

Washtenaw County

Single Family Homes

379
AVAILABLE HOMES
+21% from last month

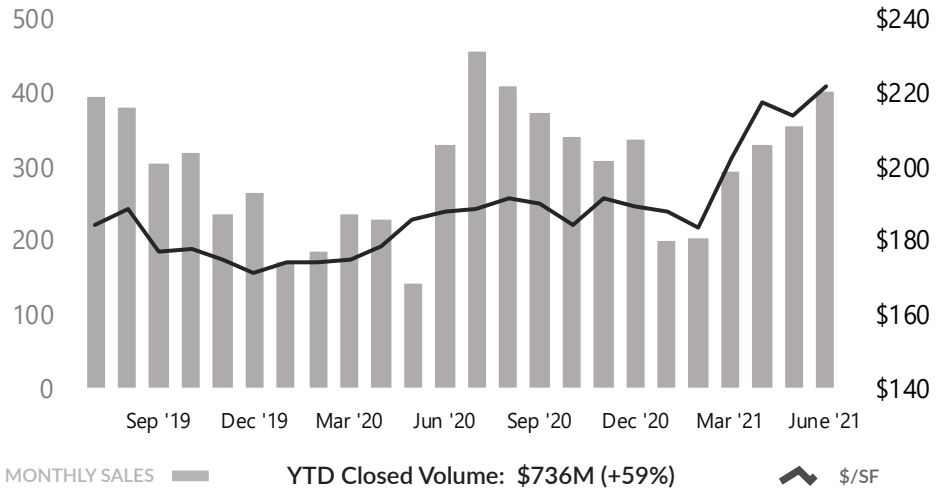
407
NEW PENDING
+19% from last month

1,792
YTD CLOSED SALES
+38% from last year

\$411K
YTD AVG SALE PRICE
+15% from last year

\$208
YTD PRICE PER SQFT
+16% from last year

Closed Sales



Summary

After a long stretch of declining inventory, available listings leveled at around 300 units for a few months before jumping 21% to 379 last month—still just half of what it was a year ago. Additional fresh new listing are fueling the increase in new pendings. They were up 19% last month and are running at a similar pace to both 2019 and last year during the big reopening rebound. The July 4th holiday slowdown was more pronounced this year as buyers and sellers took advantage of their opportunity to finally get away on a vacation. YTD sales are up significantly compared to last year and up 6% compared to 2019. Unlike other area markets, Washtenaw values have been rising fastest in the upper price ranges.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	379	21%	407	19%	1.4	-17%
\$10-250k	40	33%	94	13%	0.8	37%
\$250-400k	86	41%	135	4%	1.2	-15%
\$400-600k	107	9%	109	38%	1.2	-60%
\$600k+	146	19%	69	35%	3.9	-7%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1,792	38%	9%	\$208.47	16%	13%
\$10-250k	402	0%	-28%	\$148.85	9%	16%
\$250-400k	642	30%	8%	\$186.98	8%	7%
\$400-600k	505	81%	52%	\$212.42	11%	3%
\$600k+	243	96%	49%	\$269.67	17%	8%

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