

ANN ARBOR AREA BOARD OF REALTORS®

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

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Ann Arbor Area Board of REALTORS®

The U.S. real estate market remains hot ahead of the spring selling season, with existing national home sales up 6.7% as of last measure, according to the National Association of REALTORS®. Experts attribute the growth in sales to an uptick in mortgage interest rates, as buyers rushed to lock down their home purchases before rates move higher. Mortgage rates have increased almost a full percentage point since December, with the average 30-year fixed-rate mortgage briefly exceeding 4% in February, the highest level since May 2019.

In Washtenaw County, New Listings decreased 14.3 percent for Single Family homes and 30.6 percent for Townhouse/Condo homes. Pending Sales increased 28.5 percent for Single Family homes and 14.1 percent for Townhouse/Condo homes. Inventory decreased 57.3 percent for Single Family homes and 55.2 percent for Townhouse/Condo homes.

For Washtenaw County the Median Sales Price increased 17.8 percent to \$383,000 for Single Family homes and 33.0 percent to \$286,000 for Townhouse/Condo homes. Days on Market decreased 25.6 percent for Single Family homes and 44.3 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 60.0 percent for Single Family homes and 63.0 percent for Townhouse/Condo homes.

Inventory across the nation was at an all-time low of 860,000 as February began, down 17% from a year ago and equivalent to 1.6 months supply. According to Lawrence Yun, Chief Economist at the National Association of REALTORS®, much of the current housing supply is concentrated at the upper end of the market, where inventory is increasing, while homes priced at the lower end of the market are quickly disappearing, leaving many first-time buyers behind. The shortage of homes is boosting demand even further, and with bidding wars common in many markets, it's no surprise sales prices continue to soar.

###

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.

Monthly Indicators

February 2022

The U.S. real estate market remains hot ahead of the spring selling season, with existing home sales up 6.7% as of last measure, according to the National Association of REALTORS®. Experts attribute the growth in sales to an uptick in mortgage interest rates, as buyers rushed to lock down their home purchases before rates move higher. Mortgage rates have increased almost a full percentage point since December, with the average 30-year fixed-rate mortgage briefly exceeding 4% in February, the highest level since May 2019.

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Quick Facts

- 10.4%

Change in
Closed Sales
All Properties

+ 25.3%

Change in
Median Sales Price
All Properties

- 56.6%

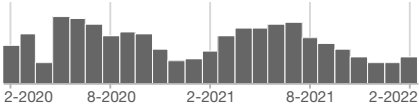

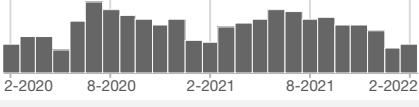

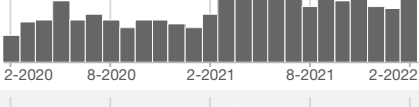
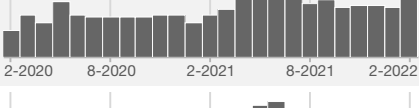


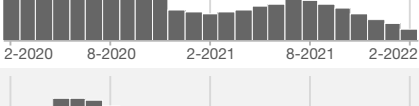

Change in
Homes for Sale
All Properties

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

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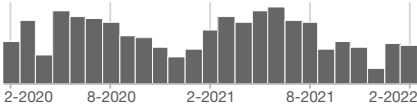
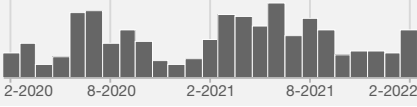
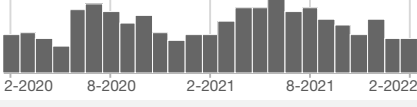



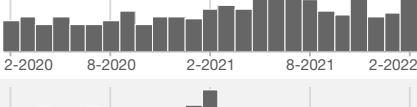
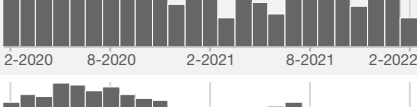

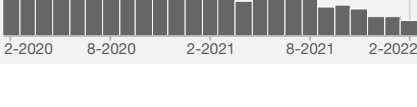
Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Key Metrics	Historical Sparkbars	2-2021	2-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		287	246	- 14.3%	516	428	- 17.1%
Pending Sales		256	329	+ 28.5%	472	544	+ 15.3%
Closed Sales		209	189	- 9.6%	420	350	- 16.7%
Days on Market Until Sale		43	32	- 25.6%	40	36	- 10.0%
Median Sales Price		\$325,000	\$383,000	+ 17.8%	\$312,000	\$362,281	+ 16.1%
Average Sales Price		\$365,245	\$440,980	+ 20.7%	\$354,870	\$417,604	+ 17.7%
Percent of List Price Received		99.8%	101.6%	+ 1.8%	99.2%	101.0%	+ 1.8%
Housing Affordability Index		175	148	- 15.4%	182	156	- 14.3%
Inventory of Homes for Sale		475	203	- 57.3%	—	—	—
Months Supply of Inventory		1.5	0.6	- 60.0%	—	—	—

Townhouse/Condo Market Overview

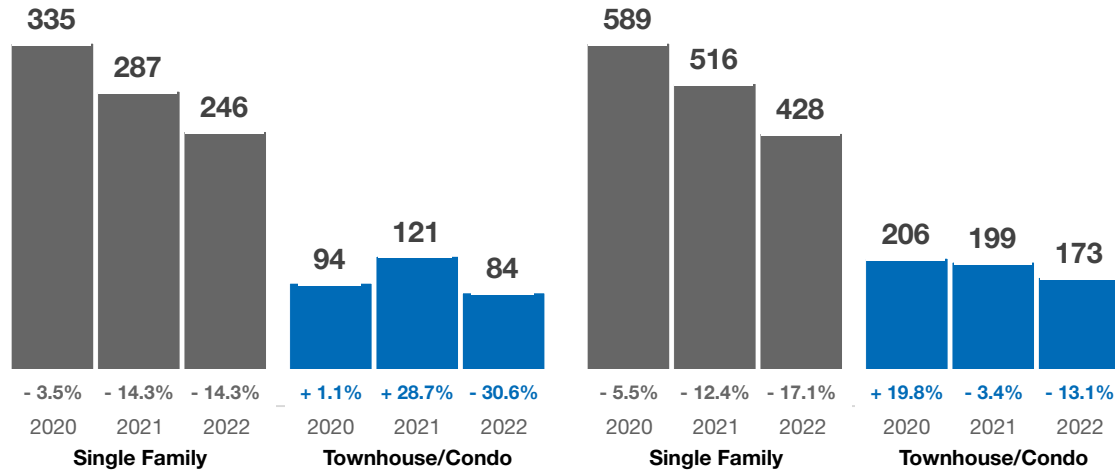
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	2-2021	2-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		121	84	- 30.6%	199	173	- 13.1%
Pending Sales		92	105	+ 14.1%	158	179	+ 13.3%
Closed Sales		69	60	- 13.0%	138	121	- 12.3%
Days on Market Until Sale		61	34	- 44.3%	51	35	- 31.4%
Median Sales Price		\$215,000	\$286,000	+ 33.0%	\$219,950	\$245,000	+ 11.4%
Average Sales Price		\$239,527	\$299,804	+ 25.2%	\$275,843	\$292,053	+ 5.9%
Percent of List Price Received		99.7%	101.8%	+ 2.1%	99.3%	100.6%	+ 1.3%
Housing Affordability Index		264	198	- 25.0%	258	231	- 10.5%
Inventory of Homes for Sale		230	103	- 55.2%	—	—	—
Months Supply of Inventory		2.7	1.0	- 63.0%	—	—	—

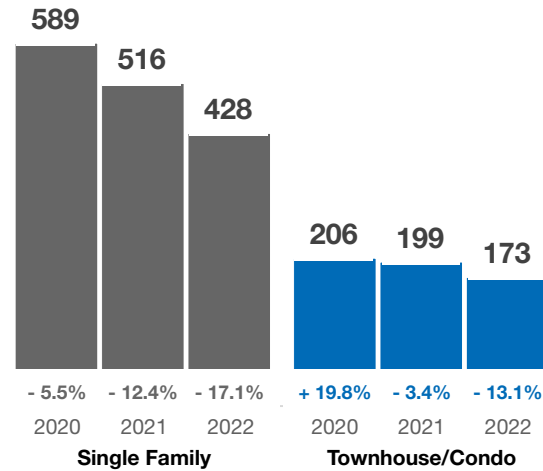
New Listings

A count of the properties that have been newly listed on the market in a given month.

February

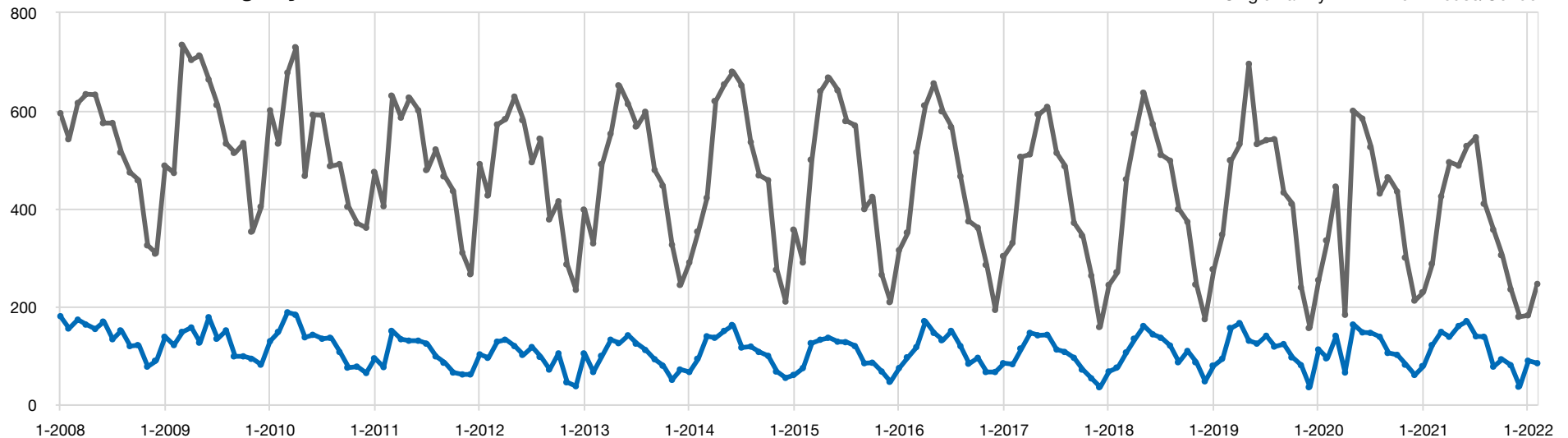


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	425	- 4.5%	148	+ 5.7%
Apr-2021	495	+ 170.5%	138	+ 112.3%
May-2021	488	- 18.7%	160	- 1.8%
Jun-2021	528	- 9.6%	170	+ 15.6%
Jul-2021	546	+ 3.8%	139	- 4.8%
Aug-2021	410	- 4.9%	138	0.0%
Sep-2021	357	- 23.1%	77	- 26.7%
Oct-2021	305	- 29.9%	92	- 8.9%
Nov-2021	235	- 21.7%	80	- 1.2%
Dec-2021	179	- 15.6%	36	- 40.0%
Jan-2022	182	- 20.5%	89	+ 14.1%
Feb-2022	246	- 14.3%	84	- 30.6%
12-Month Avg	366	- 6.4%	113	+ 0.9%

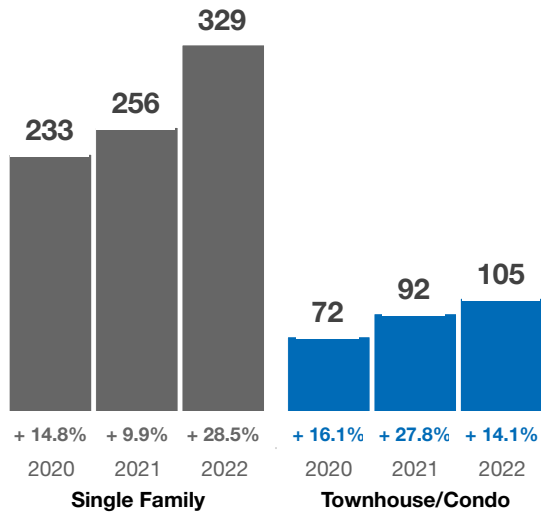
Historical New Listings by Month



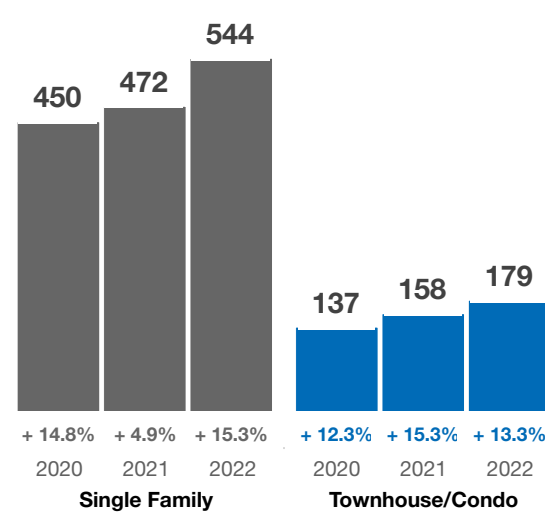
Pending Sales

A count of the properties on which offers have been accepted in a given month.

February

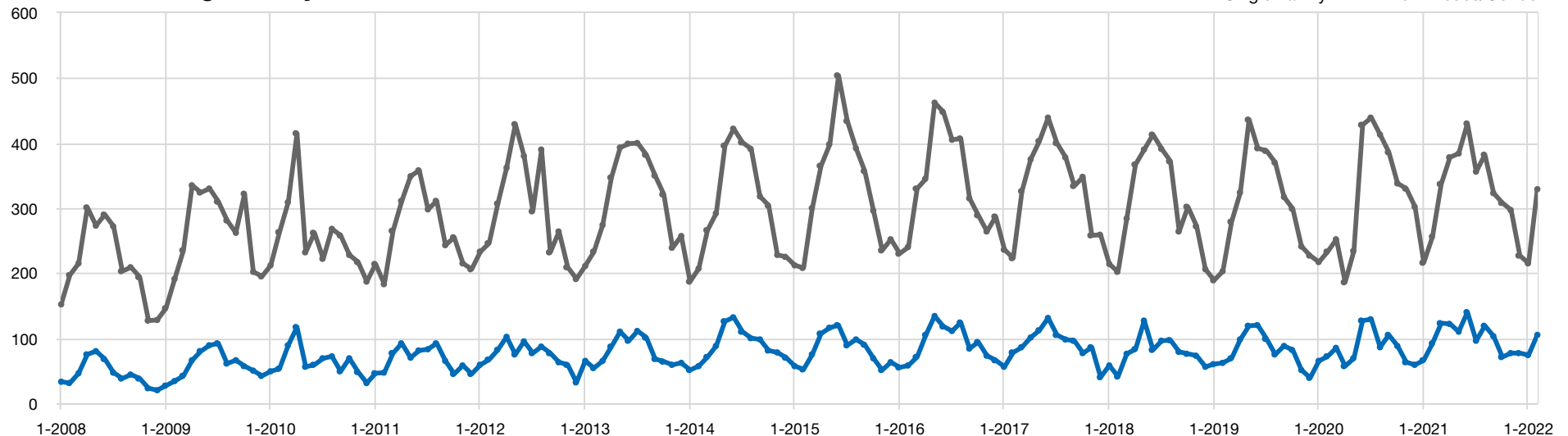


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	337	+ 33.7%	123	+ 44.7%
Apr-2021	378	+ 103.2%	122	+ 114.0%
May-2021	384	+ 64.1%	110	+ 59.4%
Jun-2021	430	+ 0.5%	140	+ 10.2%
Jul-2021	356	- 18.9%	96	- 25.6%
Aug-2021	382	- 7.5%	119	+ 38.4%
Sep-2021	323	- 16.3%	103	- 1.9%
Oct-2021	308	- 8.9%	71	- 19.3%
Nov-2021	297	- 10.0%	77	+ 22.2%
Dec-2021	227	- 24.8%	77	+ 30.5%
Jan-2022	215	- 0.5%	74	+ 12.1%
Feb-2022	329	+ 28.5%	105	+ 14.1%
12-Month Avg	331	+ 5.1%	101	+ 17.4%

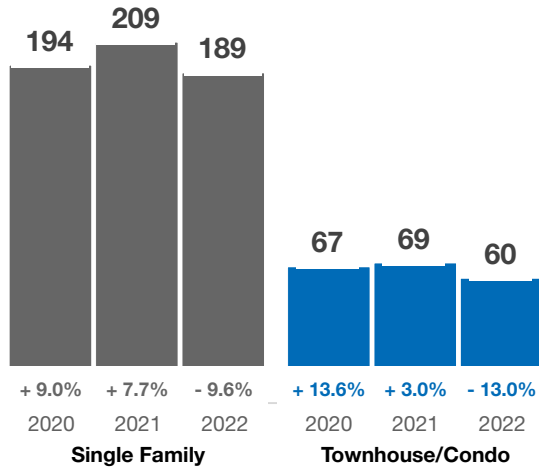
Historical Pending Sales by Month



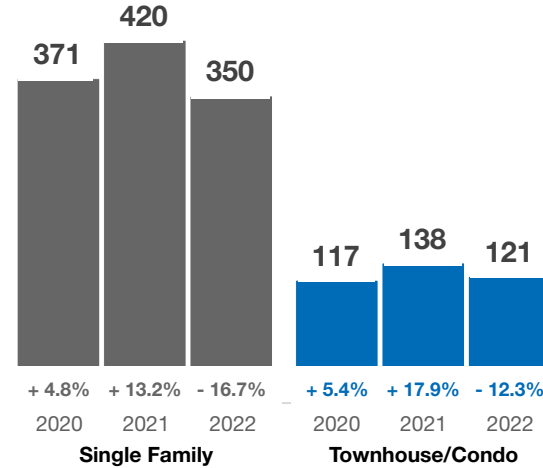
Closed Sales

A count of the actual sales that closed in a given month.

