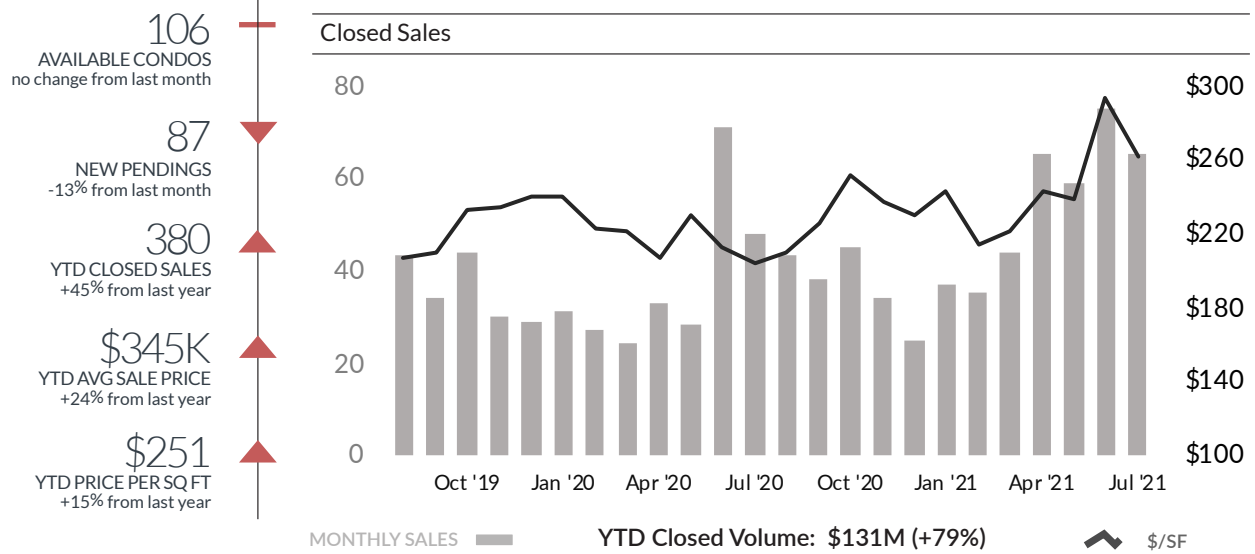


Ann Arbor

Condos



Summary

Ann Arbor makes up almost half of all condos in Washtenaw County. Ann Arbor's increase in both sales and values has closed volume up 79%—the largest margin of Washtenaw's markets. Condo purchases took a slight hit last year, but activity has thrived in 2021 with a peak in both closed sales and price per square foot in June. A record-setting \$713 per square foot sale skewed the June average, but general values are trending upward. Expect sales to slow—days on market leveled off the last two months at 33 days. That's still remarkable as Ann Arbor market times for condos is typically 3 times longer than single family homes.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	106	0%	87	-13%	1.2	-21%
\$10-150k	12	20%	23	22%	0.5	-32%
\$150-225k	23	-21%	31	-24%	0.7	-28%
\$225-400k	20	33%	12	-45%	1.7	67%
\$400k+	51	-2%	21	11%	2.4	-39%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	380	45%	31%	\$250.72	15%	6%
\$10-150k	87	14%	7%	\$187.39	9%	4%
\$150-225k	159	23%	38%	\$211.93	5%	3%
\$225-400k	75	127%	25%	\$241.04	13%	2%
\$400k+	59	146%	69%	\$365.50	1%	1%

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