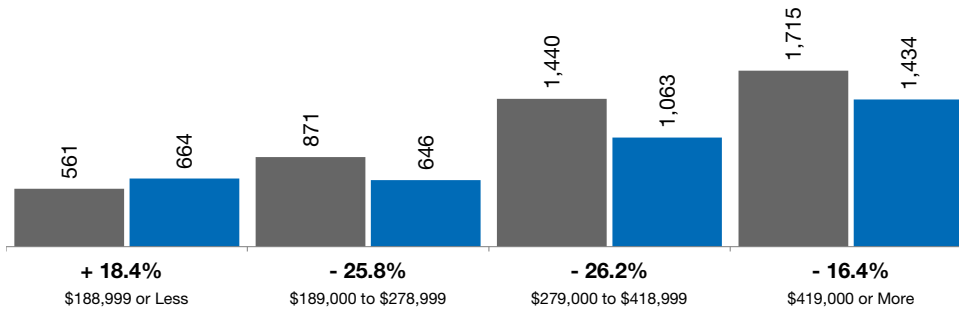


# Pending Sales

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

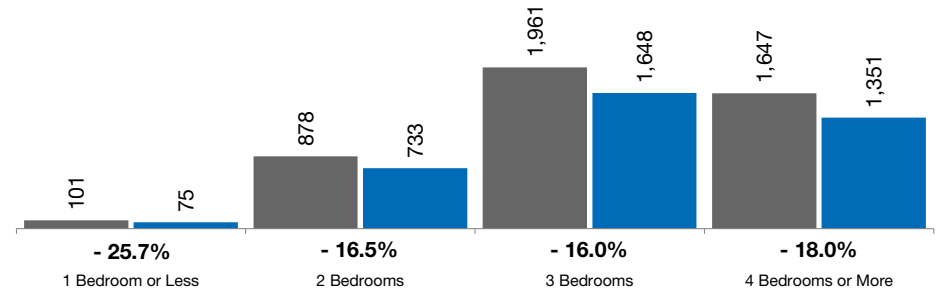
## By Price Range

■ 08-2022 ■ 08-2023



## By Bedroom

■ 08-2022 ■ 08-2023



### All Properties

By Price Range	08-2022	08-2023	Change
\$188,999 or Less	561	664	+ 18.4%
\$189,000 to \$278,999	871	646	- 25.8%
\$279,000 to \$418,999	1,440	1,063	- 26.2%
\$419,000 or More	1,715	1,434	- 16.4%
<b>All Price Ranges</b>	<b>4,587</b>	<b>3,807</b>	<b>- 17.0%</b>

### Single Family Residence

08-2022	08-2023	Change	08-2022	08-2023	Change
351	457	+ 30.2%	210	207	- 1.4%
514	366	- 28.8%	357	280	- 21.6%
1,175	807	- 31.3%	265	256	- 3.4%
1,494	1,241	- 16.9%	221	193	- 12.7%
<b>3,534</b>	<b>2,871</b>	<b>- 18.8%</b>	<b>1,053</b>	<b>936</b>	<b>- 11.1%</b>

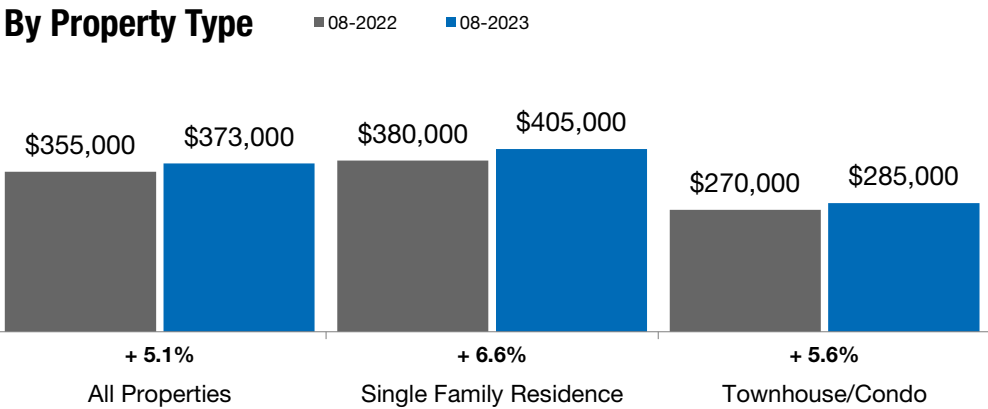
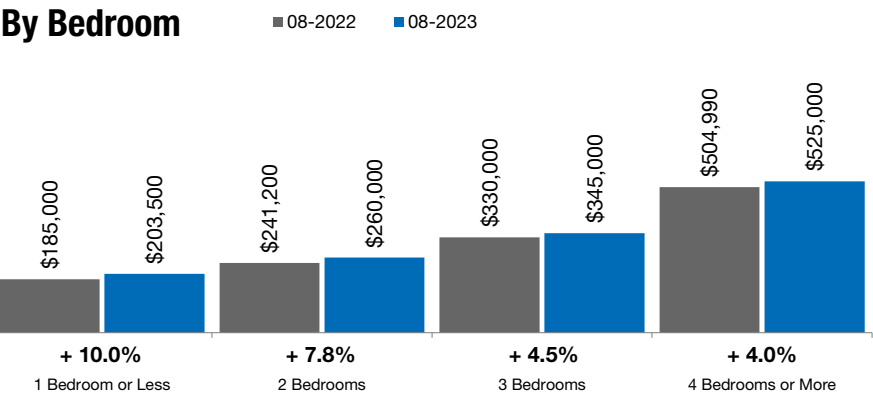
### Townhouse/Condo

By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	101	75	- 25.7%
2 Bedrooms	878	733	- 16.5%
3 Bedrooms	1,961	1,648	- 16.0%
4 Bedrooms or More	1,647	1,351	- 18.0%
<b>All Bedroom Ranges</b>	<b>4,587</b>	<b>3,807</b>	<b>- 17.0%</b>

08-2022	08-2023	Change	08-2022	08-2023	Change
15	15	0.0%	86	60	- 30.2%
238	174	- 26.9%	640	559	- 12.7%
1,689	1,393	- 17.5%	272	255	- 6.3%
1,592	1,289	- 19.0%	55	62	+ 12.7%
<b>3,534</b>	<b>2,871</b>	<b>- 18.8%</b>	<b>1,053</b>	<b>936</b>	<b>- 11.1%</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.**



All Properties			
By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	\$185,000	\$203,500	+ 10.0%
2 Bedrooms	\$241,200	\$260,000	+ 7.8%
3 Bedrooms	\$330,000	\$345,000	+ 4.5%
4 Bedrooms or More	\$504,990	\$525,000	+ 4.0%
All Bedroom Ranges	\$355,000	\$373,000	+ 5.1%

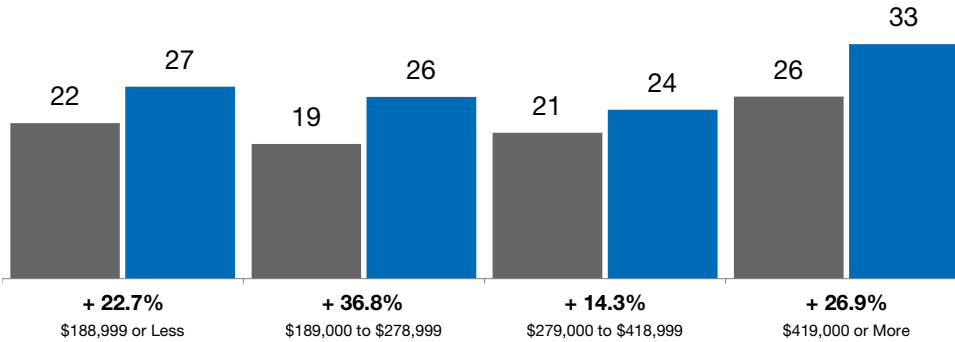
Single Family Residence			Townhouse/Condo		
08-2022	08-2023	Change	08-2022	08-2023	Change
\$173,500	\$250,000	+ 44.1%	\$204,500	\$199,000	- 2.7%
\$230,000	\$255,500	+ 11.1%	\$247,500	\$261,000	+ 5.5%
\$325,000	\$339,950	+ 4.6%	\$379,845	\$379,900	+ 0.0%
\$505,000	\$520,000	+ 3.0%	\$483,508	\$585,841	+ 21.2%
\$380,000	\$405,000	+ 6.6%	\$270,000	\$285,000	+ 5.6%

# 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.

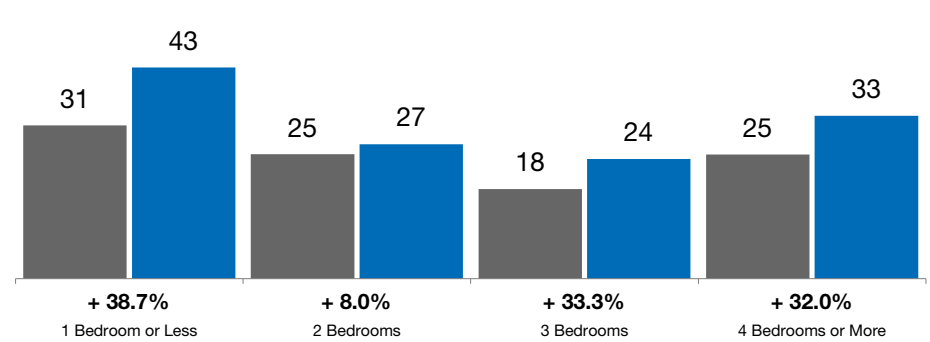
## By Price Range

■ 08-2022 ■ 08-2023



## By Bedroom

■ 08-2022 ■ 08-2023



### All Properties

By Price Range	08-2022	08-2023	Change
\$188,999 or Less	22	27	+ 22.7%
\$189,000 to \$278,999	19	26	+ 36.8%
\$279,000 to \$418,999	21	24	+ 14.3%
\$419,000 or More	26	33	+ 26.9%
<b>All Price Ranges</b>	<b>22</b>	<b>28</b>	<b>+ 27.3%</b>

### Single Family Residence

08-2022	08-2023	Change	08-2022	08-2023	Change
25	31	+ 24.0%	18	21	+ 16.7%
16	23	+ 43.8%	24	29	+ 20.8%
18	23	+ 27.8%	31	28	- 9.7%
24	30	+ 25.0%	36	55	+ 52.8%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>27</b>	<b>34</b>	<b>+ 25.9%</b>

### Townhouse/Condo

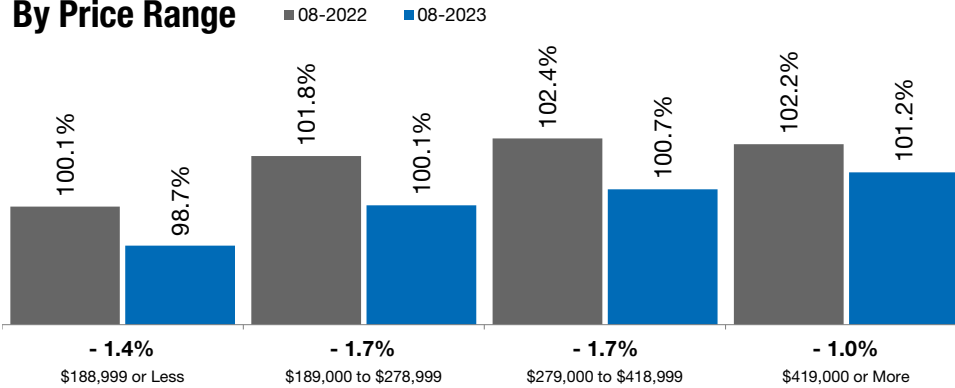
By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	31	43	+ 38.7%
2 Bedrooms	25	27	+ 8.0%
3 Bedrooms	18	24	+ 33.3%
4 Bedrooms or More	25	33	+ 32.0%
<b>All Bedroom Ranges</b>	<b>22</b>	<b>28</b>	<b>+ 27.3%</b>

08-2022	08-2023	Change	08-2022	08-2023	Change
17	68	+ 300.0%	34	39	+ 14.7%
22	24	+ 9.1%	26	28	+ 7.7%
17	22	+ 29.4%	26	39	+ 50.0%
25	32	+ 28.0%	27	57	+ 111.1%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>27</b>	<b>34</b>	<b>+ 25.9%</b>

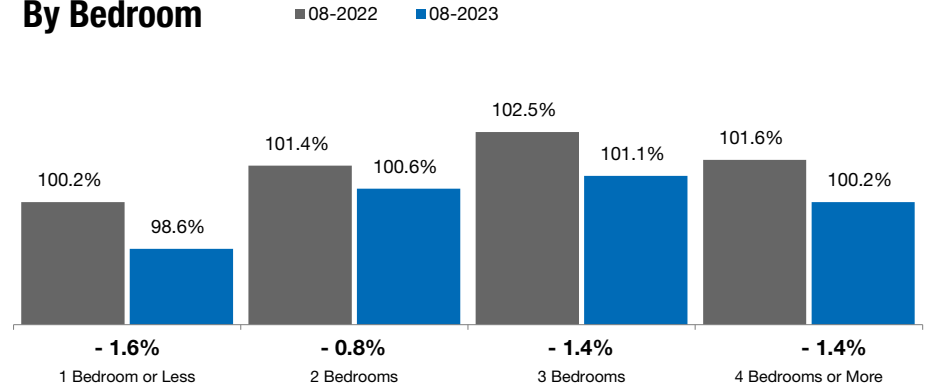
# Percent of List Price Received

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	08-2022	08-2023	Change
\$188,999 or Less	100.1%	98.7%	- 1.4%
\$189,000 to \$278,999	101.8%	100.1%	- 1.7%
\$279,000 to \$418,999	102.4%	100.7%	- 1.7%
\$419,000 or More	102.2%	101.2%	- 1.0%
<b>All Price Ranges</b>	<b>101.9%</b>	<b>100.6%</b>	<b>- 1.3%</b>

