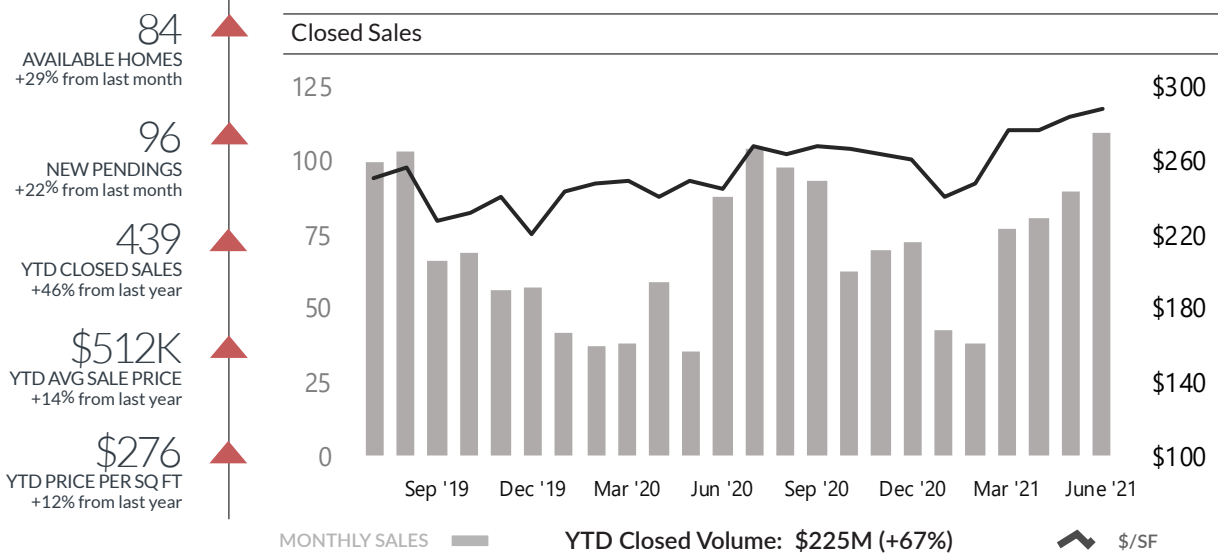


# Ann Arbor

## Single Family Homes



### Summary

Inventory jumped from 65 to 84 in the past month, but is down from 144 a year ago. The fresh new listings have fueled an increase in new pendings. New pendings increased from 79 to 96 in the past month, before taking a deeper and longer-than-usual dip during the 4th of July holiday as buyers and seller took the opportunity to get away on post-pandemic vacations. Activity has been picking back up through the second half of July. YTD sales are up 46% compared to last year, and 7% compared to 2019—a more typical benchmark. As seen in the \$/SF line in the chart above, prices have been rapidly rising since January. As seen in the right columns of the table below, values are rising fastest in the upper-end price ranges.

### Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	84	29%	96	22%	0.9	6%
\$10-250k	2	0%	7	75%	0.3	-43%
\$250-400k	23	130%	30	15%	0.8	99%
\$400-750k	38	9%	49	26%	0.8	-14%
\$750k+	21	17%	10	0%	2.1	17%

### YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	439	46%	7%	\$275.97	12%	9%
\$10-250k	29	26%	-29%	\$194.61	-5%	7%
\$250-400k	136	1%	-15%	\$256.33	8%	9%
\$400-750k	226	93%	35%	\$264.42	11%	3%
\$750k+	48	85%	20%	\$346.00	17%	13%

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