February

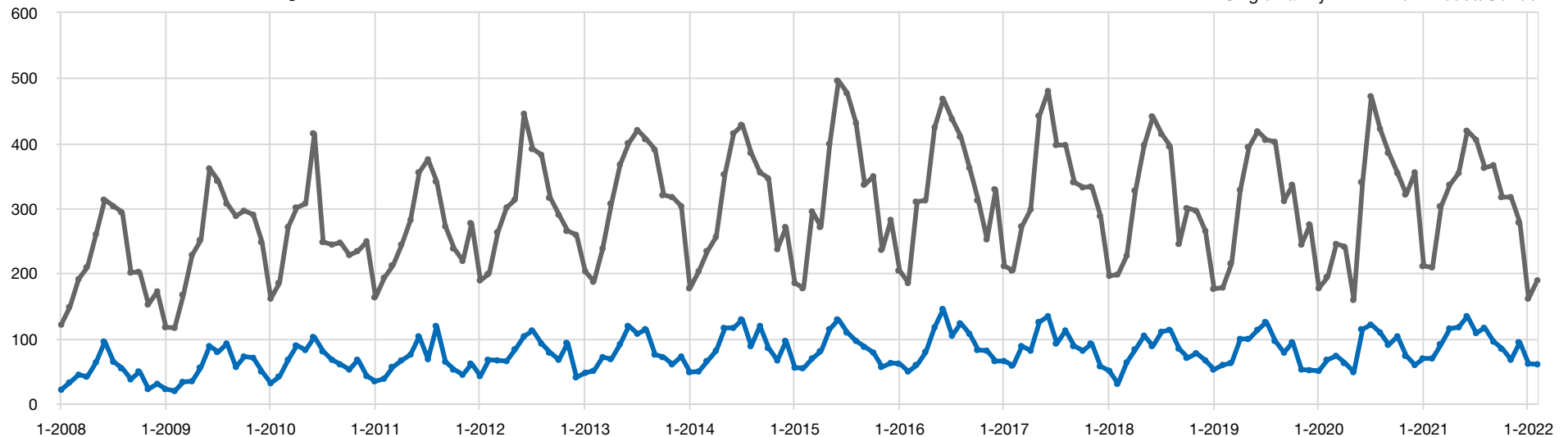


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	303	+ 23.7%	91	+ 24.7%
Apr-2021	336	+ 39.4%	115	+ 85.5%
May-2021	354	+ 122.6%	117	+ 143.8%
Jun-2021	419	+ 23.2%	134	+ 17.5%
Jul-2021	405	- 14.2%	108	- 10.7%
Aug-2021	362	- 14.2%	116	+ 6.4%
Sep-2021	366	- 4.9%	95	+ 5.6%
Oct-2021	317	- 10.5%	84	- 18.4%
Nov-2021	317	- 1.2%	67	- 8.2%
Dec-2021	278	- 21.7%	94	+ 59.3%
Jan-2022	161	- 23.7%	61	- 11.6%
Feb-2022	189	- 9.6%	60	- 13.0%
12-Month Avg	317	+ 2.3%	95	+ 14.5%

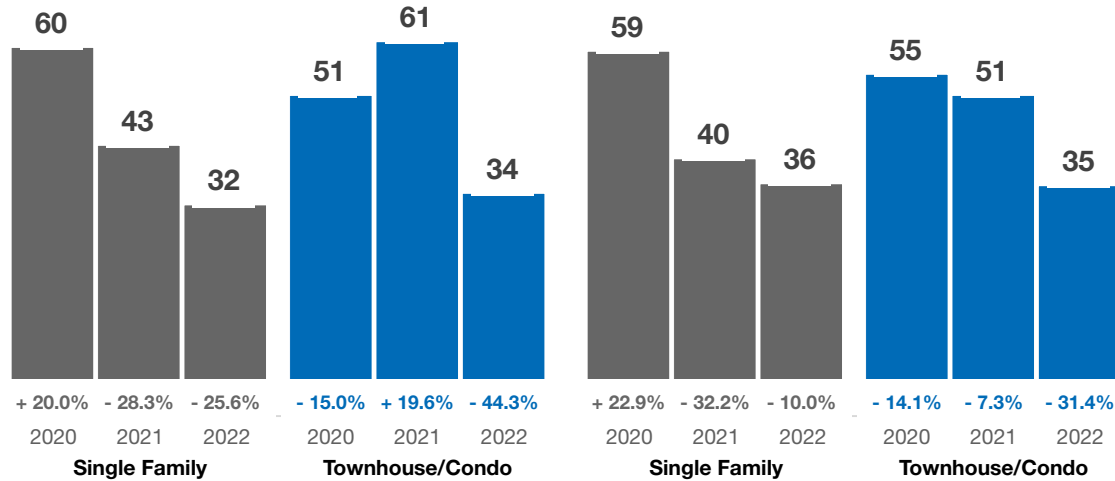
Historical Closed Sales by Month



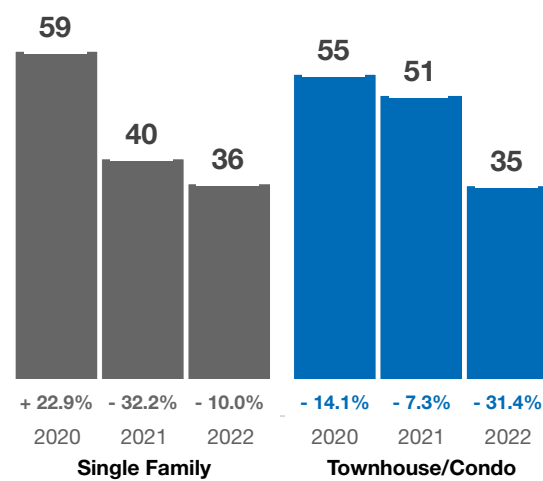
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

February



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	29	- 46.3%	45	- 10.0%
Apr-2021	25	- 37.5%	36	+ 28.6%
May-2021	15	- 61.5%	38	- 11.6%
Jun-2021	16	- 61.0%	27	- 53.4%
Jul-2021	15	- 51.6%	23	- 30.3%
Aug-2021	20	- 31.0%	27	- 51.8%
Sep-2021	20	- 39.4%	28	- 36.4%
Oct-2021	27	- 10.0%	28	- 36.4%
Nov-2021	25	- 10.7%	37	- 35.1%
Dec-2021	25	- 13.8%	38	- 17.4%
Jan-2022	40	+ 5.3%	37	- 11.9%
Feb-2022	32	- 25.6%	34	- 44.3%
12-Month Avg*	22	- 35.8%	33	- 30.7%

* Days on Market for all properties from March 2021 through February 2022. This is not the average of the individual figures above.

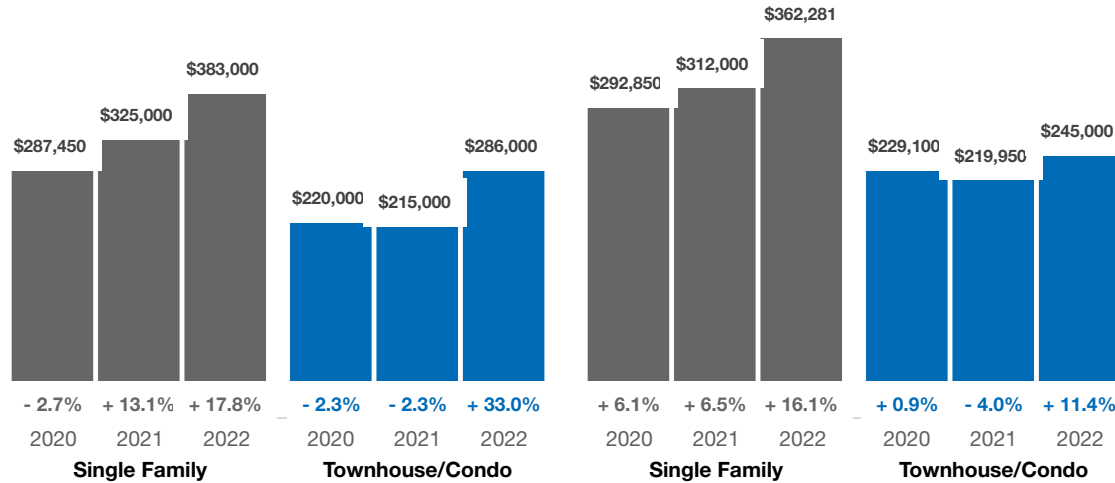
Historical Days on Market Until Sale by Month



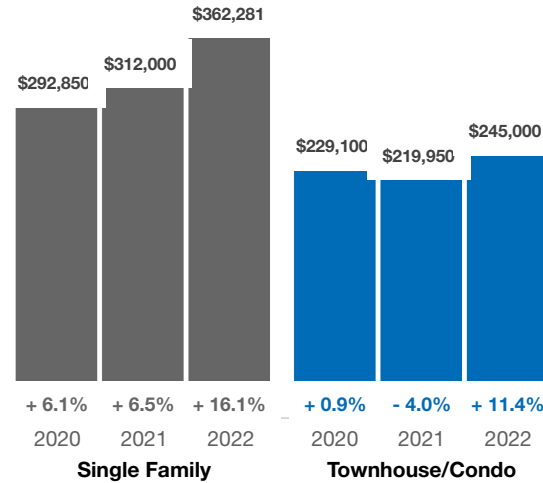
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

February



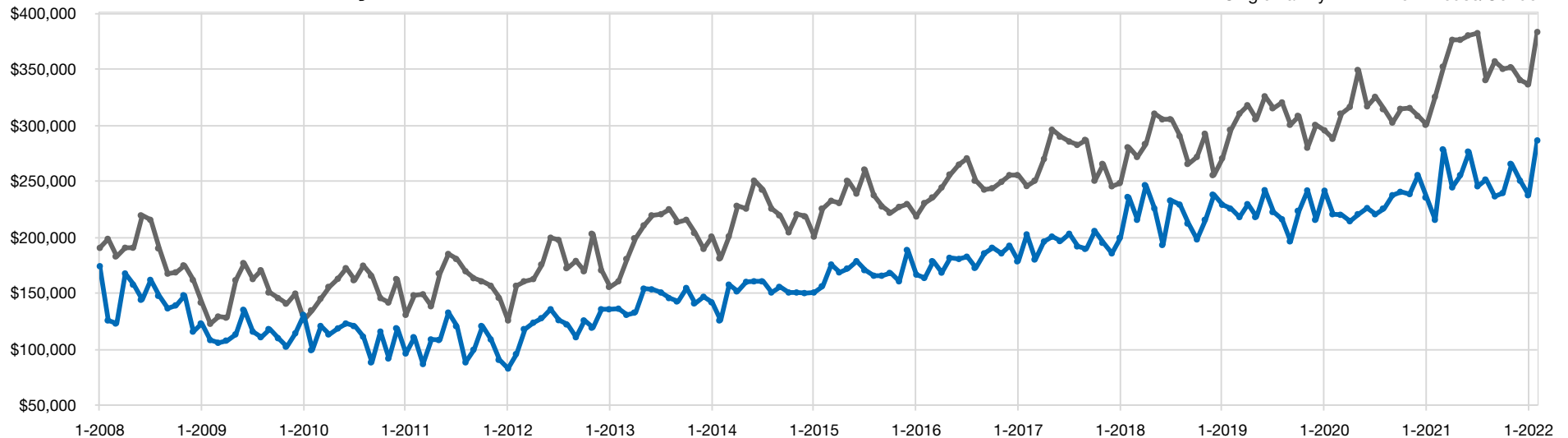
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	\$352,000	+ 13.5%	\$278,000	+ 26.7%
Apr-2021	\$376,000	+ 19.0%	\$244,000	+ 14.2%
May-2021	\$376,000	+ 7.7%	\$255,000	+ 15.9%
Jun-2021	\$380,000	+ 20.1%	\$276,000	+ 22.4%
Jul-2021	\$382,000	+ 17.5%	\$245,000	+ 11.4%
Aug-2021	\$340,000	+ 8.3%	\$251,000	+ 11.6%
Sep-2021	\$356,750	+ 18.1%	\$236,000	- 0.4%
Oct-2021	\$350,000	+ 11.4%	\$239,000	- 0.4%
Nov-2021	\$351,500	+ 11.6%	\$265,000	+ 11.3%
Dec-2021	\$340,000	+ 10.4%	\$250,000	- 2.0%
Jan-2022	\$336,150	+ 12.1%	\$237,000	+ 0.9%
Feb-2022	\$383,000	+ 17.8%	\$286,000	+ 33.0%
12-Month Avg*	\$360,000	+ 14.3%	\$252,000	+ 12.0%

* Median Sales Price for all properties from March 2021 through February 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

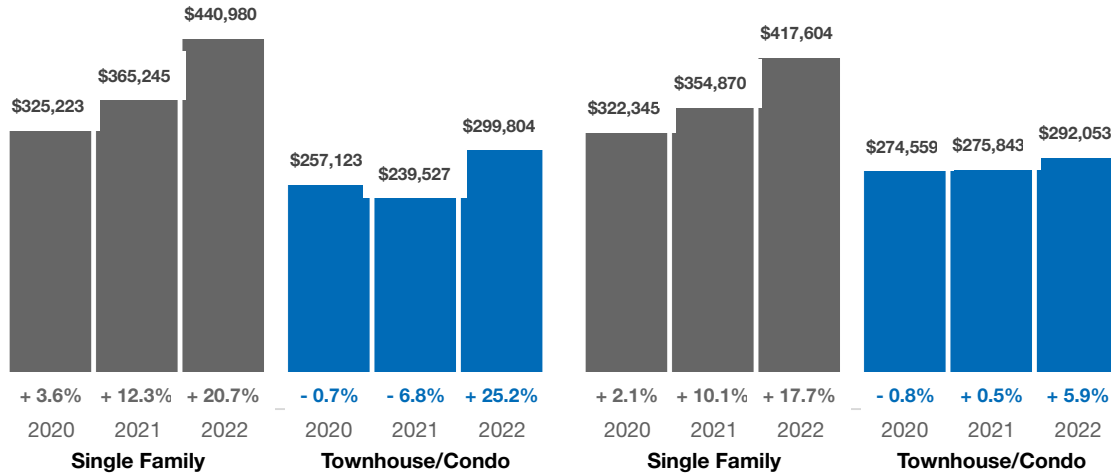


Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

February

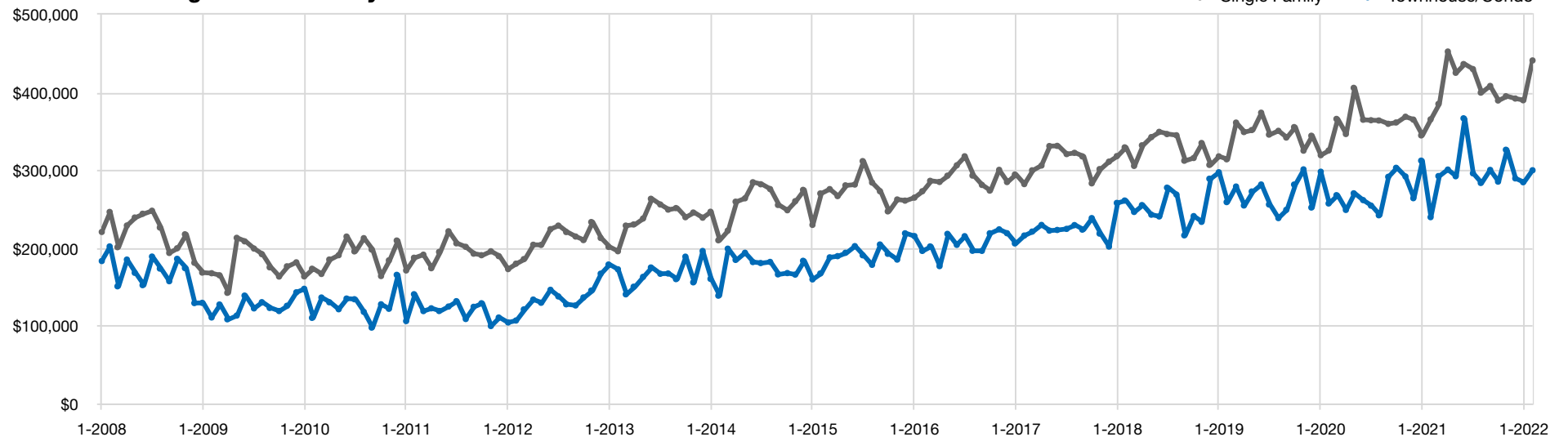
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	\$385,084	+ 5.3%	\$292,335	+ 9.2%
Apr-2021	\$452,433	+ 30.6%	\$300,673	+ 20.8%
May-2021	\$425,125	+ 4.8%	\$292,127	+ 8.1%
Jun-2021	\$436,313	+ 19.6%	\$366,589	+ 40.2%
Jul-2021	\$429,866	+ 18.1%	\$295,877	+ 16.3%
Aug-2021	\$399,610	+ 9.8%	\$283,486	+ 17.2%
Sep-2021	\$408,194	+ 13.5%	\$300,245	+ 3.1%
Oct-2021	\$389,500	+ 7.8%	\$285,208	- 5.9%
Nov-2021	\$394,974	+ 7.1%	\$326,159	+ 11.8%
Dec-2021	\$392,019	+ 7.4%	\$289,381	+ 9.6%
Jan-2022	\$389,819	+ 13.1%	\$284,430	- 8.9%
Feb-2022	\$440,980	+ 20.7%	\$299,804	+ 25.2%
12-Month Avg*	\$413,452	+ 13.7%	\$303,148	+ 12.3%

* Avg. Sales Price for all properties from March 2021 through February 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

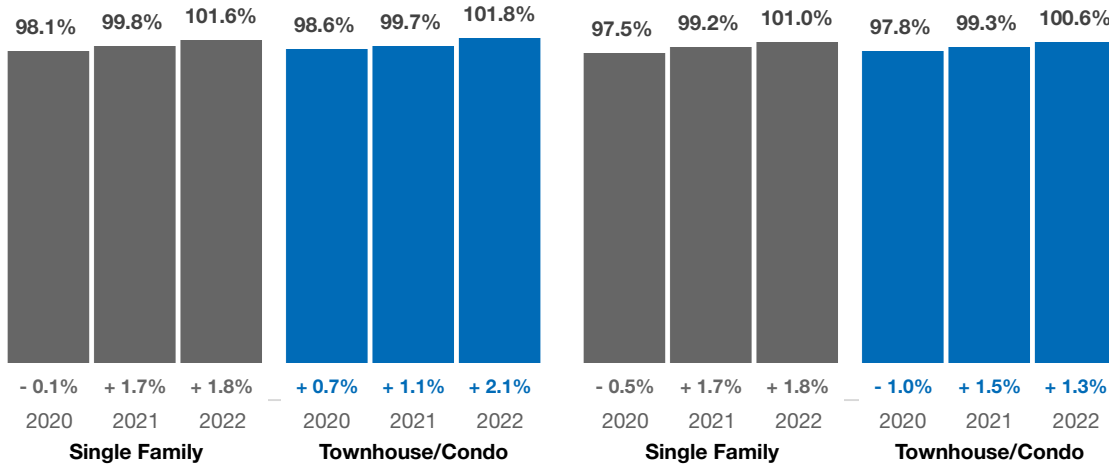


Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	101.6%	+ 3.9%	100.0%	+ 1.0%
Apr-2021	101.6%	+ 3.1%	99.8%	+ 1.4%
May-2021	103.7%	+ 5.5%	101.5%	+ 2.4%
Jun-2021	104.2%	+ 5.4%	101.1%	+ 2.7%
Jul-2021	102.9%	+ 4.0%	101.4%	+ 2.9%
Aug-2021	102.1%	+ 2.9%	100.5%	+ 1.8%
Sep-2021	100.8%	+ 1.8%	99.6%	0.0%
Oct-2021	100.2%	+ 1.4%	99.2%	+ 0.8%
Nov-2021	100.3%	+ 0.2%	101.1%	+ 2.1%
Dec-2021	100.3%	+ 1.2%	99.1%	0.0%
Jan-2022	100.3%	+ 1.6%	99.4%	+ 0.5%
Feb-2022	101.6%	+ 1.8%	101.8%	+ 2.1%
12-Month Avg*	101.8%	+ 2.9%	100.4%	+ 1.6%

* Pct. of List Price Received for all properties from March 2021 through February 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

