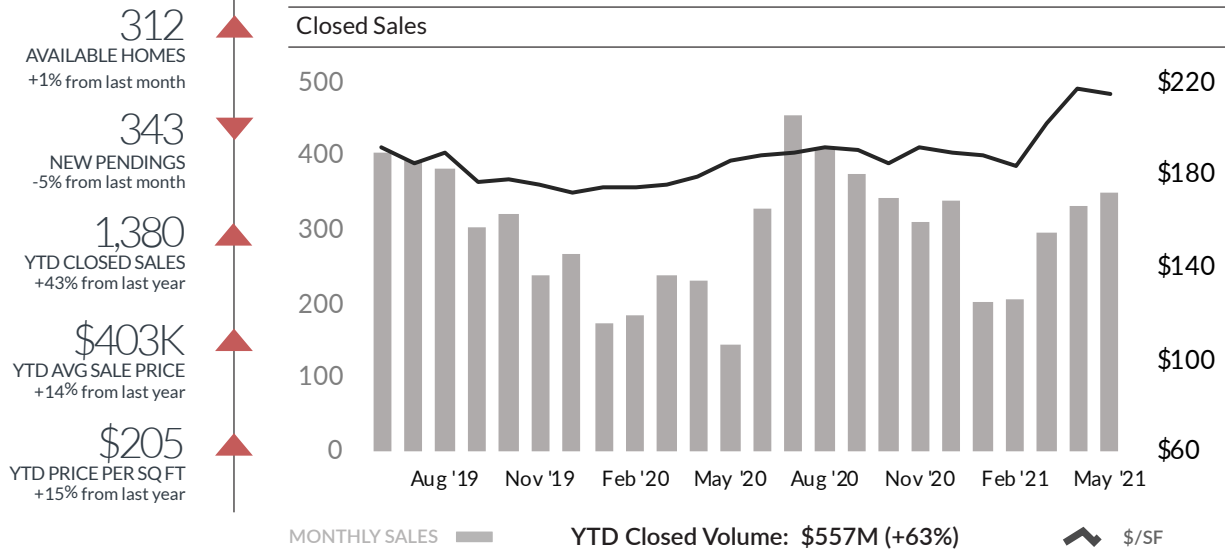


# Washtenaw County

## Single Family Homes



312  
AVAILABLE HOMES  
+1% from last month

343  
NEW PENDINGS  
-5% from last month

1,380  
YTD CLOSED SALES  
+43% from last year

\$403K  
YTD AVG SALE PRICE  
+14% from last year

\$205  
YTD PRICE PER SQFT  
+15% from last year

### Summary

Inventory has remained level near 300 available listings over the past few months—it's down 61% compared to a year ago. New pendings, which have been running at a higher-than-normal pace since June of last year, have leveled off and dropped slightly in the past month. YTD closed sales are up 43% but will fall off due to the drop in new pendings. Prices are at record highs with YTD average sale price and price per square foot up 14% and 15%. As seen in the chart above, strong buyer competition pushed values up sharply through the spring. Expect that to ease slightly as buyers, who have been laser focused on homes, begin to get distracted by getting back to the office, graduation parties, vacations, and family gatherings.

### Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	312	1%	343	-5%	0.9	6%
\$10-250k	30	-27%	83	2%	0.4	-29%
\$250-400k	61	7%	130	2%	0.5	5%
\$400-600k	98	11%	79	-18%	1.2	35%
\$600k+	123	0%	51	-9%	2.4	10%

### YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1380	43%	11%	\$205	15%	13%
\$10-250k	317	-2%	-28%	\$145	8%	15%
\$250-400k	502	45%	12%	\$185	6%	6%
\$400-600k	390	88%	63%	\$209	11%	2%
\$600k+	171	92%	49%	\$269	19%	8%

Data source: Realcomp MLS using Great Lakes Repository Data. Value Change= Change in price per square foot (\$/SF)