### Single Family Residence

08-2022	08-2023	Change	08-2022	08-2023	Change
99.5%	97.8%	- 1.7%	101.0%	100.3%	- 0.7%
102.0%	99.9%	- 2.1%	101.6%	100.3%	- 1.3%
102.5%	100.5%	- 2.0%	101.9%	101.3%	- 0.6%
102.4%	101.4%	- 1.0%	100.8%	100.5%	- 0.3%
<b>102.1%</b>	<b>100.6%</b>	<b>- 1.5%</b>	<b>101.4%</b>	<b>100.6%</b>	<b>- 0.8%</b>

### Townhouse/Condo

By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	100.2%	98.6%	- 1.6%
2 Bedrooms	101.4%	100.6%	- 0.8%
3 Bedrooms	102.5%	101.1%	- 1.4%
4 Bedrooms or More	101.6%	100.2%	- 1.4%
<b>All Bedroom Ranges</b>	<b>101.9%</b>	<b>100.6%</b>	<b>- 1.3%</b>

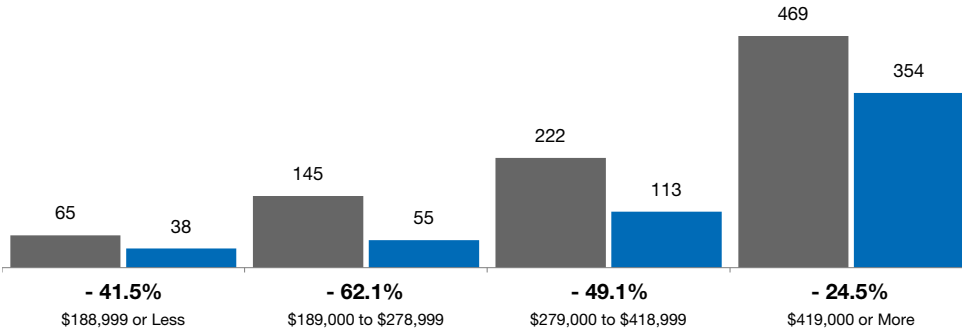
08-2022	08-2023	Change	08-2022	08-2023	Change
99.0%	96.8%	- 2.2%	100.4%	98.9%	- 1.5%
101.2%	99.3%	- 1.9%	101.5%	101.0%	- 0.5%
102.7%	101.2%	- 1.5%	101.5%	100.5%	- 1.0%
101.6%	100.2%	- 1.4%	101.1%	99.3%	- 1.8%
<b>102.1%</b>	<b>100.6%</b>	<b>- 1.5%</b>	<b>101.4%</b>	<b>100.6%</b>	<b>- 0.8%</b>

# 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.

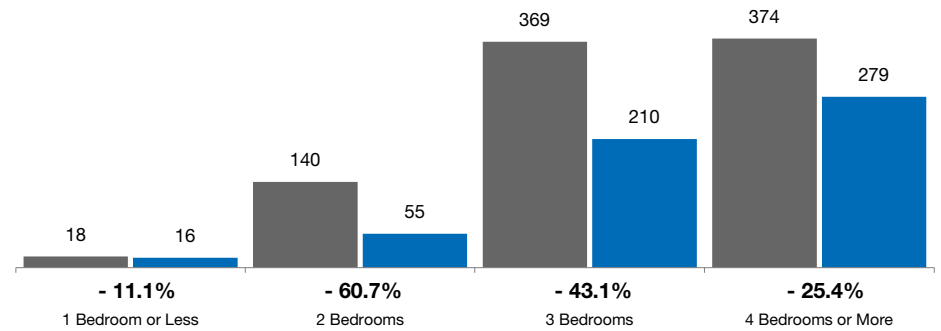
## By Price Range

■ 08-2022 ■ 08-2023



## By Bedroom

■ 08-2022 ■ 08-2023



### All Properties

By Price Range	08-2022	08-2023	Change
\$188,999 or Less	65	38	- 41.5%
\$189,000 to \$278,999	145	55	- 62.1%
\$279,000 to \$418,999	222	113	- 49.1%
\$419,000 or More	469	354	- 24.5%
<b>All Price Ranges</b>	<b>901</b>	<b>560</b>	<b>- 37.8%</b>

### Single Family Residence

08-2022	08-2023	Change	08-2022	08-2023	Change
48	28	- 41.7%	17	10	- 41.2%
88	32	- 63.6%	57	23	- 59.6%
179	87	- 51.4%	43	26	- 39.5%
374	297	- 20.6%	95	57	- 40.0%
<b>689</b>	<b>444</b>	<b>- 35.6%</b>	<b>212</b>	<b>116</b>	<b>- 45.3%</b>

### Townhouse/Condo

By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	18	16	- 11.1%
2 Bedrooms	140	55	- 60.7%
3 Bedrooms	369	210	- 43.1%
4 Bedrooms or More	374	279	- 25.4%
<b>All Bedroom Ranges</b>	<b>901</b>	<b>560</b>	<b>- 37.8%</b>

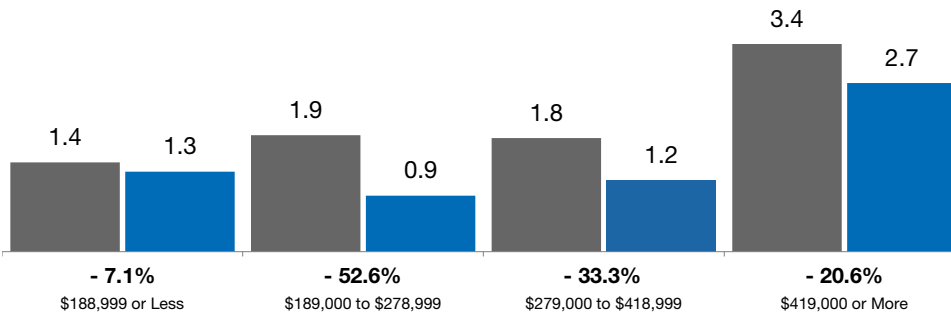
08-2022	08-2023	Change	08-2022	08-2023	Change
4	5	+ 25.0%	14	11	- 21.4%
39	10	- 74.4%	101	45	- 55.4%
298	168	- 43.6%	71	42	- 40.8%
348	261	- 25.0%	26	18	- 30.8%
<b>689</b>	<b>444</b>	<b>- 35.6%</b>	<b>212</b>	<b>116</b>	<b>- 45.3%</b>

# 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.

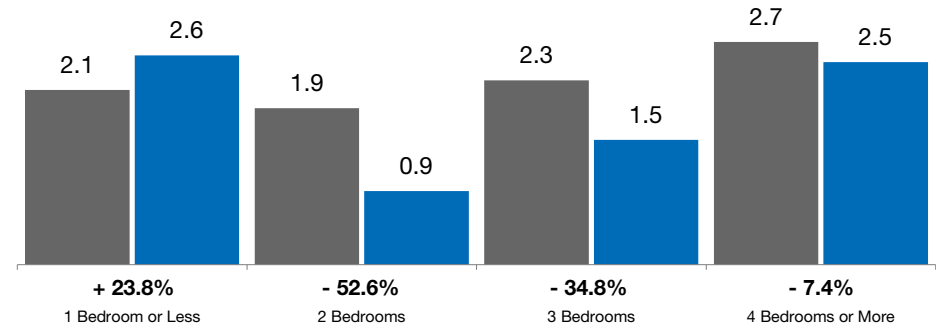
## By Price Range

■ 08-2022 ■ 08-2023



## By Bedroom

■ 08-2022 ■ 08-2023



### All Properties

By Price Range	08-2022	08-2023	Change
\$188,999 or Less	1.4	1.3	- 7.1%
\$189,000 to \$278,999	1.9	0.9	- 52.6%
\$279,000 to \$418,999	1.8	1.2	- 33.3%
\$419,000 or More	3.4	2.7	- 20.6%
<b>All Price Ranges</b>	<b>2.4</b>	<b>1.8</b>	<b>- 25.0%</b>

### Single Family Residence

08-2022	08-2023	Change	08-2022	08-2023	Change
1.7	1.5	- 11.8%	1.0	0.9	- 10.0%
1.9	0.9	- 52.6%	1.9	0.9	- 52.6%
1.8	1.2	- 33.3%	2.0	1.2	- 40.0%
3.1	2.7	- 12.9%	5.0	3.1	- 38.0%
<b>2.3</b>	<b>1.9</b>	<b>- 17.4%</b>	<b>2.4</b>	<b>1.5</b>	<b>- 37.5%</b>

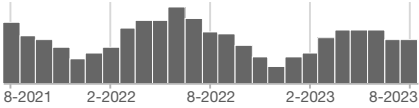
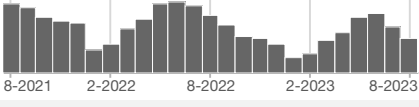
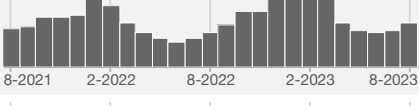

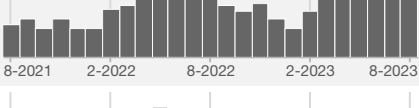
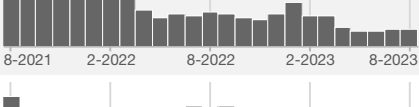
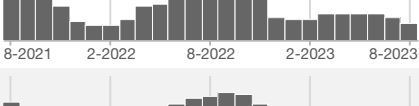

### Townhouse/Condo

By Bedroom	08-2022	08-2023	Change
1 Bedroom or Less	2.1	2.6	+ 23.8%
2 Bedrooms	1.9	0.9	- 52.6%
3 Bedrooms	2.3	1.5	- 34.8%
4 Bedrooms or More	2.7	2.5	- 7.4%
<b>All Bedroom Ranges</b>	<b>2.4</b>	<b>1.8</b>	<b>- 25.0%</b>

08-2022	08-2023	Change	08-2022	08-2023	Change
2.7	3.3	+ 22.2%	2.0	2.2	+ 10.0%
2.0	0.7	- 65.0%	1.9	1.0	- 47.4%
2.1	1.4	- 33.3%	3.1	2.0	- 35.5%
2.6	2.4	- 7.7%	5.7	3.5	- 38.6%
<b>2.3</b>	<b>1.9</b>	<b>- 17.4%</b>	<b>2.4</b>	<b>1.5</b>	<b>- 37.5%</b>

# 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	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		452	400	- 11.5%	3,941	3,125	- 20.7%
Pending Sales		369	366	- 0.8%	3,119	2,705	- 13.3%
Closed Sales		423	287	- 32.2%	3,097	2,493	- 19.5%
Days on Market Until Sale		19	24	+ 26.3%	21	27	+ 28.6%
Median Sales Price		\$375,000	\$387,765	+ 3.4%	\$370,000	\$383,000	+ 3.5%
Average Sales Price		\$436,565	\$468,408	+ 7.3%	\$432,673	\$454,402	+ 5.0%
Percent of List Price Received		100.6%	101.5%	+ 0.9%	102.8%	101.5%	- 1.3%
Housing Affordability Index		125	102	- 18.4%	127	103	- 18.9%
Inventory of Homes for Sale		901	560	- 37.8%	—	—	—
Months Supply of Inventory		2.4	1.8	- 25.0%	—	—	—

## Ann Arbor School District

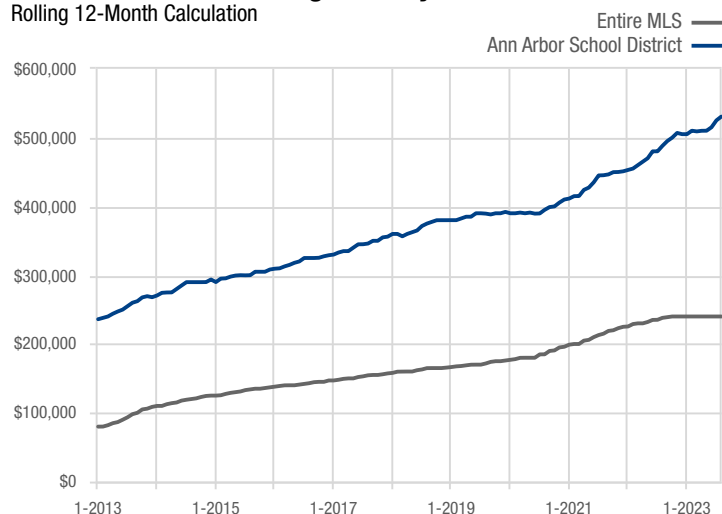
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	132	121	- 8.3%	1,150	924	- 19.7%
Pending Sales	123	112	- 8.9%	889	784	- 11.8%
Closed Sales	128	86	- 32.8%	883	719	- 18.6%
Days on Market Until Sale	13	24	+ 84.6%	16	22	+ 37.5%
Median Sales Price*	\$487,500	\$541,000	+ 11.0%	\$509,261	\$544,500	+ 6.9%
Average Sales Price*	\$578,209	\$661,026	+ 14.3%	\$589,070	\$627,593	+ 6.5%
Percent of List Price Received*	101.1%	102.0%	+ 0.9%	103.9%	102.9%	- 1.0%
Inventory of Homes for Sale	239	153	- 36.0%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	74	34	- 54.1%	684	510	- 25.4%
Pending Sales	56	50	- 10.7%	530	455	- 14.2%
Closed Sales	66	40	- 39.4%	550	435	- 20.9%
Days on Market Until Sale	29	21	- 27.6%	20	26	+ 30.0%
Median Sales Price*	\$313,500	\$340,000	+ 8.5%	\$299,150	\$313,500	+ 4.8%
Average Sales Price*	\$391,373	\$352,463	- 9.9%	\$366,342	\$383,555	+ 4.7%
Percent of List Price Received*	100.2%	100.5%	+ 0.3%	102.3%	101.5%	- 0.8%
Inventory of Homes for Sale	138	71	- 48.6%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

