

## Media Release

For more information contact:

Christine Paga  
Ann Arbor Area Board of REALTORS®  
1919 W. Stadium Blvd.  
Ann Arbor, MI 48103  
734.822.2267  
[christinepaga@AAABoR.com](mailto:christinepaga@AAABoR.com)

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## Ann Arbor Area Board of REALTORS®

### **New Single Family Home Listings Have Increased by 1.8% Along with New Condominium Listings Rising by 22%. Overall New Listings Increased by 5.4%**

Total residential home & condominium sales fell 15%. Single family home sales decreased by 18% compared to this time last year. However, new single family home listings increased in June, with a 1.8% rise compared to this time last year. However, the average single family home listing price dropped by 7.2%.

In June, new condominium listings went up with a 22% increase. Condominium sales however saw a decrease of 5.9% compared to last year. The average condominium list price dropped by 6.6% along with the average sales price, which decreased by 6.7% compared to that of 2019. During this past June 95 condominiums were reported sold.

A total of 417 residential home & condominium listings sold during June. Single family home sales saw 322 listings reported sold.

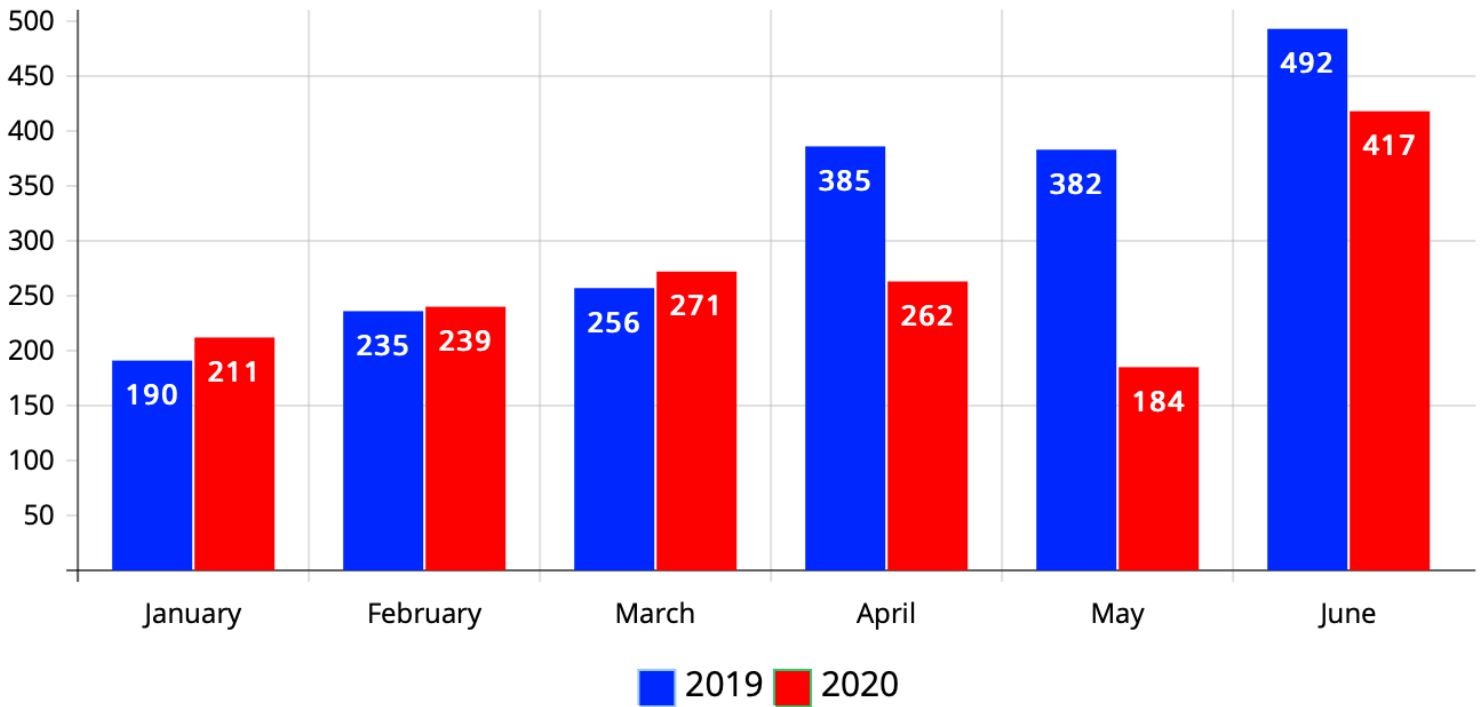
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The "Monthly Housing Statistics" published each month by the Ann Arbor Area Board of REALTORS® represent the housing activity of the Multiple Listing Service and not necessarily all the housing activity that has occurred in Washtenaw County. If you would like more details or information about our statistics, please email [mis@aaabor.com](mailto:mis@aaabor.com).