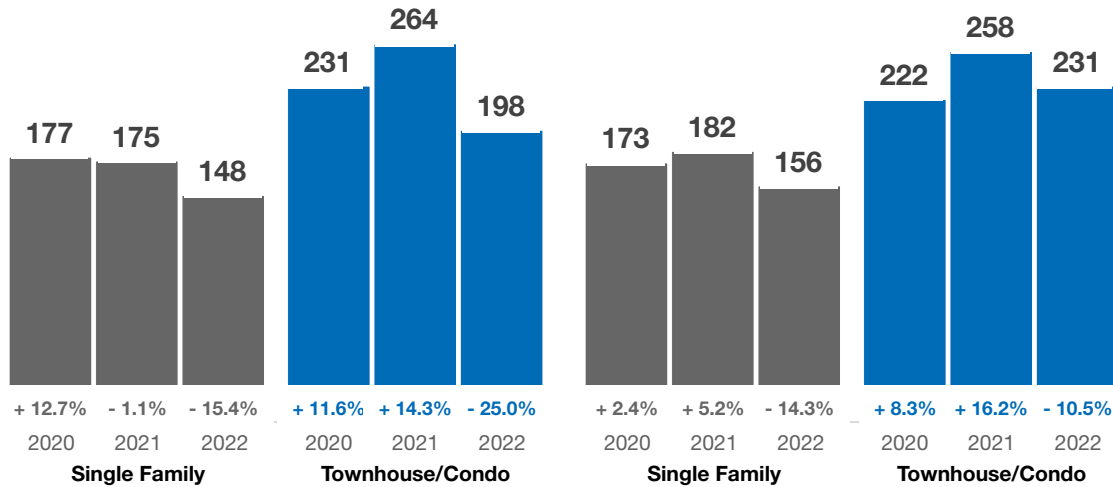


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

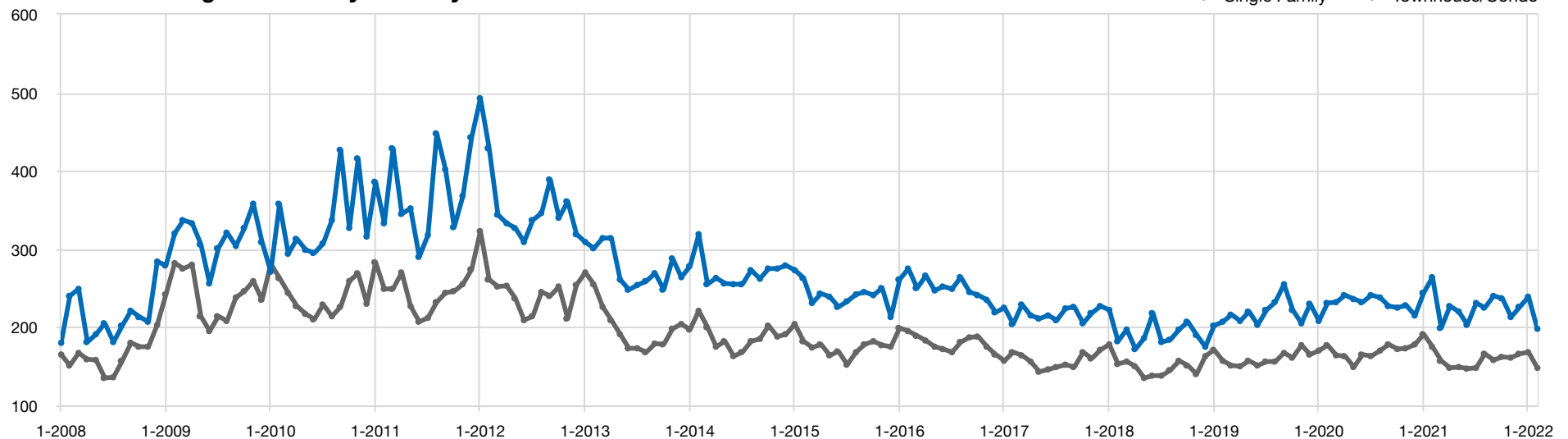
February

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	157	- 4.3%	199	- 14.2%
Apr-2021	148	- 9.2%	227	- 5.8%
May-2021	149	0.0%	220	- 6.8%
Jun-2021	147	- 10.9%	203	- 12.5%
Jul-2021	148	- 9.2%	231	- 4.1%
Aug-2021	166	- 2.4%	225	- 5.5%
Sep-2021	158	- 11.2%	240	+ 5.7%
Oct-2021	162	- 5.8%	237	+ 5.3%
Nov-2021	161	- 6.9%	213	- 6.6%
Dec-2021	166	- 6.7%	226	+ 5.1%
Jan-2022	168	- 12.0%	239	- 2.0%
Feb-2022	148	- 15.4%	198	- 25.0%
12-Month Avg	157	- 7.6%	222	- 5.5%

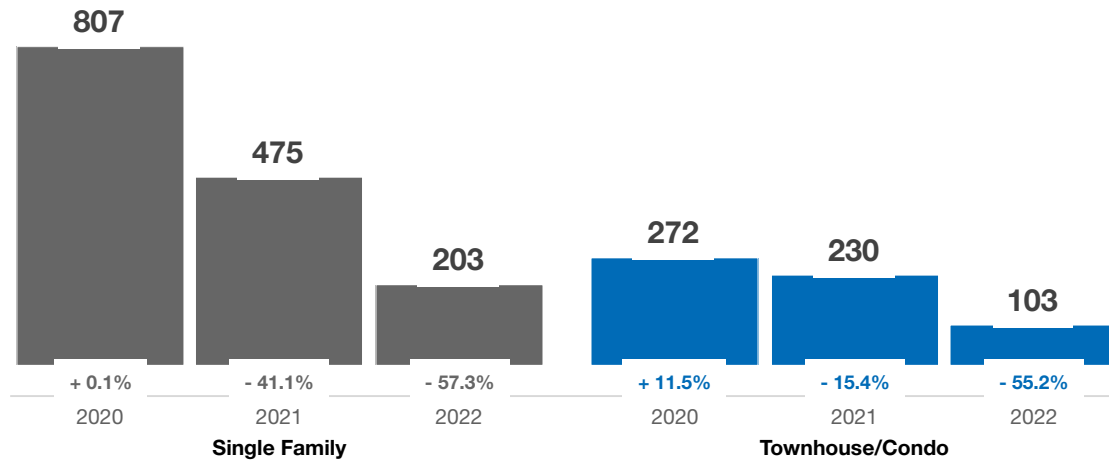
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

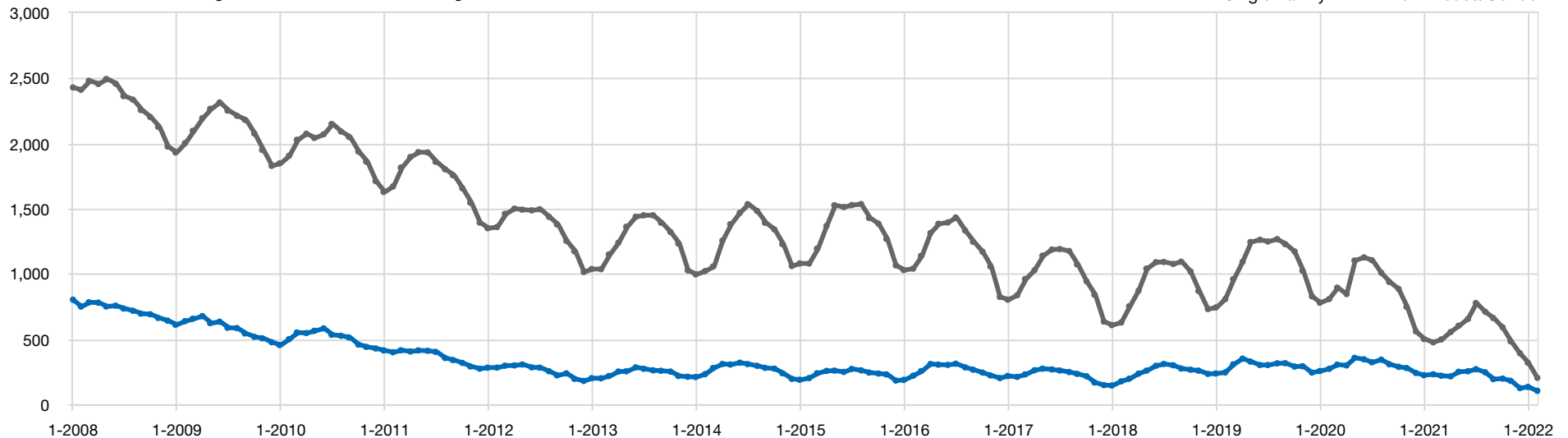
The number of properties available for sale in active status at the end of a given month.

February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	497	- 44.4%	219	- 28.0%
Apr-2021	554	- 34.4%	214	- 28.2%
May-2021	602	- 45.4%	249	- 30.1%
Jun-2021	654	- 41.9%	253	- 26.7%
Jul-2021	776	- 29.8%	269	- 16.5%
Aug-2021	709	- 29.7%	245	- 28.4%
Sep-2021	661	- 29.5%	193	- 37.1%
Oct-2021	590	- 33.3%	197	- 31.4%
Nov-2021	483	- 35.3%	180	- 35.3%
Dec-2021	391	- 30.1%	124	- 48.3%
Jan-2022	318	- 36.5%	133	- 40.4%
Feb-2022	203	- 57.3%	103	- 55.2%
12-Month Avg	537	- 36.7%	198	- 32.7%

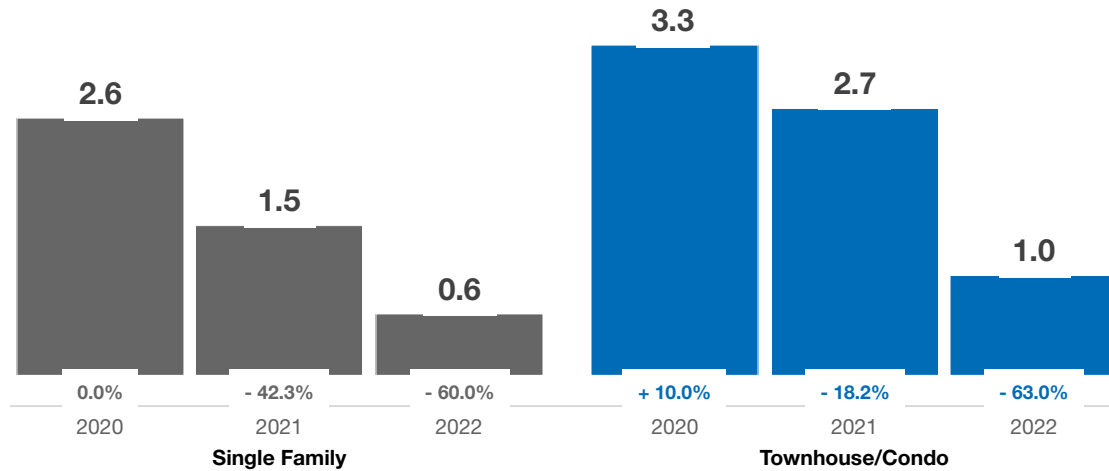
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

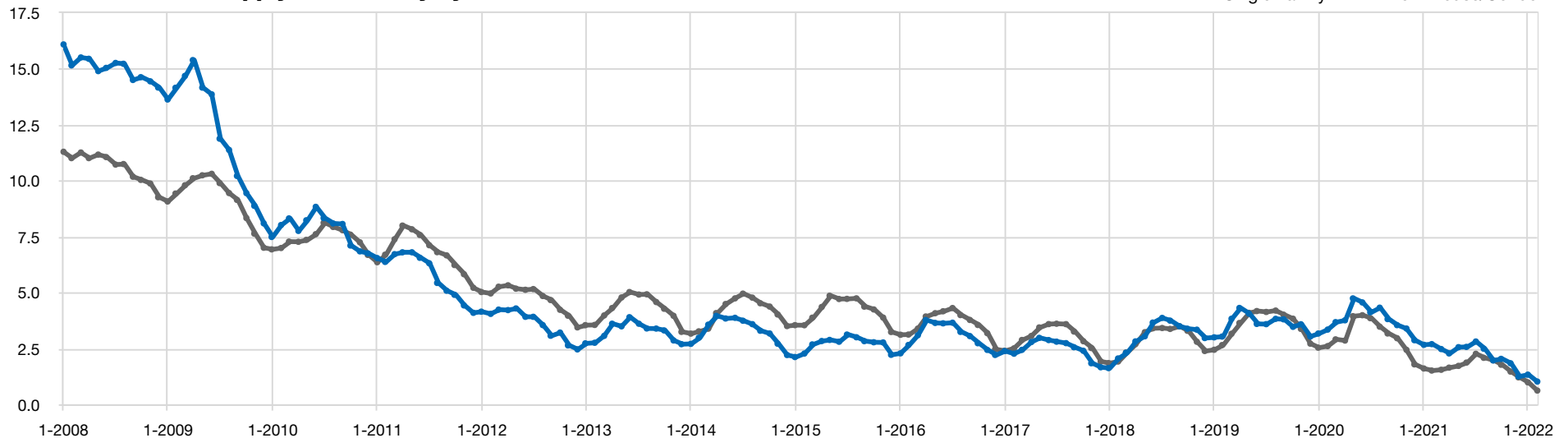
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2021	1.5	- 48.3%	2.5	- 32.4%
Apr-2021	1.6	- 42.9%	2.3	- 39.5%
May-2021	1.7	- 56.4%	2.6	- 44.7%
Jun-2021	1.9	- 52.5%	2.6	- 43.5%
Jul-2021	2.3	- 41.0%	2.8	- 31.7%
Aug-2021	2.1	- 40.0%	2.5	- 41.9%
Sep-2021	2.0	- 37.5%	2.0	- 47.4%
Oct-2021	1.8	- 40.0%	2.0	- 42.9%
Nov-2021	1.5	- 37.5%	1.8	- 47.1%
Dec-2021	1.2	- 33.3%	1.2	- 58.6%
Jan-2022	1.0	- 37.5%	1.3	- 51.9%
Feb-2022	0.6	- 60.0%	1.0	- 63.0%
12-Month Avg*	1.6	- 44.6%	2.0	- 44.3%

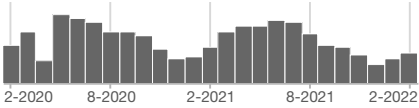

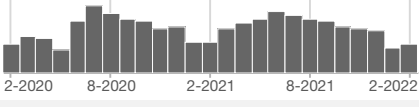


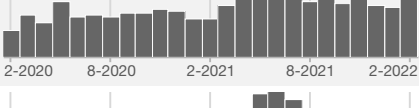
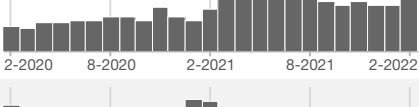
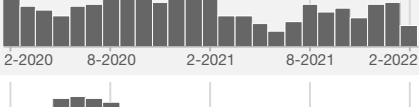

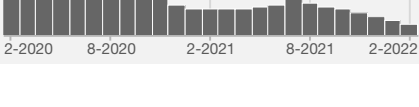
* Months Supply for all properties from March 2021 through February 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes single family and townhouse/condo properties combined.

Key Metrics	Historical Sparkbars	2-2021	2-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		408	330	- 19.1%	715	601	- 15.9%
Pending Sales		348	434	+ 24.7%	630	723	+ 14.8%
Closed Sales		278	249	- 10.4%	558	471	- 15.6%
Days on Market Until Sale		47	32	- 31.9%	43	36	- 16.3%
Median Sales Price		\$285,000	\$357,000	+ 25.3%	\$285,000	\$330,500	+ 16.0%
Average Sales Price		\$333,929	\$406,961	+ 21.9%	\$335,291	\$385,213	+ 14.9%
Percent of List Price Received		99.8%	101.6%	+ 1.8%	99.2%	100.9%	+ 1.7%
Housing Affordability Index		199	158	- 20.6%	199	171	- 14.1%
Inventory of Homes for Sale		705	306	- 56.6%	—	—	—
Months Supply of Inventory		1.8	0.7	- 61.1%	—	—	—

Housing Supply Overview

February 2022

With a shortage of existing homes for sale, many prospective buyers are turning to new construction for their next home purchase. But with rising construction costs, many buyers are finding they can't afford to purchase a new home. Nearly 7 out of 10 U.S. households can't afford a new median-priced home, according to data recently released by the National Association of Home Builders (NAHB), which found that 69% of U.S. households lack the income to qualify for a mortgage of \$412,506 using standard underwriting criteria. For the 12-month period spanning March 2021 through February 2022, Pending sales in the Ann Arbor Area were up 7.8 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 46.0 percent.

The overall Median Sales Price was up 13.6 percent to \$335,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 14.3 percent to \$360,000. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 20 days; the price range that tended to sell the slowest was the \$419,000 or More range at 31 days.

Market-wide, inventory levels were down 56.6 percent. The property type with the smallest decline was the Townhouse/Condo segment, where they decreased 55.2 percent. That amounts to 0.6 months supply for Single-Family homes and 1.0 months supply for Townhouse/Condo.

Quick Facts

+ 46.0%

Price Range With
Strongest Pending Sales:
\$188,999 or Less

+ 20.0%

Bedroom Type With
Strongest Pending Sales:
1 Bedroom or Less

+ 18.6%

Property Type With
Strongest Pending Sales:
Townhouse/Condo

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

New Listings

A count of the properties that have been newly listed on the market in a given month.
Based on a rolling 12-month calculation.

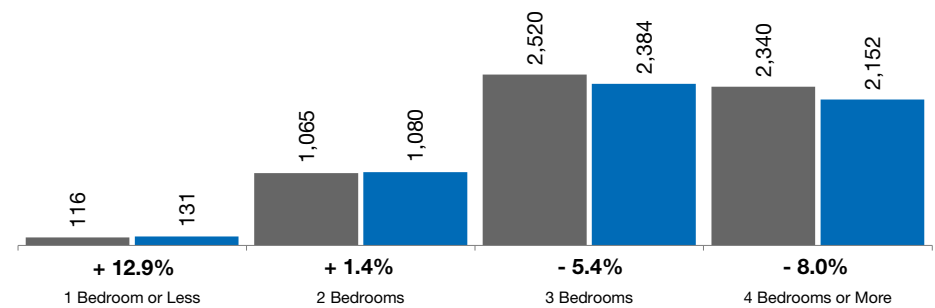
By Price Range

■ 02-2021 ■ 02-2022



By Bedroom

■ 02-2021 ■ 02-2022



All Properties

By Price Range	02-2021	02-2022	Change
\$188,999 or Less	827	729	- 11.9%
\$189,000 to \$278,999	1,404	1,157	- 17.6%
\$279,000 to \$418,999	1,729	1,711	- 1.0%
\$419,000 or More	2,081	2,150	+ 3.3%
All Price Ranges	6,041	5,747	- 4.9%

Single Family Residence

02-2021	02-2022	Change	02-2021	02-2022	Change
555	457	- 17.7%	272	272	0.0%
919	748	- 18.6%	485	409	- 15.7%
1,420	1,374	- 3.2%	309	337	+ 9.1%
1,802	1,817	+ 0.8%	279	333	+ 19.4%
4,696	4,396	- 6.4%	1,345	1,351	+ 0.4%

Townhouse/Condo

By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	116	131	+ 12.9%
2 Bedrooms	1,065	1,080	+ 1.4%
3 Bedrooms	2,520	2,384	- 5.4%
4 Bedrooms or More	2,340	2,152	- 8.0%
All Bedroom Ranges	6,041	5,747	- 4.9%

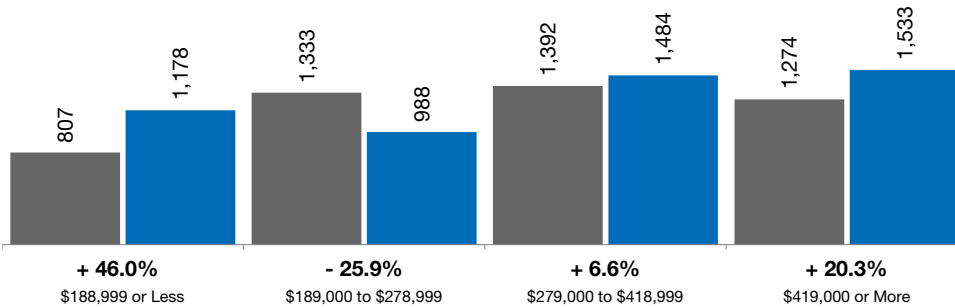
02-2021	02-2022	Change	02-2021	02-2022	Change
17	27	+ 58.8%	99	104	+ 5.1%
256	298	+ 16.4%	809	782	- 3.3%
2,146	1,990	- 7.3%	374	394	+ 5.3%
2,277	2,081	- 8.6%	63	71	+ 12.7%
4,696	4,396	- 6.4%	1,345	1,351	+ 0.4%

Pending Sales

A count of the properties on which offers have been accepted in a given month.
Based on a rolling 12-month calculation.

