

# ANN ARBOR AREA BOARD OF REALTORS®

## Media Release

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## Ann Arbor Area Board of REALTORS®

**January was a strong month to start 2021. Single family home sales increased by 14.3% along with condominium sales rising by 36%. Total overall residential home and condominium sales were up by 19.1%.**

New single family home listings decreased in January, with a 10.7% drop compared to this time last year. However, the average single family home listing price rose by 15.9%. Single family home sales increased by 14.3% compared to this time last year.











In January, new condominium listings decreased with a 32.4% drop. Condominium sales saw a rise of 36% compared to last year. The average condominium list price also increased by 9% along with the average sales price increasing by 7% compared to that of 2020. During this past January, 68 condominiums were reported sold.

A total of 268 residential home & condominium listings sold during January compared to 225 residential home & condominium listings sales in 2020. Single family home sales saw 200 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 [mls@aaabor.com](mailto:mls@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.

<b>Washtenaw County, MI</b>	<b>January 2020</b>	<b>January 2021</b>	<b>% Change From Year to Year</b>
New Single Family Home Listings	<b>253</b>	<b>226</b>	 <b>10.7%</b>
Average Single Family Home List Price	<b>\$374,002</b>	<b>\$433,444</b>	 <b>15.9%</b>
New Condominium Listings	<b>111</b>	<b>75</b>	 <b>32.4%</b>
Average Condominium List Price	<b>\$332,677</b>	<b>\$362,598</b>	 <b>9.0%</b>
<b>Total New Home &amp; Condominium Listings</b>	<b>364</b>	<b>301</b>	 <b>17.3%</b>
Single Family Home Sales	<b>175</b>	<b>200</b>	 <b>14.3%</b>
Average Single Family Home Sales Price	<b>\$318,810</b>	<b>\$346,713</b>	 <b>8.8%</b>
Condominium Sales	<b>50</b>	<b>68</b>	 <b>36.0%</b>
Average Condominium Sales Price	<b>\$297,924</b>	<b>\$318,822</b>	 <b>7.0%</b>
<b>Total Home &amp; Condominium Sales</b>	<b>225</b>	<b>268</b>	 <b>19.1%</b>

# ANN ARBOR AREA BOARD OF REALTORS®

## MLS SALES REPORT

	Jan-20	YTD-20	Jan-21	YTD-21
<b>NEW LISTINGS:</b>				
Vacant	61	61	29	29
Commercial/Business Opp	14	14	7	7
Farm	1	1	-	-
Income	6	6	11	11
Single Family	253	253	226	226
Condo	111	111	75	75
<b>Total:</b>	<b>446</b>	<b>446</b>	<b>348</b>	<b>348</b>
<b>SALES/AVG MKT DAYS:</b>	<b># DOM</b>	<b># DOM</b>	<b># DOM</b>	<b># DOM</b>
Vacant	12 513	12 513	24 89	24 89
Commercial/Business Opp	2 50	2 50	3 53	3 53
Farm	0 0	0 0	0 0	0 0
Income	3 24	3 24	5 27	5 27
Single Family	175 58	175 58	200 37	200 37
Condo	50 60	50 60	68 41	68 41
<b>Total Sales:</b>	<b>242</b>	<b>242</b>	<b>300</b>	<b>300</b>
<b>VOLUME:</b>				
Vacant	\$ 1,846,000	\$ 1,846,000	\$ 4,241,000	\$ 4,241,000
Commercial/Business Opp	\$ 80,363	\$ 80,363	\$ 2,206,000	\$ 2,206,000
Farm	\$ -	\$ -	\$ -	\$ -
Income	\$ 751,750	\$ 751,750	\$ 1,600,000	\$ 1,600,000
Single Family	\$ 55,791,664	\$ 55,791,664	\$ 69,342,593	\$ 69,342,593
Condo	\$ 14,896,198	\$ 14,896,198	\$ 21,679,913	\$ 21,679,913
<b>Total</b>	<b>\$ 73,365,975</b>	<b>\$ 73,365,975</b>	<b>\$ 99,069,506</b>	<b>\$ 99,069,506</b>
Currently Pending	285	285	251	251
Withdrawals	69	69	61	61
<b>MEDIAN SALES PRICES:</b>				
Vacant	\$ 97,500	\$ 97,500	\$ 119,000	\$ 119,000
Commercial/Business Opp	\$ 40,182	\$ 40,182	\$ 450,000	\$ 450,000
Farm	\$ -	\$ -	\$ -	\$ -
Income	\$ 216,750	\$ 216,750	\$ 255,000	\$ 255,000
Single Family	\$ 295,000	\$ 295,000	\$ 305,200	\$ 305,200
Condo	\$ 241,000	\$ 241,000	\$ 243,500	\$ 243,500
<b>Single Family AVG:</b>				
AVERAGE List Price	\$ 374,002	\$ 374,002	\$ 433,444	\$ 433,444
AVERAGE Sale Price	\$ 318,810	\$ 318,810	\$ 346,713	\$ 346,713
% Sold > List Price	16%	16%	30%	30%
% Sold @ List Price	14%	14%	18%	18%
<b>CONDO AVG:</b>				
AVERAGE List Price	\$ 332,677	\$ 332,677	\$ 362,598	\$ 362,598
AVERAGE Sale Price	\$ 297,924	\$ 297,924	\$ 318,822	\$ 318,822
% Sold > List Price	4%	4%	24%	24%
% Sold @ List Price	26%	26%	18%	18%