Days on market (DOM) figures are indicated only for that particular current listing. If the property was taken off the market and then re-listed, the count starts over and would not necessarily reflect the total days the property has been available for purchase since it was first made available.

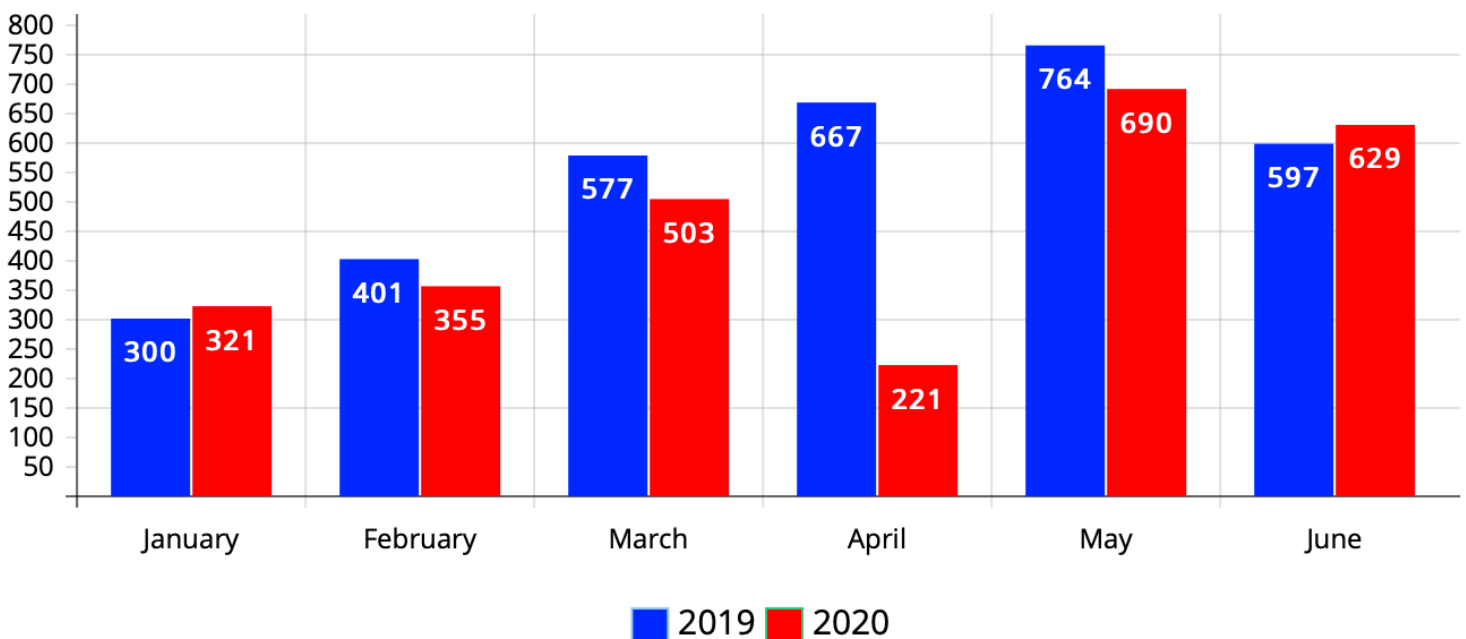
# Total Home & Condominium Sales







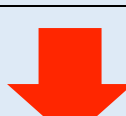



Year to Date Analysis



# Total New Home & Condominium Listings

Year to Date Analysis



	<b>June 2019</b>	<b>June 2020</b>	<b>% Change From Year to Year</b>	
New Single Family Home Listings	<b>493</b>	<b>502</b>		<b>1.8%</b>
Average Single Family Home List Price	<b>\$371,780</b>	<b>\$345,196</b>		<b>7.2%</b>
New Condominium Listings	<b>104</b>	<b>127</b>		<b>22%</b>
Average Condominium List Price	<b>\$282,608</b>	<b>\$264,008</b>		<b>6.6%</b>
Total New Home & Condominium Listings	<b>597</b>	<b>629</b>		<b>5.4%</b>
Single Family Home Sales	<b>391</b>	<b>322</b>		<b>18%</b>
Average Single Family Home Sales Price	<b>\$366,779</b>	<b>\$347,597</b>		<b>5.2%</b>
Condominium Sales	<b>101</b>	<b>95</b>		<b>5.9%</b>
Average Condominium Sales Price	<b>\$278,733</b>	<b>\$260,183</b>		<b>6.7%</b>
Total Home & Condominium Sales	<b>492</b>	<b>417</b>		<b>15%</b>