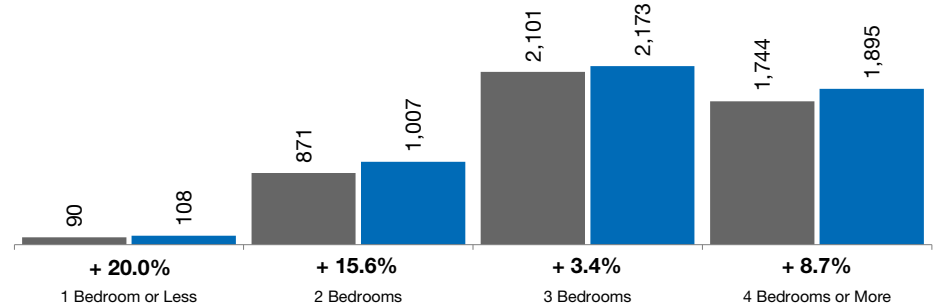
By Price Range

■ 02-2021 ■ 02-2022



By Bedroom

■ 02-2021 ■ 02-2022



All Properties

By Price Range	02-2021	02-2022	Change
\$188,999 or Less	807	1,178	+ 46.0%
\$189,000 to \$278,999	1,333	988	- 25.9%
\$279,000 to \$418,999	1,392	1,484	+ 6.6%
\$419,000 or More	1,274	1,533	+ 20.3%
All Price Ranges	4,806	5,183	+ 7.8%

Single Family Residence

02-2021	02-2022	Change	02-2021	02-2022	Change
539	768	+ 42.5%	268	410	+ 53.0%
925	617	- 33.3%	408	371	- 9.1%
1,185	1,229	+ 3.7%	207	255	+ 23.2%
1,131	1,352	+ 19.5%	143	181	+ 26.6%
3,780	3,966	+ 4.9%	1,026	1,217	+ 18.6%

Townhouse/Condo

By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	90	108	+ 20.0%
2 Bedrooms	871	1,007	+ 15.6%
3 Bedrooms	2,101	2,173	+ 3.4%
4 Bedrooms or More	1,744	1,895	+ 8.7%
All Bedroom Ranges	4,806	5,183	+ 7.8%

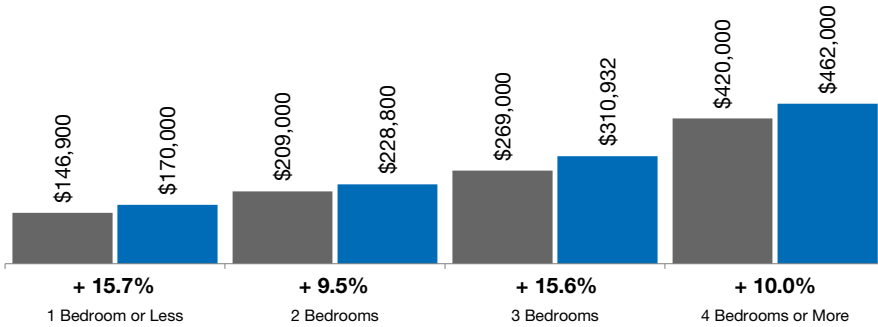
02-2021	02-2022	Change	02-2021	02-2022	Change
15	19	+ 26.7%	75	89	+ 18.7%
223	272	+ 22.0%	648	735	+ 13.4%
1,841	1,836	- 0.3%	260	337	+ 29.6%
1,701	1,839	+ 8.1%	43	56	+ 30.2%
3,780	3,966	+ 4.9%	1,026	1,217	+ 18.6%

Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

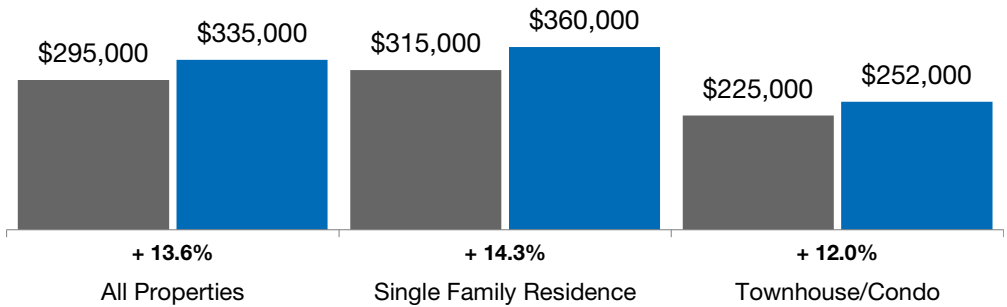
By Bedroom

■ 02-2021 ■ 02-2022



By Property Type

■ 02-2021 ■ 02-2022



All Properties			
By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	\$146,900	\$170,000	+ 15.7%
2 Bedrooms	\$209,000	\$228,800	+ 9.5%
3 Bedrooms	\$269,000	\$310,932	+ 15.6%
4 Bedrooms or More	\$420,000	\$462,000	+ 10.0%
All Bedroom Ranges	\$295,000	\$335,000	+ 13.6%

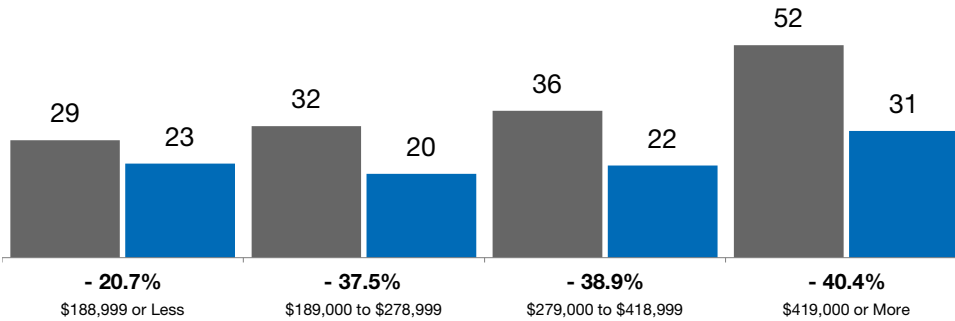
Single Family Residence			Townhouse/Condo		
02-2021	02-2022	Change	02-2021	02-2022	Change
\$200,000	\$164,500	- 17.8%	\$145,000	\$170,000	+ 17.2%
\$190,000	\$225,000	+ 18.4%	\$213,500	\$230,000	+ 7.7%
\$264,900	\$305,000	+ 15.1%	\$319,000	\$358,000	+ 12.2%
\$420,000	\$460,000	+ 9.5%	\$385,000	\$464,261	+ 20.6%
\$315,000	\$360,000	+ 14.3%	\$225,000	\$252,000	+ 12.0%

Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

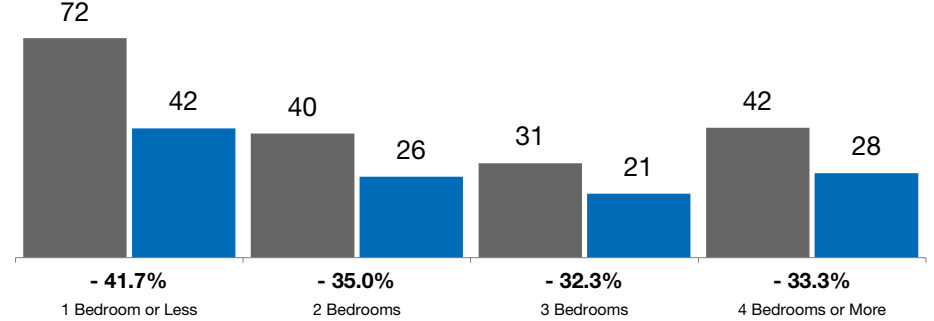
By Price Range

■ 02-2021 ■ 02-2022



By Bedroom

■ 02-2021 ■ 02-2022



All Properties

By Price Range	02-2021	02-2022	Change
\$188,999 or Less	29	23	- 20.7%
\$189,000 to \$278,999	32	20	- 37.5%
\$279,000 to \$418,999	36	22	- 38.9%
\$419,000 or More	52	31	- 40.4%
All Price Ranges	38	25	- 34.2%

Single Family Residence

02-2021	02-2022	Change	02-2021	02-2022	Change
26	22	- 15.4%	33	24	- 27.3%
26	16	- 38.5%	45	27	- 40.0%
32	18	- 43.8%	62	41	- 33.9%
51	29	- 43.1%	60	44	- 26.7%
35	22	- 37.1%	47	33	- 29.8%

Townhouse/Condo

By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	72	42	- 41.7%
2 Bedrooms	40	26	- 35.0%
3 Bedrooms	31	21	- 32.3%
4 Bedrooms or More	42	28	- 33.3%
All Bedroom Ranges	38	25	- 34.2%

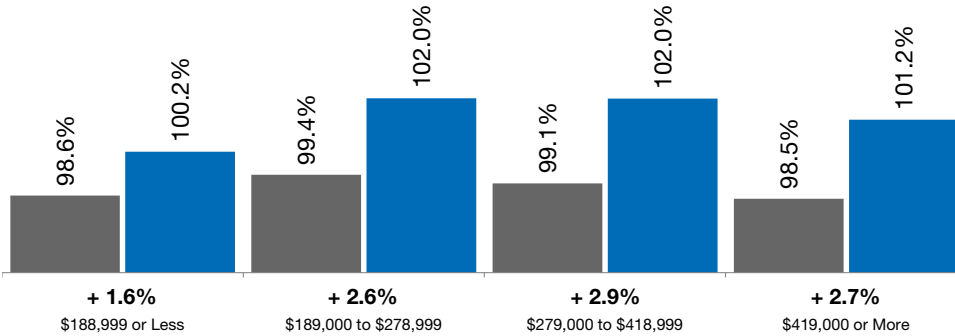
02-2021	02-2022	Change	02-2021	02-2022	Change
29	17	- 41.4%	81	47	- 42.0%
36	24	- 33.3%	42	27	- 35.7%
28	18	- 35.7%	49	39	- 20.4%
42	27	- 35.7%	54	45	- 16.7%
35	22	- 37.1%	47	33	- 29.8%

Percent of List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

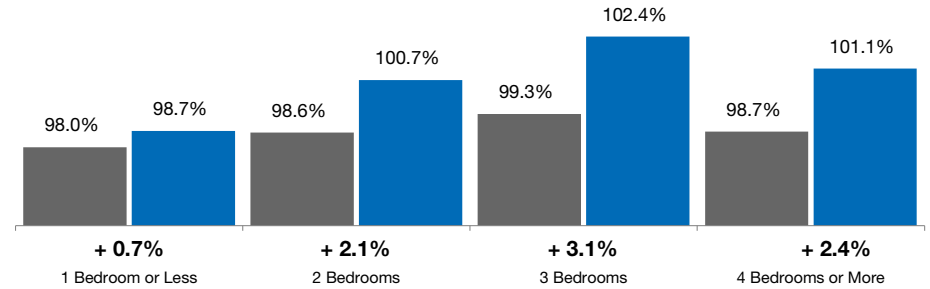
By Price Range

■ 02-2021 ■ 02-2022



By Bedroom

■ 02-2021 ■ 02-2022



All Properties

By Price Range	02-2021	02-2022	Change
\$188,999 or Less	98.6%	100.2%	+ 1.6%
\$189,000 to \$278,999	99.4%	102.0%	+ 2.6%
\$279,000 to \$418,999	99.1%	102.0%	+ 2.9%
\$419,000 or More	98.5%	101.2%	+ 2.7%
All Price Ranges	98.9%	101.5%	+ 2.6%

Single Family Residence

02-2021	02-2022	Change	02-2021	02-2022	Change
98.8%	100.3%	+ 1.5%	98.4%	99.9%	+ 1.5%
99.7%	102.8%	+ 3.1%	98.6%	100.6%	+ 2.0%
99.0%	102.2%	+ 3.2%	99.2%	100.8%	+ 1.6%
98.4%	101.4%	+ 3.0%	99.7%	100.1%	+ 0.4%
99.0%	101.8%	+ 2.8%	98.8%	100.4%	+ 1.6%

Townhouse/Condo

By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	98.0%	98.7%	+ 0.7%
2 Bedrooms	98.6%	100.7%	+ 2.1%
3 Bedrooms	99.3%	102.4%	+ 3.1%
4 Bedrooms or More	98.7%	101.1%	+ 2.4%
All Bedroom Ranges	98.9%	101.5%	+ 2.6%

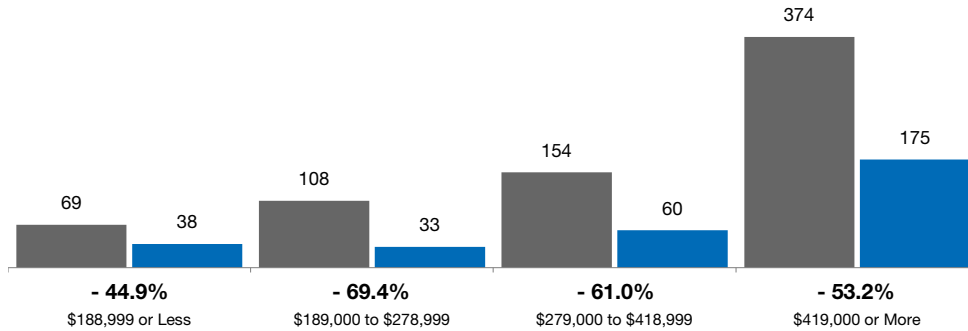
02-2021	02-2022	Change	02-2021	02-2022	Change
97.4%	99.4%	+ 2.1%	98.2%	98.5%	+ 0.3%
98.4%	100.6%	+ 2.2%	98.7%	100.7%	+ 2.0%
99.3%	102.7%	+ 3.4%	99.4%	100.5%	+ 1.1%
98.7%	101.2%	+ 2.5%	98.3%	98.9%	+ 0.6%
99.0%	101.8%	+ 2.8%	98.8%	100.4%	+ 1.6%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

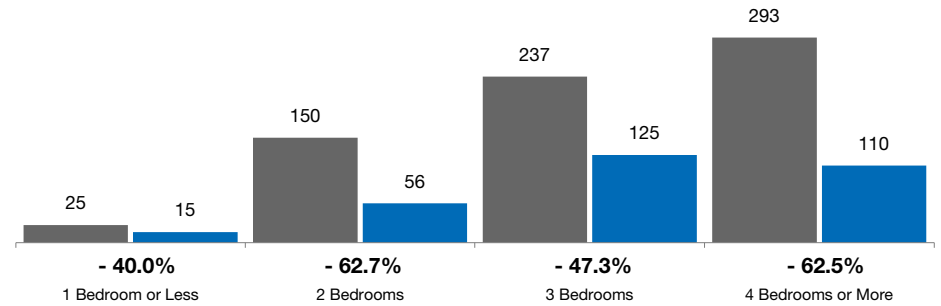
By Price Range

■ 02-2021 ■ 02-2022



By Bedroom

■ 02-2021 ■ 02-2022



All Properties

By Price Range	02-2021	02-2022	Change
\$188,999 or Less	69	38	- 44.9%
\$189,000 to \$278,999	108	33	- 69.4%
\$279,000 to \$418,999	154	60	- 61.0%
\$419,000 or More	374	175	- 53.2%
All Price Ranges	705	306	- 56.6%

Single Family Residence

02-2021	02-2022	Change	02-2021	02-2022	Change
35	29	- 17.1%	34	9	- 73.5%
50	17	- 66.0%	58	16	- 72.4%
96	29	- 69.8%	58	31	- 46.6%
294	128	- 56.5%	80	47	- 41.3%
475	203	- 57.3%	230	103	- 55.2%

Townhouse/Condo

By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	25	15	- 40.0%
2 Bedrooms	150	56	- 62.7%
3 Bedrooms	237	125	- 47.3%
4 Bedrooms or More	293	110	- 62.5%
All Bedroom Ranges	705	306	- 56.6%

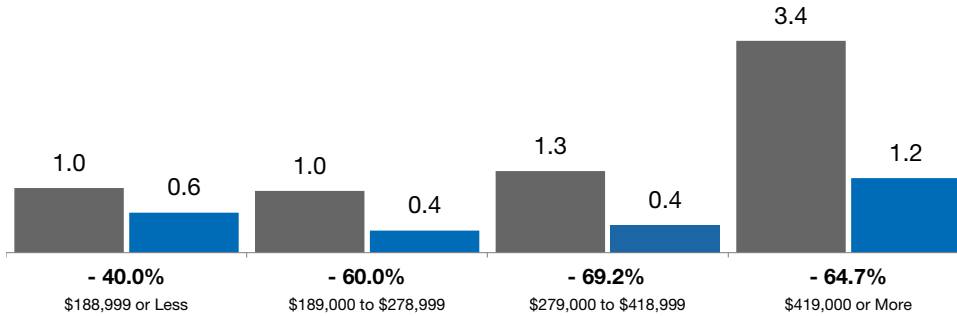
02-2021	02-2022	Change	02-2021	02-2022	Change
0	2	--	25	13	- 48.0%
25	13	- 48.0%	125	43	- 65.6%
167	83	- 50.3%	70	42	- 40.0%
283	105	- 62.9%	10	5	- 50.0%
475	203	- 57.3%	230	103	- 55.2%

Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

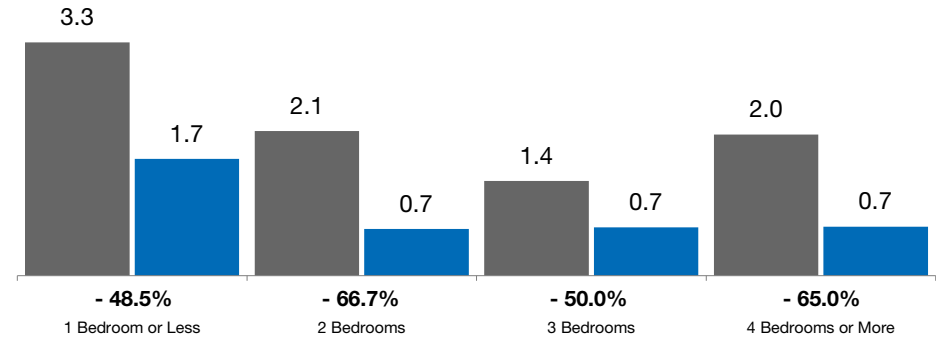
By Price Range

■ 02-2021 ■ 02-2022



By Bedroom

■ 02-2021 ■ 02-2022



All Properties

By Price Range	02-2021	02-2022	Change
\$188,999 or Less	1.0	0.6	- 40.0%
\$189,000 to \$278,999	1.0	0.4	- 60.0%
\$279,000 to \$418,999	1.3	0.4	- 69.2%
\$419,000 or More	3.4	1.2	- 64.7%
All Price Ranges	1.8	0.7	- 61.1%

Single Family Residence

02-2021	02-2022	Change	02-2021	02-2022	Change
0.8	0.8	0.0%	1.6	0.4	- 75.0%
0.7	0.3	- 57.1%	1.7	0.5	- 70.6%
1.0	0.3	- 70.0%	3.2	1.3	- 59.4%
3.0	1.0	- 66.7%	6.4	2.3	- 64.1%
1.5	0.6	- 60.0%	2.7	1.0	- 63.0%

Townhouse/Condo

By Bedroom	02-2021	02-2022	Change
1 Bedroom or Less	3.3	1.7	- 48.5%
2 Bedrooms	2.1	0.7	- 66.7%
3 Bedrooms	1.4	0.7	- 50.0%
4 Bedrooms or More	2.0	0.7	- 65.0%
All Bedroom Ranges	1.8	0.7	- 61.1%

02-2021	02-2022	Change	02-2021	02-2022	Change
--	1.1	--	4.0	1.8	- 55.0%
1.3	0.6	- 53.8%	2.3	0.7	- 69.6%
1.1	0.5	- 54.5%	3.2	1.5	- 53.1%
2.0	0.7	- 65.0%	2.8	1.1	- 60.7%
1.5	0.6	- 60.0%	2.7	1.0	- 63.0%

Local Market Update – February 2022

A Research Tool Provided by the Ann Arbor Area Board of Realtors®

ANN ARBOR AREA  BOARD OF REALTORS®

Ann Arbor School District

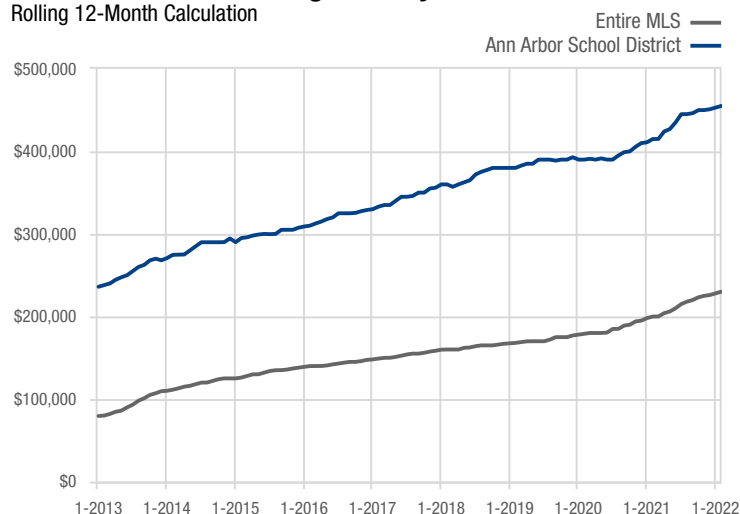
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	110	92	- 16.4%	207	160	- 22.7%
Pending Sales	90	103	+ 14.4%	165	186	+ 12.7%
Closed Sales	68	66	- 2.9%	133	123	- 7.5%
Days on Market Until Sale	44	25	- 43.2%	43	36	- 16.3%
Median Sales Price*	\$443,500	\$496,500	+ 12.0%	\$397,500	\$479,050	+ 20.5%
Average Sales Price*	\$451,737	\$590,631	+ 30.7%	\$439,359	\$553,449	+ 26.0%
Percent of List Price Received*	99.3%	102.7%	+ 3.4%	98.7%	101.9%	+ 3.2%
Inventory of Homes for Sale	188	75	- 60.1%	—	—	—
Months Supply of Inventory	1.8	0.6	- 66.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	90	58	- 35.6%	153	118	- 22.9%
Pending Sales	63	68	+ 7.9%	106	117	+ 10.4%
Closed Sales	50	38	- 24.0%	100	79	- 21.0%
Days on Market Until Sale	67	25	- 62.7%	51	28	- 45.1%
Median Sales Price*	\$225,500	\$325,000	+ 44.1%	\$236,250	\$253,000	+ 7.1%
Average Sales Price*	\$264,758	\$330,477	+ 24.8%	\$300,784	\$300,071	- 0.2%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	99.1%	100.6%	+ 1.5%
Inventory of Homes for Sale	154	55	- 64.3%	—	—	—
Months Supply of Inventory	2.6	0.8	- 69.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

