

ANN ARBOR AREA BOARD OF REALTORS®

Media Release

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For immediate release
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The U.S. real estate market continues to slow as we move into fall, as rising consumer prices and higher mortgage interest rates squeeze homebuyer budgets and cool activity. With inflation showing little sign of abating, the Federal Reserve implemented another 75-basis-point hike in September, marking the third such rate increase this year. The cost of borrowing has reached multi-year highs on everything from credit cards to auto loans in 2022 as mortgage interest rates topped 6% for the first time since 2008, causing existing home sales to decline for the seventh consecutive month.

New Listings in Washtenaw County decreased 4.8 percent for Single Family homes but increased 24.7 percent for Townhouse/Condo homes. Pending Sales increased 15.8 percent for Single Family homes but decreased 8.8 percent for Townhouse/Condo homes. Inventory decreased 23.3 percent for Single Family homes and 20.1 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 6.0 percent to \$380,000 for Single Family homes and 10.2 percent to \$260,000 for Townhouse/Condo homes. Average Days on Market increased 9.5 percent for Single Family homes but decreased 25.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 10.0 percent for Single Family homes and 9.5 percent for Townhouse/Condo homes.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

###

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.

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Monthly Indicators

September 2022

The U.S. real estate market continues to slow as we move into fall, as rising consumer prices and higher mortgage interest rates squeeze homebuyer budgets and cool activity. With inflation showing little sign of abating, the Federal Reserve implemented another 75-basis-point hike in September, marking the third such rate increase this year. The cost of borrowing has reached multi-year highs on everything from credit cards to auto loans in 2022 as mortgage interest rates topped 6% for the first time since 2008, causing existing home sales to decline for the seventh consecutive month.

New Listings decreased 4.8 percent for Single Family homes but increased 23.4 percent for Townhouse/Condo homes. Pending Sales increased 19.2 percent for Single Family homes but decreased 5.9 percent for Townhouse/Condo homes. Inventory decreased 25.6 percent for Single Family homes and 23.0 percent for Townhouse/Condo homes.

Median Sales Price increased 4.7 percent to \$375,500 for Single Family homes and 10.2 percent to \$260,000 for Townhouse/Condo homes. Days on Market increased 9.5 percent for Single Family homes but decreased 32.1 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 15.0 percent for Single Family homes and 14.3 percent for Townhouse/Condo homes.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

Quick Facts

- 26.0%

Change in
Closed Sales
All Properties

+ 6.1%

Change in
Median Sales Price
All Properties

- 25.0%

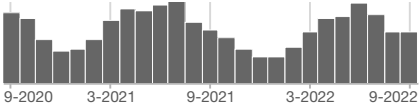

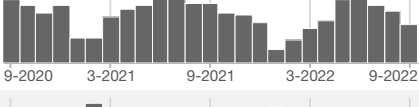
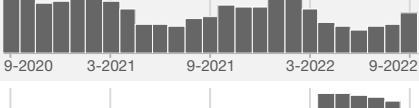

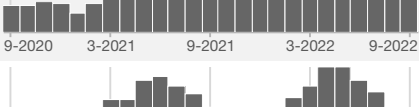
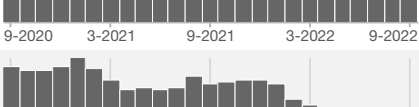
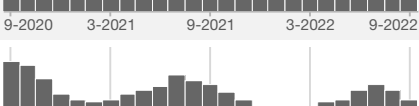

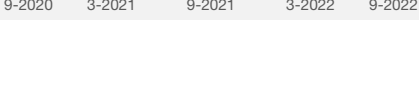
Change in
Homes for Sale
All Properties

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

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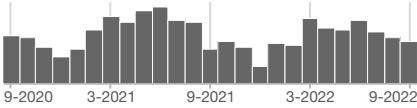
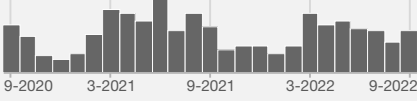
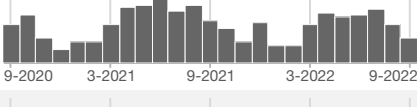
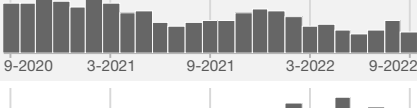

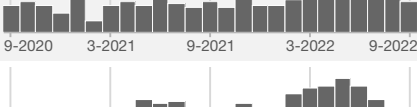
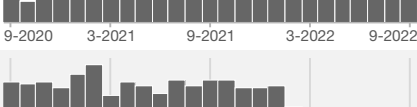
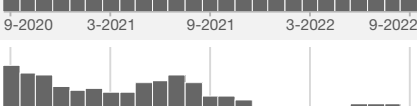

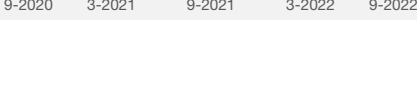
Single Family Market Overview

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	9-2021	9-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		357	340	- 4.8%	3,770	3,353	- 11.1%
Pending Sales		323	385	+ 19.2%	3,062	2,802	- 8.5%
Closed Sales		367	270	- 26.4%	2,971	2,629	- 11.5%
Days on Market Until Sale		21	23	+ 9.5%	23	20	- 13.0%
Median Sales Price		\$358,500	\$375,500	+ 4.7%	\$360,000	\$400,000	+ 11.1%
Average Sales Price		\$408,753	\$437,511	+ 7.0%	\$411,404	\$458,732	+ 11.5%
Percent of List Price Received		100.8%	99.4%	- 1.4%	102.0%	102.7%	+ 0.7%
Housing Affordability Index		153	116	- 24.2%	152	109	- 28.3%
Inventory of Homes for Sale		687	511	- 25.6%	—	—	—
Months Supply of Inventory		2.0	1.7	- 15.0%	—	—	—

Townhouse/Condo Market Overview

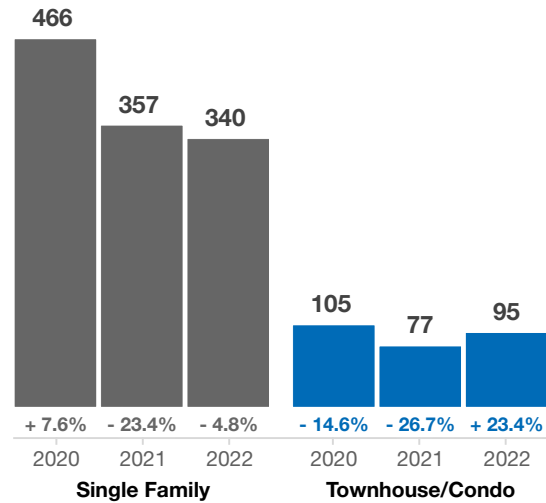
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	9-2021	9-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		77	95	+ 23.4%	1,169	1,010	- 13.6%
Pending Sales		102	96	- 5.9%	964	846	- 12.2%
Closed Sales		95	72	- 24.2%	914	802	- 12.3%
Days on Market Until Sale		28	19	- 32.1%	35	24	- 31.4%
Median Sales Price		\$236,000	\$260,000	+ 10.2%	\$250,000	\$275,000	+ 10.0%
Average Sales Price		\$300,245	\$303,833	+ 1.2%	\$301,872	\$337,080	+ 11.7%
Percent of List Price Received		99.6%	99.7%	+ 0.1%	100.4%	102.0%	+ 1.6%
Housing Affordability Index		232	167	- 28.0%	219	158	- 27.9%
Inventory of Homes for Sale		209	161	- 23.0%	—	—	—
Months Supply of Inventory		2.1	1.8	- 14.3%	—	—	—