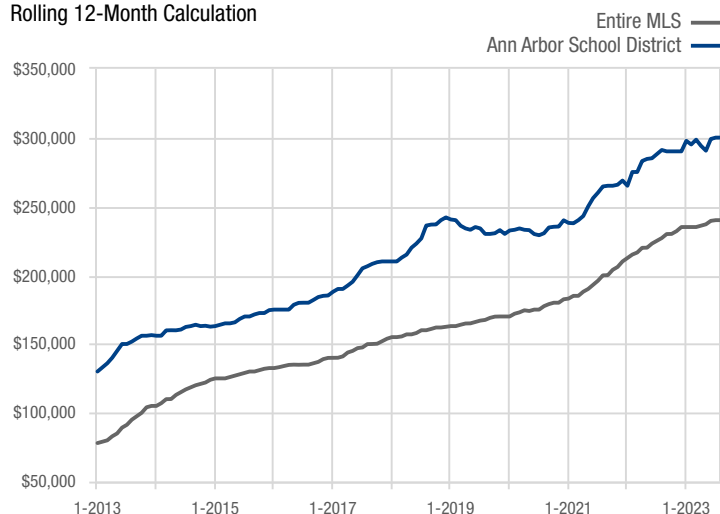
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



## Chelsea School District

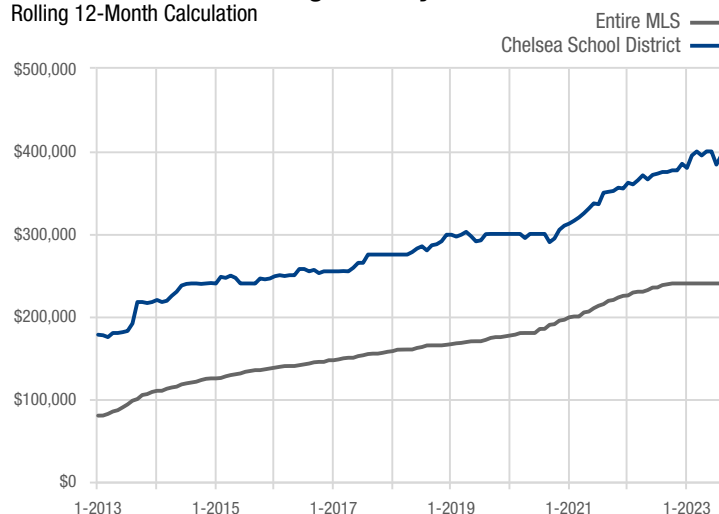
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	17	24	+ 41.2%	182	158	- 13.2%
Pending Sales	19	18	- 5.3%	135	134	- 0.7%
Closed Sales	21	11	- 47.6%	135	122	- 9.6%
Days on Market Until Sale	21	45	+ 114.3%	16	28	+ 75.0%
Median Sales Price*	\$384,900	\$525,000	+ 36.4%	\$395,000	\$410,000	+ 3.8%
Average Sales Price*	\$404,229	\$623,659	+ 54.3%	\$427,886	\$435,531	+ 1.8%
Percent of List Price Received*	99.1%	96.2%	- 2.9%	102.2%	99.8%	- 2.3%
Inventory of Homes for Sale	44	27	- 38.6%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	16	+ 700.0%	26	51	+ 96.2%
Pending Sales	2	7	+ 250.0%	16	20	+ 25.0%
Closed Sales	2	3	+ 50.0%	16	15	- 6.3%
Days on Market Until Sale	6	43	+ 616.7%	13	19	+ 46.2%
Median Sales Price*	\$240,500	\$338,500	+ 40.7%	\$245,000	\$300,000	+ 22.4%
Average Sales Price*	\$240,500	\$299,833	+ 24.7%	\$255,472	\$309,141	+ 21.0%
Percent of List Price Received*	100.1%	110.6%	+ 10.5%	102.6%	102.3%	- 0.3%
Inventory of Homes for Sale	2	11	+ 450.0%	—	—	—
Months Supply of Inventory	0.8	4.1	+ 412.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

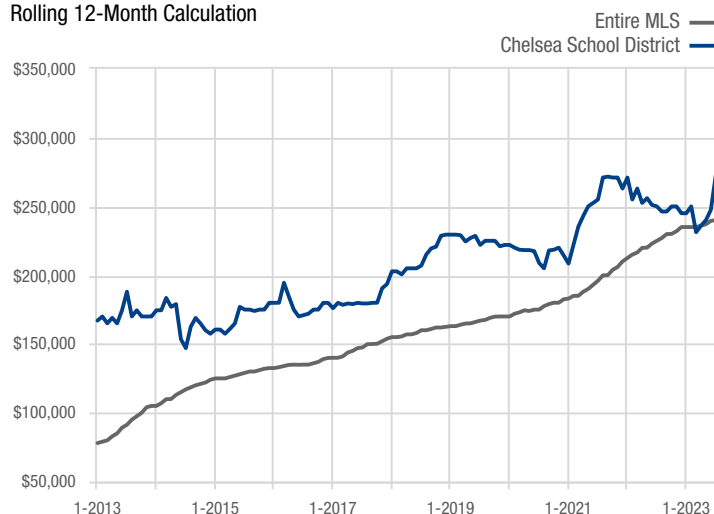
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Clinton School District

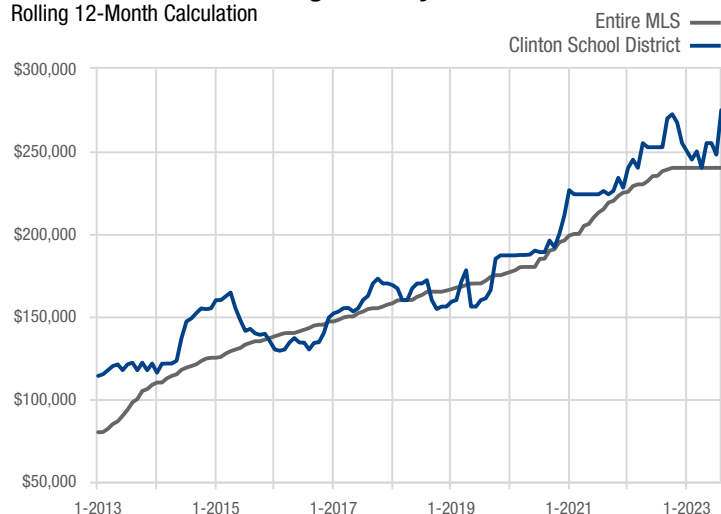
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	13	7	- 46.2%	77	51	- 33.8%
Pending Sales	11	8	- 27.3%	51	40	- 21.6%
Closed Sales	7	6	- 14.3%	50	34	- 32.0%
Days on Market Until Sale	25	26	+ 4.0%	44	46	+ 4.5%
Median Sales Price*	\$245,000	<b>\$342,750</b>	+ 39.9%	\$255,000	<b>\$286,250</b>	+ 12.3%
Average Sales Price*	\$277,686	<b>\$361,667</b>	+ 30.2%	\$300,144	<b>\$281,309</b>	- 6.3%
Percent of List Price Received*	99.9%	<b>100.6%</b>	+ 0.7%	99.1%	<b>97.9%</b>	- 1.2%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	3.5	2.1	- 40.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	30	—
Median Sales Price*	—	—	—	—	<b>\$125,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$125,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

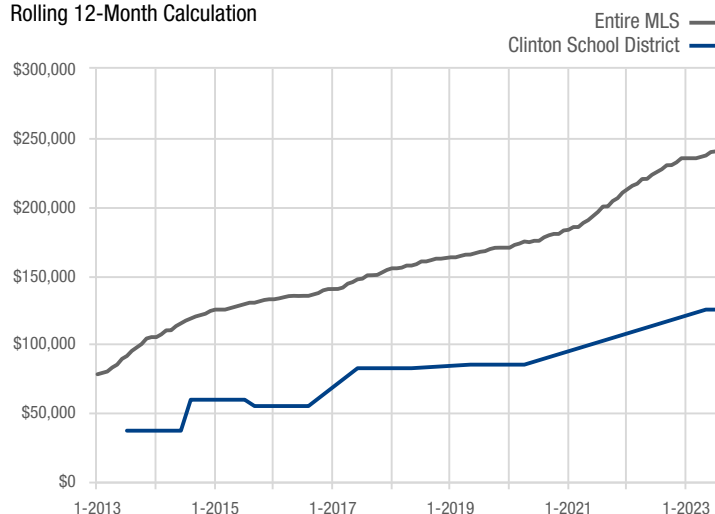
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Dexter School District

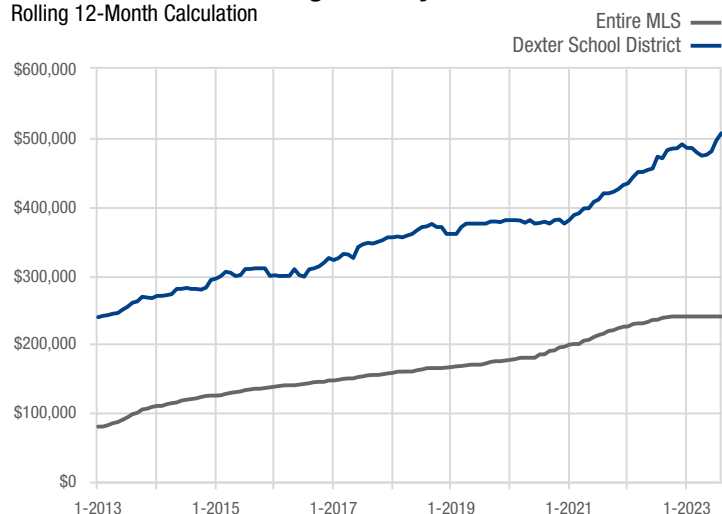
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	20	23	+ 15.0%	222	226	+ 1.8%
Pending Sales	23	28	+ 21.7%	178	186	+ 4.5%
Closed Sales	28	23	- 17.9%	169	161	- 4.7%
Days on Market Until Sale	16	23	+ 43.8%	21	30	+ 42.9%
Median Sales Price*	\$450,000	\$529,920	+ 17.8%	\$500,000	\$515,000	+ 3.0%
Average Sales Price*	\$522,367	\$529,917	+ 1.4%	\$544,683	\$560,448	+ 2.9%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	102.5%	100.7%	- 1.8%
Inventory of Homes for Sale	51	38	- 25.5%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	5	2	- 60.0%	21	23	+ 9.5%
Pending Sales	0	3	—	15	23	+ 53.3%
Closed Sales	0	0	0.0%	15	19	+ 26.7%
Days on Market Until Sale	—	—	—	54	62	+ 14.8%
Median Sales Price*	—	—	—	\$341,180	\$429,479	+ 25.9%
Average Sales Price*	—	—	—	\$332,415	\$433,188	+ 30.3%
Percent of List Price Received*	—	—	—	102.4%	101.8%	- 0.6%
Inventory of Homes for Sale	15	5	- 66.7%	—	—	—
Months Supply of Inventory	6.6	1.4	- 78.8%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

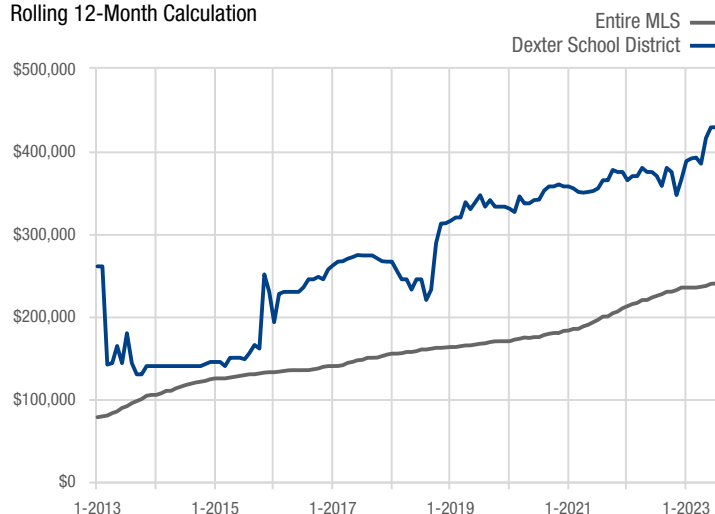
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Lincoln Consolidated School District

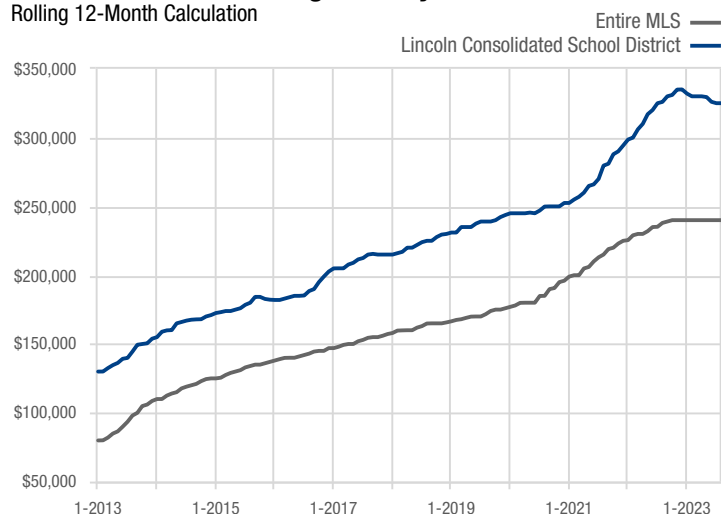
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	43	38	- 11.6%	281	211	- 24.9%
Pending Sales	24	26	+ 8.3%	215	178	- 17.2%
Closed Sales	31	22	- 29.0%	213	168	- 21.1%
Days on Market Until Sale	11	29	+ 163.6%	14	26	+ 85.7%
Median Sales Price*	\$340,000	<b>\$336,500</b>	- 1.0%	\$340,000	<b>\$330,000</b>	- 2.9%
Average Sales Price*	\$341,478	<b>\$354,053</b>	+ 3.7%	\$344,629	<b>\$335,078</b>	- 2.8%
Percent of List Price Received*	101.2%	<b>103.6%</b>	+ 2.4%	104.2%	<b>101.8%</b>	- 2.3%
Inventory of Homes for Sale	64	41	- 35.9%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	6	4	- 33.3%	23	32	+ 39.1%
Pending Sales	1	2	+ 100.0%	21	35	+ 66.7%
Closed Sales	4	6	+ 50.0%	21	36	+ 71.4%
Days on Market Until Sale	54	36	- 33.3%	27	31	+ 14.8%
Median Sales Price*	\$239,565	<b>\$242,250</b>	+ 1.1%	\$199,000	<b>\$242,703</b>	+ 22.0%
Average Sales Price*	\$211,659	<b>\$239,949</b>	+ 13.4%	\$194,801	<b>\$225,956</b>	+ 16.0%
Percent of List Price Received*	100.5%	<b>99.7%</b>	- 0.8%	103.5%	<b>99.2%</b>	- 4.2%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

