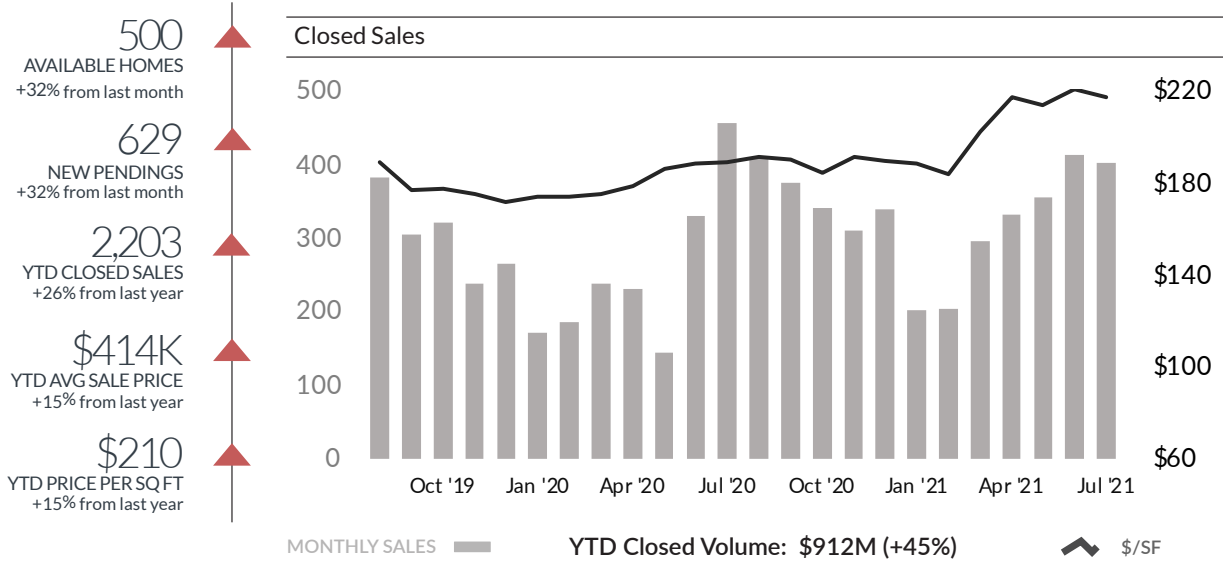


Washtenaw County

Single Family Homes



Summary

Inventory jumped 32% from last month and with it pending activity rose by the same margin. Each time there's been an increase in inventory, pending activity has followed right on its heels. Supply continues to move quickly, with average days on market at only 17 days. Homes in the entry and middle price range are moving even faster than that average, while luxury markets \$600k+ are taking a little longer—30 days on average. Values should look flat in the coming months after the sharp rise to start the year, but the market still remains more competitive than last year.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	500	32%	629	32%	0.8	-15%
\$10-250k	62	55%	134	22%	0.5	9%
\$250-400k	130	51%	244	54%	0.5	-16%
\$400-600k	138	29%	154	21%	0.9	-9%
\$600k+	170	16%	97	21%	1.8	-17%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	2,203	26%	8%	\$209.93	15%	14%
\$10-250k	477	-9%	-31%	\$150.61	11%	17%
\$250-400k	783	16%	7%	\$186.52	7%	6%
\$400-600k	634	66%	50%	\$215.06	12%	5%
\$600k+	309	79%	57%	\$268.22	12%	7%

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