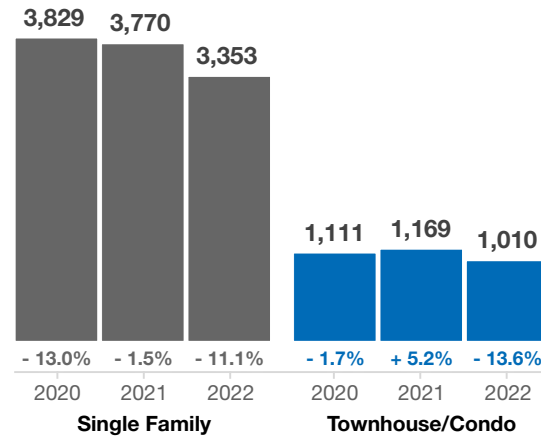
New Listings

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

September

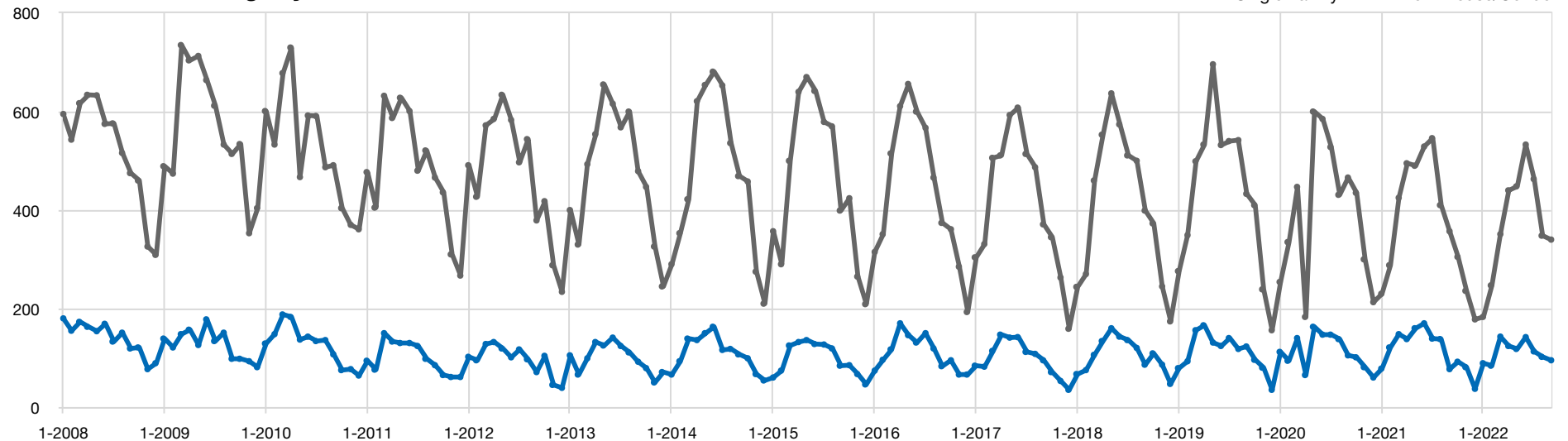


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	305	- 29.9%	92	- 8.9%
Nov-2021	236	- 21.3%	81	0.0%
Dec-2021	178	- 16.4%	37	- 38.3%
Jan-2022	183	- 20.4%	89	+ 14.1%
Feb-2022	247	- 14.2%	84	- 30.6%
Mar-2022	351	- 17.4%	143	- 3.4%
Apr-2022	440	- 11.1%	124	- 10.1%
May-2022	448	- 8.6%	118	- 26.3%
Jun-2022	533	+ 0.8%	142	- 16.5%
Jul-2022	463	- 15.2%	113	- 18.7%
Aug-2022	348	- 15.1%	102	- 26.1%
Sep-2022	340	- 4.8%	95	+ 23.4%
12-Month Avg	339	- 13.7%	102	- 13.6%

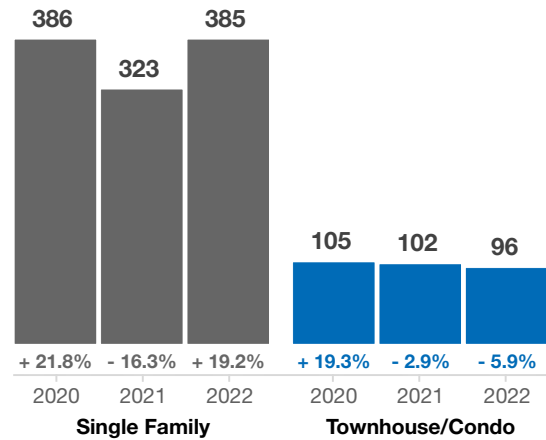
Historical New Listings by Month



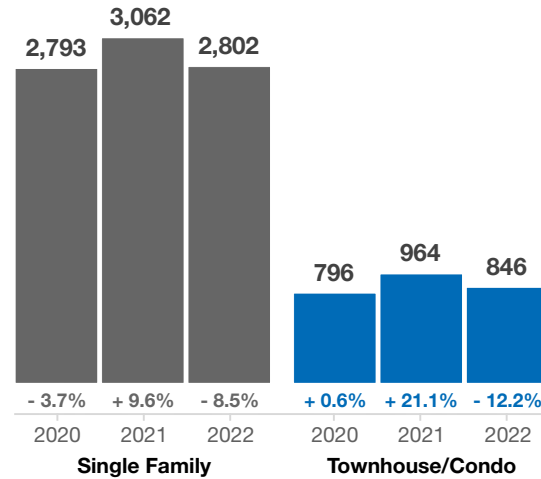
Pending Sales

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

September

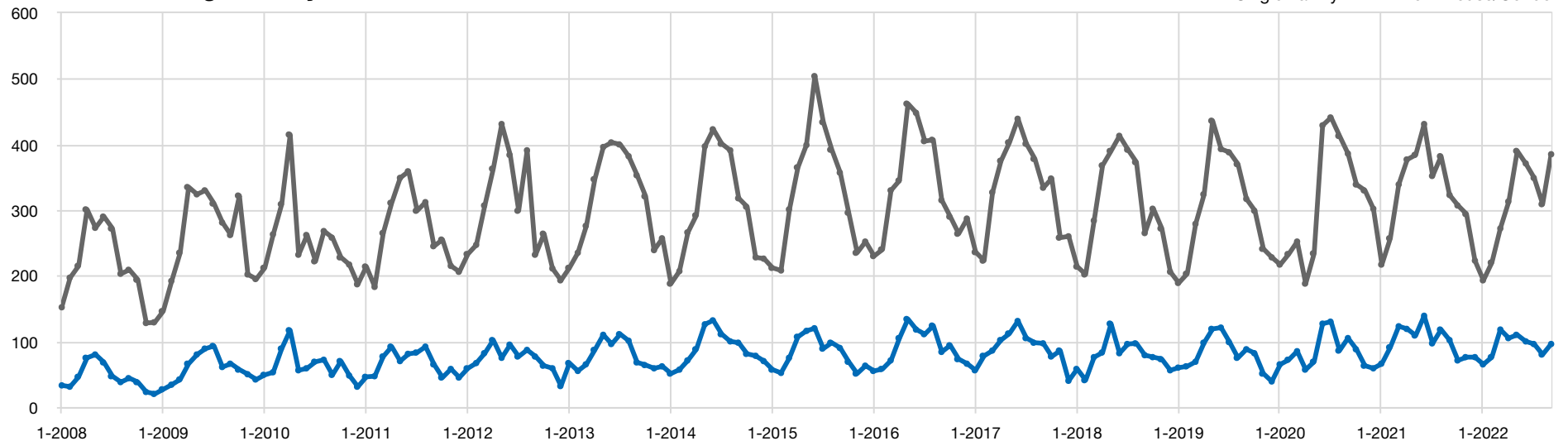


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	307	- 9.4%	71	- 19.3%
Nov-2021	294	- 10.9%	76	+ 20.6%
Dec-2021	223	- 26.2%	76	+ 28.8%
Jan-2022	193	- 11.1%	65	- 1.5%
Feb-2022	220	- 14.4%	76	- 16.5%
Mar-2022	272	- 19.8%	118	- 4.1%
Apr-2022	313	- 17.0%	105	- 11.8%
May-2022	390	+ 1.6%	110	+ 0.9%
Jun-2022	371	- 13.9%	100	- 28.1%
Jul-2022	349	- 0.9%	96	- 1.0%
Aug-2022	309	- 19.1%	80	- 32.2%
Sep-2022	385	+ 19.2%	96	- 5.9%
12-Month Avg	302	- 10.1%	89	- 9.2%

