

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

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Ann Arbor Area Board of REALTORS®

Single family home sales increased by 5.3%. Condominium sales had a 0% change from that of 2020. Total overall residential home and condominium sales were up by 3.9%.

New single family home listings decreased in February, with a 12.5% drop compared to this time last year. However, the average single family home listing price rose by 1.7%. Single family home sales increased by 5.3% compared to this time last year.










In February, new condominium listings increased with a 29.3% rise. Condominium sales saw a 0% change compared to last year. The average condominium list price also increased by 18.1% however the average sales price decreased by 6.0% compared to that of 2020. During this past February, 67 condominiums were reported sold.

A total of 267 residential home & condominium listings sold during February compared to 257 residential home & condominium listings sales in 2020. Single family home sales saw 200 listings reported sold.

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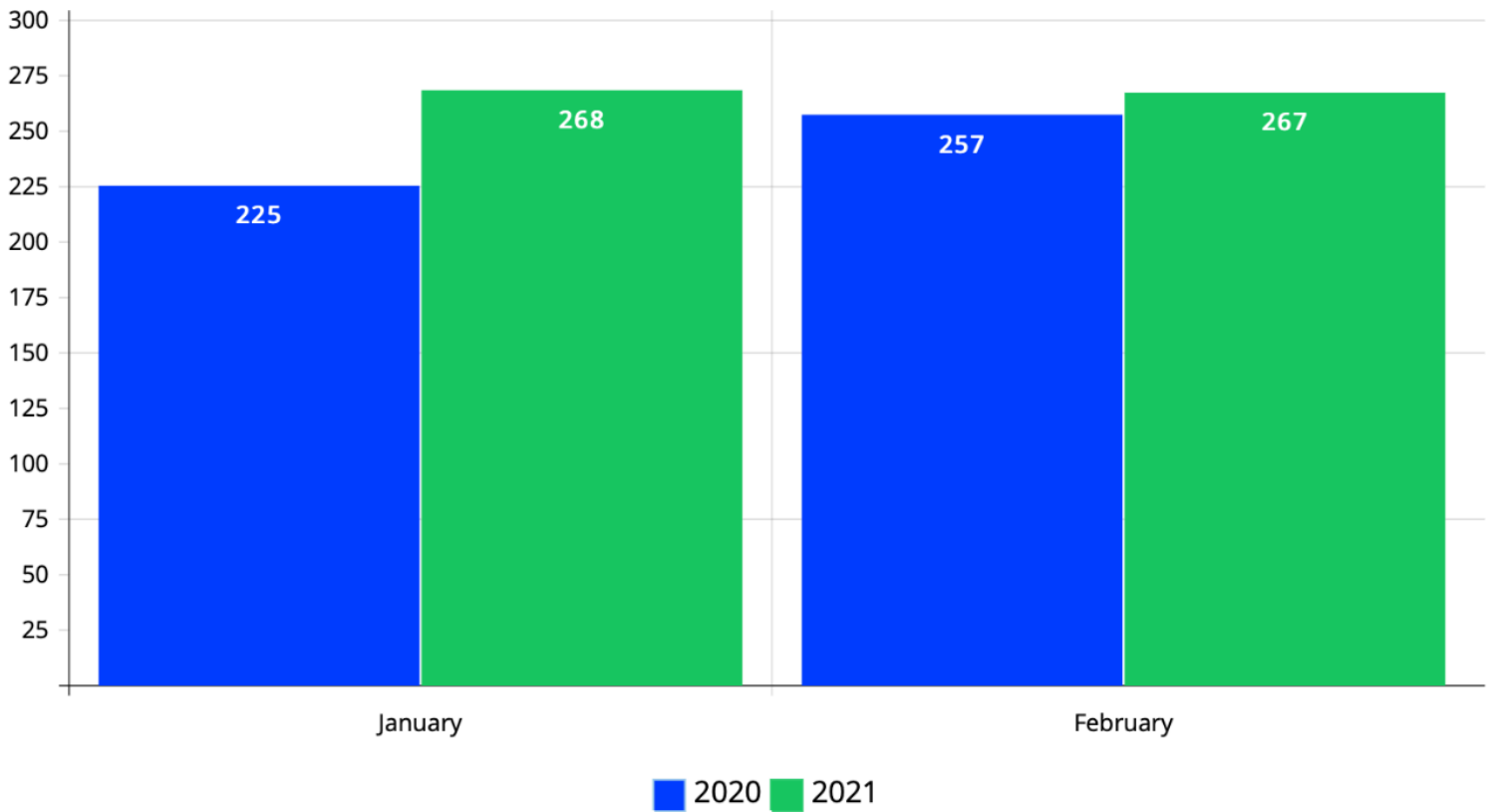
The "Monthly Housing Statistics" published each month by the Ann Arbor Area Board of REALTORS® represent the housing activity of the Multiple Listing Service and not necessarily all the housing activity that has occurred in Washtenaw County. If you would like more details or information about our statistics,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

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.