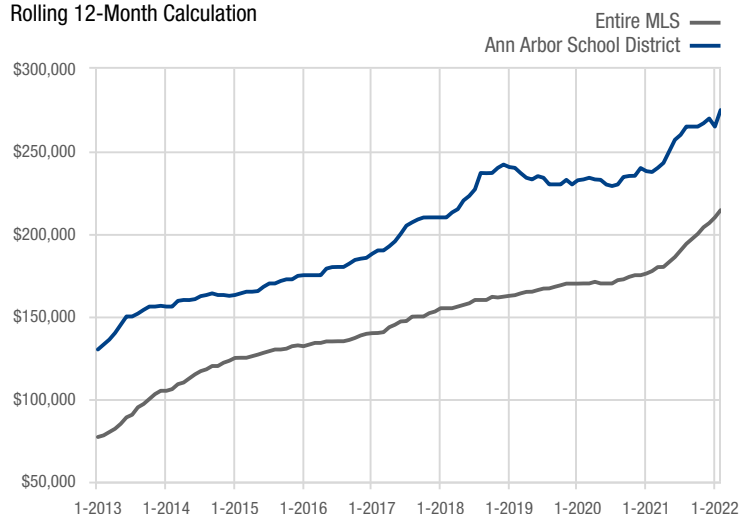
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

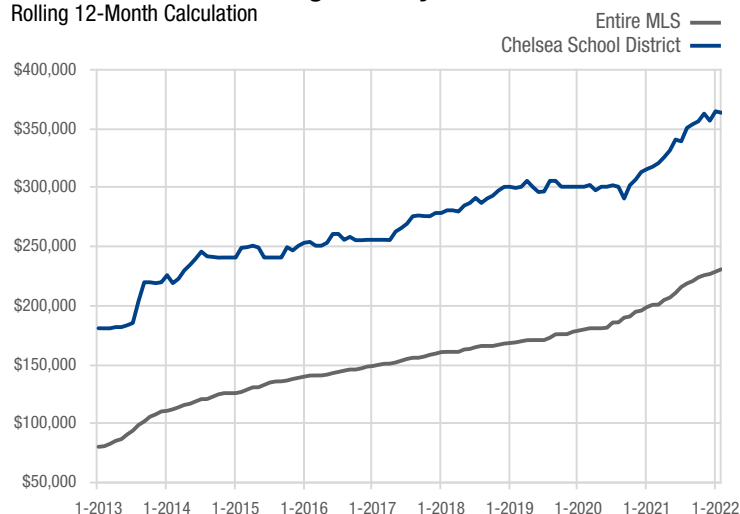
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	13	12	- 7.7%	20	25	+ 25.0%
Pending Sales	13	17	+ 30.8%	28	27	- 3.6%
Closed Sales	11	11	0.0%	27	20	- 25.9%
Days on Market Until Sale	55	24	- 56.4%	42	33	- 21.4%
Median Sales Price*	\$325,000	\$302,500	- 6.9%	\$322,500	\$362,500	+ 12.4%
Average Sales Price*	\$357,764	\$314,910	- 12.0%	\$337,102	\$375,576	+ 11.4%
Percent of List Price Received*	98.2%	102.7%	+ 4.6%	97.9%	100.4%	+ 2.6%
Inventory of Homes for Sale	23	8	- 65.2%	—	—	—
Months Supply of Inventory	1.1	0.4	- 63.6%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	16	11	- 31.3%	18	14	- 22.2%
Pending Sales	12	5	- 58.3%	13	5	- 61.5%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	233	4	- 98.3%	135	4	- 97.0%
Median Sales Price*	\$289,000	\$206,000	- 28.7%	\$241,750	\$206,000	- 14.8%
Average Sales Price*	\$289,000	\$206,000	- 28.7%	\$241,750	\$206,000	- 14.8%
Percent of List Price Received*	96.4%	105.6%	+ 9.5%	96.8%	105.6%	+ 9.1%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	2.5	4.0	+ 60.0%	—	—	—

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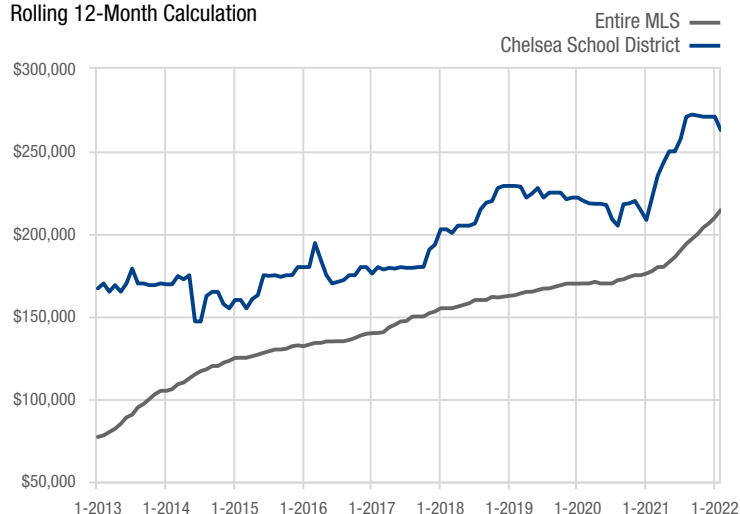
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Clinton School District

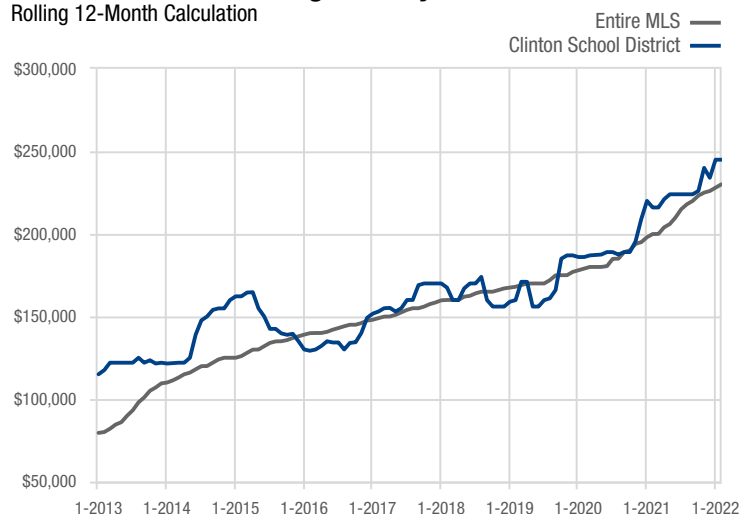
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	6	6	0.0%	12	10	- 16.7%
Pending Sales	5	10	+ 100.0%	10	12	+ 20.0%
Closed Sales	4	2	- 50.0%	8	6	- 25.0%
Days on Market Until Sale	22	120	+ 445.5%	36	86	+ 138.9%
Median Sales Price*	\$228,500	\$284,000	+ 24.3%	\$224,000	\$306,000	+ 36.6%
Average Sales Price*	\$240,750	\$284,000	+ 18.0%	\$238,250	\$296,667	+ 24.5%
Percent of List Price Received*	100.5%	95.7%	- 4.8%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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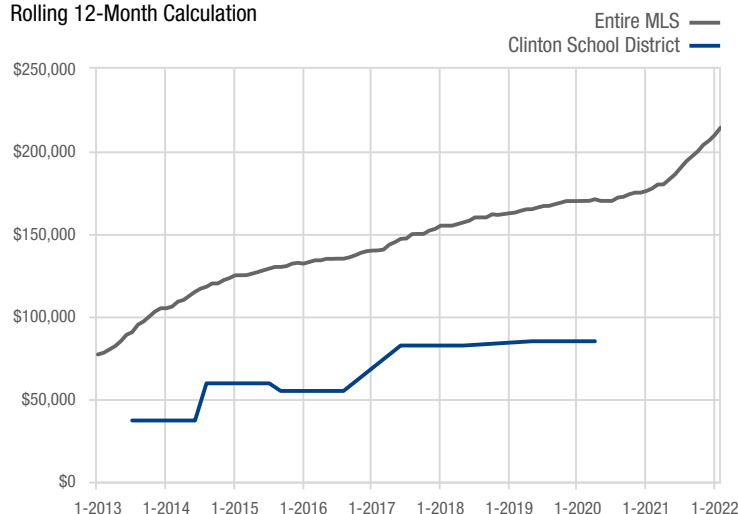
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Dexter School District

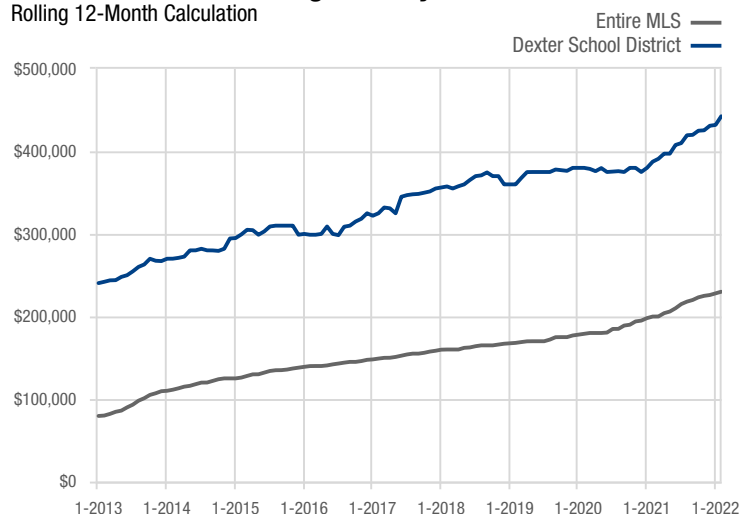
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	28	15	- 46.4%	43	33	- 23.3%
Pending Sales	21	24	+ 14.3%	38	35	- 7.9%
Closed Sales	17	15	- 11.8%	29	22	- 24.1%
Days on Market Until Sale	69	41	- 40.6%	60	34	- 43.3%
Median Sales Price*	\$420,000	\$500,000	+ 19.0%	\$420,000	\$492,000	+ 17.1%
Average Sales Price*	\$497,469	\$551,393	+ 10.8%	\$455,063	\$512,532	+ 12.6%
Percent of List Price Received*	99.0%	105.7%	+ 6.8%	99.4%	104.0%	+ 4.6%
Inventory of Homes for Sale	37	17	- 54.1%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	3	1	- 66.7%	3	2	- 33.3%
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	2	1	- 50.0%	6	4	- 33.3%
Days on Market Until Sale	79	44	- 44.3%	123	62	- 49.6%
Median Sales Price*	\$195,000	\$189,900	- 2.6%	\$307,934	\$311,250	+ 1.1%
Average Sales Price*	\$195,000	\$189,900	- 2.6%	\$402,819	\$313,621	- 22.1%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	101.3%	101.7%	+ 0.4%
Inventory of Homes for Sale	12	4	- 66.7%	—	—	—
Months Supply of Inventory	3.1	1.3	- 58.1%	—	—	—

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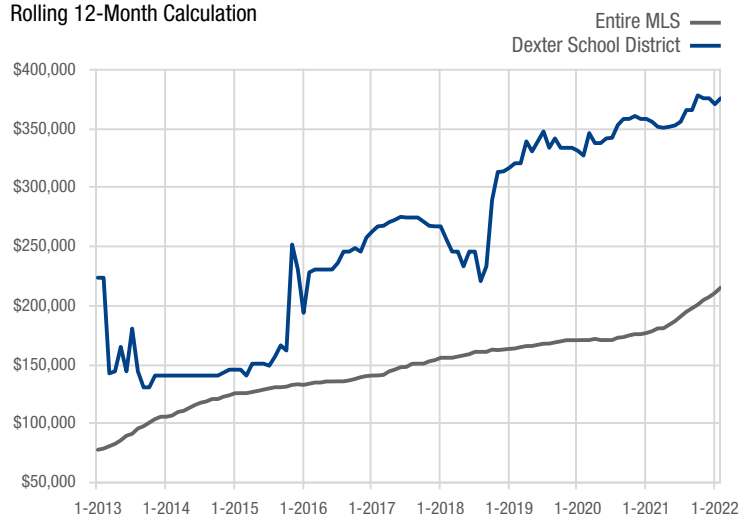
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

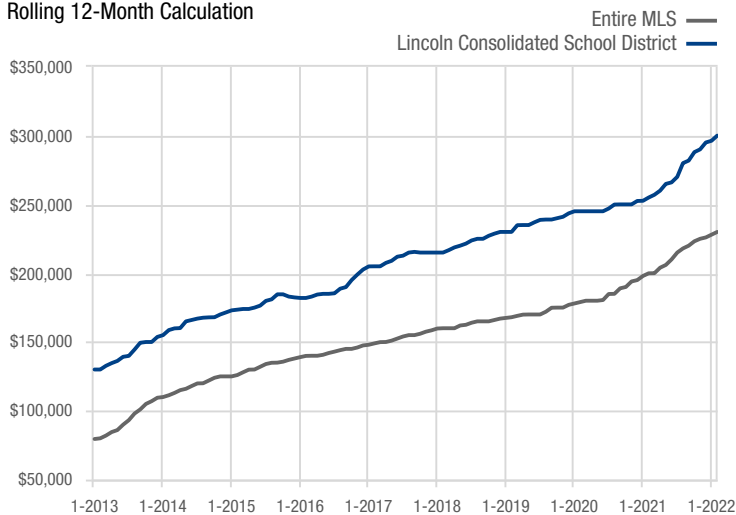
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	30	18	- 40.0%	60	32	- 46.7%
Pending Sales	25	24	- 4.0%	47	39	- 17.0%
Closed Sales	26	15	- 42.3%	49	29	- 40.8%
Days on Market Until Sale	11	16	+ 45.5%	14	18	+ 28.6%
Median Sales Price*	\$271,500	\$380,000	+ 40.0%	\$268,500	\$334,780	+ 24.7%
Average Sales Price*	\$281,263	\$354,467	+ 26.0%	\$290,783	\$330,992	+ 13.8%
Percent of List Price Received*	101.6%	98.9%	- 2.7%	100.3%	99.1%	- 1.2%
Inventory of Homes for Sale	32	18	- 43.8%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	1	- 50.0%	4	3	- 25.0%
Pending Sales	0	3	—	4	3	- 25.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	138	6	- 95.7%	51	19	- 62.7%
Median Sales Price*	\$202,060	\$114,500	- 43.3%	\$114,900	\$114,500	- 0.3%
Average Sales Price*	\$202,060	\$114,500	- 43.3%	\$136,320	\$118,300	- 13.2%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.8%	99.6%	- 1.2%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

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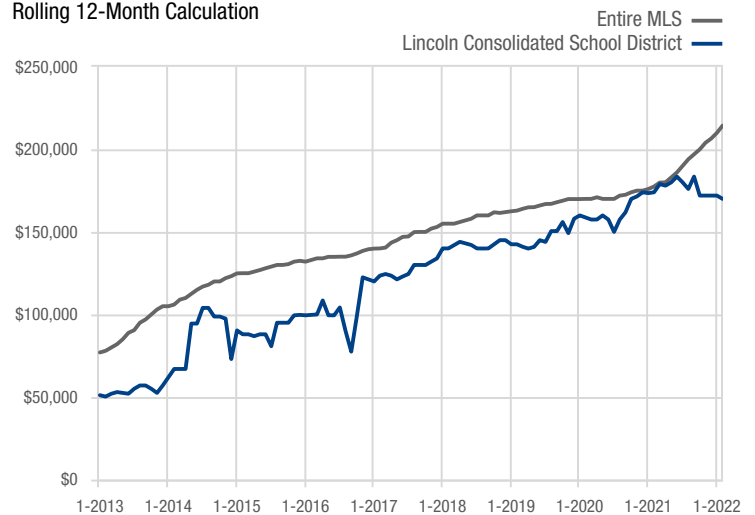
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

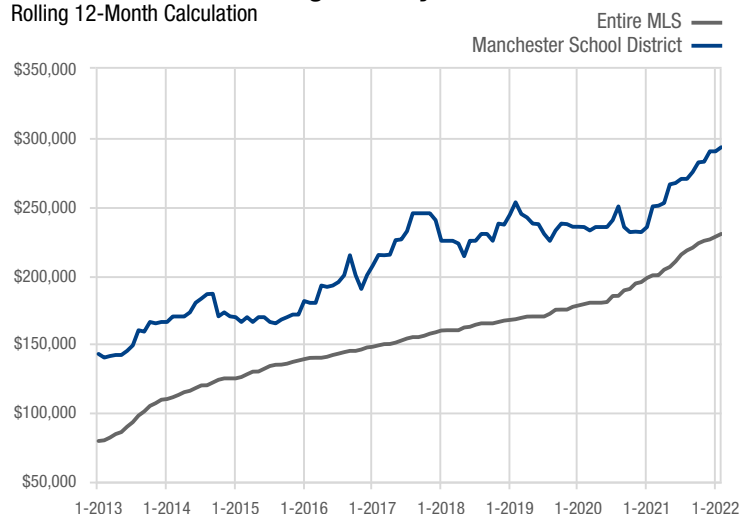
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	7	4	- 42.9%	8	9	+ 12.5%
Pending Sales	9	6	- 33.3%	14	14	0.0%
Closed Sales	8	5	- 37.5%	10	9	- 10.0%
Days on Market Until Sale	95	62	- 34.7%	99	60	- 39.4%
Median Sales Price*	\$290,000	\$319,900	+ 10.3%	\$290,000	\$346,735	+ 19.6%
Average Sales Price*	\$319,913	\$485,907	+ 51.9%	\$311,680	\$464,837	+ 49.1%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	97.5%	101.4%	+ 4.0%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	2	—	0	3	—
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	4	—	3	4	+ 33.3%
Median Sales Price*	—	\$299,500	—	\$122,500	\$299,500	+ 144.5%
Average Sales Price*	—	\$299,500	—	\$122,500	\$299,500	+ 144.5%
Percent of List Price Received*	—	100.0%	—	98.1%	100.0%	+ 1.9%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

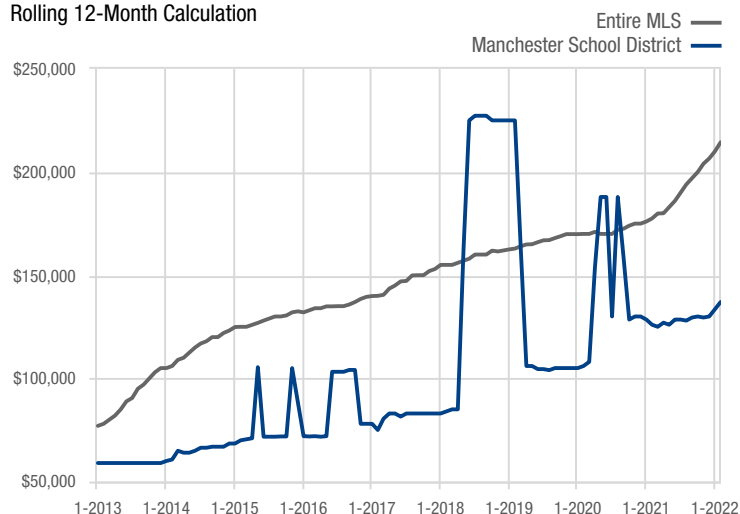
Rolling 12-Month Calculation



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Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