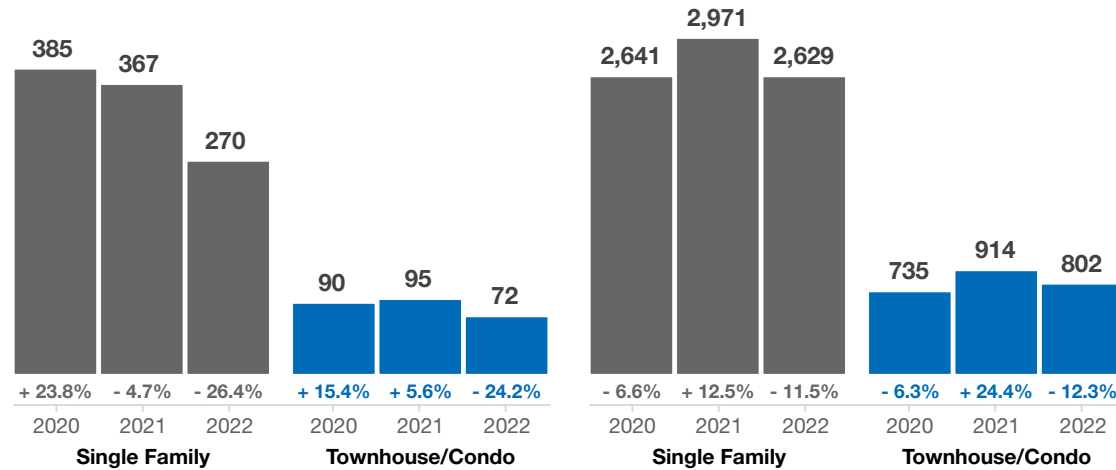
Historical Pending Sales by Month



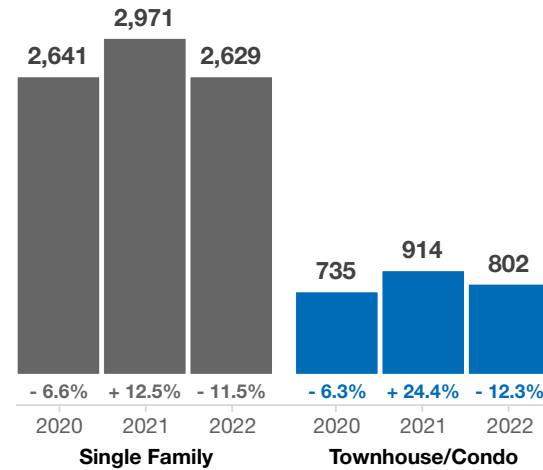
Closed Sales

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

September

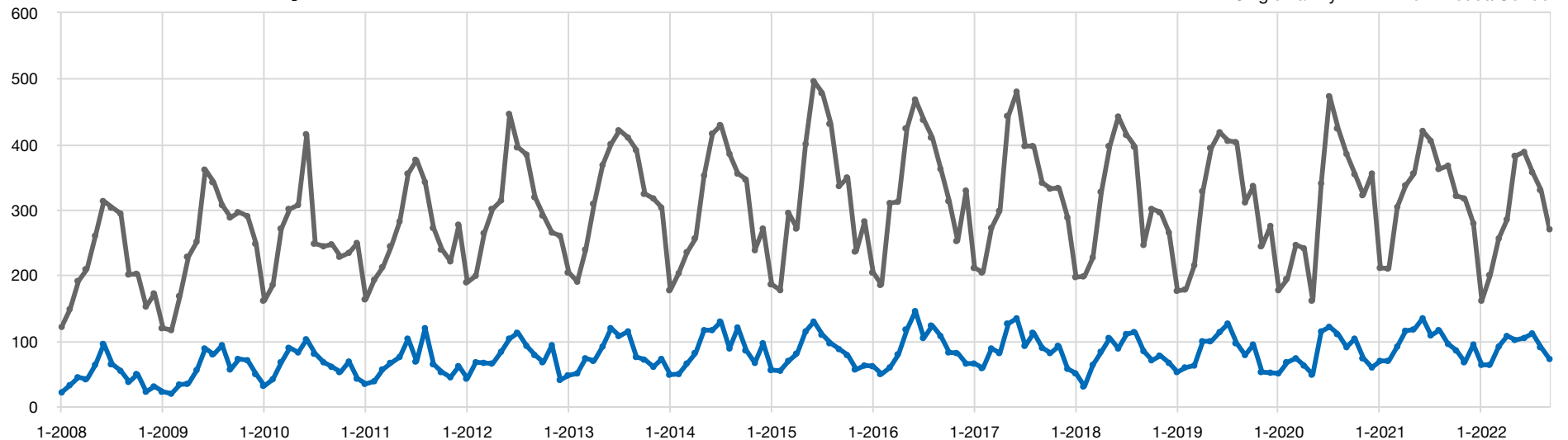


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	321	- 9.3%	85	- 17.5%
Nov-2021	317	- 1.6%	67	- 8.2%
Dec-2021	279	- 21.4%	94	+ 59.3%
Jan-2022	161	- 23.7%	63	- 8.7%
Feb-2022	200	- 4.8%	63	- 8.7%
Mar-2022	256	- 15.8%	91	0.0%
Apr-2022	285	- 15.4%	107	- 7.0%
May-2022	382	+ 7.6%	101	- 13.7%
Jun-2022	388	- 7.6%	104	- 22.4%
Jul-2022	357	- 11.9%	111	+ 2.8%
Aug-2022	330	- 8.8%	90	- 22.4%
Sep-2022	270	- 26.4%	72	- 24.2%
12-Month Avg	296	- 11.4%	87	- 9.4%

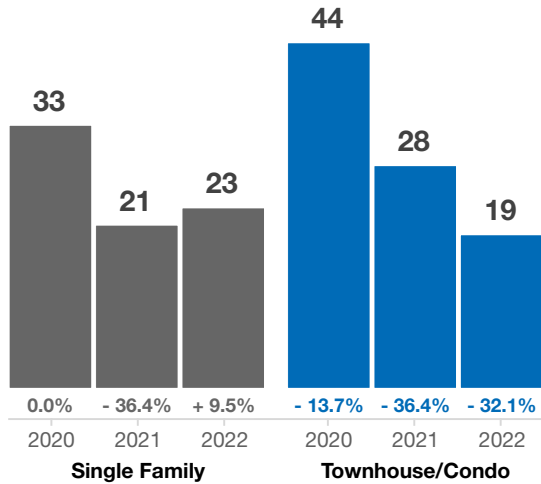
Historical Closed Sales by Month



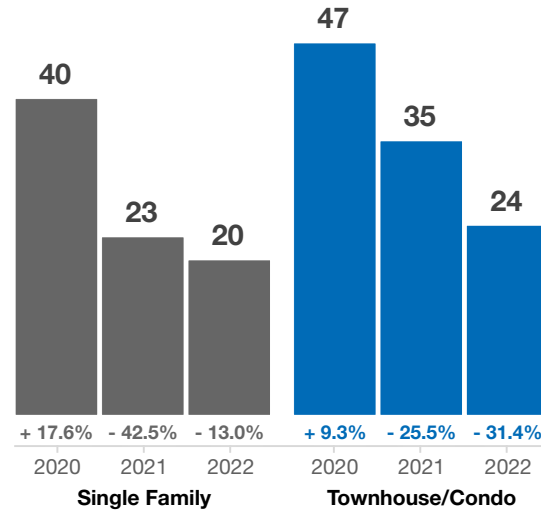
Days on Market Until Sale

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

September



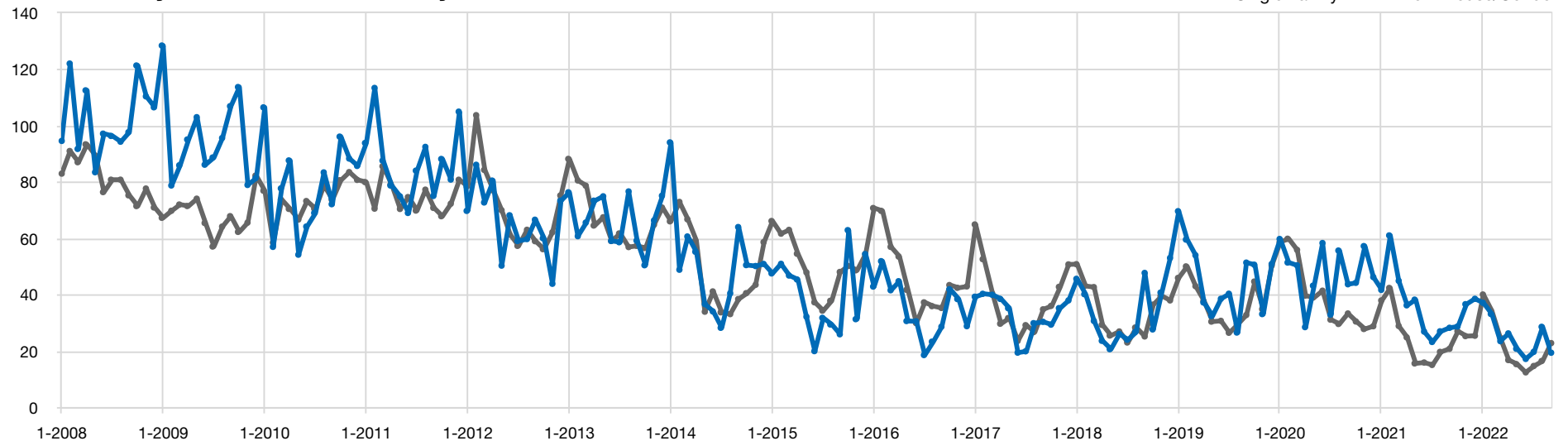
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	27	- 10.0%	29	- 34.1%
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	34	- 19.0%	33	- 45.9%
Mar-2022	25	- 13.8%	23	- 48.9%
Apr-2022	17	- 32.0%	26	- 27.8%
May-2022	15	- 6.3%	21	- 44.7%
Jun-2022	12	- 25.0%	17	- 37.0%
Jul-2022	15	0.0%	20	- 13.0%
Aug-2022	16	- 20.0%	29	+ 7.4%
Sep-2022	23	+ 9.5%	19	- 32.1%
12-Month Avg*	21	- 12.1%	27	- 29.3%

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

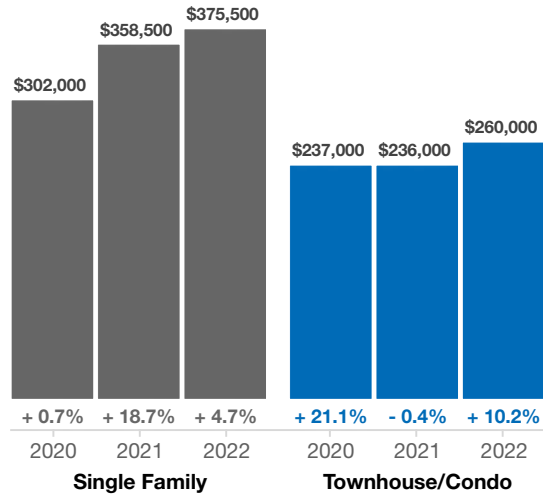
Historical Days on Market Until Sale by Month