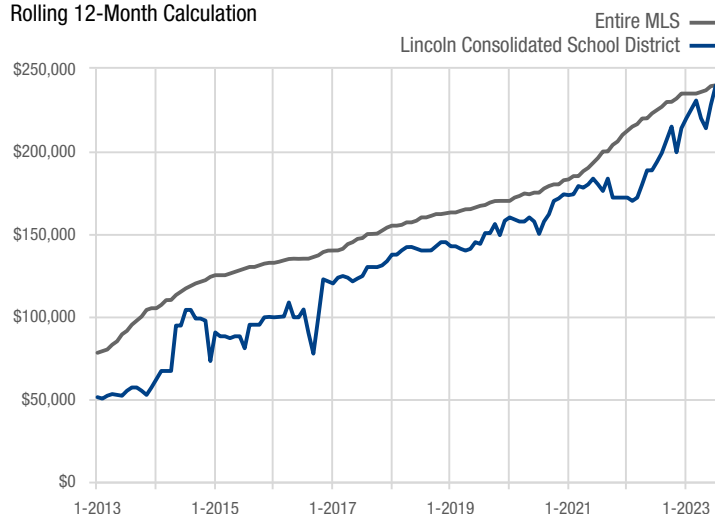
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Manchester School District

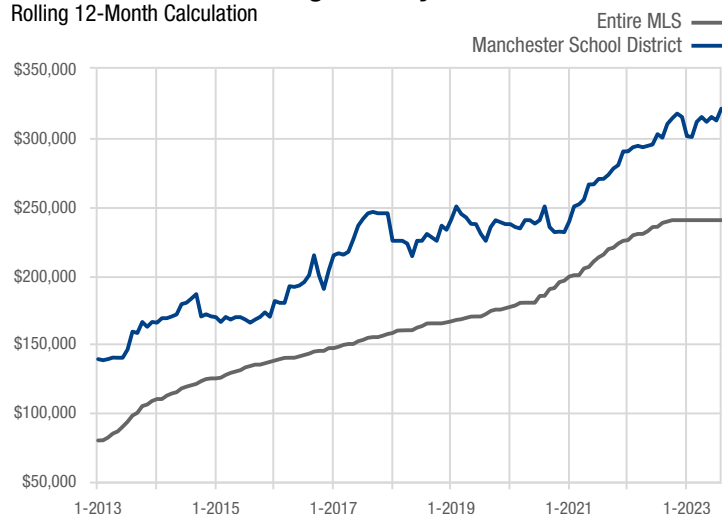
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	12	8	- 33.3%	71	56	- 21.1%
Pending Sales	2	5	+ 150.0%	55	56	+ 1.8%
Closed Sales	5	4	- 20.0%	58	52	- 10.3%
Days on Market Until Sale	28	25	- 10.7%	30	44	+ 46.7%
Median Sales Price*	\$214,900	<b>\$318,162</b>	+ 48.1%	\$307,450	<b>\$299,950</b>	- 2.4%
Average Sales Price*	\$234,560	<b>\$359,706</b>	+ 53.4%	\$364,423	<b>\$325,999</b>	- 10.5%
Percent of List Price Received*	96.7%	<b>105.3%</b>	+ 8.9%	100.7%	<b>100.0%</b>	- 0.7%
Inventory of Homes for Sale	20	15	- 25.0%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	1	—	7	12	+ 71.4%
Pending Sales	0	1	—	6	8	+ 33.3%
Closed Sales	0	0	0.0%	6	6	0.0%
Days on Market Until Sale	—	—	—	13	6	- 53.8%
Median Sales Price*	—	—	—	\$145,000	<b>\$160,500</b>	+ 10.7%
Average Sales Price*	—	—	—	\$169,900	<b>\$176,583</b>	+ 3.9%
Percent of List Price Received*	—	—	—	101.4%	<b>100.3%</b>	- 1.1%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

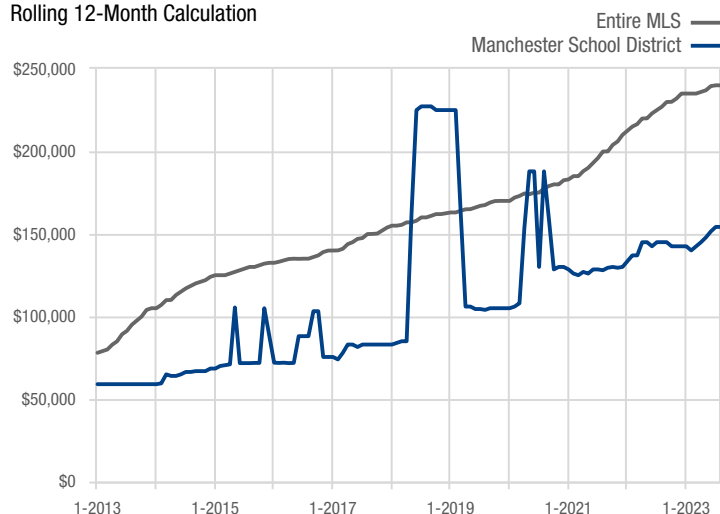
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Milan School District

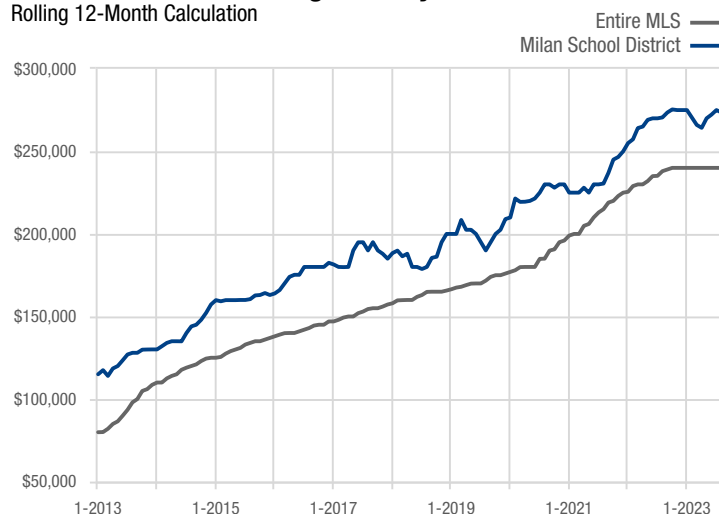
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	25	27	+ 8.0%	151	122	- 19.2%
Pending Sales	20	12	- 40.0%	128	88	- 31.3%
Closed Sales	22	9	- 59.1%	129	80	- 38.0%
Days on Market Until Sale	39	13	- 66.7%	34	30	- 11.8%
Median Sales Price*	\$292,450	<b>\$311,000</b>	+ 6.3%	\$275,745	<b>\$289,250</b>	+ 4.9%
Average Sales Price*	\$290,449	<b>\$348,753</b>	+ 20.1%	\$278,437	<b>\$295,162</b>	+ 6.0%
Percent of List Price Received*	100.3%	<b>99.7%</b>	- 0.6%	101.3%	<b>100.2%</b>	- 1.1%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	2.3	3.3	+ 43.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	1	0.0%	25	18	- 28.0%
Pending Sales	1	1	0.0%	21	16	- 23.8%
Closed Sales	3	1	- 66.7%	18	14	- 22.2%
Days on Market Until Sale	5	19	+ 280.0%	30	57	+ 90.0%
Median Sales Price*	\$595,240	<b>\$232,000</b>	- 61.0%	\$195,450	<b>\$228,500</b>	+ 16.9%
Average Sales Price*	\$467,160	<b>\$232,000</b>	- 50.3%	\$269,756	<b>\$285,018</b>	+ 5.7%
Percent of List Price Received*	101.0%	<b>97.5%</b>	- 3.5%	99.2%	<b>101.3%</b>	+ 2.1%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	3.5	0.5	- 85.7%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

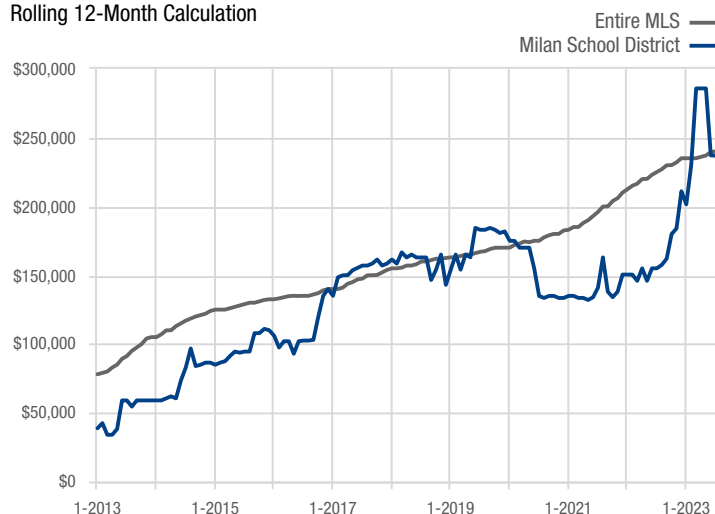
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Northville School District

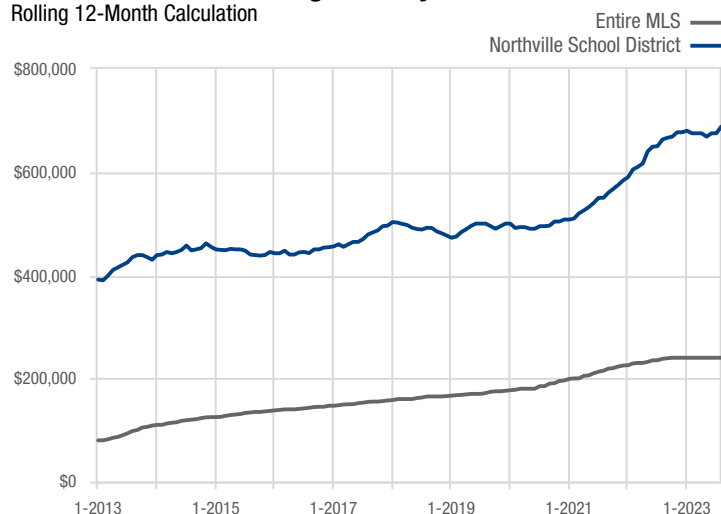
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	56	32	- 42.9%	403	317	- 21.3%
Pending Sales	49	20	- 59.2%	297	231	- 22.2%
Closed Sales	44	24	- 45.5%	278	193	- 30.6%
Days on Market Until Sale	17	26	+ 52.9%	19	19	0.0%
Median Sales Price*	\$665,000	<b>\$796,858</b>	+ 19.8%	\$681,250	<b>\$703,600</b>	+ 3.3%
Average Sales Price*	\$733,673	<b>\$754,923</b>	+ 2.9%	\$783,980	<b>\$752,371</b>	- 4.0%
Percent of List Price Received*	102.2%	<b>101.2%</b>	- 1.0%	102.9%	<b>101.4%</b>	- 1.5%
Inventory of Homes for Sale	73	63	- 13.7%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	29	11	- 62.1%	163	127	- 22.1%
Pending Sales	10	8	- 20.0%	128	113	- 11.7%
Closed Sales	21	10	- 52.4%	131	111	- 15.3%
Days on Market Until Sale	20	31	+ 55.0%	18	25	+ 38.9%
Median Sales Price*	\$307,500	<b>\$372,500</b>	+ 21.1%	\$340,000	<b>\$420,000</b>	+ 23.5%
Average Sales Price*	\$349,590	<b>\$434,630</b>	+ 24.3%	\$388,984	<b>\$412,733</b>	+ 6.1%
Percent of List Price Received*	99.7%	<b>99.8%</b>	+ 0.1%	102.5%	<b>101.0%</b>	- 1.5%
Inventory of Homes for Sale	37	18	- 51.4%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

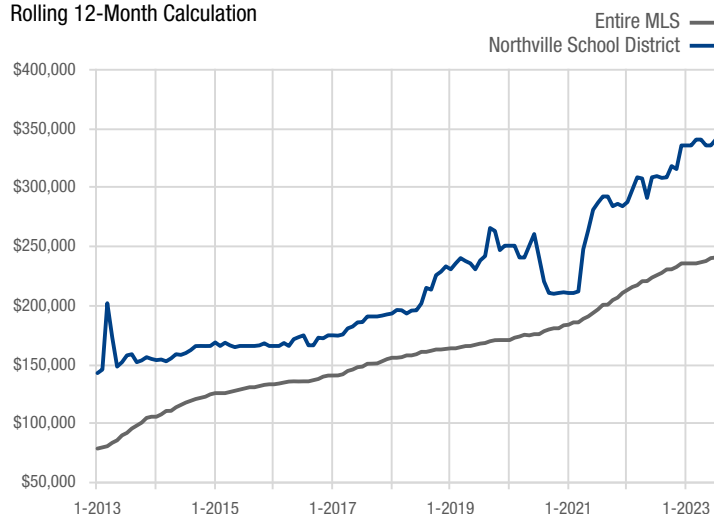
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Pinckney School District