Milan School District

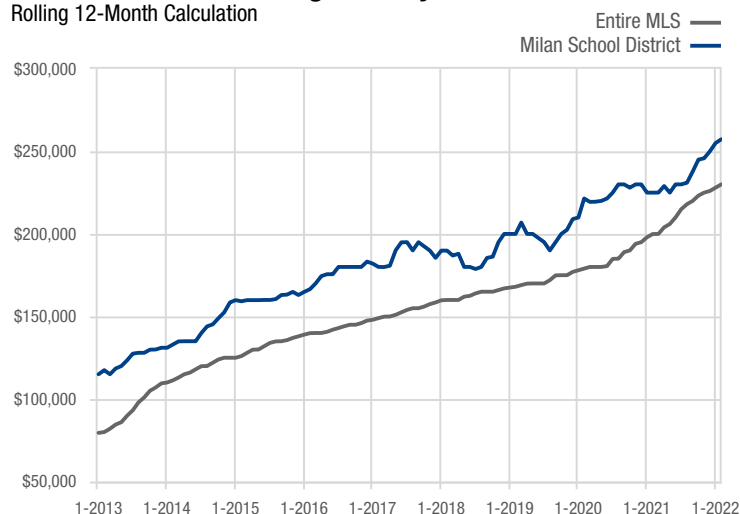
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	13	6	- 53.8%	34	13	- 61.8%
Pending Sales	14	30	+ 114.3%	25	40	+ 60.0%
Closed Sales	13	13	0.0%	26	24	- 7.7%
Days on Market Until Sale	27	78	+ 188.9%	35	57	+ 62.9%
Median Sales Price*	\$225,000	\$278,000	+ 23.6%	\$202,500	\$271,690	+ 34.2%
Average Sales Price*	\$229,738	\$306,574	+ 33.4%	\$218,696	\$287,927	+ 31.7%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.8%	99.8%	0.0%
Inventory of Homes for Sale	27	5	- 81.5%	—	—	—
Months Supply of Inventory	1.5	0.3	- 80.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	3	+ 50.0%	2	6	+ 200.0%
Pending Sales	0	3	—	0	7	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	5	—	—	5	—
Median Sales Price*	—	\$142,750	—	—	\$142,750	—
Average Sales Price*	—	\$142,750	—	—	\$142,750	—
Percent of List Price Received*	—	94.0%	—	—	94.0%	—
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.0	3.1	+ 210.0%	—	—	—

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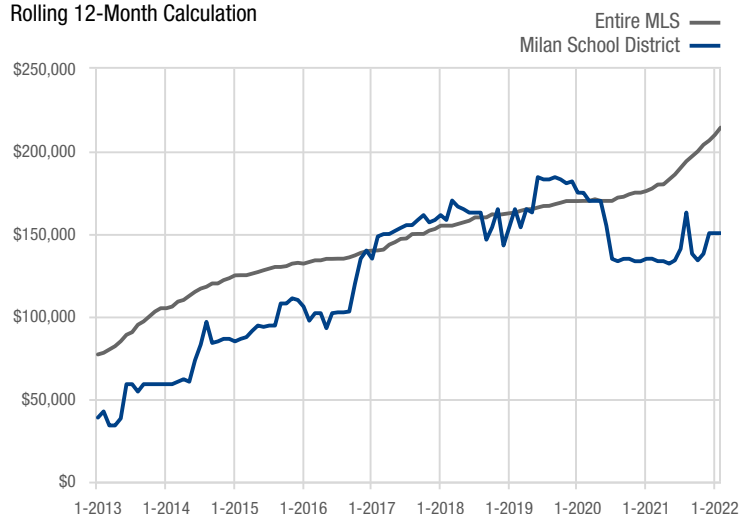
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Northville School District

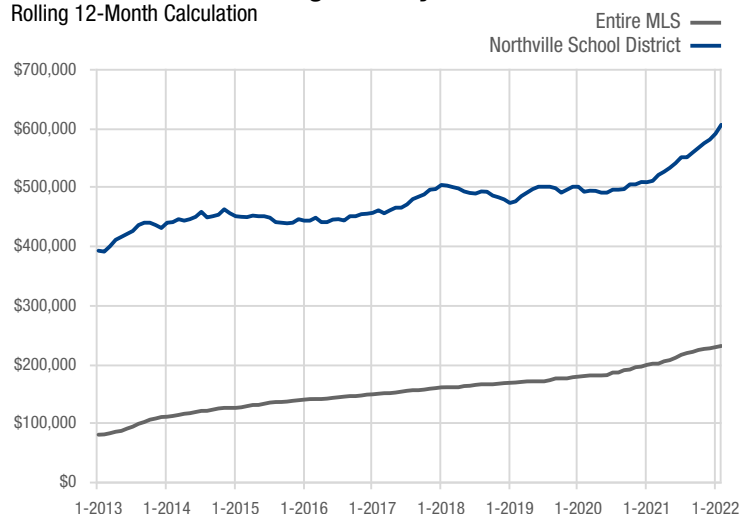
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	37	22	- 40.5%	69	44	- 36.2%
Pending Sales	31	20	- 35.5%	72	41	- 43.1%
Closed Sales	28	19	- 32.1%	57	40	- 29.8%
Days on Market Until Sale	30	46	+ 53.3%	32	53	+ 65.6%
Median Sales Price*	\$502,450	\$685,000	+ 36.3%	\$499,900	\$670,000	+ 34.0%
Average Sales Price*	\$633,146	\$807,053	+ 27.5%	\$595,758	\$727,720	+ 22.2%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.6%	100.5%	+ 1.9%
Inventory of Homes for Sale	63	25	- 60.3%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	23	12	- 47.8%	32	20	- 37.5%
Pending Sales	19	13	- 31.6%	36	26	- 27.8%
Closed Sales	21	10	- 52.4%	34	20	- 41.2%
Days on Market Until Sale	36	21	- 41.7%	36	31	- 13.9%
Median Sales Price*	\$205,000	\$190,000	- 7.3%	\$207,500	\$215,125	+ 3.7%
Average Sales Price*	\$249,281	\$392,709	+ 57.5%	\$253,043	\$354,407	+ 40.1%
Percent of List Price Received*	99.0%	102.1%	+ 3.1%	98.6%	101.6%	+ 3.0%
Inventory of Homes for Sale	26	6	- 76.9%	—	—	—
Months Supply of Inventory	1.5	0.3	- 80.0%	—	—	—

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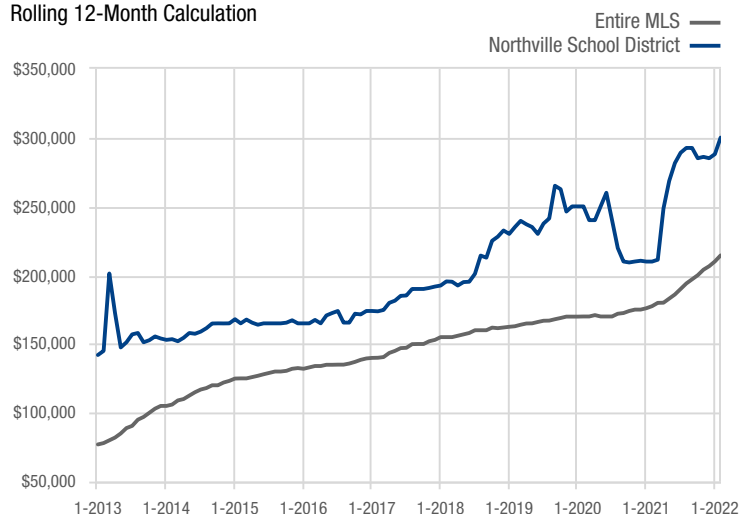
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

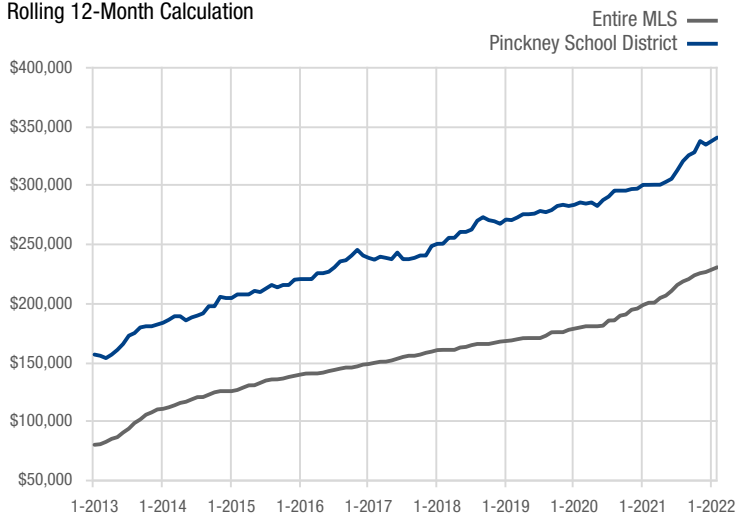
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	30	20	- 33.3%	56	36	- 35.7%
Pending Sales	34	22	- 35.3%	60	42	- 30.0%
Closed Sales	23	10	- 56.5%	53	39	- 26.4%
Days on Market Until Sale	16	13	- 18.8%	24	25	+ 4.2%
Median Sales Price*	\$275,000	\$335,000	+ 21.8%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$305,465	\$329,685	+ 7.9%	\$338,569	\$351,562	+ 3.8%
Percent of List Price Received*	99.3%	102.8%	+ 3.5%	99.5%	100.8%	+ 1.3%
Inventory of Homes for Sale	34	17	- 50.0%	—	—	—
Months Supply of Inventory	0.8	0.4	- 50.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	39	—	—	32	—	—
Median Sales Price*	\$279,950	—	—	\$300,000	—	—
Average Sales Price*	\$279,950	—	—	\$286,633	—	—
Percent of List Price Received*	96.9%	—	—	96.9%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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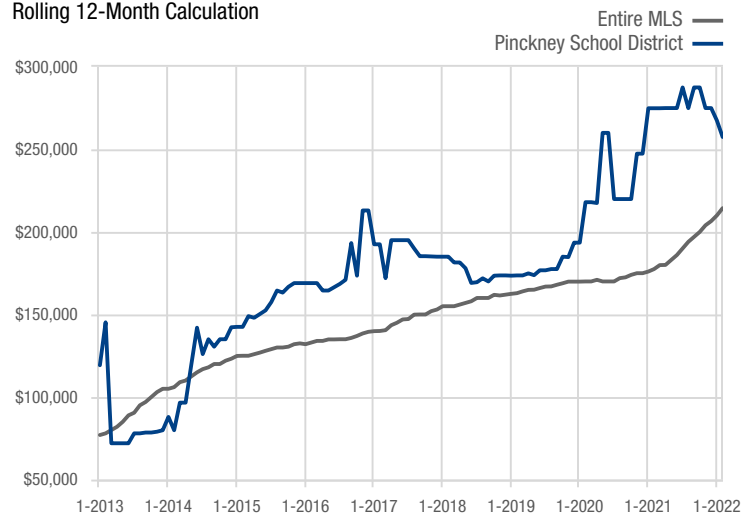
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

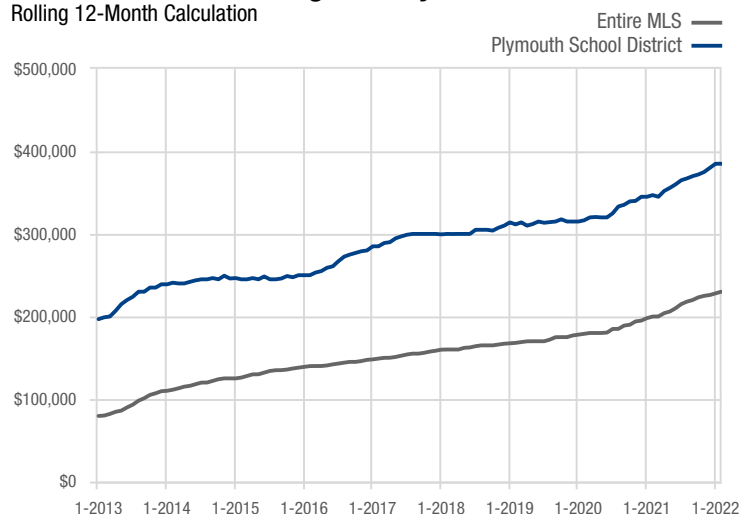
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	78	73	- 6.4%	169	162	- 4.1%
Pending Sales	82	85	+ 3.7%	173	161	- 6.9%
Closed Sales	65	58	- 10.8%	149	112	- 24.8%
Days on Market Until Sale	35	23	- 34.3%	31	25	- 19.4%
Median Sales Price*	\$407,940	\$395,250	- 3.1%	\$345,100	\$397,850	+ 15.3%
Average Sales Price*	\$410,968	\$469,818	+ 14.3%	\$382,808	\$446,481	+ 16.6%
Percent of List Price Received*	101.4%	105.5%	+ 4.0%	100.3%	103.6%	+ 3.3%
Inventory of Homes for Sale	91	37	- 59.3%	—	—	—
Months Supply of Inventory	0.7	0.3	- 57.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	38	25	- 34.2%	85	68	- 20.0%
Pending Sales	40	26	- 35.0%	86	74	- 14.0%
Closed Sales	48	32	- 33.3%	77	93	+ 20.8%
Days on Market Until Sale	40	24	- 40.0%	43	24	- 44.2%
Median Sales Price*	\$254,950	\$275,000	+ 7.9%	\$246,500	\$261,000	+ 5.9%
Average Sales Price*	\$247,737	\$304,011	+ 22.7%	\$235,380	\$286,289	+ 21.6%
Percent of List Price Received*	98.1%	100.8%	+ 2.8%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	57	19	- 66.7%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

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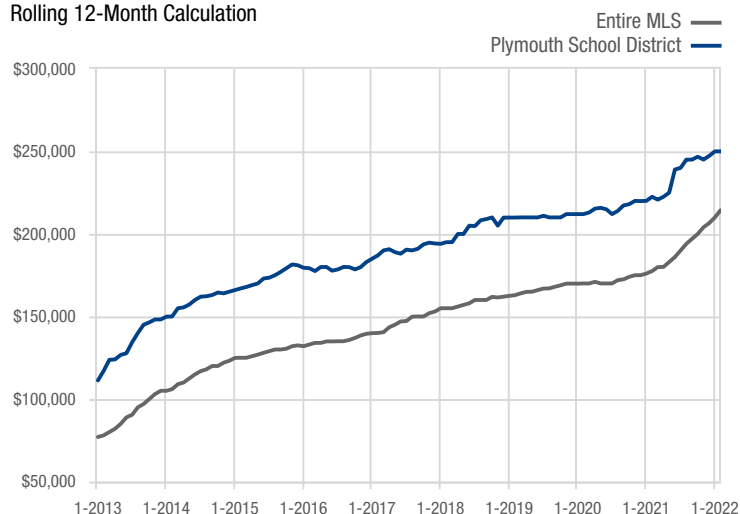
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Saline School District

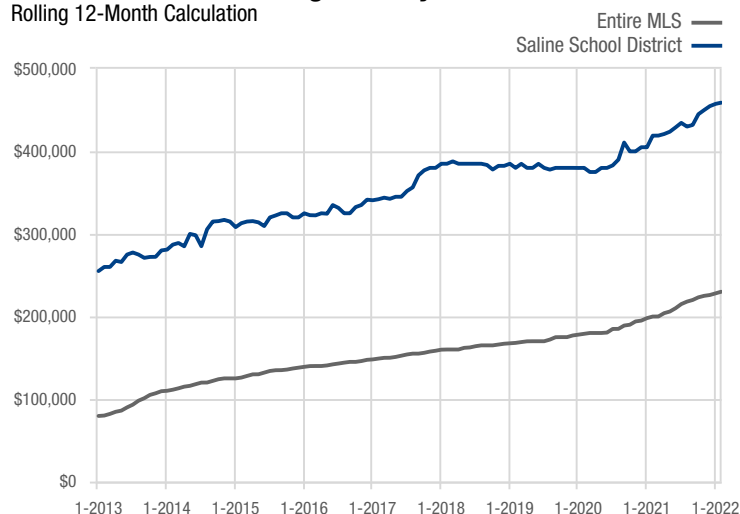
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	45	33	- 26.7%	71	53	- 25.4%
Pending Sales	41	39	- 4.9%	66	55	- 16.7%
Closed Sales	25	22	- 12.0%	50	36	- 28.0%
Days on Market Until Sale	74	62	- 16.2%	56	74	+ 32.1%
Median Sales Price*	\$434,000	\$561,028	+ 29.3%	\$420,682	\$544,595	+ 29.5%
Average Sales Price*	\$451,294	\$523,430	+ 16.0%	\$428,209	\$523,756	+ 22.3%
Percent of List Price Received*	98.3%	99.0%	+ 0.7%	98.4%	99.3%	+ 0.9%
Inventory of Homes for Sale	88	29	- 67.0%	—	—	—
Months Supply of Inventory	2.4	0.8	- 66.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	6	4	- 33.3%	8	16	+ 100.0%
Pending Sales	6	15	+ 150.0%	14	26	+ 85.7%
Closed Sales	4	7	+ 75.0%	7	17	+ 142.9%
Days on Market Until Sale	95	124	+ 30.5%	94	88	- 6.4%
Median Sales Price*	\$228,655	\$248,480	+ 8.7%	\$268,600	\$358,000	+ 33.3%
Average Sales Price*	\$252,078	\$378,397	+ 50.1%	\$299,873	\$394,124	+ 31.4%
Percent of List Price Received*	101.0%	102.8%	+ 1.8%	101.5%	99.3%	- 2.2%
Inventory of Homes for Sale	45	19	- 57.8%	—	—	—
Months Supply of Inventory	8.1	1.9	- 76.5%	—	—	—

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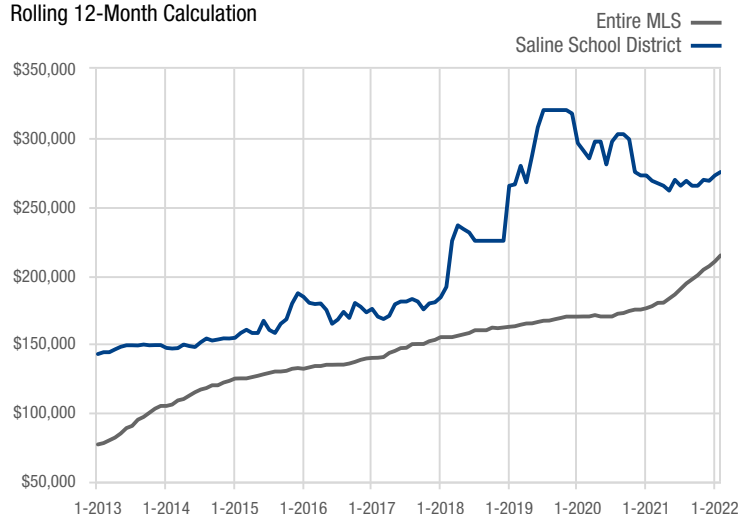
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