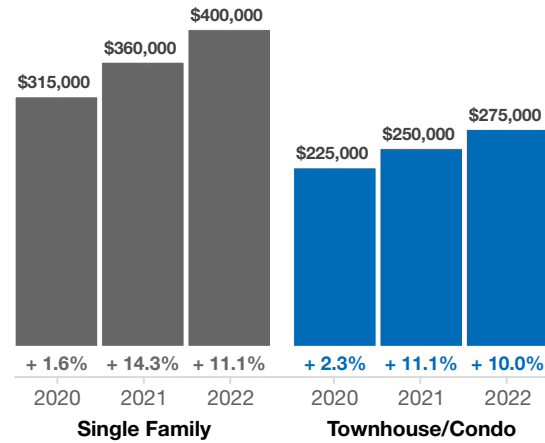
Median Sales Price

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

September



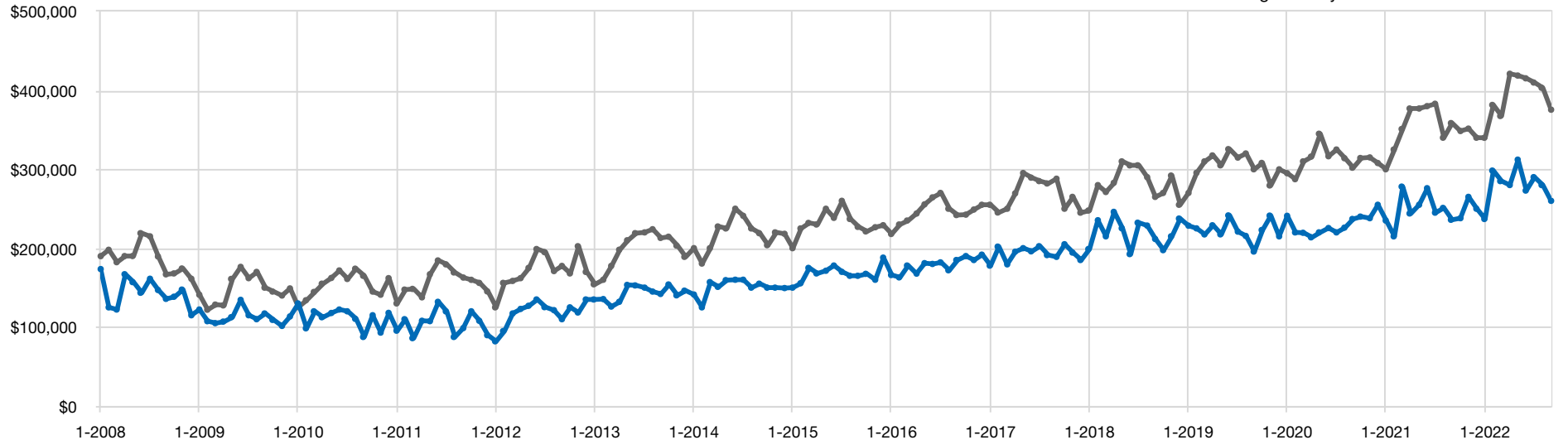
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	\$348,475	+ 10.9%	\$238,000	- 0.8%
Nov-2021	\$351,500	+ 11.6%	\$265,000	+ 11.3%
Dec-2021	\$340,000	+ 10.4%	\$250,000	- 2.0%
Jan-2022	\$339,900	+ 13.3%	\$237,000	+ 0.9%
Feb-2022	\$381,500	+ 17.4%	\$298,300	+ 38.7%
Mar-2022	\$367,500	+ 4.7%	\$285,000	+ 2.5%
Apr-2022	\$421,000	+ 11.7%	\$280,000	+ 14.8%
May-2022	\$418,750	+ 11.1%	\$312,165	+ 22.4%
Jun-2022	\$415,250	+ 9.3%	\$273,000	- 1.1%
Jul-2022	\$409,900	+ 7.0%	\$290,000	+ 18.4%
Aug-2022	\$403,250	+ 18.6%	\$280,000	+ 11.6%
Sep-2022	\$375,500	+ 4.7%	\$260,000	+ 10.2%
12-Month Avg*	\$383,000	+ 10.1%	\$270,500	+ 8.2%

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

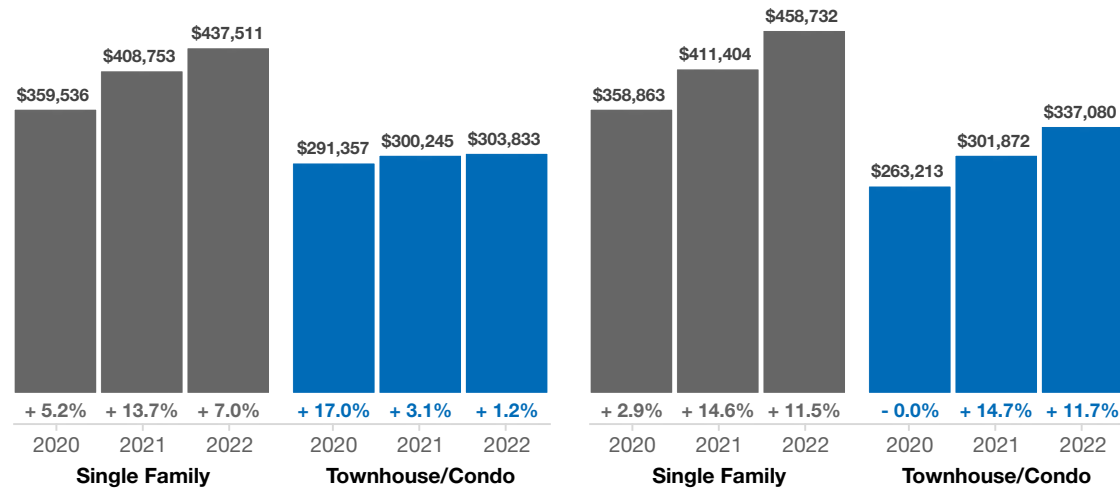
Historical Median Sales Price by Month



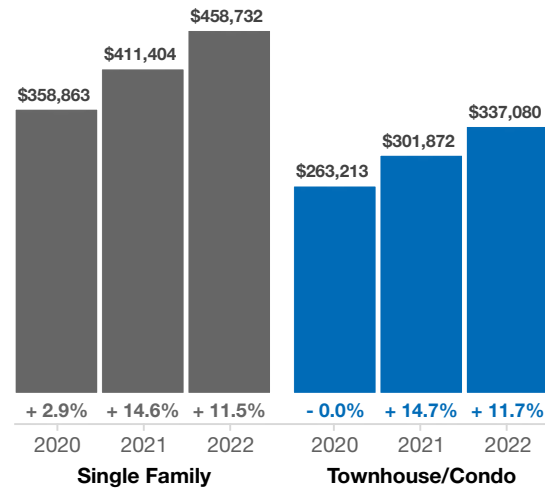
Average Sales Price

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

September



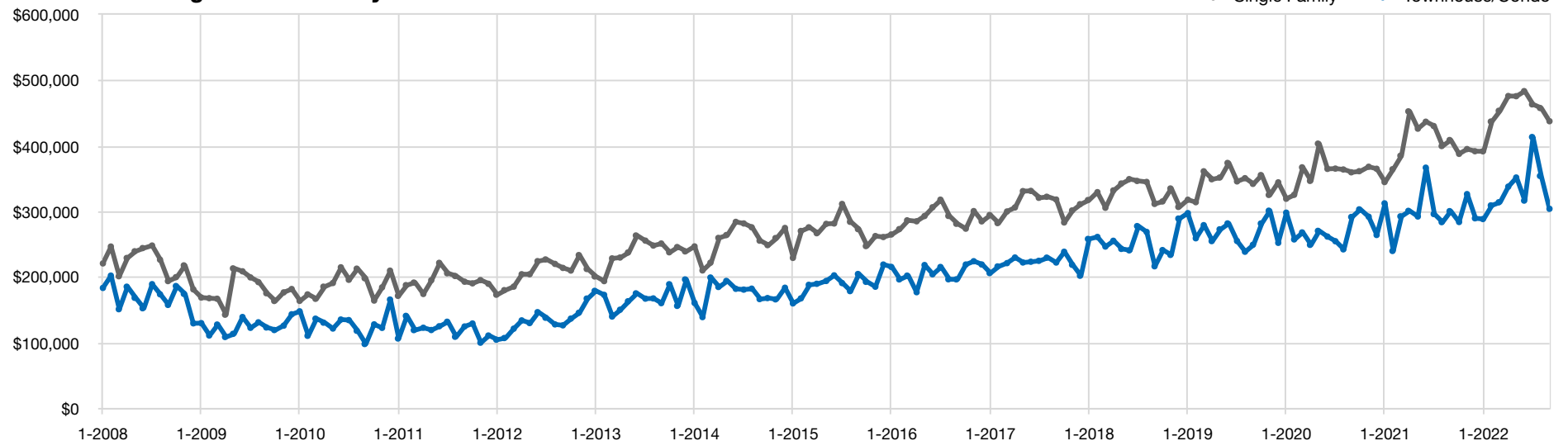
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	\$387,691	+ 7.3%	\$283,711	- 6.4%
Nov-2021	\$394,974	+ 7.3%	\$326,241	+ 11.8%
Dec-2021	\$391,689	+ 7.3%	\$289,381	+ 9.6%
Jan-2022	\$391,561	+ 13.6%	\$288,216	- 7.7%
Feb-2022	\$436,974	+ 20.0%	\$309,017	+ 29.0%
Mar-2022	\$453,406	+ 17.8%	\$313,820	+ 7.3%
Apr-2022	\$475,903	+ 5.2%	\$337,647	+ 12.3%
May-2022	\$475,664	+ 11.6%	\$351,555	+ 20.3%
Jun-2022	\$483,386	+ 10.7%	\$316,360	- 13.7%
Jul-2022	\$463,214	+ 7.7%	\$413,349	+ 39.7%
Aug-2022	\$457,659	+ 14.5%	\$354,006	+ 24.9%
Sep-2022	\$437,511	+ 7.0%	\$303,833	+ 1.2%
12-Month Avg*	\$441,333	+ 10.5%	\$327,780	+ 9.5%