Washtenaw County, MI	February 2020	February 2021	% Change From Year to Year
New Single Family Home Listings	328	287	 12.5%
Average Single Family Home List Price	\$451,807	\$459,530	 1.7%
New Condominium Listings	92	119	 29.3%
Average Condominium List Price	\$314,839	\$371,780	 18.1%
Total New Home & Condominium Listings	420	406	 3.3%
Single Family Home Sales	190	200	 5.3%
Average Single Family Home Sales Price	\$324,952	\$365,668	 12.5%
Condominium Sales	67	67	0.0%
Average Condominium Sales Price	\$257,123	\$241,707	 6.0%
Total Home & Condominium Sales	257	267	 3.9%

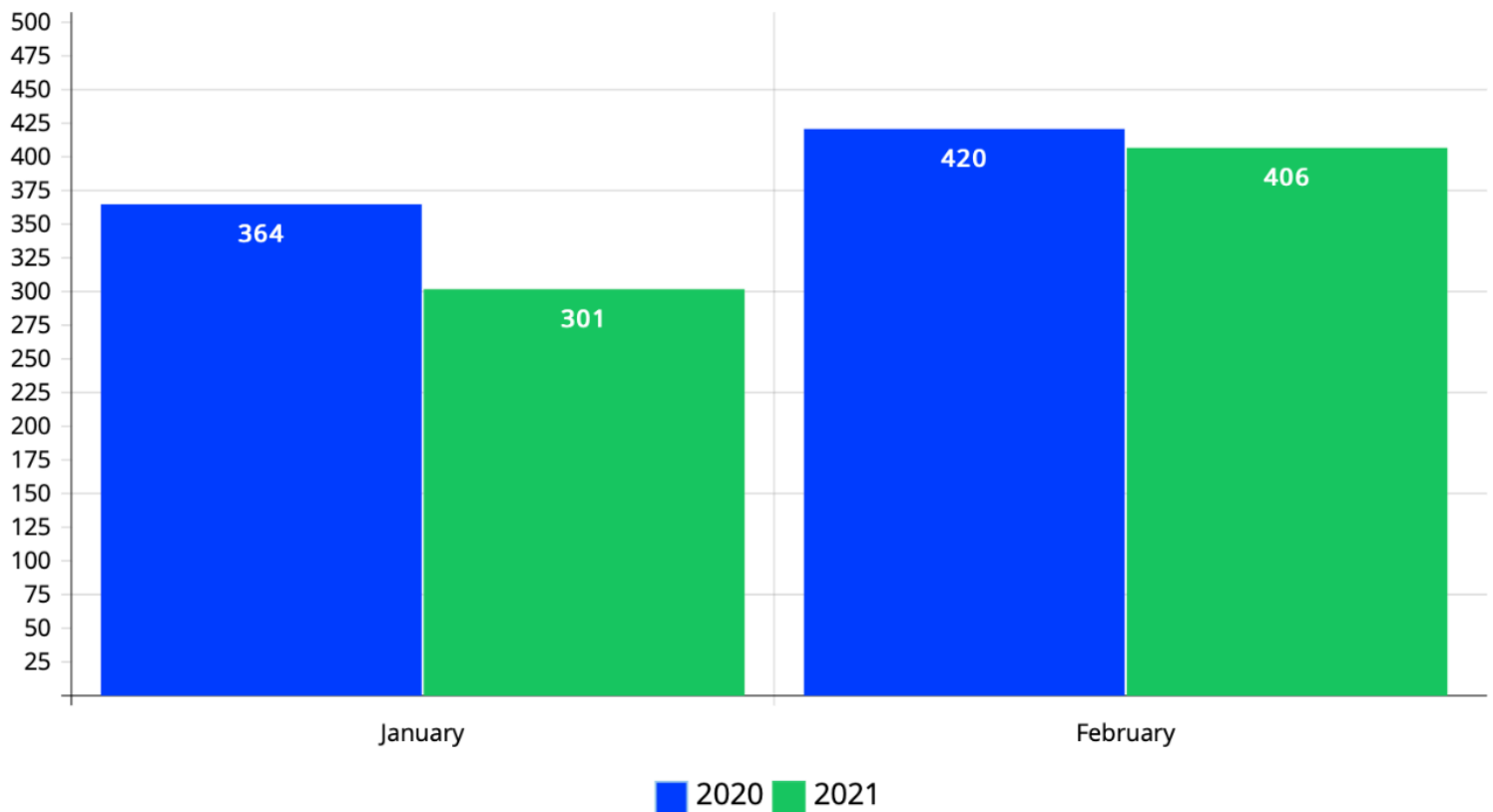
Total Home & Condominium Sales

Year to Date Analysis



Total New Home & Condominium Listings

Year to Date Analysis



ANN ARBOR AREA BOARD OF REALTORS®

MLS SALES REPORT

	Feb-20	YTD-20	Feb-21	YTD-21
NEW LISTINGS:				
Vacant	42	103	44	73
Commercial/Business Opp	7	21	7	14
Farm	3	4	-	-
Income	24	30	10	21
Single Family	328	581	287	513
Condo	92	203	119	194
Total:	496	942	467	815
SALES/AVG MKT DAYS:				
	# DOM	# DOM	# DOM	# DOM
Vacant	11 174	23 350	20 262	44 167
Commercial/Business Opp	3 473	5 303	1 529	4 171
Farm	- -	- -	- -	- -
Income	6 88	9 66	5 46	10 36
Single Family	190 59	365 59	200 43	400 40
Condo	67 51	117 55	67 63	135 52
Total Sales:	277	519	293	593