# ANN ARBOR AREA BOARD OF REALTORS®

## MLS SALES REPORT

	Jun-19		YTD-19		Jun-20		YTD-20	
<b>NEW LISTINGS:</b>								
Vacant	86		277		59		250	
Commercial/Business Opp	17		24		10		37	
Farm	6		15		2		11	
Income	8		69		9		71	
Single Family	493		2,088		502		2,103	
Condo	104		602		127		625	
<b>Total:</b>	<b>714</b>		<b>3,075</b>		<b>709</b>		<b>3,097</b>	
<b>SALES/AVG MKT DAYS:</b>	<b>#</b>	<b>DOM</b>	<b>#</b>	<b>DOM</b>	<b>#</b>	<b>DOM</b>	<b>#</b>	<b>DOM</b>
Vacant	17	140	93	283	26	171	89	236
Commercial/Business Opp	4	118	12	319	1	23	4	257
Farm	2	6	8	103	0	0	5	79
Income	3	15	30	52	2	23	26	62
Single Family	391	34	1,608	38	322	35	1,236	50
Condo	101	42	446	44	95	62	362	50
<b>Total Sales:</b>	<b>518</b>		<b>2,197</b>		<b>446</b>		<b>1,722</b>	
<b>VOLUME:</b>								
Vacant	\$ 2,100,741		\$ 10,170,792		\$ 2,396,800		\$ 9,629,850	
Commercial/Business Opp	\$ 905,000		\$ 3,992,014		\$ 2,000,000		\$ 2,471,521	
Farm	\$ 885,500		\$ 3,491,500		\$ -		\$ 1,451,900	
Income	\$ 723,000		\$ 11,070,009		\$ 1,800,000		\$ 13,103,850	
Single Family	\$ 143,453,784		\$ 547,734,322		\$ 114,662,387		\$ 429,629,468	
Condo	\$ 28,152,059		\$ 118,439,152		\$ 25,393,725		\$ 49,186,186	
<b>Total</b>	<b>\$ 176,220,084</b>		<b>\$ 694,897,789</b>		<b>\$ 146,252,912</b>		<b>\$ 505,472,775</b>	
Pended Residential	111		524		76		101	
Withdrawn Residential	102		423		108		420	
<b>MEDIAN SALES PRICES:</b>								
Vacant	\$ 78,000		\$ 78,000		\$ 44,250		\$ 67,000	
Commercial/Business Opp	\$ 255,000		\$ 215,000		\$ 2,000,000		\$ 197,761	
Farm	\$ 442,750		\$ 363,000		\$ -		\$ 315,000	
Income	\$ 228,000		\$ 328,500		\$ 900,000		\$ 335,000	
Single Family	\$ 315,000		\$ 296,500		\$ 317,000		\$ 308,500	
Condo	\$ 230,000		\$ 219,950		\$ 240,000		\$ 224,750	
<b>SINGLE FAMILY AVG:</b>								
AVERAGE List Price	\$ 371,780		\$ 345,201		\$ 361,126		\$ 354,196	
AVERAGE Sale Price	\$ 366,779		\$ 340,631		\$ 356,094		\$ 347,597	
% Sold > List Price	35%		32%		28%		23%	
% Sold @ List Price	17%		18%		24%		20%	
<b>CONDO AVG:</b>								
AVERAGE List Price	\$ 282,608		\$ 268,741		\$ 271,343		\$ 264,008	
AVERAGE Sale Price	\$ 278,733		\$ 265,559		\$ 267,302		\$ 260,183	
% Sold > List Price	29%		24%		13%		16%	
% Sold @ List Price	19%		19%		25%		25%	