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

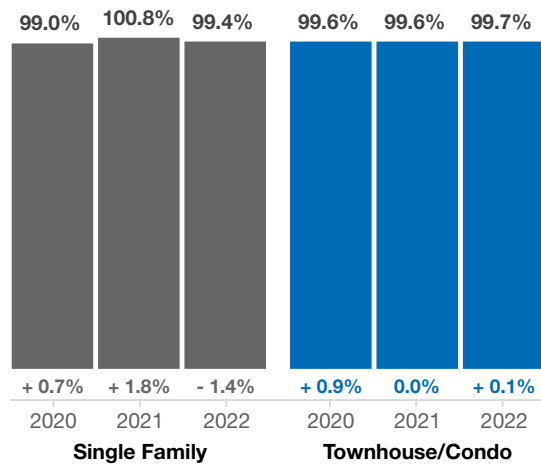
Historical Average Sales Price by Month



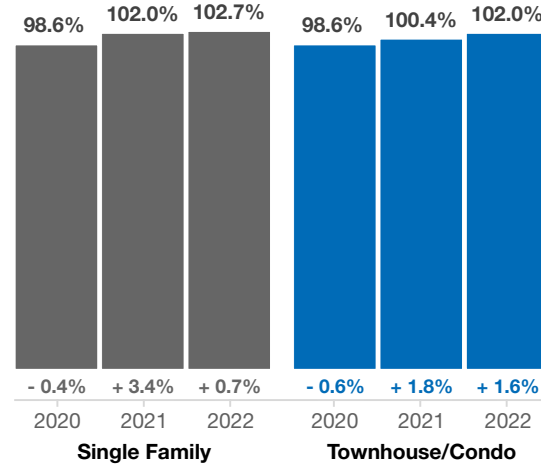
Percent of List Price Received

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.

September



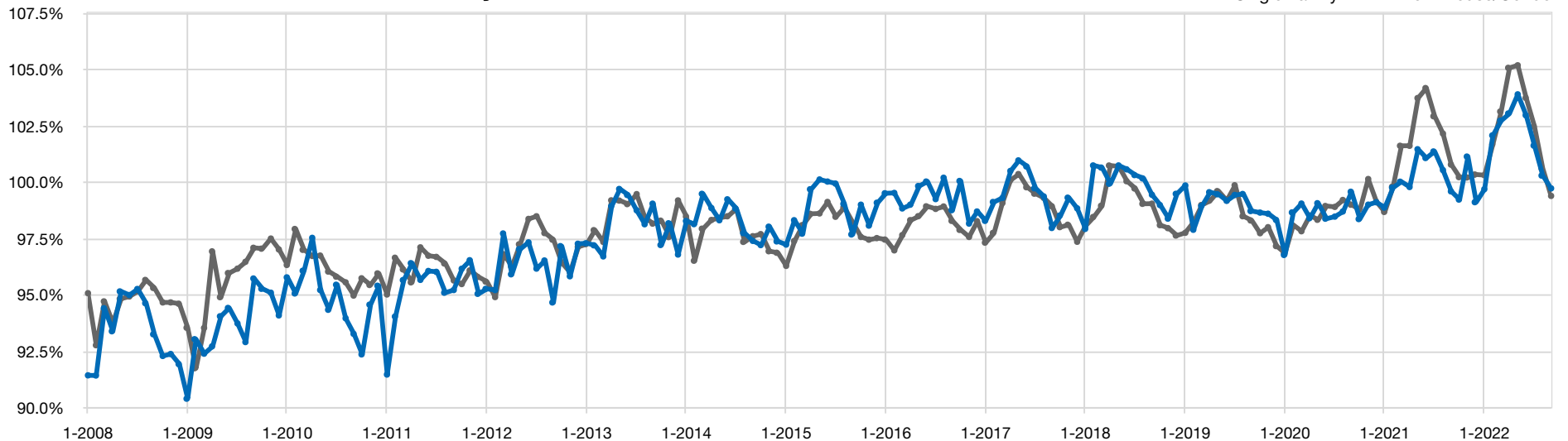
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	100.2%	+ 1.4%	99.2%	+ 0.8%
Nov-2021	100.2%	+ 0.1%	101.1%	+ 2.1%
Dec-2021	100.3%	+ 1.2%	99.1%	0.0%
Jan-2022	100.3%	+ 1.6%	99.7%	+ 0.8%
Feb-2022	101.7%	+ 1.9%	102.1%	+ 2.4%
Mar-2022	103.1%	+ 1.5%	102.7%	+ 2.7%
Apr-2022	105.1%	+ 3.4%	103.0%	+ 3.2%
May-2022	105.2%	+ 1.4%	103.9%	+ 2.4%
Jun-2022	103.7%	- 0.5%	103.0%	+ 1.9%
Jul-2022	102.5%	- 0.4%	101.6%	+ 0.2%
Aug-2022	100.6%	- 1.5%	100.3%	- 0.2%
Sep-2022	99.4%	- 1.4%	99.7%	+ 0.1%
12-Month Avg*	102.0%	+ 0.7%	101.4%	+ 1.4%

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

Historical Percent of List Price Received by Month

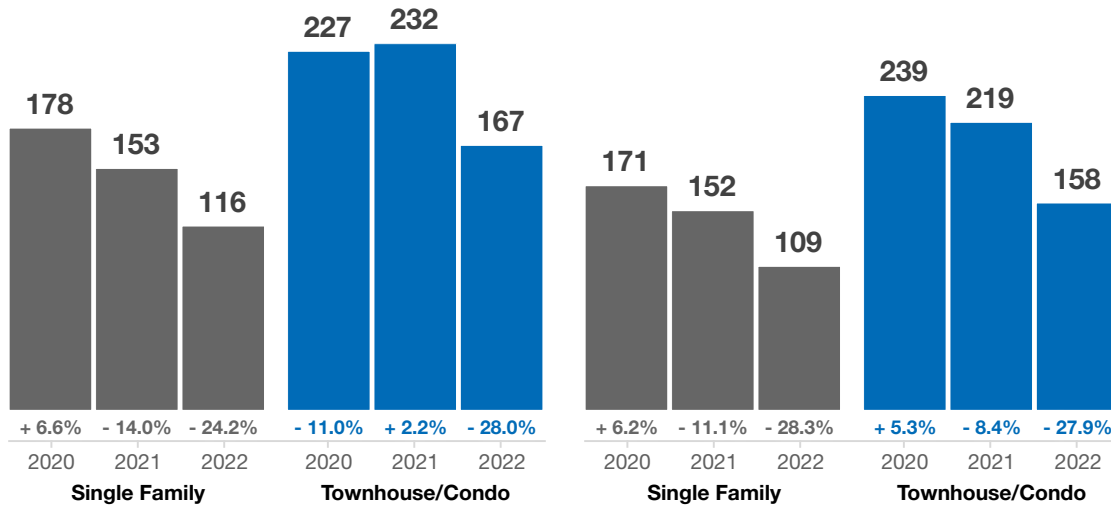


Housing Affordability Index

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.

September

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	157	- 8.7%	230	+ 2.2%
Nov-2021	160	- 7.5%	213	- 6.6%
Dec-2021	158	- 11.2%	214	- 0.5%
Jan-2022	153	- 19.9%	219	- 10.2%
Feb-2022	134	- 23.4%	172	- 34.8%
Mar-2022	127	- 19.6%	164	- 17.6%
Apr-2022	103	- 29.9%	155	- 31.7%
May-2022	104	- 30.2%	139	- 36.8%
Jun-2022	105	- 28.6%	159	- 21.7%
Jul-2022	106	- 28.4%	150	- 35.1%
Aug-2022	108	- 33.7%	155	- 29.5%
Sep-2022	116	- 24.2%	167	- 28.0%
12-Month Avg	128	- 21.5%	178	- 21.2%

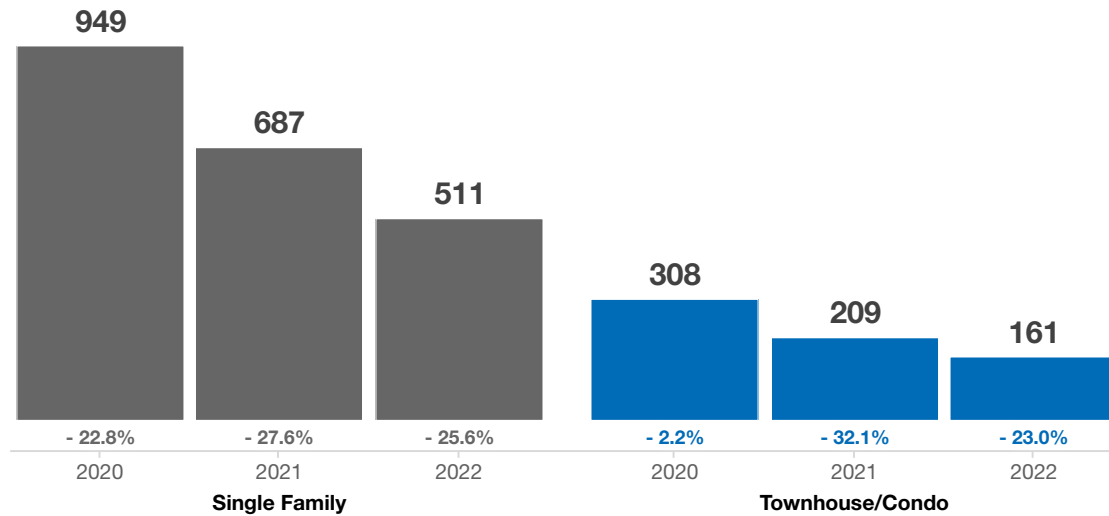
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