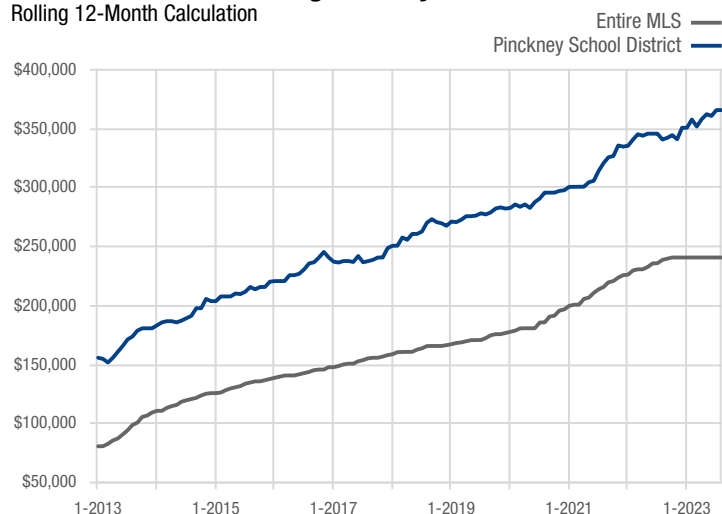
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	46	37	- 19.6%	306	256	- 16.3%
Pending Sales	35	23	- 34.3%	232	199	- 14.2%
Closed Sales	38	19	- 50.0%	230	178	- 22.6%
Days on Market Until Sale	9	20	+ 122.2%	19	29	+ 52.6%
Median Sales Price*	\$377,873	<b>\$380,000</b>	+ 0.6%	\$356,850	<b>\$381,000</b>	+ 6.8%
Average Sales Price*	\$397,273	<b>\$461,047</b>	+ 16.1%	\$408,205	<b>\$416,456</b>	+ 2.0%
Percent of List Price Received*	100.9%	<b>99.2%</b>	- 1.7%	101.6%	<b>100.6%</b>	- 1.0%
Inventory of Homes for Sale	74	52	- 29.7%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	2	+ 100.0%	4	6	+ 50.0%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	—	—	—	13	10	- 23.1%
Median Sales Price*	—	—	—	\$250,000	<b>\$327,400</b>	+ 31.0%
Average Sales Price*	—	—	—	\$259,933	<b>\$344,925</b>	+ 32.7%
Percent of List Price Received*	—	—	—	100.5%	<b>101.9%</b>	+ 1.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

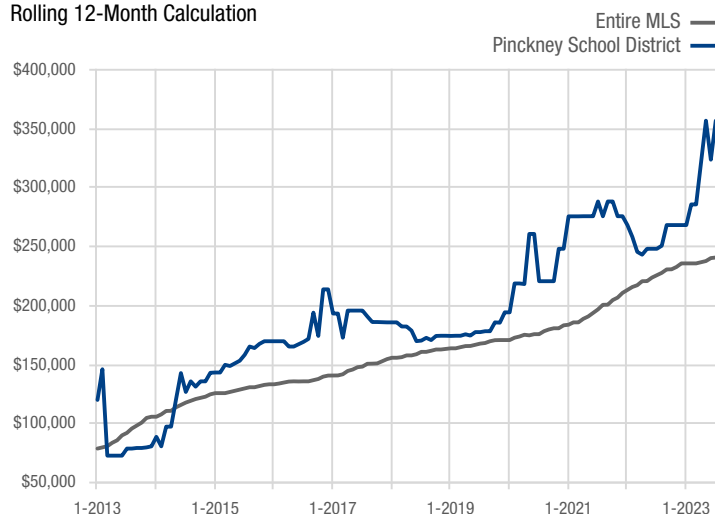
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



## Plymouth School District

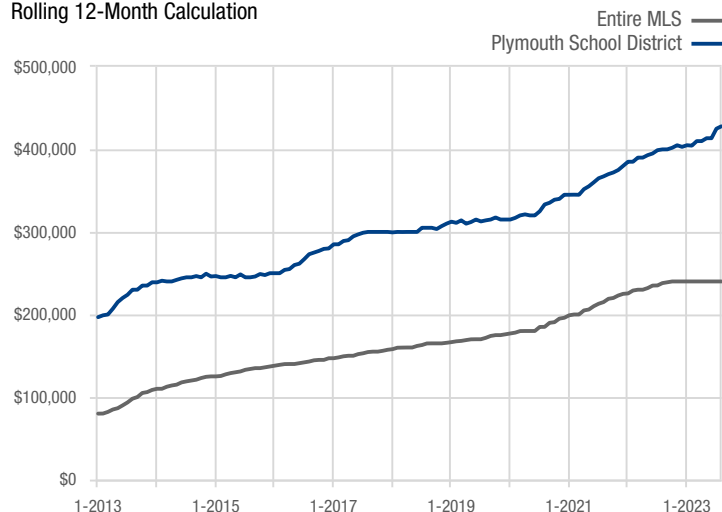
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	149	92	- 38.3%	1,163	790	- 32.1%
Pending Sales	115	75	- 34.8%	895	660	- 26.3%
Closed Sales	132	67	- 49.2%	856	602	- 29.7%
Days on Market Until Sale	16	21	+ 31.3%	14	20	+ 42.9%
Median Sales Price*	\$417,750	<b>\$445,000</b>	+ 6.5%	\$410,000	<b>\$450,000</b>	+ 9.8%
Average Sales Price*	\$450,257	<b>\$472,050</b>	+ 4.8%	\$455,642	<b>\$481,378</b>	+ 5.6%
Percent of List Price Received*	100.5%	<b>101.6%</b>	+ 1.1%	103.5%	<b>102.0%</b>	- 1.4%
Inventory of Homes for Sale	183	<b>108</b>	- 41.0%	—	—	—
Months Supply of Inventory	1.7	<b>1.3</b>	- 23.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	58	37	- 36.2%	412	336	- 18.4%
Pending Sales	54	26	- 51.9%	344	311	- 9.6%
Closed Sales	49	26	- 46.9%	350	297	- 15.1%
Days on Market Until Sale	44	18	- 59.1%	22	25	+ 13.6%
Median Sales Price*	\$270,000	<b>\$320,000</b>	+ 18.5%	\$284,950	<b>\$278,000</b>	- 2.4%
Average Sales Price*	\$287,919	<b>\$355,103</b>	+ 23.3%	\$294,431	<b>\$300,244</b>	+ 2.0%
Percent of List Price Received*	100.1%	<b>101.4%</b>	+ 1.3%	102.4%	<b>100.4%</b>	- 2.0%
Inventory of Homes for Sale	69	44	- 36.2%	—	—	—
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

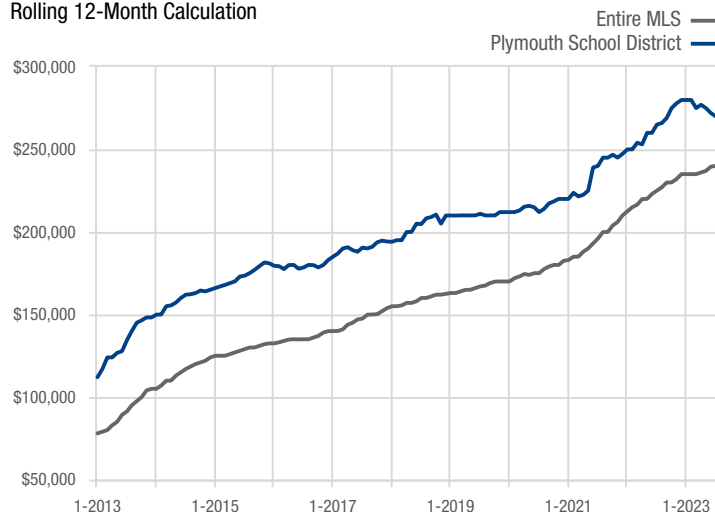
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Saline School District

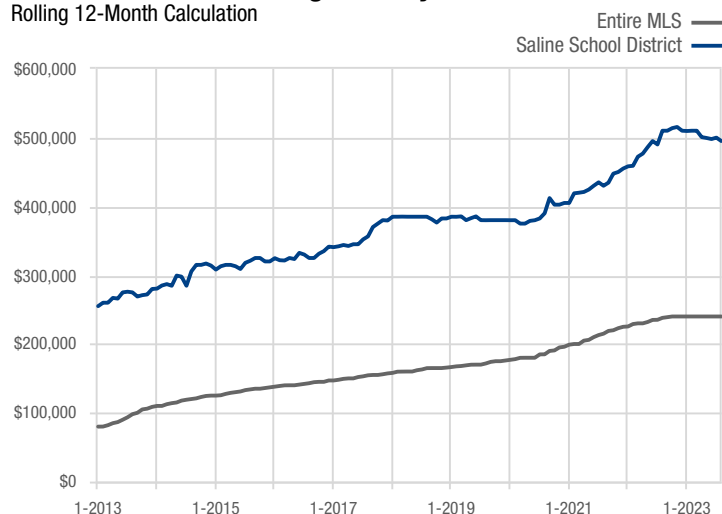
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	40	32	- 20.0%	374	244	- 34.8%
Pending Sales	24	32	+ 33.3%	266	215	- 19.2%
Closed Sales	26	27	+ 3.8%	258	197	- 23.6%
Days on Market Until Sale	11	35	+ 218.2%	26	41	+ 57.7%
Median Sales Price*	\$514,551	<b>\$465,000</b>	- 9.6%	\$527,950	<b>\$501,407</b>	- 5.0%
Average Sales Price*	\$547,082	<b>\$507,478</b>	- 7.2%	\$560,230	<b>\$563,958</b>	+ 0.7%
Percent of List Price Received*	98.7%	<b>101.3%</b>	+ 2.6%	101.6%	<b>99.9%</b>	- 1.7%
Inventory of Homes for Sale	107	58	- 45.8%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	11	10	- 9.1%	77	74	- 3.9%
Pending Sales	7	11	+ 57.1%	66	85	+ 28.8%
Closed Sales	10	10	0.0%	62	67	+ 8.1%
Days on Market Until Sale	34	33	- 2.9%	68	65	- 4.4%
Median Sales Price*	\$289,950	<b>\$343,903</b>	+ 18.6%	\$340,243	<b>\$330,000</b>	- 3.0%
Average Sales Price*	\$335,830	<b>\$348,439</b>	+ 3.8%	\$387,919	<b>\$359,215</b>	- 7.4%
Percent of List Price Received*	101.3%	<b>100.5%</b>	- 0.8%	100.7%	<b>100.3%</b>	- 0.4%
Inventory of Homes for Sale	38	17	- 55.3%	—	—	—
Months Supply of Inventory	4.8	1.8	- 62.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

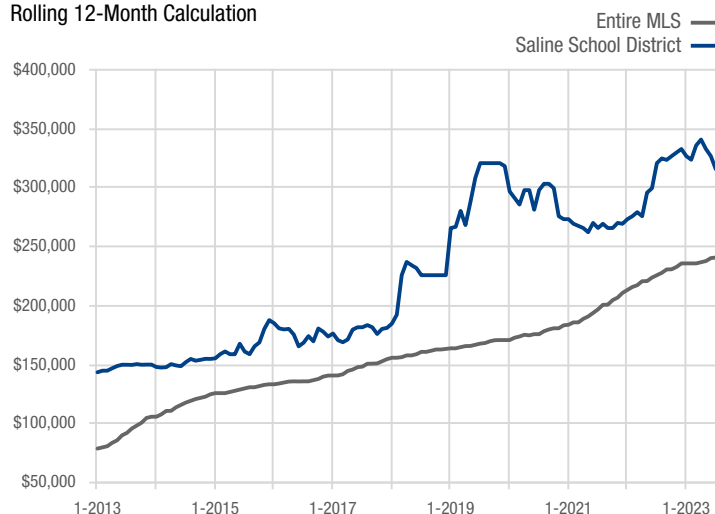
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## South Lyon School District

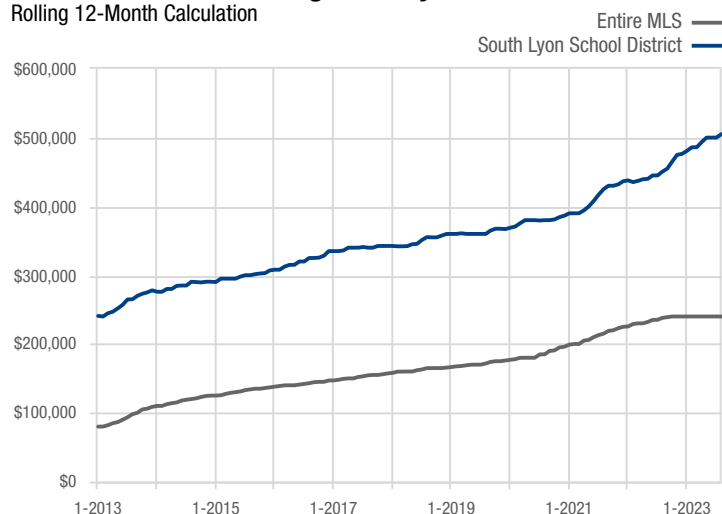
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	92	54	- 41.3%	605	399	- 34.0%
Pending Sales	64	33	- 48.4%	430	309	- 28.1%
Closed Sales	67	28	- 58.2%	381	292	- 23.4%
Days on Market Until Sale	30	15	- 50.0%	20	32	+ 60.0%
Median Sales Price*	\$481,528	<b>\$547,500</b>	+ 13.7%	\$475,520	<b>\$525,000</b>	+ 10.4%
Average Sales Price*	\$516,616	<b>\$575,929</b>	+ 11.5%	\$494,476	<b>\$532,289</b>	+ 7.6%
Percent of List Price Received*	100.4%	<b>100.7%</b>	+ 0.3%	102.3%	<b>101.3%</b>	- 1.0%
Inventory of Homes for Sale	130	95	- 26.9%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	21	16	- 23.8%	136	130	- 4.4%
Pending Sales	24	14	- 41.7%	121	118	- 2.5%
Closed Sales	18	14	- 22.2%	109	109	0.0%
Days on Market Until Sale	21	32	+ 52.4%	18	33	+ 83.3%
Median Sales Price*	\$174,000	<b>\$159,650</b>	- 8.2%	\$165,000	<b>\$170,000</b>	+ 3.0%
Average Sales Price*	\$169,036	<b>\$181,421</b>	+ 7.3%	\$187,709	<b>\$185,527</b>	- 1.2%
Percent of List Price Received*	100.8%	<b>98.3%</b>	- 2.5%	99.5%	<b>99.0%</b>	- 0.5%
Inventory of Homes for Sale	18	22	+ 22.2%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