VOLUME:				
Vacant	\$ 1,637,000	\$ 3,483,000	\$ 2,875,300	\$ 7,116,300
Commercial/Business Opp	\$ 2,460,521	\$ 2,540,884	\$ 63,000	\$ 2,269,000
Farm	\$ -	\$ -	\$ -	\$ -
Income	\$ 3,122,000	\$ 3,873,750	\$ 2,204,000	\$ 3,804,000
Single Family	\$ 61,740,796	\$ 117,532,460	\$ 73,133,588	\$ 142,476,181
Condo	\$ 17,227,223	\$ 32,123,421	\$ 16,194,351	\$ 37,874,264
Total	\$ 86,187,540	\$ 159,553,515	\$ 94,470,239	\$ 193,539,745
Pended Residential	301	586	337	588
Withdrawn Residential	41	110	47	108
MEDIAN SALES PRICES:				
Vacant	\$ 105,000	\$ 105,000	\$ 111,750	\$ 114,250
Commercial/Business Opp	\$ 240,000	\$ 220,521	\$ 63,000	\$ 256,500
Farm	\$ -	\$ -	\$ -	\$ -
Income	\$ 225,000	\$ 216,750	\$ 355,000	\$ 265,000
Single Family	\$ 287,450	\$ 292,850	\$ 326,250	\$ 315,000
Condo	\$ 220,000	\$ 229,100	\$ 215,000	\$ 220,000
SINGLE FAMILY AVG:				
AVERAGE List Price	\$ 451,807	\$ 417,927	\$ 459,530	\$ 448,038
AVERAGE Sale Price	\$ 324,952	\$ 322,007	\$ 365,668	\$ 356,190
% Sold > List Price	24%	20%	36%	33%
% Sold @ List Price	14%	14%	20%	19%
CONDO AVG:				
AVERAGE List Price	\$ 314,839	\$ 323,442	\$ 371,780	\$ 366,668
AVERAGE Sale Price	\$ 257,123	\$ 274,559	\$ 241,707	\$ 280,550
% Sold > List Price	21%	14%	24%	24%
% Sold @ List Price	21%	23%	16%	17%