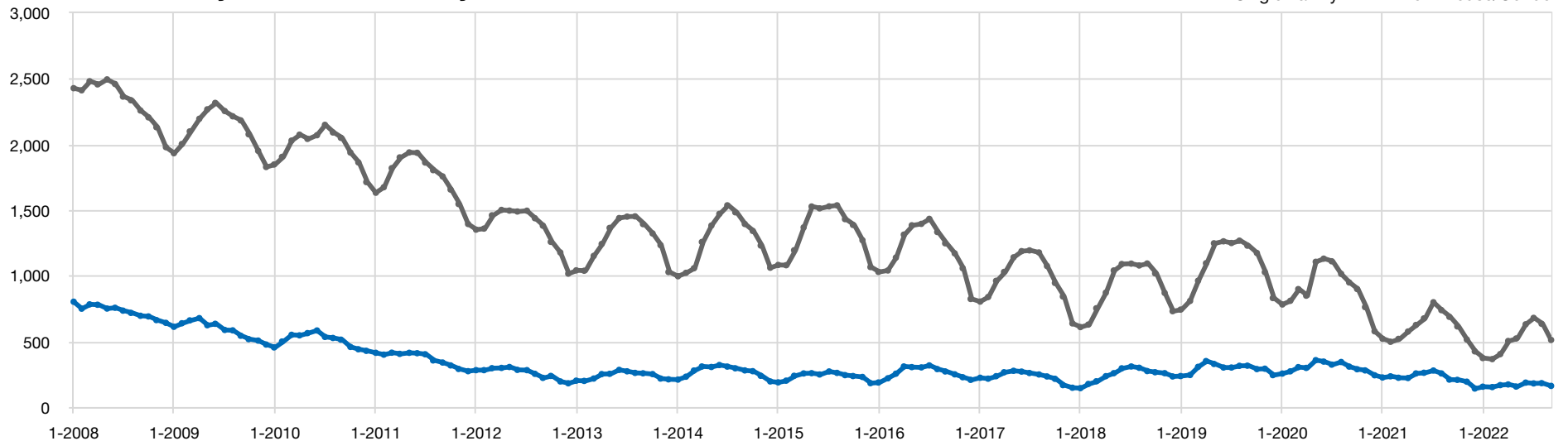
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	614	- 31.7%	207	- 28.1%
Nov-2021	514	- 32.5%	193	- 30.8%
Dec-2021	424	- 26.5%	141	- 41.7%
Jan-2022	373	- 28.3%	155	- 31.1%
Feb-2022	365	- 26.6%	152	- 35.0%
Mar-2022	403	- 22.4%	167	- 25.1%
Apr-2022	503	- 12.5%	172	- 22.2%
May-2022	522	- 16.5%	156	- 39.1%
Jun-2022	630	- 6.7%	186	- 28.7%
Jul-2022	679	- 14.9%	180	- 35.3%
Aug-2022	634	- 14.1%	182	- 28.9%
Sep-2022	511	- 25.6%	161	- 23.0%
12-Month Avg	514	- 21.6%	171	- 31.0%

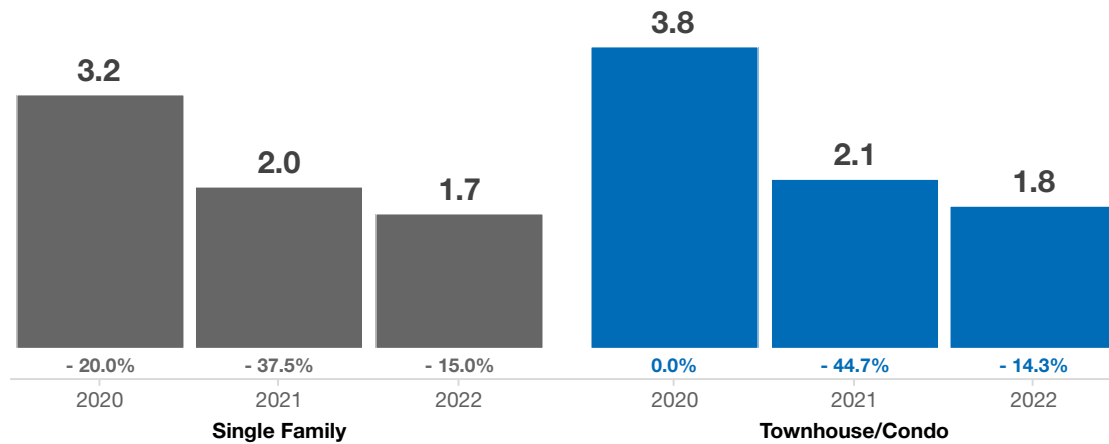
Historical Inventory of Homes for Sale by Month



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.

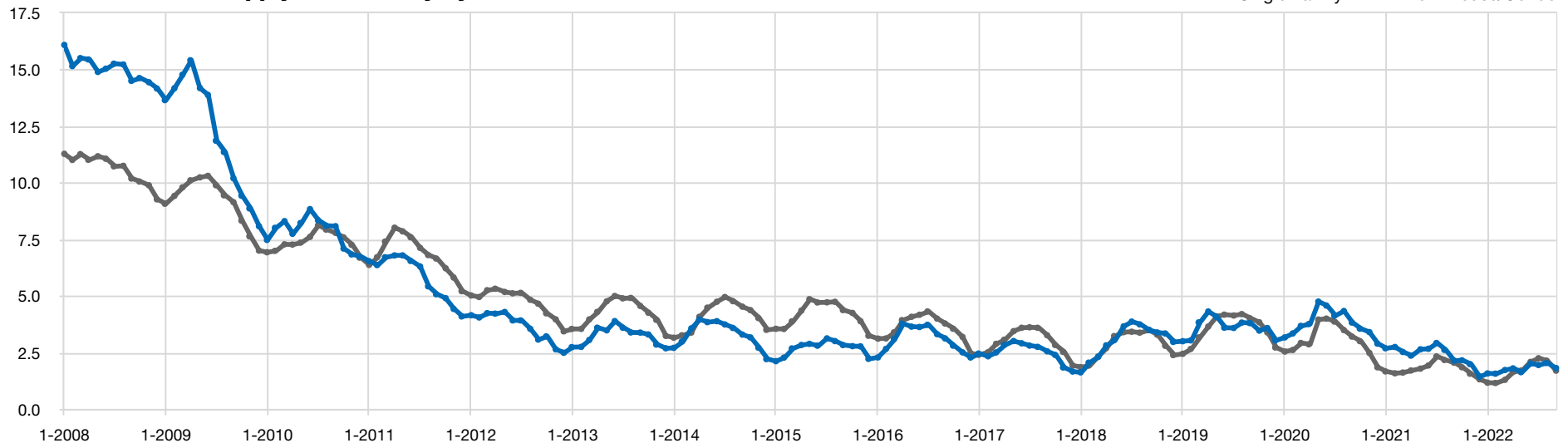
September



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2021	1.8	- 40.0%	2.1	- 40.0%
Nov-2021	1.6	- 36.0%	2.0	- 41.2%
Dec-2021	1.3	- 27.8%	1.4	- 51.7%
Jan-2022	1.2	- 29.4%	1.6	- 40.7%
Feb-2022	1.1	- 31.3%	1.6	- 40.7%
Mar-2022	1.3	- 18.8%	1.7	- 32.0%
Apr-2022	1.6	- 5.9%	1.8	- 25.0%
May-2022	1.7	- 5.6%	1.6	- 38.5%
Jun-2022	2.1	+ 10.5%	2.0	- 25.9%
Jul-2022	2.2	- 4.3%	1.9	- 34.5%
Aug-2022	2.1	- 4.5%	2.0	- 23.1%
Sep-2022	1.7	- 15.0%	1.8	- 14.3%
12-Month Avg*	1.6	- 17.9%	1.8	- 34.7%


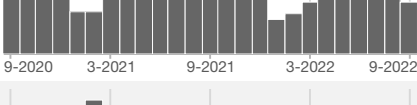
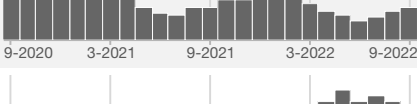

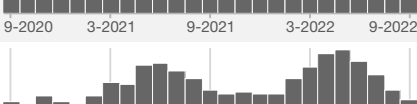
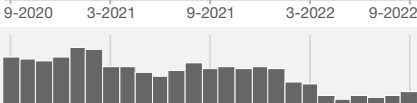
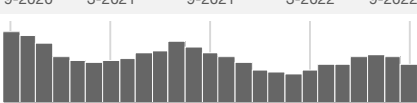


* Months Supply for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

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	9-2021	9-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		434	435	+ 0.2%	4,939	4,363	- 11.7%
Pending Sales		425	481	+ 13.2%	4,026	3,648	- 9.4%
Closed Sales		462	342	- 26.0%	3,885	3,431	- 11.7%
Days on Market Until Sale		22	22	0.0%	25	21	- 16.0%
Median Sales Price		\$330,000	\$350,000	+ 6.1%	\$330,250	\$369,000	+ 11.7%
Average Sales Price		\$386,441	\$409,368	+ 5.9%	\$385,628	\$430,262	+ 11.6%
Percent of List Price Received		100.5%	99.5%	- 1.0%	101.6%	102.5%	+ 0.9%
Housing Affordability Index		166	124	- 25.3%	166	118	- 28.9%
Inventory of Homes for Sale		896	672	- 25.0%	—	—	—
Months Supply of Inventory		2.1	1.7	- 19.0%	—	—	—

Housing Supply Overview

September 2022

Builder confidence declined for the ninth consecutive month in September, as high home prices, rising interest rates, and elevated building costs continue to impact affordability, reducing buyer traffic and hindering new home sales, according to the National Association of Home Builders (NAHB) / Wells Fargo Housing Market Index (HMI). The NAHB reports builder confidence dropped 3 points to 46 in September; by contrast, the index stood at 83 in January, when interest rates were half of what they are now. For the 12-month period spanning October 2021 through September 2022, Pending sales in the Ann Arbor Area were down 9.8 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 17.9 percent.