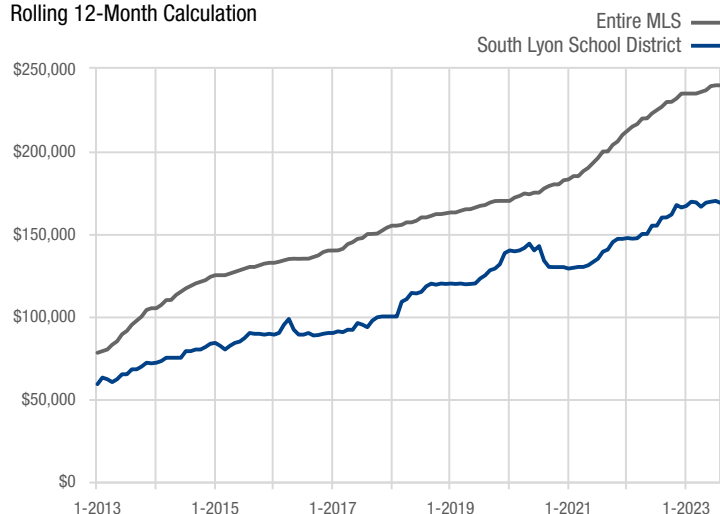
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Van Buren School District

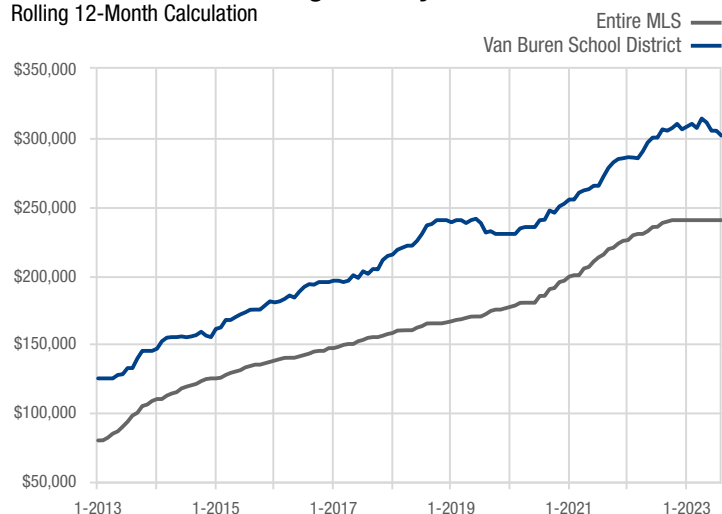
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	58	41	- 29.3%	402	329	- 18.2%
Pending Sales	45	28	- 37.8%	312	286	- 8.3%
Closed Sales	47	33	- 29.8%	303	255	- 15.8%
Days on Market Until Sale	24	38	+ 58.3%	23	36	+ 56.5%
Median Sales Price*	\$340,000	<b>\$328,000</b>	- 3.5%	\$310,000	<b>\$303,000</b>	- 2.3%
Average Sales Price*	\$321,943	<b>\$328,429</b>	+ 2.0%	\$306,971	<b>\$308,055</b>	+ 0.4%
Percent of List Price Received*	99.9%	<b>101.4%</b>	+ 1.5%	101.1%	<b>100.5%</b>	- 0.6%
Inventory of Homes for Sale	82	69	- 15.9%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	20	14	- 30.0%	138	99	- 28.3%
Pending Sales	17	10	- 41.2%	115	81	- 29.6%
Closed Sales	21	13	- 38.1%	115	77	- 33.0%
Days on Market Until Sale	11	14	+ 27.3%	14	15	+ 7.1%
Median Sales Price*	\$250,000	<b>\$250,000</b>	0.0%	\$225,500	<b>\$240,000</b>	+ 6.4%
Average Sales Price*	\$264,481	<b>\$253,215</b>	- 4.3%	\$252,442	<b>\$249,284</b>	- 1.3%
Percent of List Price Received*	100.7%	<b>100.4%</b>	- 0.3%	102.7%	<b>101.0%</b>	- 1.7%
Inventory of Homes for Sale	21	16	- 23.8%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

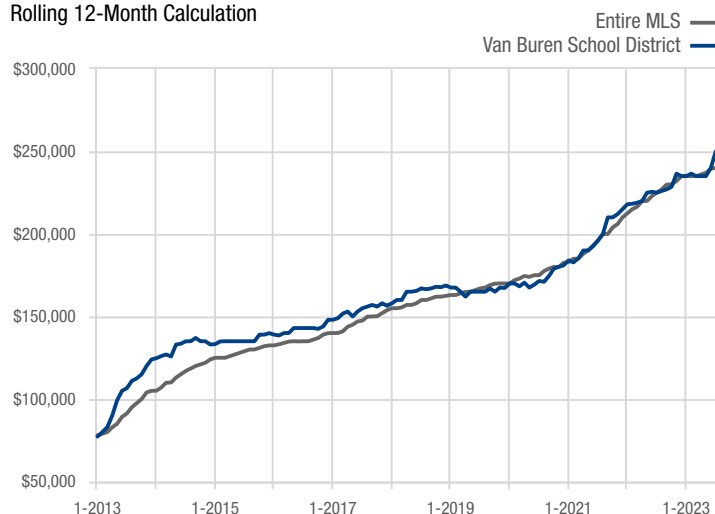
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Whitmore Lake School District

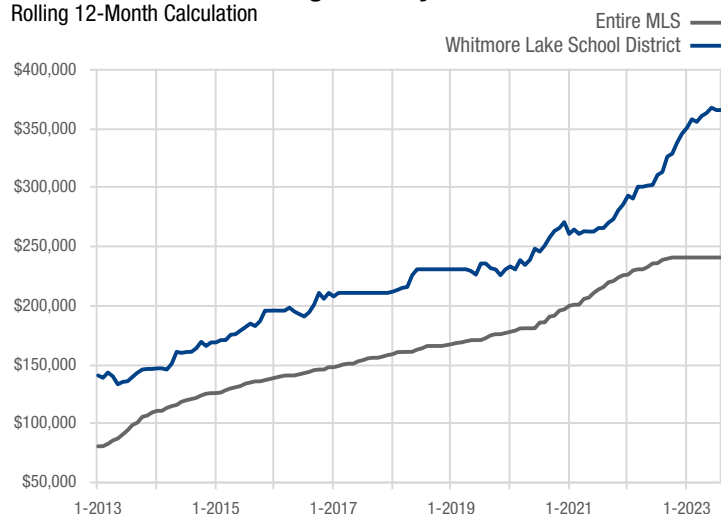
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	7	7	0.0%	81	82	+ 1.2%
Pending Sales	10	10	0.0%	66	64	- 3.0%
Closed Sales	11	7	- 36.4%	63	50	- 20.6%
Days on Market Until Sale	8	14	+ 75.0%	16	18	+ 12.5%
Median Sales Price*	\$404,020	<b>\$385,235</b>	- 4.6%	\$340,000	<b>\$380,000</b>	+ 11.8%
Average Sales Price*	\$388,378	<b>\$360,319</b>	- 7.2%	\$352,215	<b>\$375,799</b>	+ 6.7%
Percent of List Price Received*	101.2%	<b>100.0%</b>	- 1.2%	102.9%	<b>102.0%</b>	- 0.9%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	2	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	39	—	—	20	14	- 30.0%
Median Sales Price*	\$248,750	—	—	\$252,500	<b>\$248,500</b>	- 1.6%
Average Sales Price*	\$248,750	—	—	\$254,500	<b>\$242,000</b>	- 4.9%
Percent of List Price Received*	99.7%	—	—	100.6%	<b>100.5%</b>	- 0.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

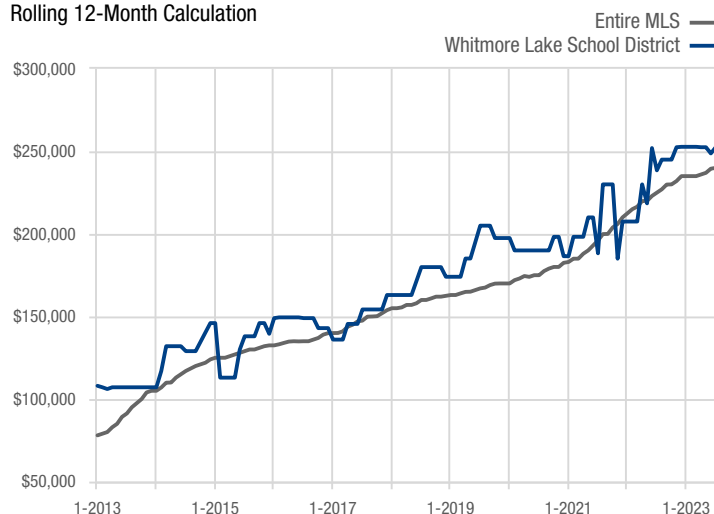
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Ypsilanti School District

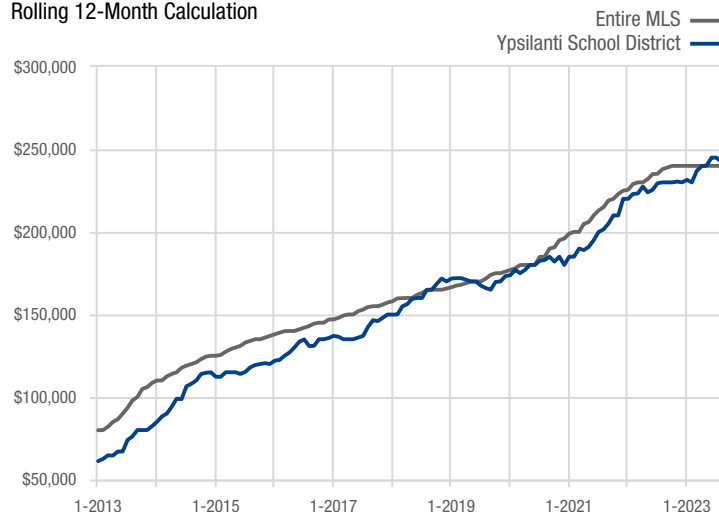
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	49	44	- 10.2%	490	340	- 30.6%
Pending Sales	59	45	- 23.7%	456	315	- 30.9%
Closed Sales	59	34	- 42.4%	445	302	- 32.1%
Days on Market Until Sale	18	14	- 22.2%	20	19	- 5.0%
Median Sales Price*	\$250,000	<b>\$245,000</b>	- 2.0%	\$230,000	<b>\$248,750</b>	+ 8.2%
Average Sales Price*	\$258,623	<b>\$254,245</b>	- 1.7%	\$246,643	<b>\$263,610</b>	+ 6.9%
Percent of List Price Received*	101.6%	<b>102.6%</b>	+ 1.0%	103.1%	<b>101.1%</b>	- 1.9%
Inventory of Homes for Sale	88	50	- 43.2%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	6	7	+ 16.7%	52	47	- 9.6%
Pending Sales	6	6	0.0%	52	49	- 5.8%
Closed Sales	4	4	0.0%	52	46	- 11.5%
Days on Market Until Sale	7	6	- 14.3%	15	20	+ 33.3%
Median Sales Price*	\$162,000	<b>\$159,000</b>	- 1.9%	\$160,538	<b>\$171,000</b>	+ 6.5%
Average Sales Price*	\$163,250	<b>\$155,750</b>	- 4.6%	\$177,075	<b>\$185,676</b>	+ 4.9%
Percent of List Price Received*	99.7%	<b>103.9%</b>	+ 4.2%	103.0%	<b>102.2%</b>	- 0.8%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	0.5	0.9	+ 80.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

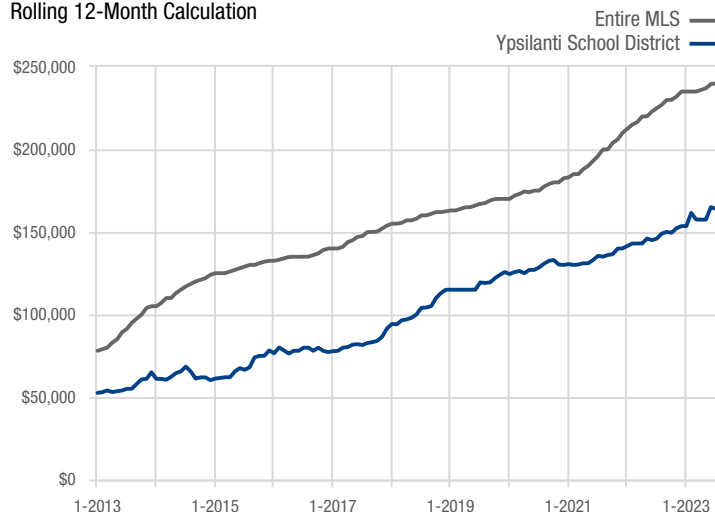
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Jackson County