New Construction YTD: 21 Sold / \$9,450,332 Dollar Volume / \$450,016 Average Sold Price / 21 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	Feb-20	21	\$311,443	10	\$300,020	45	1/1-2/29/20	38	\$322,637	17	\$295,765	67
	Feb-21	12	\$408,983	11	\$357,764	55	1/1-2/28/21	19	\$385,600	25	\$341,048	41
Manchester	Feb-20	8	\$305,838	5	\$249,600	131	1/1-2/29/20	11	\$284,682	8	\$249,500	113
	Feb-21	7	\$333,985	7	\$324,186	107	1/1-2/28/21	8	\$324,724	9	\$314,089	109
Dexter	Feb-20	37	\$422,546	7	\$415,056	88	1/1-2/29/20	52	\$426,264	19	\$372,784	84
	Feb-21	24	\$525,458	15	\$550,125	83	1/1-2/28/21	37	\$526,830	25	\$478,469	67
Whitmore Lake	Feb-20	5	\$635,980	4	\$256,263	28	1/1-2/29/20	12	\$465,208	7	\$324,518	30
	Feb-21	6	\$265,150	4	\$185,500	32	1/1-2/28/21	10	\$325,880	10	\$223,190	31
Saline	Feb-20	45	\$475,256	14	\$349,606	88	1/1-2/29/20	87	\$450,541	34	\$397,954	81
	Feb-21	49	\$468,975	25	\$459,358	71	1/1-2/28/21	75	\$471,834	50	\$432,241	54
Lincoln Cons.	Feb-20	23	\$285,717	23	\$253,251	41	1/1-2/29/20	47	\$268,394	34	\$252,549	59
	Feb-21	29	\$277,466	25	\$281,854	12	1/1-2/28/21	58	\$280,674	45	\$285,708	13
Milan	Feb-20	4	\$241,225	8	\$221,363	93	1/1-2/29/20	12	\$228,375	17	\$222,994	65
	Feb-21	8	\$223,050	5	\$274,200	4	1/1-2/28/21	14	\$246,571	13	\$235,900	34
Ypsilanti	Feb-20	35	\$238,038	41	\$201,030	47	1/1-2/29/20	73	\$216,777	77	\$184,538	45
	Feb-21	36	\$220,610	34	\$211,982	25	1/1-2/28/21	72	\$208,286	71	\$232,358	25
Ann Arbor	Feb-20	131	\$583,118	62	\$458,970	59	1/1-2/29/20	219	\$549,629	124	\$436,397	54
	Feb-21	106	\$627,352	63	\$456,009	46	1/1-2/28/21	201	\$602,945	129	\$440,141	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	Feb-20	5	\$252,340	4	\$186,125	107	1/1-2/29/20	9	\$210,190	5	\$194,600	87
	Feb-21	16	\$269,786	0	\$0	0	1/1-2/28/21	18	\$265,360	1	\$194,500	37
Manchester	Feb-20	0	\$0	2	\$189,856	28	1/1-2/29/20	2	\$204,000	2	\$189,856	28
	Feb-21	0	\$0	1	\$250,000	71	1/1-2/28/21	0	\$0	2	\$186,250	37
Dexter	Feb-20	5	\$407,376	3	\$482,975	16	1/1-2/29/20	5	\$407,376	3	\$482,975	16
	Feb-21	3	\$391,633	1	\$195,000	79	1/1-2/28/21	3	\$391,633	5	\$444,382	132
Whitmore Lake	Feb-20	0	\$0	1	\$151,400	169	1/1-2/29/20	1	\$162,900	1	\$151,400	169
	Feb-21	0	\$0	0	\$0	0	1/1-2/28/21	0	\$0	0	\$0	0
Saline	Feb-20	9	\$350,396	5	\$259,628	64	1/1-2/29/20	18	\$346,704	8	\$263,080	70
	Feb-21	10	\$403,681	6	\$333,740	93	1/1-2/28/21	16	\$381,132	11	\$365,692	80
Lincoln Cons.	Feb-20	2	\$127,450	4	\$152,350	66	1/1-2/29/20	6	\$138,633	4	\$152,350	66
	Feb-21	2	\$132,400	1	\$202,060	138	1/1-2/28/21	4	\$173,190	3	\$136,320	51
Milan	Feb-20	2	\$181,950	0	\$0	0	1/1-2/29/20	2	\$181,950	0	\$0	0
	Feb-21	1	\$184,900	0	\$0	0	1/1-2/28/21	1	\$184,900	0	\$0	0
Ypsilanti	Feb-20	5	\$143,740	7	\$134,136	39	1/1-2/29/20	16	\$138,591	10	\$125,295	41
	Feb-21	4	\$164,850	11	\$142,191	14	1/1-2/28/21	12	\$147,858	18	\$135,056	22
Ann Arbor	Feb-20	64	\$327,271	39	\$287,085	45	1/1-2/29/20	145	\$355,506	81	\$303,191	52
	Feb-21	83	\$404,727	46	\$256,212	68	1/1-2/28/21	139	\$404,245	92	\$300,422	51