The overall Median Sales Price was up 10.5 percent to \$357,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 10.1 percent to \$383,000. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 19 days; the price range that tended to sell the slowest was the \$419,000 or More range at 26 days.

Market-wide, inventory levels were down 25.0 percent. The property type with the smallest decline was the Townhouse/Condo segment, where they decreased 23.0 percent. That amounts to 1.7 months supply for Single-Family homes and 1.8 months supply for Townhouse/Condo.

Quick Facts

+ 17.9%	+ 9.1%	- 8.9%
Price Range With Strongest Pending Sales:	Bedroom Type With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$188,999 or Less	1 Bedroom or Less	Townhouse/Condo

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

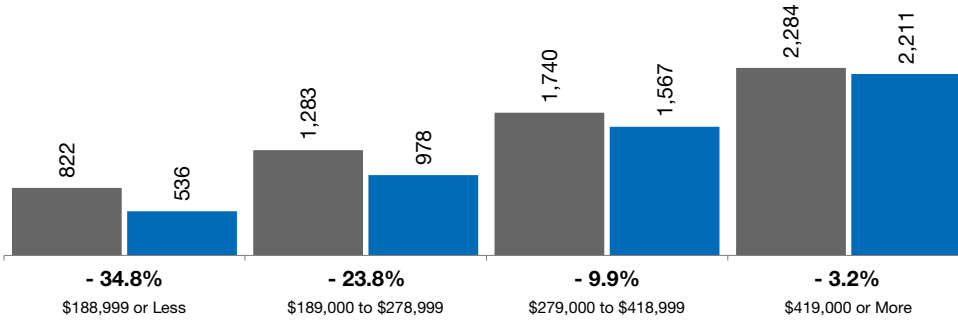
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

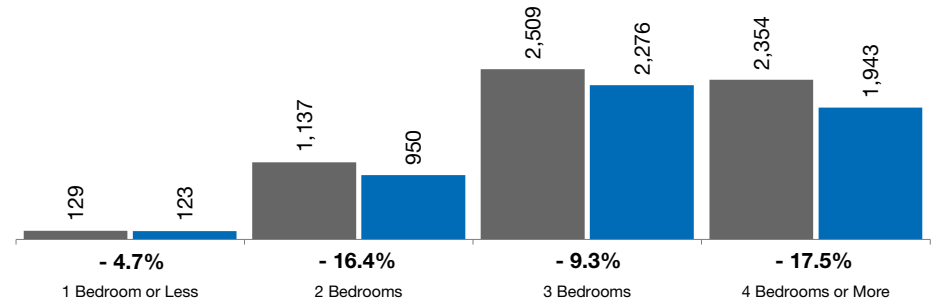
By Price Range

■ 09-2021 ■ 09-2022



By Bedroom

■ 09-2021 ■ 09-2022



All Properties

By Price Range	09-2021	09-2022	Change
\$188,999 or Less	822	536	- 34.8%
\$189,000 to \$278,999	1,283	978	- 23.8%
\$279,000 to \$418,999	1,740	1,567	- 9.9%
\$419,000 or More	2,284	2,211	- 3.2%
All Price Ranges	6,129	5,292	- 13.7%

Single Family Residence

09-2021	09-2022	Change
527	349	- 33.8%
838	602	- 28.2%
1,420	1,255	- 11.6%
1,933	1,866	- 3.5%
4,718	4,072	- 13.7%

Townhouse/Condo

09-2021	09-2022	Change
295	187	- 36.6%
445	376	- 15.5%
320	312	- 2.5%
351	345	- 1.7%
1,411	1,220	- 13.5%

By Bedroom

	09-2021	09-2022	Change
1 Bedroom or Less	129	123	- 4.7%
2 Bedrooms	1,137	950	- 16.4%
3 Bedrooms	2,509	2,276	- 9.3%
4 Bedrooms or More	2,354	1,943	- 17.5%
All Bedroom Ranges	6,129	5,292	- 13.7%

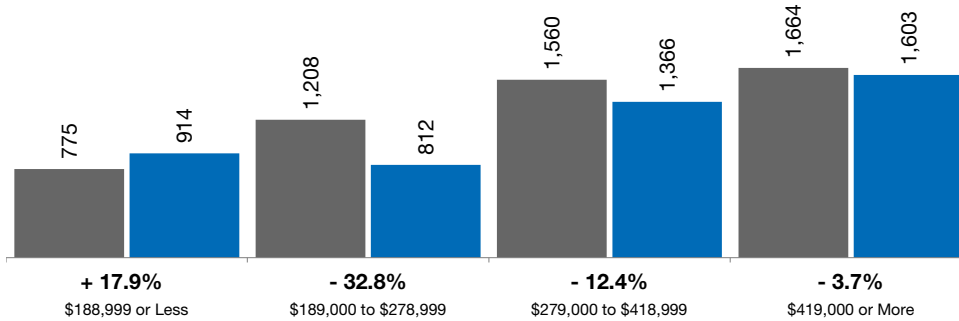
09-2021	09-2022	Change	09-2021	09-2022	Change
26	22	- 15.4%	103	101	- 1.9%
298	263	- 11.7%	839	687	- 18.1%
2,112	1,927	- 8.8%	397	349	- 12.1%
2,282	1,860	- 18.5%	72	83	+ 15.3%
4,718	4,072	- 13.7%	1,411	1,220	- 13.5%

Pending Sales

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

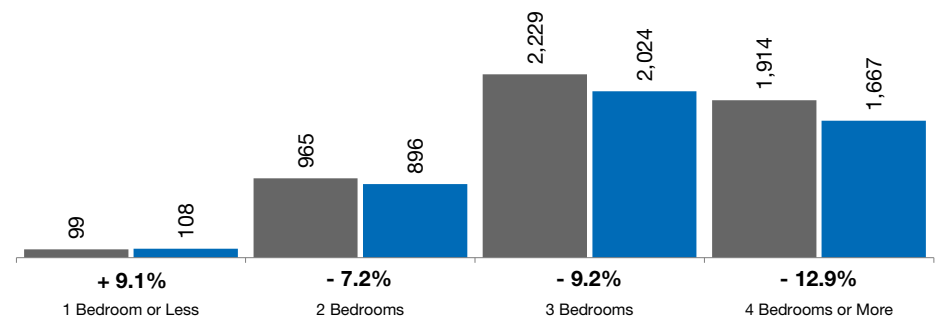
By Price Range

■ 09-2021 ■ 09-2022



By Bedroom

■ 09-2021 ■ 09-2022



All Properties

By Price Range	09-2021	09-2022	Change
\$188,999 or Less	775	914	+ 17.9%
\$189,000 to \$278,999	1,208	812	- 32.8%
\$279,000 to \$418,999	1,560	1,366	- 12.4%
\$419,000 or More	1,664	1,603	- 3.7%
All Price Ranges	5,207	4,695	- 9.8%

Single Family Residence

09-2021	09-2022	Change
480	620	+ 29.2%
804	477	- 40.7%
1,289	1,114	- 13.6%
1,460	1,415	- 3.1%
4,033	3,626	- 10.1%

Townhouse/Condo

09-2021	09-2022	Change
295	294	- 0.3%
404	335	- 17.1%
271	252	- 7.0%
204	188	- 7.8%
1,174	1,069	- 8.9%

By Bedroom

	09-2021	09-2022	Change
1 Bedroom or Less	99	108	+ 9.1%
2 Bedrooms	965	896	- 7.2%
3 Bedrooms	2,229	2,024	- 9.2%
4 Bedrooms or More	1,914	1,667	- 12.9%
All Bedroom Ranges	5,207	4,695	- 9.8%

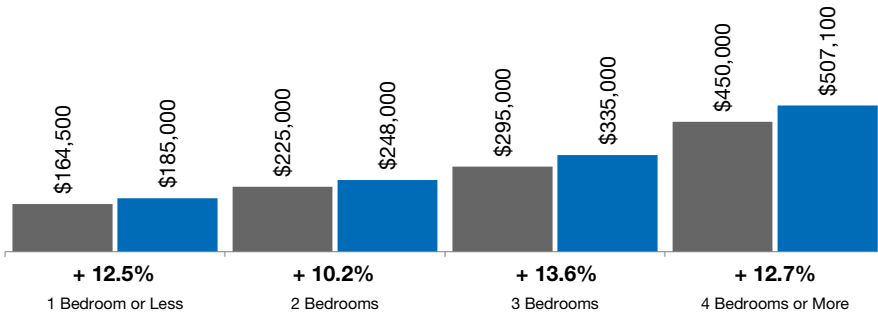
09-2021	09-2022	Change	09-2021	09-2022	Change
20	18	- 10.0%	79	90	+ 13.9%
247	249	+ 0.8%	718	647	- 9.9%
1,905	1,747	- 8.3%	324	277	- 14.5%
1,861	1,612	- 13.4%	53	55	+ 3.8%
4,033	3,626	- 10.1%	1,174	1,069	- 8.9%