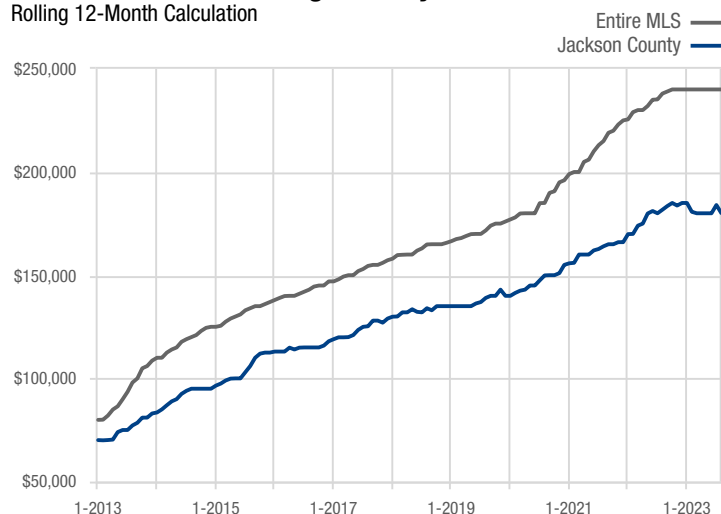
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	250	193	- 22.8%	1,836	1,408	- 23.3%
Pending Sales	209	150	- 28.2%	1,551	1,207	- 22.2%
Closed Sales	230	135	- 41.3%	1,510	1,103	- 27.0%
Days on Market Until Sale	39	43	+ 10.3%	44	49	+ 11.4%
Median Sales Price*	\$203,000	\$199,950	- 1.5%	\$189,450	\$185,000	- 2.3%
Average Sales Price*	\$225,059	\$237,533	+ 5.5%	\$219,791	\$226,051	+ 2.8%
Percent of List Price Received*	100.5%	98.0%	- 2.5%	100.6%	99.1%	- 1.5%
Inventory of Homes for Sale	540	468	- 13.3%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	4	8	+ 100.0%	50	72	+ 44.0%
Pending Sales	5	9	+ 80.0%	44	60	+ 36.4%
Closed Sales	8	8	0.0%	46	54	+ 17.4%
Days on Market Until Sale	49	28	- 42.9%	47	38	- 19.1%
Median Sales Price*	\$255,900	\$190,800	- 25.4%	\$211,500	\$168,950	- 20.1%
Average Sales Price*	\$257,752	\$219,675	- 14.8%	\$216,543	\$190,445	- 12.1%
Percent of List Price Received*	99.3%	97.8%	- 1.5%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	12	16	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

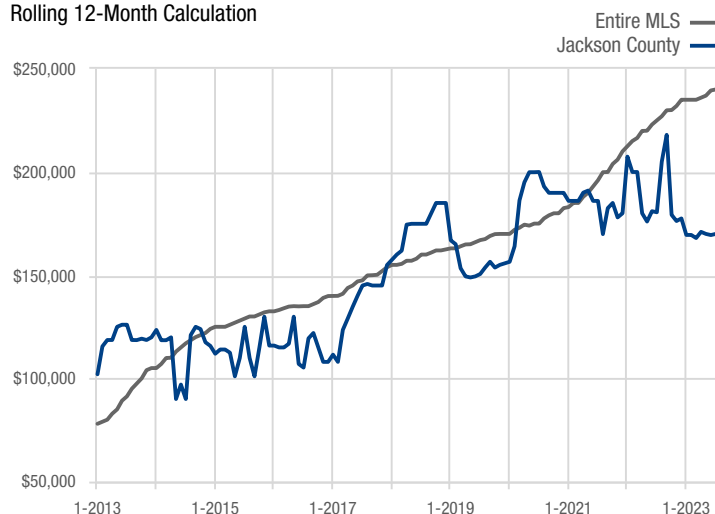
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – August 2023

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

ANN ARBOR AREA  BOARD OF REALTORS®

## Lenawee County

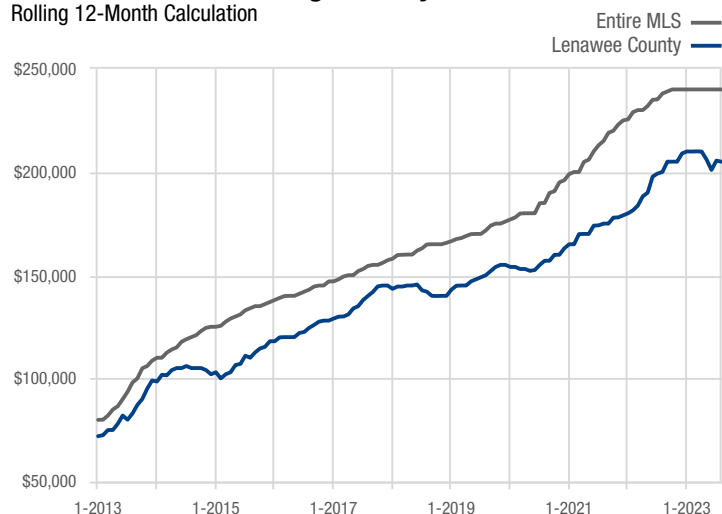
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	157	131	- 16.6%	1,149	858	- 25.3%
Pending Sales	135	100	- 25.9%	915	718	- 21.5%
Closed Sales	133	71	- 46.6%	886	631	- 28.8%
Days on Market Until Sale	43	55	+ 27.9%	47	58	+ 23.4%
Median Sales Price*	\$225,000	\$250,000	+ 11.1%	\$210,500	\$205,000	- 2.6%
Average Sales Price*	\$267,517	\$285,355	+ 6.7%	\$244,555	\$244,928	+ 0.2%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	99.5%	98.3%	- 1.2%
Inventory of Homes for Sale	324	244	- 24.7%	—	—	—
Months Supply of Inventory	2.9	2.7	- 6.9%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	11	3	- 72.7%	42	31	- 26.2%
Pending Sales	6	7	+ 16.7%	27	34	+ 25.9%
Closed Sales	6	4	- 33.3%	28	27	- 3.6%
Days on Market Until Sale	55	143	+ 160.0%	60	94	+ 56.7%
Median Sales Price*	\$284,900	\$325,569	+ 14.3%	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$260,952	\$311,227	+ 19.3%	\$224,872	\$251,774	+ 12.0%
Percent of List Price Received*	101.7%	99.7%	- 2.0%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	18	7	- 61.1%	—	—	—
Months Supply of Inventory	4.4	1.4	- 68.2%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

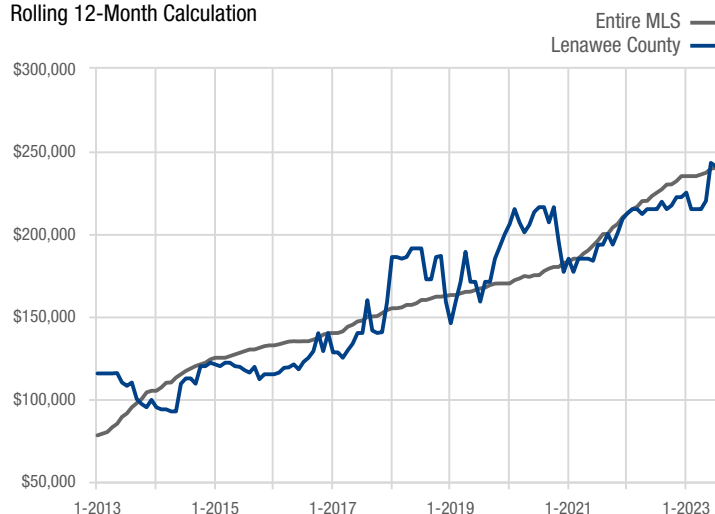
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



## Livingston County

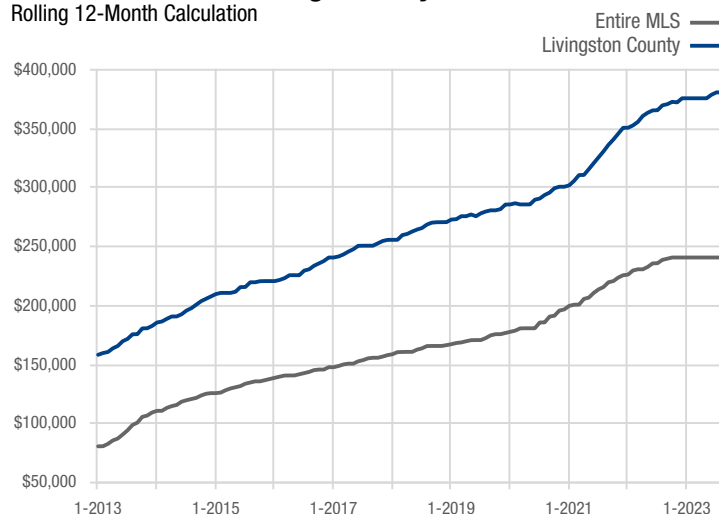
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	282	210	- 25.5%	2,226	1,704	- 23.5%
Pending Sales	245	144	- 41.2%	1,706	1,372	- 19.6%
Closed Sales	258	146	- 43.4%	1,621	1,238	- 23.6%
Days on Market Until Sale	20	26	+ 30.0%	22	29	+ 31.8%
Median Sales Price*	\$399,000	\$405,200	+ 1.6%	\$380,000	\$390,000	+ 2.6%
Average Sales Price*	\$430,171	\$448,871	+ 4.3%	\$419,004	\$426,967	+ 1.9%
Percent of List Price Received*	99.6%	99.6%	0.0%	101.4%	100.3%	- 1.1%
Inventory of Homes for Sale	476	335	- 29.6%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	70	40	- 42.9%	434	318	- 26.7%
Pending Sales	56	27	- 51.8%	360	275	- 23.6%
Closed Sales	70	27	- 61.4%	354	260	- 26.6%
Days on Market Until Sale	26	41	+ 57.7%	18	34	+ 88.9%
Median Sales Price*	\$256,031	\$292,000	+ 14.0%	\$257,733	\$295,000	+ 14.5%
Average Sales Price*	\$265,905	\$299,699	+ 12.7%	\$274,979	\$307,450	+ 11.8%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	101.4%	99.6%	- 1.8%
Inventory of Homes for Sale	68	57	- 16.2%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

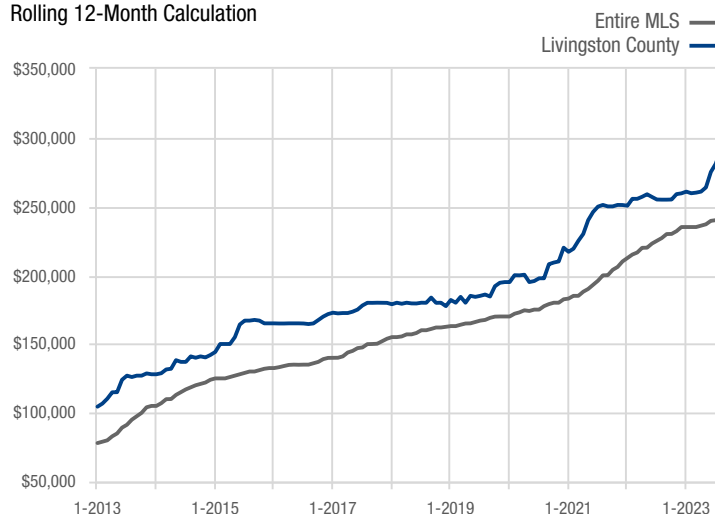
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



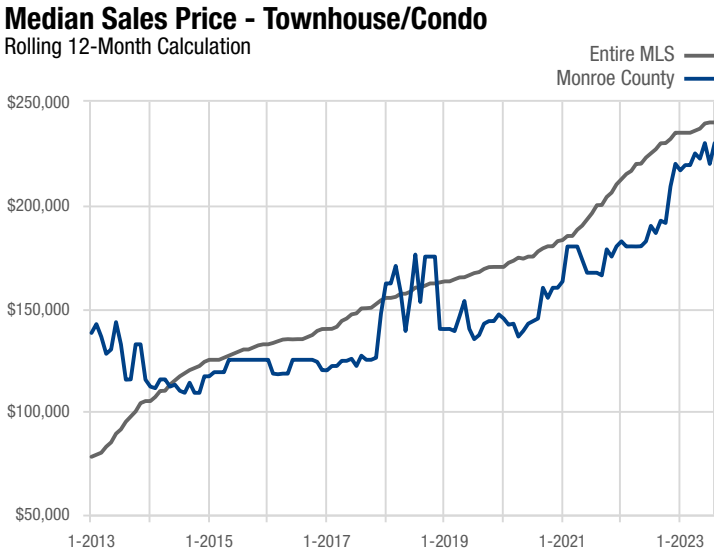
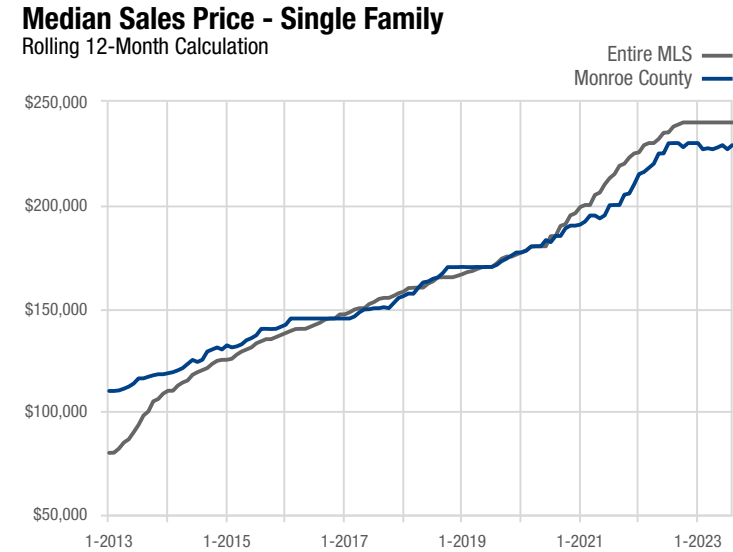
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Monroe County

Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	224	146	- 34.8%	1,489	1,176	- 21.0%
Pending Sales	181	116	- 35.9%	1,237	1,023	- 17.3%
Closed Sales	167	109	- 34.7%	1,174	924	- 21.3%
Days on Market Until Sale	27	27	0.0%	32	34	+ 6.3%
Median Sales Price*	\$246,500	\$242,450	- 1.6%	\$235,000	\$231,863	- 1.3%
Average Sales Price*	\$262,508	\$262,542	+ 0.0%	\$252,704	\$251,749	- 0.4%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	309	234	- 24.3%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	16	12	- 25.0%	76	60	- 21.1%
Pending Sales	13	5	- 61.5%	73	48	- 34.2%
Closed Sales	10	6	- 40.0%	65	47	- 27.7%
Days on Market Until Sale	14	88	+ 528.6%	36	66	+ 83.3%
Median Sales Price*	\$181,000	\$274,500	+ 51.7%	\$205,000	\$219,900	+ 7.3%
Average Sales Price*	\$204,040	\$261,375	+ 28.1%	\$207,632	\$209,946	+ 1.1%
Percent of List Price Received*	104.6%	101.5%	- 3.0%	101.8%	100.3%	- 1.5%
Inventory of Homes for Sale	27	17	- 37.0%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Oakland County

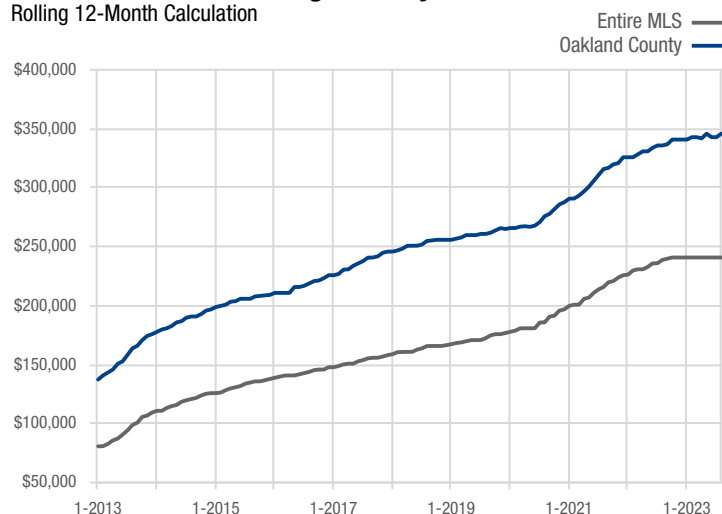
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1,954	1,401	- 28.3%	14,861	10,939	- 26.4%
Pending Sales	1,524	892	- 41.5%	10,853	8,396	- 22.6%
Closed Sales	1,647	891	- 45.9%	10,469	7,720	- 26.3%
Days on Market Until Sale	19	22	+ 15.8%	20	27	+ 35.0%
Median Sales Price*	\$350,000	\$387,200	+ 10.6%	\$346,888	\$355,000	+ 2.3%
Average Sales Price*	\$425,594	\$450,758	+ 5.9%	\$420,592	\$435,251	+ 3.5%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	101.7%	100.5%	- 1.2%
Inventory of Homes for Sale	2,954	2,149	- 27.3%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	401	284	- 29.2%	3,012	2,491	- 17.3%
Pending Sales	313	210	- 32.9%	2,366	1,992	- 15.8%
Closed Sales	326	187	- 42.6%	2,381	1,823	- 23.4%
Days on Market Until Sale	21	29	+ 38.1%	22	29	+ 31.8%
Median Sales Price*	\$245,400	\$263,000	+ 7.2%	\$250,000	\$259,500	+ 3.8%
Average Sales Price*	\$269,267	\$306,773	+ 13.9%	\$286,201	\$296,278	+ 3.5%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	101.0%	99.7%	- 1.3%
Inventory of Homes for Sale	529	456	- 13.8%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

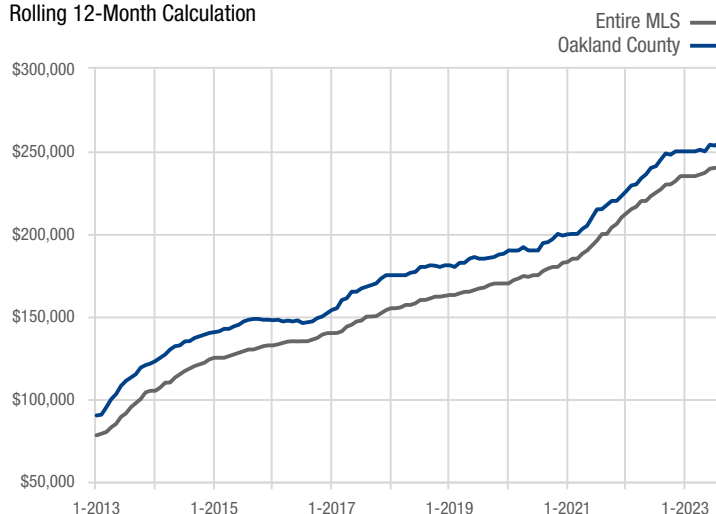
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Washtenaw County

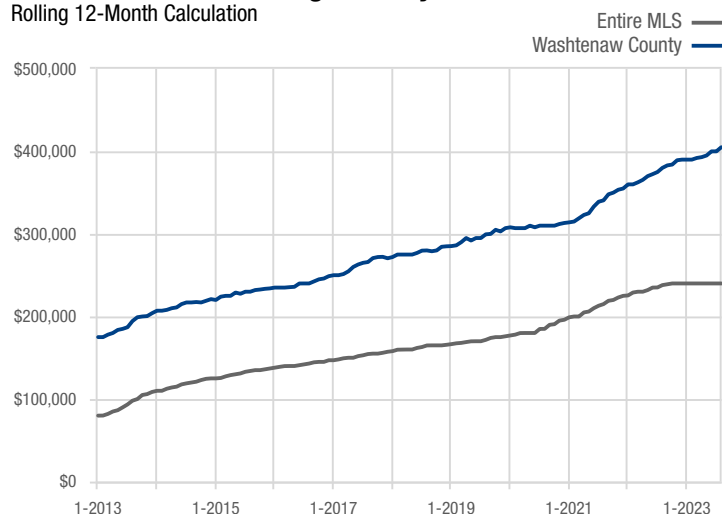
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	347	<b>324</b>	- 6.6%	3,024	<b>2,362</b>	- 21.9%
Pending Sales	293	<b>285</b>	- 2.7%	2,391	<b>2,019</b>	- 15.6%
Closed Sales	331	<b>223</b>	- 32.6%	2,357	<b>1,859</b>	- 21.1%
Days on Market Until Sale	16	<b>24</b>	+ 50.0%	19	<b>26</b>	+ 36.8%
Median Sales Price*	\$402,500	<b>\$445,590</b>	+ 10.7%	\$401,000	<b>\$425,000</b>	+ 6.0%
Average Sales Price*	\$456,947	<b>\$509,668</b>	+ 11.5%	\$460,449	<b>\$488,726</b>	+ 6.1%
Percent of List Price Received*	100.7%	<b>101.6%</b>	+ 0.9%	103.0%	<b>101.6%</b>	- 1.4%
Inventory of Homes for Sale	689	<b>444</b>	- 35.6%	—	—	—
Months Supply of Inventory	2.3	<b>1.9</b>	- 17.4%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	105	<b>76</b>	- 27.6%	917	<b>763</b>	- 16.8%
Pending Sales	76	<b>81</b>	+ 6.6%	728	<b>686</b>	- 5.8%
Closed Sales	92	<b>64</b>	- 30.4%	740	<b>634</b>	- 14.3%
Days on Market Until Sale	29	<b>24</b>	- 17.2%	24	<b>31</b>	+ 29.2%
Median Sales Price*	\$282,500	<b>\$297,000</b>	+ 5.1%	\$280,650	<b>\$294,500</b>	+ 4.9%
Average Sales Price*	\$363,234	<b>\$324,642</b>	- 10.6%	\$344,355	<b>\$353,761</b>	+ 2.7%
Percent of List Price Received*	100.2%	<b>101.0%</b>	+ 0.8%	102.2%	<b>101.3%</b>	- 0.9%
Inventory of Homes for Sale	212	<b>116</b>	- 45.3%	—	—	—
Months Supply of Inventory	2.4	<b>1.5</b>	- 37.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

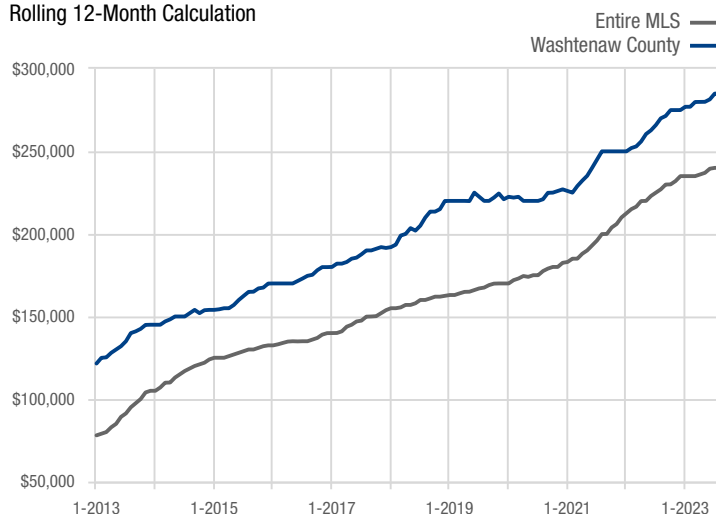
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

## Wayne County

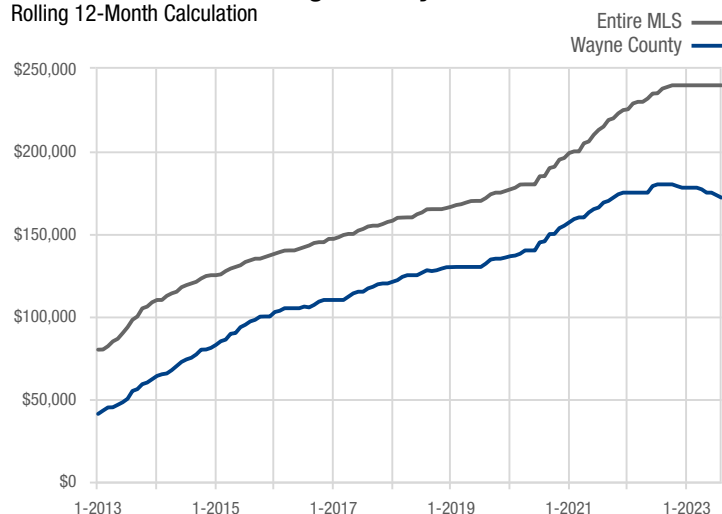
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2,577	1,851	- 28.2%	18,226	15,371	- 15.7%
Pending Sales	1,685	1,291	- 23.4%	12,441	11,277	- 9.4%
Closed Sales	1,666	1,157	- 30.6%	12,050	10,105	- 16.1%
Days on Market Until Sale	22	31	+ 40.9%	24	33	+ 37.5%
Median Sales Price*	\$186,750	\$185,000	- 0.9%	\$180,000	\$170,000	- 5.6%
Average Sales Price*	\$229,698	\$226,747	- 1.3%	\$225,599	\$214,303	- 5.0%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	4,520	3,516	- 22.2%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	300	174	- 42.0%	2,072	1,778	- 14.2%
Pending Sales	210	124	- 41.0%	1,524	1,359	- 10.8%
Closed Sales	220	130	- 40.9%	1,489	1,278	- 14.2%
Days on Market Until Sale	28	38	+ 35.7%	29	33	+ 13.8%
Median Sales Price*	\$202,000	\$236,500	+ 17.1%	\$217,500	\$220,000	+ 1.1%
Average Sales Price*	\$224,705	\$291,483	+ 29.7%	\$242,748	\$258,536	+ 6.5%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	100.9%	99.3%	- 1.6%
Inventory of Homes for Sale	538	403	- 25.1%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

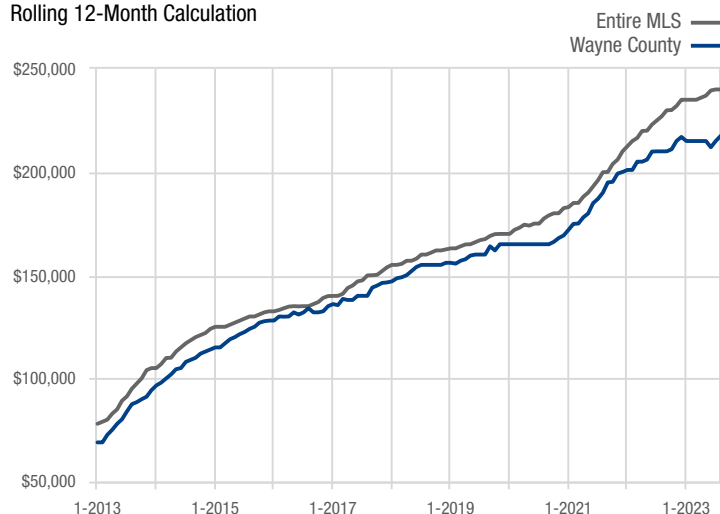
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.