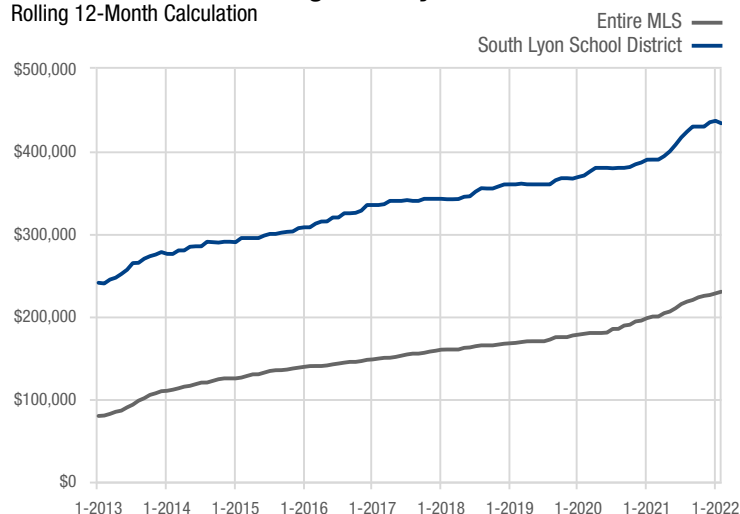
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	44	39	- 11.4%	87	88	+ 1.1%
Pending Sales	34	39	+ 14.7%	77	76	- 1.3%
Closed Sales	23	16	- 30.4%	62	46	- 25.8%
Days on Market Until Sale	62	37	- 40.3%	50	43	- 14.0%
Median Sales Price*	\$490,000	\$403,968	- 17.6%	\$446,678	\$428,398	- 4.1%
Average Sales Price*	\$471,785	\$412,923	- 12.5%	\$434,817	\$474,234	+ 9.1%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	99.6%	99.8%	+ 0.2%
Inventory of Homes for Sale	74	44	- 40.5%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	19	13	- 31.6%	31	19	- 38.7%
Pending Sales	13	14	+ 7.7%	22	23	+ 4.5%
Closed Sales	5	10	+ 100.0%	15	14	- 6.7%
Days on Market Until Sale	35	30	- 14.3%	36	30	- 16.7%
Median Sales Price*	\$143,000	\$137,450	- 3.9%	\$127,500	\$130,125	+ 2.1%
Average Sales Price*	\$152,580	\$145,130	- 4.9%	\$123,820	\$130,575	+ 5.5%
Percent of List Price Received*	98.5%	95.6%	- 2.9%	97.3%	94.9%	- 2.5%
Inventory of Homes for Sale	20	6	- 70.0%	—	—	—
Months Supply of Inventory	1.3	0.4	- 69.2%	—	—	—

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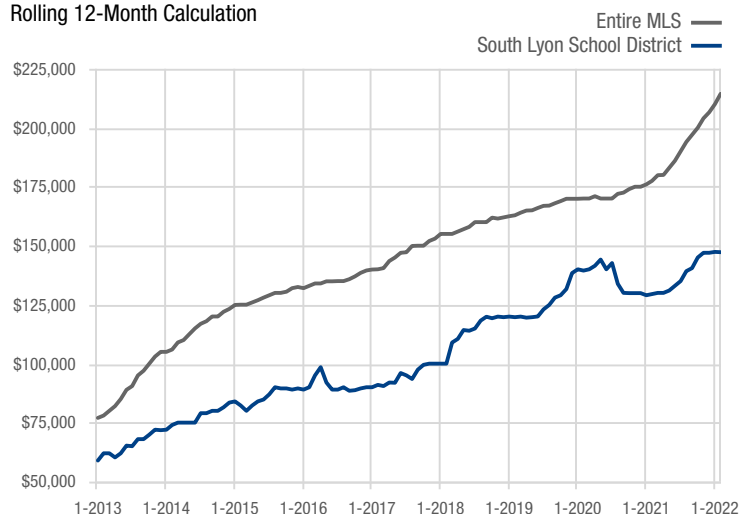
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Van Buren School District

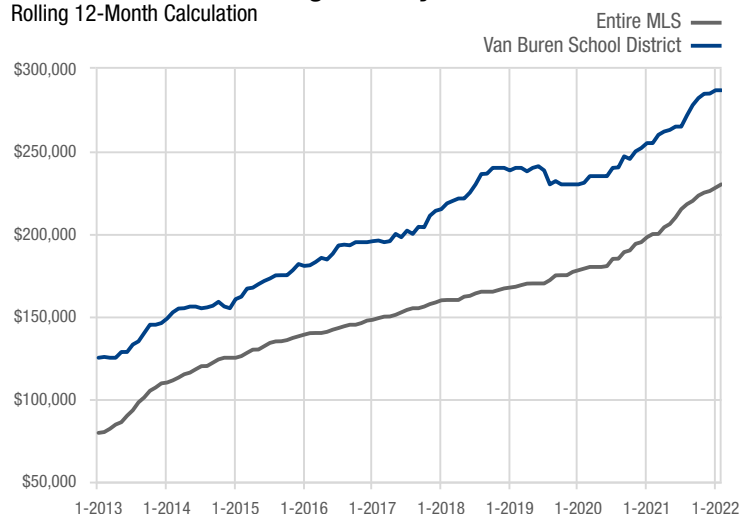
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	40	33	- 17.5%	88	63	- 28.4%
Pending Sales	44	31	- 29.5%	82	58	- 29.3%
Closed Sales	33	18	- 45.5%	69	42	- 39.1%
Days on Market Until Sale	40	25	- 37.5%	43	22	- 48.8%
Median Sales Price*	\$263,500	\$180,000	- 31.7%	\$252,950	\$243,450	- 3.8%
Average Sales Price*	\$249,160	\$245,898	- 1.3%	\$247,656	\$252,220	+ 1.8%
Percent of List Price Received*	101.5%	103.3%	+ 1.8%	100.0%	101.2%	+ 1.2%
Inventory of Homes for Sale	51	38	- 25.5%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	16	16	0.0%	33	22	- 33.3%
Pending Sales	18	15	- 16.7%	32	22	- 31.3%
Closed Sales	14	4	- 71.4%	28	17	- 39.3%
Days on Market Until Sale	36	22	- 38.9%	41	24	- 41.5%
Median Sales Price*	\$206,500	\$225,500	+ 9.2%	\$190,000	\$225,000	+ 18.4%
Average Sales Price*	\$199,422	\$213,625	+ 7.1%	\$202,532	\$232,894	+ 15.0%
Percent of List Price Received*	100.6%	102.7%	+ 2.1%	100.1%	102.7%	+ 2.6%
Inventory of Homes for Sale	16	8	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

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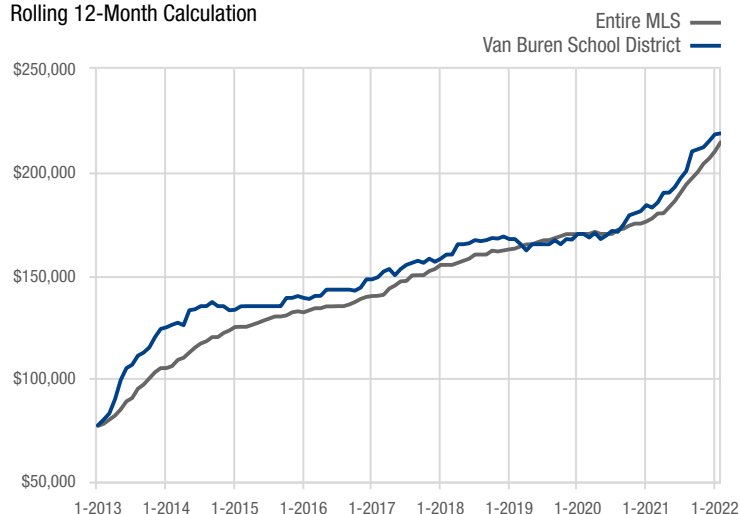
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

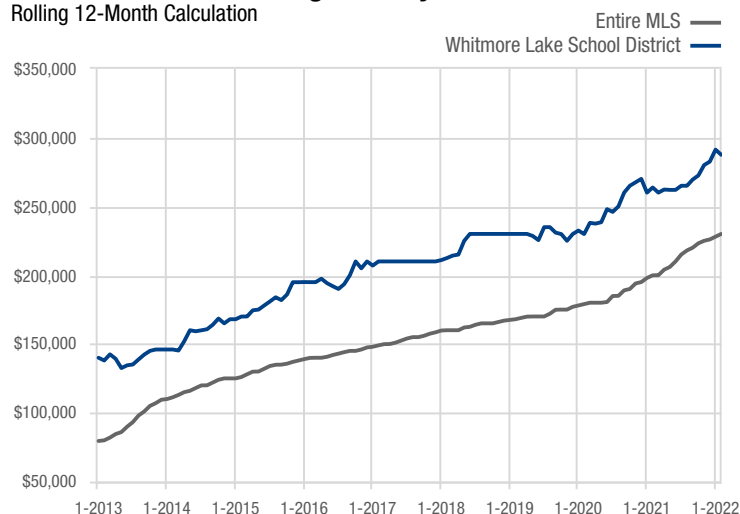
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	9	11	+ 22.2%	17	15	- 11.8%
Pending Sales	13	12	- 7.7%	18	17	- 5.6%
Closed Sales	7	3	- 57.1%	13	9	- 30.8%
Days on Market Until Sale	39	89	+ 128.2%	35	45	+ 28.6%
Median Sales Price*	\$269,000	\$132,000	- 50.9%	\$255,000	\$259,000	+ 1.6%
Average Sales Price*	\$277,834	\$128,967	- 53.6%	\$264,211	\$227,033	- 14.1%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	10	4	- 60.0%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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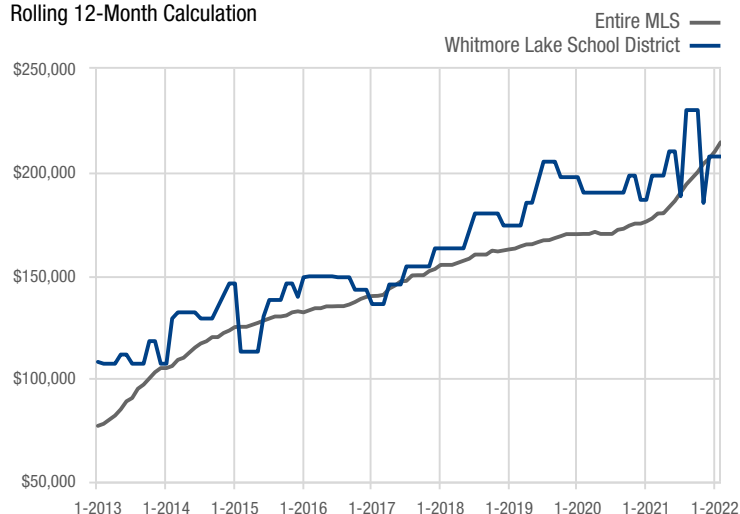
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Ypsilanti School District

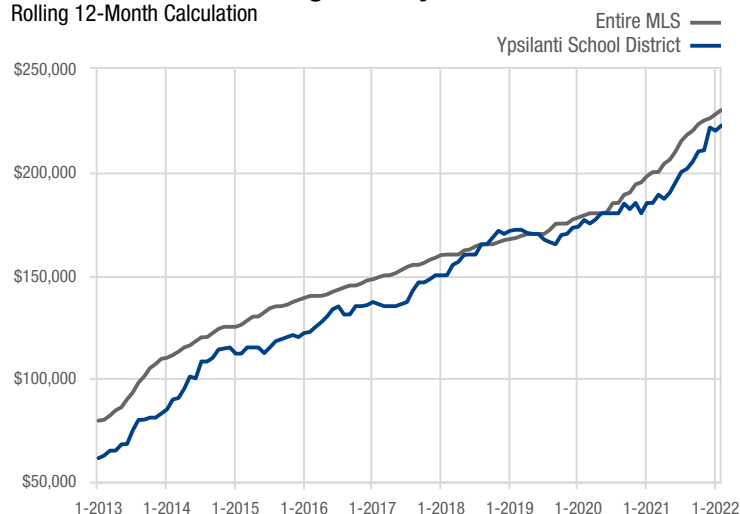
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	32	54	+ 68.8%	66	84	+ 27.3%
Pending Sales	32	79	+ 146.9%	72	131	+ 81.9%
Closed Sales	33	38	+ 15.2%	68	75	+ 10.3%
Days on Market Until Sale	23	21	- 8.7%	25	23	- 8.0%
Median Sales Price*	\$196,100	\$227,500	+ 16.0%	\$200,500	\$217,000	+ 8.2%
Average Sales Price*	\$206,588	\$223,849	+ 8.4%	\$230,494	\$215,545	- 6.5%
Percent of List Price Received*	102.0%	101.4%	- 0.6%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	45	34	- 24.4%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	3	4	+ 33.3%	12	12	0.0%
Pending Sales	10	7	- 30.0%	17	15	- 11.8%
Closed Sales	12	10	- 16.7%	19	15	- 21.1%
Days on Market Until Sale	14	14	0.0%	22	17	- 22.7%
Median Sales Price*	\$126,750	\$139,400	+ 10.0%	\$127,000	\$140,800	+ 10.9%
Average Sales Price*	\$140,758	\$174,640	+ 24.1%	\$134,526	\$172,853	+ 28.5%
Percent of List Price Received*	98.5%	101.4%	+ 2.9%	99.3%	101.1%	+ 1.8%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

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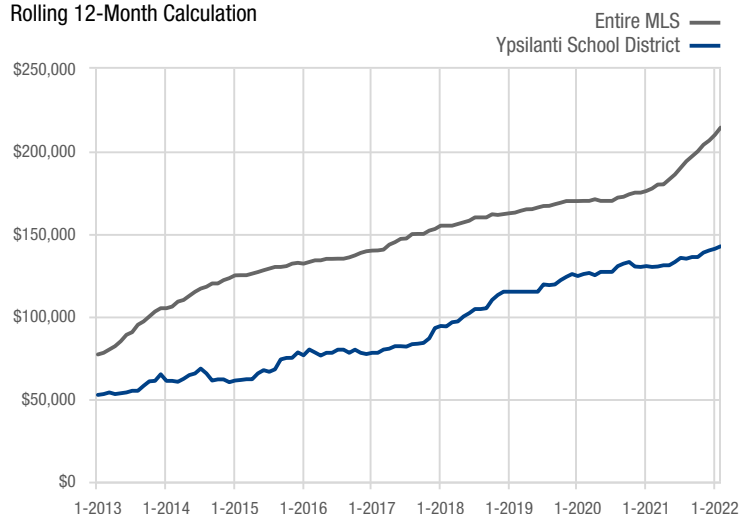
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Jackson County

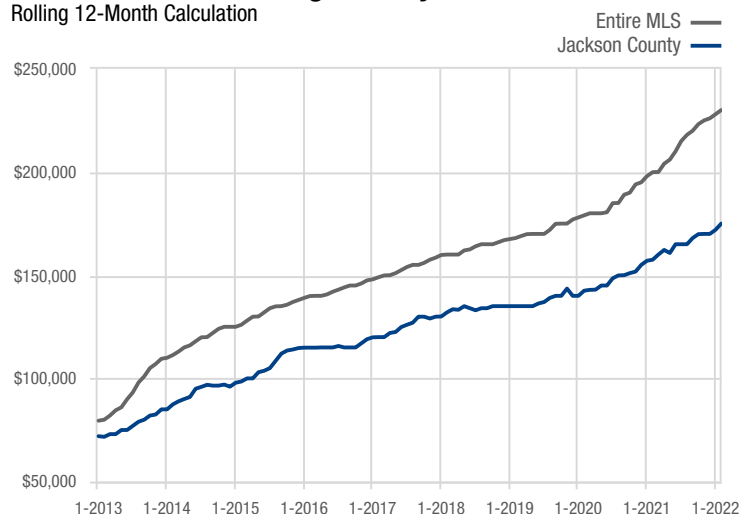
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	135	137	+ 1.5%	304	288	- 5.3%
Pending Sales	139	175	+ 25.9%	341	330	- 3.2%
Closed Sales	227	140	- 38.3%	524	285	- 45.6%
Days on Market Until Sale	52	60	+ 15.4%	53	59	+ 11.3%
Median Sales Price*	\$150,000	\$190,000	+ 26.7%	\$155,500	\$175,000	+ 12.5%
Average Sales Price*	\$182,045	\$208,584	+ 14.6%	\$177,866	\$200,621	+ 12.8%
Percent of List Price Received*	98.2%	99.2%	+ 1.0%	98.7%	98.9%	+ 0.2%
Inventory of Homes for Sale	222	351	+ 58.1%	—	—	—
Months Supply of Inventory	0.7	1.7	+ 142.9%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	9	6	- 33.3%	11	9	- 18.2%
Pending Sales	5	4	- 20.0%	7	11	+ 57.1%
Closed Sales	2	3	+ 50.0%	8	9	+ 12.5%
Days on Market Until Sale	156	53	- 66.0%	53	67	+ 26.4%
Median Sales Price*	\$309,000	\$155,000	- 49.8%	\$135,000	\$245,000	+ 81.5%
Average Sales Price*	\$309,000	\$141,667	- 54.2%	\$176,000	\$241,398	+ 37.2%
Percent of List Price Received*	95.2%	96.1%	+ 0.9%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

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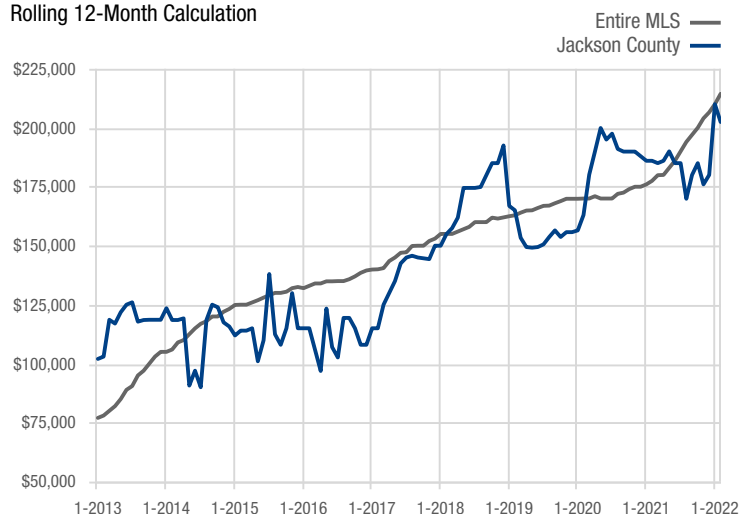
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lenawee County

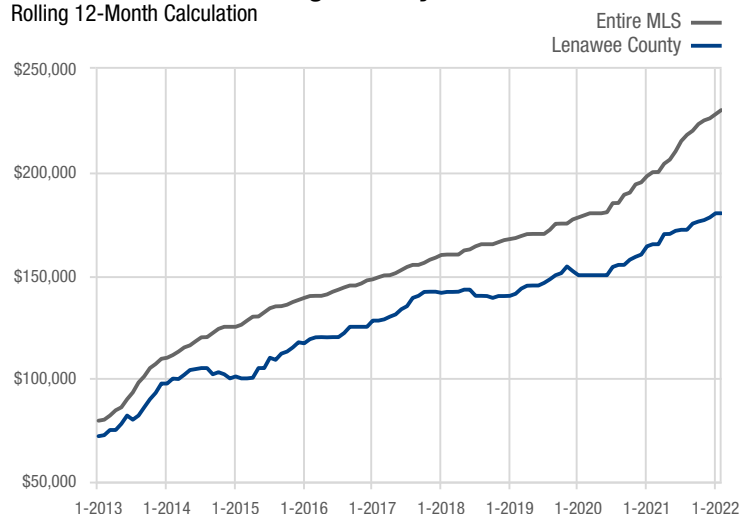
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	105	79	- 24.8%	218	158	- 27.5%
Pending Sales	121	111	- 8.3%	261	210	- 19.5%
Closed Sales	131	74	- 43.5%	302	159	- 47.4%
Days on Market Until Sale	55	63	+ 14.5%	48	61	+ 27.1%
Median Sales Price*	\$168,000	\$186,950	+ 11.3%	\$156,500	\$177,500	+ 13.4%
Average Sales Price*	\$200,423	\$211,169	+ 5.4%	\$188,540	\$204,197	+ 8.3%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	151	126	- 16.6%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	4	2	- 50.0%	10	6	- 40.0%
Pending Sales	4	2	- 50.0%	9	6	- 33.3%
Closed Sales	8	1	- 87.5%	17	8	- 52.9%
Days on Market Until Sale	15	28	+ 86.7%	22	46	+ 109.1%
Median Sales Price*	\$212,500	\$225,000	+ 5.9%	\$212,500	\$222,250	+ 4.6%
Average Sales Price*	\$199,839	\$225,000	+ 12.6%	\$202,592	\$231,690	+ 14.4%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.4%	99.3%	- 0.1%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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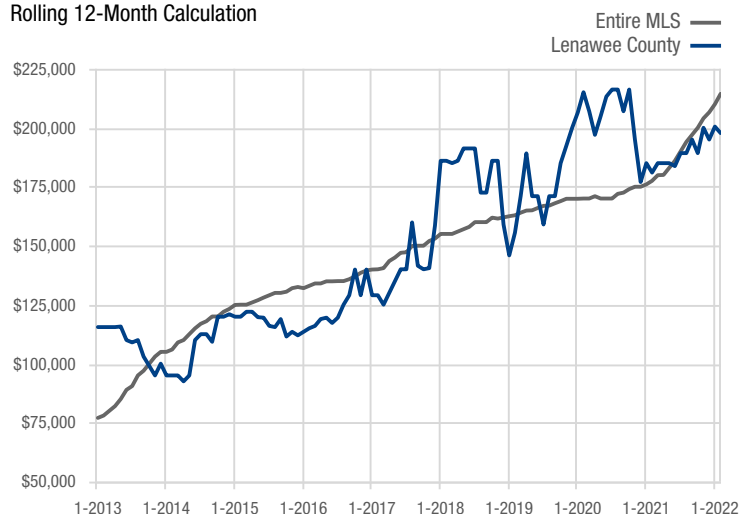
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Livingston County