**New Construction YTD:** 8 Sold / \$3,842,212 Dollar Volume / \$480,277 Average Sold Price / 43 Ave Days on Mkt.

## Single Family

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	Jan-20	17	\$336,465	7	\$289,686	99	1/1-1/31/20	17	\$336,465	7	\$289,686	99
	Jan-21	7	\$346,229	14	\$327,914	26	1/1-1/31/21	7	\$346,229	14	\$327,914	26
Manchester	Jan-20	3	\$228,267	3	\$249,333	82	1/1-1/31/20	3	\$228,267	3	\$249,333	82
	Jan-21	1	\$259,900	2	\$278,750	117	1/1-1/31/21	1	\$259,900	2	\$278,750	117
Dexter	Jan-20	15	\$435,435	12	\$348,125	82	1/1-1/31/20	15	\$435,435	12	\$348,125	82
	Jan-21	13	\$529,362	10	\$370,985	42	1/1-1/31/21	13	\$529,362	10	\$370,985	42
Whitmore Lake	Jan-20	7	\$283,943	3	\$415,524	34	1/1-1/31/20	7	\$283,943	3	\$415,524	34
	Jan-21	4	\$416,975	6	\$248,317	30	1/1-1/31/21	4	\$416,975	6	\$248,317	30
Saline	Jan-20	42	\$424,061	20	\$431,798	77	1/1-1/31/20	42	\$424,061	20	\$431,798	77
	Jan-21	26	\$471,988	25	\$405,123	37	1/1-1/31/21	26	\$471,988	25	\$405,123	37
Lincoln Cons.	Jan-20	24	\$251,794	11	\$251,082	97	1/1-1/31/20	24	\$251,794	11	\$251,082	97
	Jan-21	28	\$286,968	19	\$292,659	12	1/1-1/31/21	28	\$286,968	19	\$292,659	12
Milan	Jan-20	8	\$221,950	9	\$224,444	40	1/1-1/31/20	8	\$221,950	9	\$224,444	40
	Jan-21	6	\$277,933	8	\$211,963	54	1/1-1/31/21	6	\$277,933	8	\$211,963	54
Ypsilanti	Jan-20	38	\$197,194	36	\$165,755	42	1/1-1/31/20	38	\$197,194	36	\$165,755	42
	Jan-21	36	\$195,796	37	\$251,081	25	1/1-1/31/21	36	\$195,796	37	\$251,081	25
Ann Arbor	Jan-20	88	\$499,776	62	\$413,824	49	1/1-1/31/20	88	\$499,776	62	\$413,824	49
	Jan-21	95	\$575,423	66	\$426,240	42	1/1-1/31/21	95	\$575,423	66	\$426,240	42

## 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	Jan-20	4	\$202,450	1	\$228,500	6	1/1-1/31/20	4	\$202,450	1	\$228,500	6
	Jan-21	2	\$237,500	1	\$194,500	37	1/1-1/31/21	2	\$237,500	1	\$194,500	37
Manchester	Jan-20	2	\$204,000	0	\$0	0	1/1-1/31/20	2	\$204,000	0	\$0	0
	Jan-21	0	\$0	1	\$122,500	3	1/1-1/31/21	0	\$0	1	\$122,500	3
Dexter	Jan-20	0	\$0	0	\$0	0	1/1-1/31/20	0	\$0	0	\$0	0
	Jan-21	0	\$0	4	\$506,728	145	1/1-1/31/21	0	\$0	4	\$506,728	145
Whitmore Lake	Jan-20	1	\$162,900	0	\$0	0	1/1-1/31/20	1	\$162,900	0	\$0	0
	Jan-21	0	\$0	0	\$0	0	1/1-1/31/21	0	\$0	0	\$0	0
Saline	Jan-20	9	\$343,013	3	\$268,833	81	1/1-1/31/20	9	\$343,013	3	\$268,833	81
	Jan-21	6	\$341,883	5	\$404,035	66	1/1-1/31/21	6	\$341,883	5	\$404,035	66
Lincoln Cons.	Jan-20	4	\$144,225	0	\$0	0	1/1-1/31/20	4	\$144,225	0	\$0	0
	Jan-21	2	\$218,483	2	\$103,450	8	1/1-1/31/21	2	\$218,483	2	\$103,450	8
Milan	Jan-20	0	\$0	0	\$0	0	1/1-1/31/20	0	\$0	0	\$0	0
	Jan-21	0	\$0	0	\$0	0	1/1-1/31/21	0	\$0	0	\$0	0
Ypsilanti	Jan-20	7	\$147,857	1	\$115,000	24	1/1-1/31/20	7	\$147,857	1	\$115,000	24
	Jan-21	6	\$133,433	5	\$128,800	31	1/1-1/31/21	6	\$133,433	5	\$128,800	31
Ann Arbor	Jan-20	81	\$378,064	42	\$318,148	59	1/1-1/31/20	81	\$378,064	42	\$318,148	59
	Jan-21	53	\$397,148	46	\$344,631	32	1/1-1/31/21	53	\$397,148	46	\$344,631	32