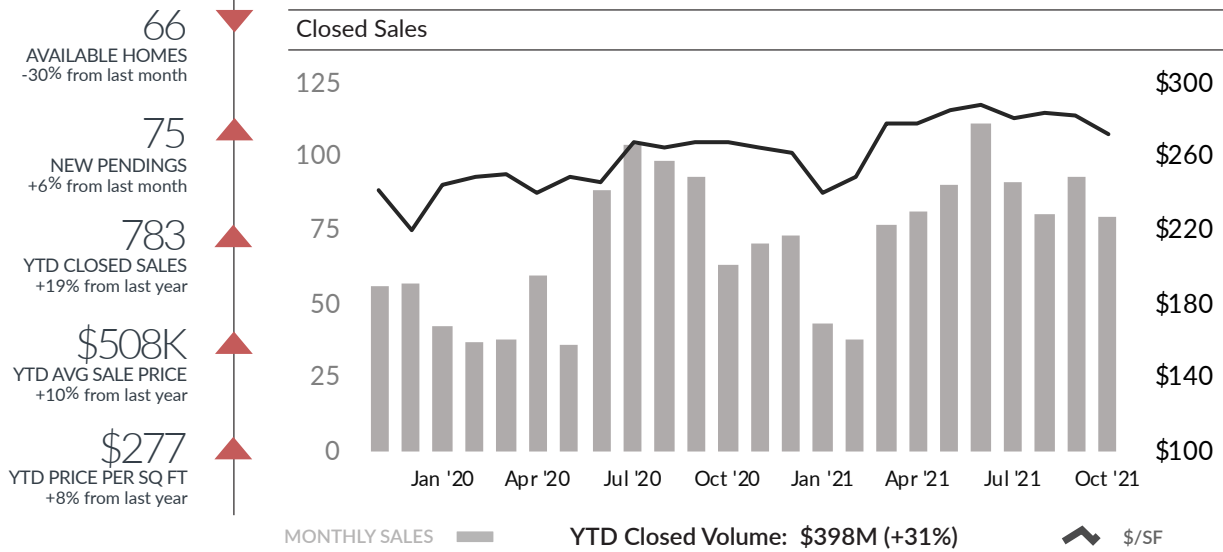


Ann Arbor

Single Family Homes



Summary

Inventory in Ann Arbor remains competitive with listings down 30% compared to last month. With new pendings rising 6%, closed sales should continue to hold level through the end of the year. 2022 may get out of the gate slowly as it waits for inventory to fuel sales. There is currently less than a month of inventory for homes priced between \$250k and \$750k. As prices continue to rise Ann Arbor buyers will soon have a hard time finding anything for under \$300k. YTD sales in the \$400k to \$750k price range grew 59% from 253 sales last year to 402. Expect the upper and upper-middle price ranges to continue growing quickly as prices increase over time.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	66	-30%	75	6%	0.9	-34%
\$10-250k	4	0%	2	-60%	2.0	150%
\$250-400k	17	-41%	33	50%	0.5	-61%
\$400-750k	27	-37%	32	0%	0.8	-37%
\$750k+	18	0%	8	-33%	2.3	50%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	783	19%	5%	\$277	8%	11%
\$10-250k	53	8%	-34%	\$202	-2%	7%
\$250-400k	243	-16%	-20%	\$259	7%	10%
\$400-750k	402	59%	32%	\$265	7%	6%
\$750k+	85	27%	44%	\$345	9%	14%

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