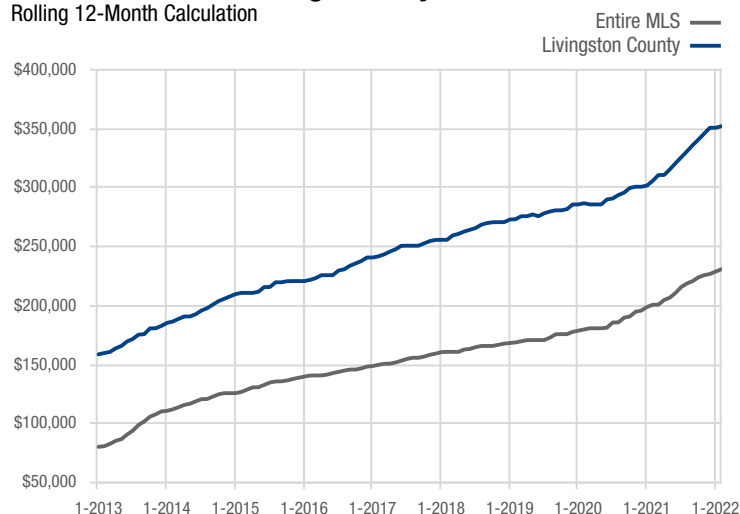
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	169	174	+ 3.0%	344	330	- 4.1%
Pending Sales	171	177	+ 3.5%	330	334	+ 1.2%
Closed Sales	134	126	- 6.0%	311	255	- 18.0%
Days on Market Until Sale	35	30	- 14.3%	33	33	0.0%
Median Sales Price*	\$300,000	\$354,000	+ 18.0%	\$312,000	\$347,000	+ 11.2%
Average Sales Price*	\$328,009	\$391,339	+ 19.3%	\$348,830	\$385,633	+ 10.6%
Percent of List Price Received*	99.7%	100.6%	+ 0.9%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	195	160	- 17.9%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	24	30	+ 25.0%	52	86	+ 65.4%
Pending Sales	34	28	- 17.6%	66	70	+ 6.1%
Closed Sales	26	27	+ 3.8%	59	60	+ 1.7%
Days on Market Until Sale	41	19	- 53.7%	34	22	- 35.3%
Median Sales Price*	\$216,250	\$310,000	+ 43.4%	\$200,000	\$262,750	+ 31.4%
Average Sales Price*	\$253,482	\$333,363	+ 31.5%	\$233,126	\$283,119	+ 21.4%
Percent of List Price Received*	99.8%	101.2%	+ 1.4%	99.3%	101.2%	+ 1.9%
Inventory of Homes for Sale	60	31	- 48.3%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

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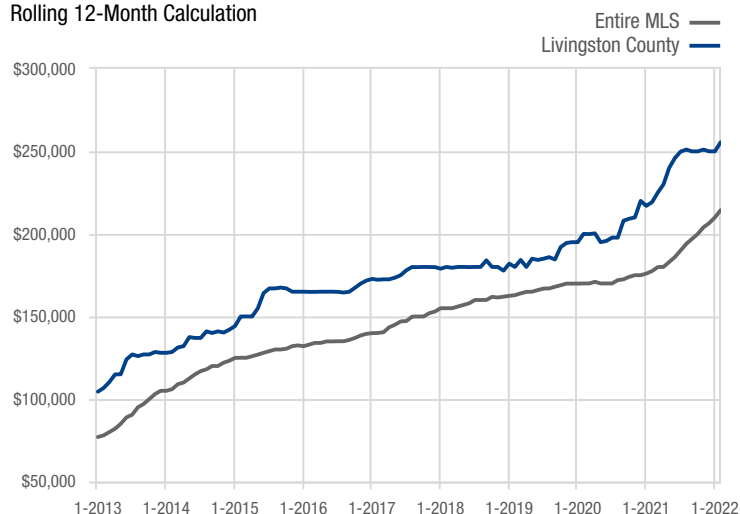
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Monroe County

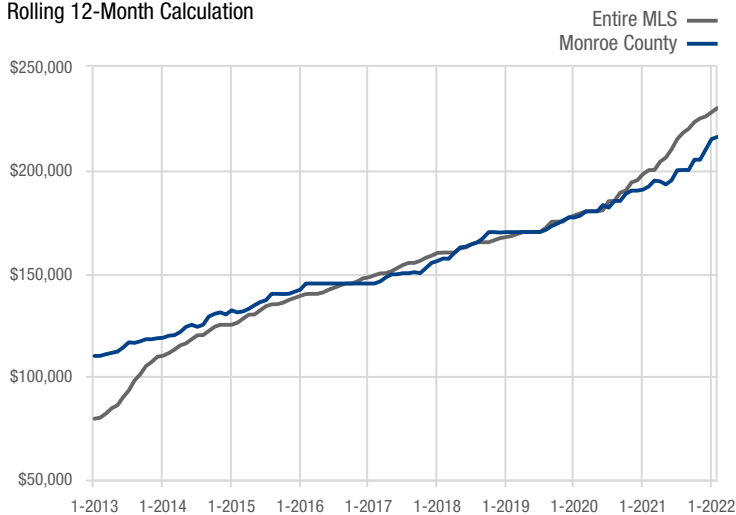
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	106	107	+ 0.9%	244	242	- 0.8%
Pending Sales	108	174	+ 61.1%	256	310	+ 21.1%
Closed Sales	144	114	- 20.8%	339	213	- 37.2%
Days on Market Until Sale	58	45	- 22.4%	48	44	- 8.3%
Median Sales Price*	\$189,500	\$235,500	+ 24.3%	\$189,900	\$224,500	+ 18.2%
Average Sales Price*	\$213,110	\$255,334	+ 19.8%	\$209,417	\$238,488	+ 13.9%
Percent of List Price Received*	99.9%	100.5%	+ 0.6%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	195	114	- 41.5%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	5	5	0.0%	12	13	+ 8.3%
Pending Sales	6	6	0.0%	14	17	+ 21.4%
Closed Sales	12	8	- 33.3%	15	13	- 13.3%
Days on Market Until Sale	71	46	- 35.2%	64	38	- 40.6%
Median Sales Price*	\$204,000	\$199,900	- 2.0%	\$183,000	\$219,900	+ 20.2%
Average Sales Price*	\$194,983	\$188,150	- 3.5%	\$191,942	\$198,623	+ 3.5%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	13	20	+ 53.8%	—	—	—
Months Supply of Inventory	1.0	2.2	+ 120.0%	—	—	—

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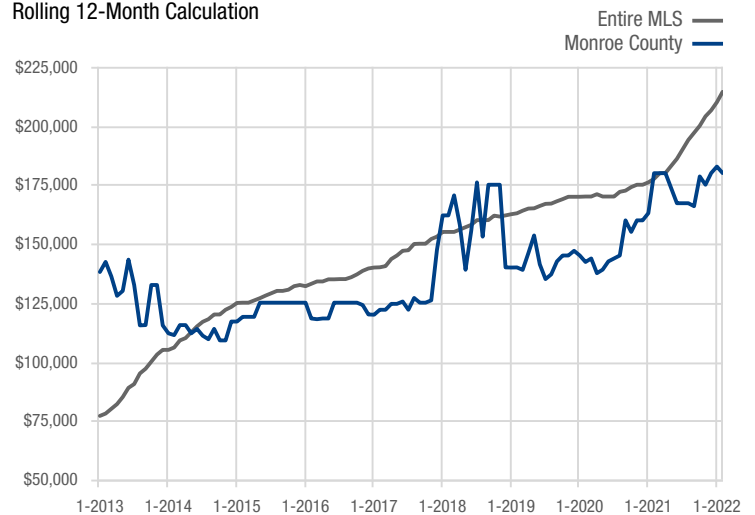
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Oakland County

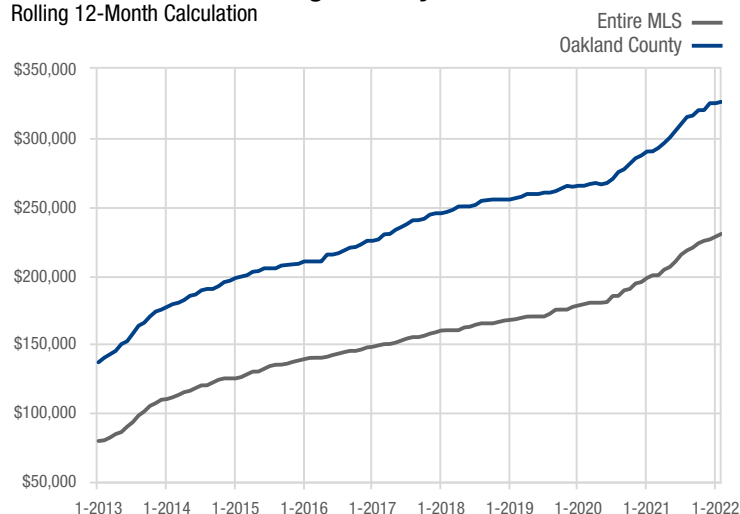
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1,183	1,064	- 10.1%	2,377	2,118	- 10.9%
Pending Sales	1,082	1,155	+ 6.7%	2,256	2,180	- 3.4%
Closed Sales	993	824	- 17.0%	2,069	1,749	- 15.5%
Days on Market Until Sale	32	31	- 3.1%	33	32	- 3.0%
Median Sales Price*	\$282,000	\$308,900	+ 9.5%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$354,624	\$385,169	+ 8.6%	\$345,279	\$381,440	+ 10.5%
Percent of List Price Received*	99.0%	100.3%	+ 1.3%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	1,399	965	- 31.0%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	323	272	- 15.8%	665	556	- 16.4%
Pending Sales	271	291	+ 7.4%	545	566	+ 3.9%
Closed Sales	251	216	- 13.9%	474	458	- 3.4%
Days on Market Until Sale	35	25	- 28.6%	36	30	- 16.7%
Median Sales Price*	\$192,600	\$229,000	+ 18.9%	\$193,800	\$235,000	+ 21.3%
Average Sales Price*	\$243,665	\$279,681	+ 14.8%	\$241,193	\$282,543	+ 17.1%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.2%	99.2%	+ 1.0%
Inventory of Homes for Sale	417	234	- 43.9%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

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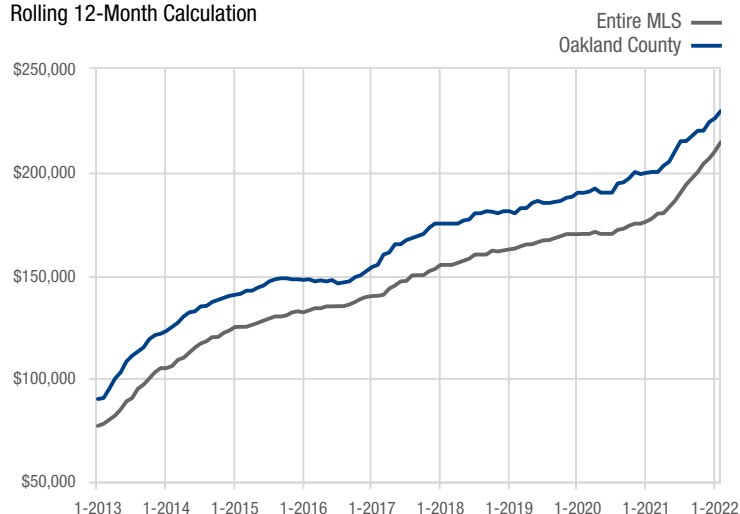
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

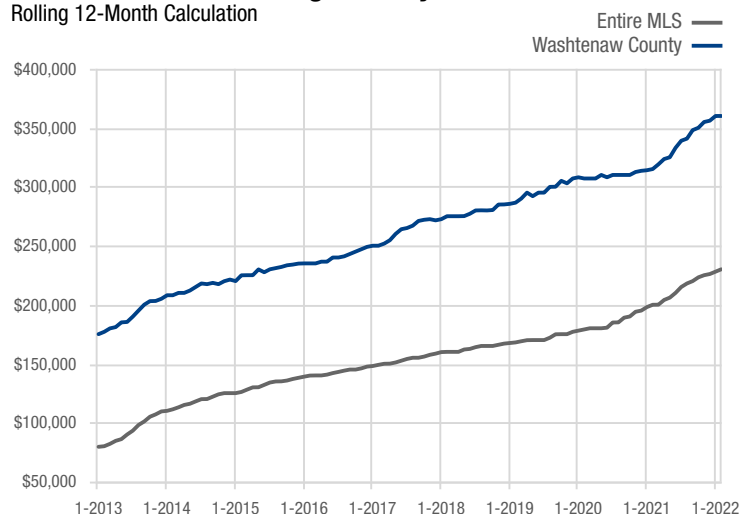
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	287	246	- 14.3%	516	428	- 17.1%
Pending Sales	256	329	+ 28.5%	472	544	+ 15.3%
Closed Sales	209	189	- 9.6%	420	350	- 16.7%
Days on Market Until Sale	43	32	- 25.6%	40	36	- 10.0%
Median Sales Price*	\$325,000	\$383,000	+ 17.8%	\$312,000	\$362,281	+ 16.1%
Average Sales Price*	\$365,245	\$440,980	+ 20.7%	\$354,870	\$417,604	+ 17.7%
Percent of List Price Received*	99.8%	101.6%	+ 1.8%	99.2%	101.0%	+ 1.8%
Inventory of Homes for Sale	475	203	- 57.3%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	121	84	- 30.6%	199	173	- 13.1%
Pending Sales	92	105	+ 14.1%	158	179	+ 13.3%
Closed Sales	69	60	- 13.0%	138	121	- 12.3%
Days on Market Until Sale	61	34	- 44.3%	51	35	- 31.4%
Median Sales Price*	\$215,000	\$286,000	+ 33.0%	\$219,950	\$245,000	+ 11.4%
Average Sales Price*	\$239,527	\$299,804	+ 25.2%	\$275,843	\$292,053	+ 5.9%
Percent of List Price Received*	99.7%	101.8%	+ 2.1%	99.3%	100.6%	+ 1.3%
Inventory of Homes for Sale	230	103	- 55.2%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

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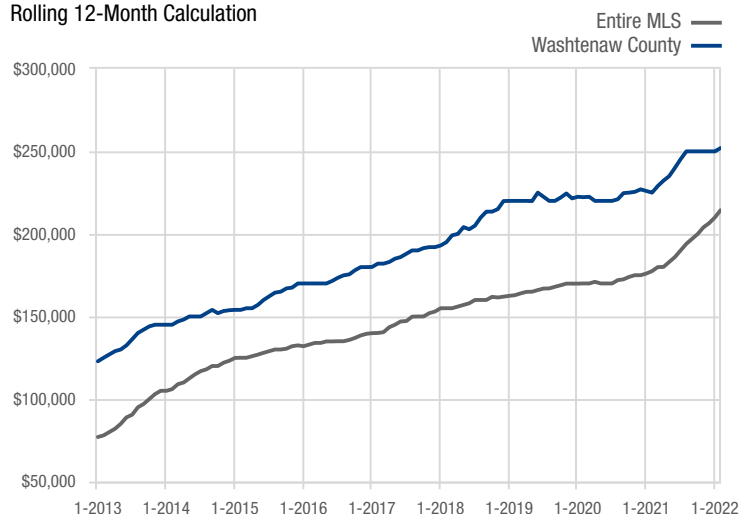
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Wayne County

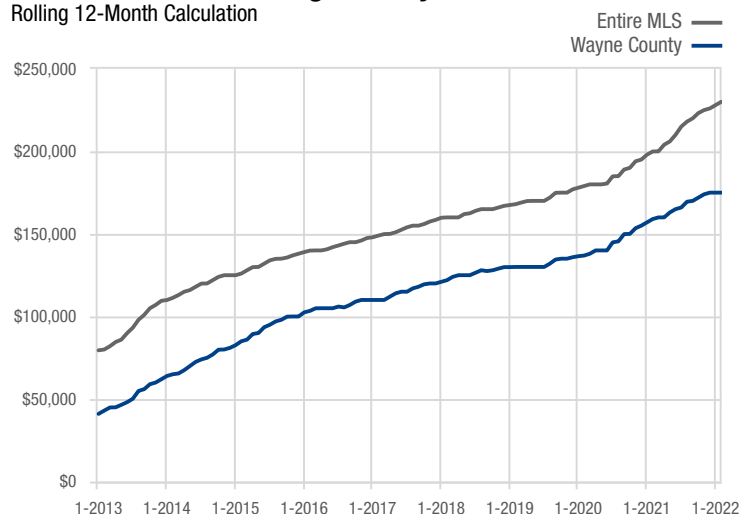
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1,358	1,578	+ 16.2%	2,877	3,156	+ 9.7%
Pending Sales	1,290	1,508	+ 16.9%	2,616	2,822	+ 7.9%
Closed Sales	1,228	1,069	- 12.9%	2,525	2,280	- 9.7%
Days on Market Until Sale	34	36	+ 5.9%	34	33	- 2.9%
Median Sales Price*	\$150,000	\$165,000	+ 10.0%	\$155,000	\$160,000	+ 3.2%
Average Sales Price*	\$186,583	\$200,224	+ 7.3%	\$187,208	\$198,038	+ 5.8%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	2,048	2,139	+ 4.4%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	203	182	- 10.3%	423	370	- 12.5%
Pending Sales	180	164	- 8.9%	370	348	- 5.9%
Closed Sales	174	136	- 21.8%	326	291	- 10.7%
Days on Market Until Sale	42	32	- 23.8%	45	33	- 26.7%
Median Sales Price*	\$200,000	\$200,000	0.0%	\$187,500	\$214,500	+ 14.4%
Average Sales Price*	\$216,662	\$237,076	+ 9.4%	\$203,315	\$236,149	+ 16.1%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	98.2%	99.4%	+ 1.2%
Inventory of Homes for Sale	424	300	- 29.2%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

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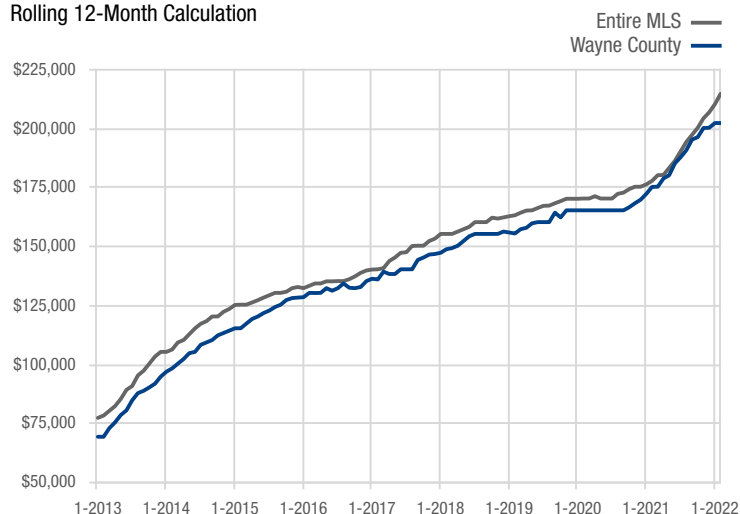
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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