**New Construction YTD:**

43 Sold / \$19,096,828 Dollar Volume / \$444,112 Average Sold Price / 123 Days on Mkt.

# Single Family

Area	New Listings Entered During June			Properties Sold During June			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Jun-19	30	\$346,499	26	\$319,915	59	1/1-6/30/19	149	\$364,864	98	\$322,396	53
	Jun-20	25	\$350,936	18	\$330,227	49	1/1-6/30/20	120	\$358,210	73	\$327,116	61
Manchester	Jun-19	8	\$295,088	14	\$291,771	59	1/1-6/30/19	48	\$250,817	37	\$264,269	52
	Jun-20	15	\$297,607	4	\$478,500	131	1/1-6/30/20	40	\$316,525	22	\$301,002	68
Dexter	Jun-19	52	\$447,973	24	\$421,867	30	1/1-6/30/19	216	\$461,623	102	\$406,533	36
	Jun-20	41	\$454,971	19	\$400,442	41	1/1-6/30/20	160	\$448,581	81	\$405,856	63
Whitmore Lake	Jun-19	6	\$619,133	5	\$243,387	27	1/1-6/30/19	29	\$417,048	16	\$271,258	27
	Jun-20	3	\$334,633	7	\$308,486	61	1/1-6/30/20	24	\$397,258	20	\$354,963	46
Saline	Jun-19	47	\$430,791	36	\$460,997	37	1/1-6/30/19	291	\$464,081	148	\$427,550	55
	Jun-20	61	\$564,290	29	\$444,571	39	1/1-6/30/20	282	\$498,134	123	\$424,555	58
Lincoln Cons.	Jun-19	31	\$264,645	22	\$253,236	27	1/1-6/30/19	172	\$273,641	110	\$243,195	22
	Jun-20	37	\$255,657	17	\$249,041	9	1/1-6/30/20	100	\$267,174	59	\$256,473	27
Milan	Jun-19	13	\$238,962	12	\$205,392	39	1/1-6/30/19	78	\$246,818	47	\$232,655	46
	Jun-20	19	\$222,516	8	\$211,813	32	1/1-6/30/20	56	\$240,991	42	\$224,381	50
Ypsilanti	Jun-19	21	\$209,490	34	\$193,268	25	1/1-6/30/19	131	\$225,307	112	\$194,097	30
	Jun-20	47	\$225,689	30	\$203,203	18	1/1-6/30/20	152	\$225,883	128	\$204,655	39
Ann Arbor	Jun-19	158	\$507,887	129	\$514,071	28	1/1-6/30/19	880	\$531,389	514	\$470,685	32
	Jun-20	137	\$508,749	97	\$443,911	35	1/1-6/30/20	620	\$523,410	333	\$452,620	43

# Condo

Area	New Listings Entered During			Properties Sold During			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Jun-19	3	\$287,967	2	\$233,645	163	1/1-6/30/19	17	\$251,379	12	\$229,958	73
	Jun-20	6	\$249,900	2	\$200,200	38	1/1-6/30/20	23	\$240,309	19	\$200,607	60
Manchester	Jun-19	1	\$100,000	1	\$102,000	0	1/1-6/30/19	8	\$144,250	7	\$144,357	17
	Jun-20	3	\$163,933	3	\$162,333	3	1/1-6/30/20	10	\$178,940	6	\$166,219	8
Dexter	Jun-19	2	\$286,812	2	\$409,174	17	1/1-6/30/19	28	\$421,664	8	\$409,299	74
	Jun-20	4	\$277,200	1	\$488,125	350	1/1-6/30/20	23	\$372,362	18	\$425,908	58
Whitmore Lake	Jun-19	0	\$0	0	\$0	0	1/1-6/30/19	0	\$0	0	\$0	0
	Jun-20	1	\$180,000	0	\$0	0	1/1-6/30/20	3	\$187,567	0	\$0	0
Saline	Jun-19	5	\$283,720	10	\$307,540	161	1/1-6/30/19	51	\$300,488	36	\$290,246	78
	Jun-20	13	\$411,885	4	\$389,636	204	1/1-6/30/20	71	\$351,997	17	\$323,535	88
Lincoln Cons.	Jun-19	1	\$179,000	0	\$0	0	1/1-6/30/19	4	\$136,700	2	\$102,450	11
	Jun-20	1	\$149,900	1	\$385,000	20	1/1-6/30/20	10	\$161,350	9	\$163,256	49
Milan	Jun-19	1	\$109,000	5	\$186,425	23	1/1-6/30/19	8	\$171,688	11	\$186,895	55
	Jun-20	1	\$190,000	3	\$131,667	19	1/1-6/30/20	11	\$150,809	9	\$142,828	31
Ypsilanti	Jun-19	6	\$142,350	2	\$142,700	8	1/1-6/30/19	24	\$152,465	15	\$145,150	13
	Jun-20	11	\$168,464	1	\$120,000	79	1/1-6/30/20	29	\$150,609	14	\$126,961	30
Ann Arbor	Jun-19	68	\$316,090	68	\$298,525	25	1/1-6/30/19	421	\$341,102	293	\$291,760	42
	Jun-20	58	\$335,158	58	\$272,911	53	1/1-6/30/20	304	\$326,550	188	\$269,337	47