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.**

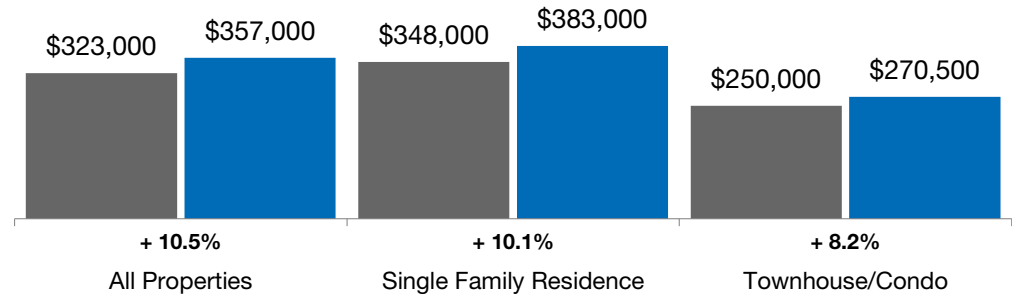
By Bedroom

■ 09-2021 ■ 09-2022



By Property Type

■ 09-2021 ■ 09-2022



All Properties			
By Bedroom	09-2021	09-2022	Change
1 Bedroom or Less	\$164,500	\$185,000	+ 12.5%
2 Bedrooms	\$225,000	\$248,000	+ 10.2%
3 Bedrooms	\$295,000	\$335,000	+ 13.6%
4 Bedrooms or More	\$450,000	\$507,100	+ 12.7%
All Bedroom Ranges	\$323,000	\$357,000	+ 10.5%

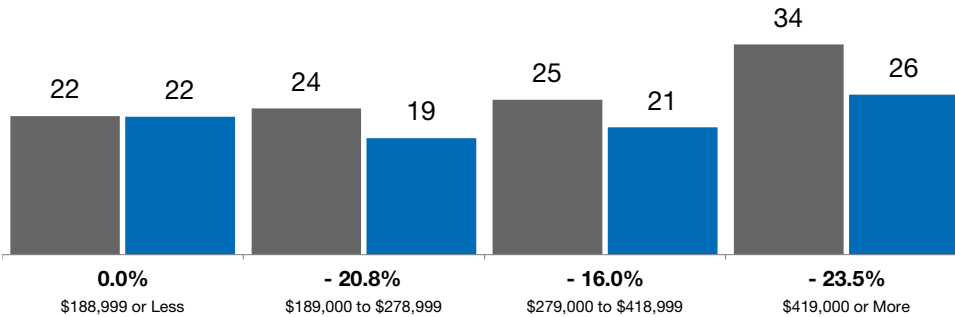
Single Family Residence			Townhouse/Condo		
09-2021	09-2022	Change	09-2021	09-2022	Change
\$148,000	\$171,000	+ 15.5%	\$165,000	\$205,000	+ 24.2%
\$223,000	\$233,500	+ 4.7%	\$226,850	\$250,000	+ 10.2%
\$286,000	\$330,000	+ 15.4%	\$345,000	\$385,000	+ 11.6%
\$450,000	\$509,205	+ 13.2%	\$454,500	\$489,000	+ 7.6%
\$348,000	\$383,000	+ 10.1%	\$250,000	\$270,500	+ 8.2%

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.

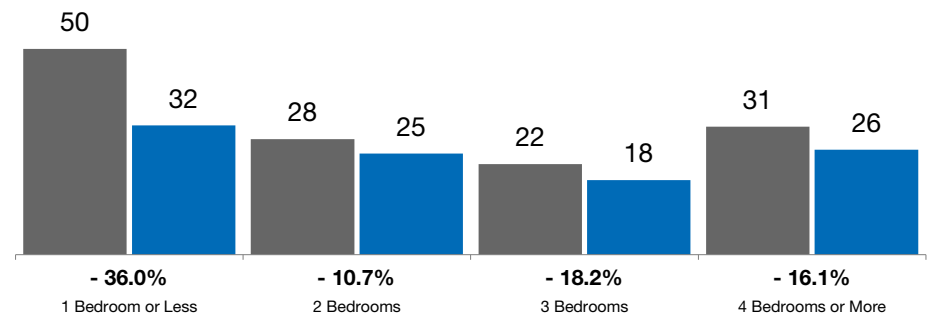
By Price Range

■ 09-2021 ■ 09-2022



By Bedroom

■ 09-2021 ■ 09-2022



All Properties

By Price Range	09-2021	09-2022	Change
\$188,999 or Less	22	22	0.0%
\$189,000 to \$278,999	24	19	- 20.8%
\$279,000 to \$418,999	25	21	- 16.0%
\$419,000 or More	34	26	- 23.5%
All Price Ranges	27	22	- 18.5%

Single Family Residence

09-2021	09-2022	Change	09-2021	09-2022	Change
20	25	+ 25.0%	27	17	- 37.0%
19	16	- 15.8%	33	23	- 30.3%
20	18	- 10.0%	47	31	- 34.0%
32	24	- 25.0%	48	36	- 25.0%
24	21	- 12.5%	38	27	- 28.9%

Townhouse/Condo

By Bedroom	09-2021	09-2022	Change
1 Bedroom or Less	50	32	- 36.0%
2 Bedrooms	28	25	- 10.7%
3 Bedrooms	22	18	- 18.2%
4 Bedrooms or More	31	26	- 16.1%
All Bedroom Ranges	27	22	- 18.5%

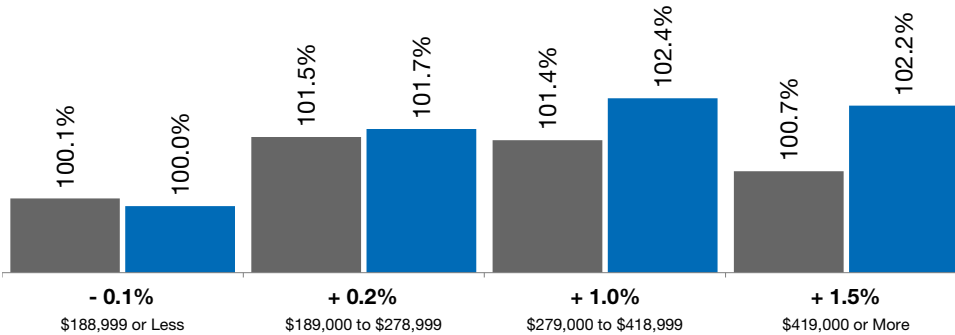
09-2021	09-2022	Change	09-2021	09-2022	Change
11	17	+ 54.5%	61	34	- 44.3%
22	23	+ 4.5%	31	25	- 19.4%
19	17	- 10.5%	44	27	- 38.6%
31	26	- 16.1%	62	28	- 54.8%
24	21	- 12.5%	38	27	- 28.9%

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.**

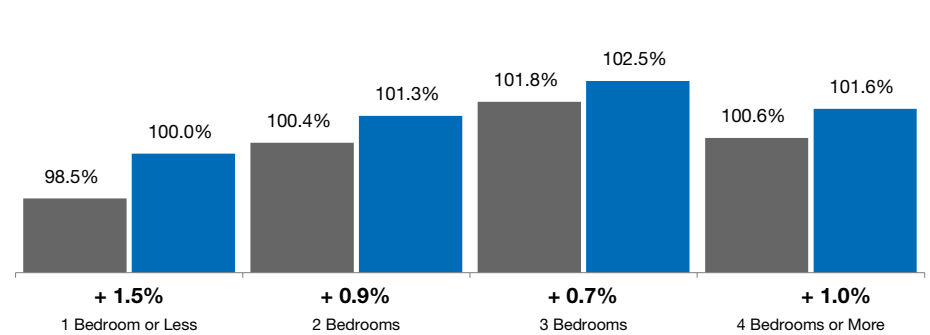
By Price Range

■ 09-2021 ■ 09-2022



By Bedroom

■ 09-2021 ■ 09-2022



All Properties

By Price Range	09-2021	09-2022	Change
\$188,999 or Less	100.1%	100.0%	- 0.1%
\$189,000 to \$278,999	101.5%	101.7%	+ 0.2%
\$279,000 to \$418,999	101.4%	102.4%	+ 1.0%
\$419,000 or More	100.7%	102.2%	+ 1.5%
All Price Ranges	101.0%	101.9%	+ 0.9%

Single Family Residence

09-2021	09-2022	Change	09-2021	09-2022	Change
100.6%	99.3%	- 1.3%	99.4%	101.1%	+ 1.7%
102.1%	101.7%	- 0.4%	100.3%	101.6%	+ 1.3%
101.6%	102.5%	+ 0.9%	100.4%	101.9%	+ 1.5%
100.8%	102.4%	+ 1.6%	100.0%	100.9%	+ 0.9%
101.3%	102.0%	+ 0.7%	100.1%	101.4%	+ 1.3%

Townhouse/Condo

By Bedroom	09-2021	09-2022	Change
1 Bedroom or Less	98.5%	100.0%	+ 1.5%
2 Bedrooms	100.4%	101.3%	+ 0.9%
3 Bedrooms	101.8%	102.5%	+ 0.7%
4 Bedrooms or More	100.6%	101.6%	+ 1.0%
All Bedroom Ranges	101.0%	101.9%	+ 0.9%

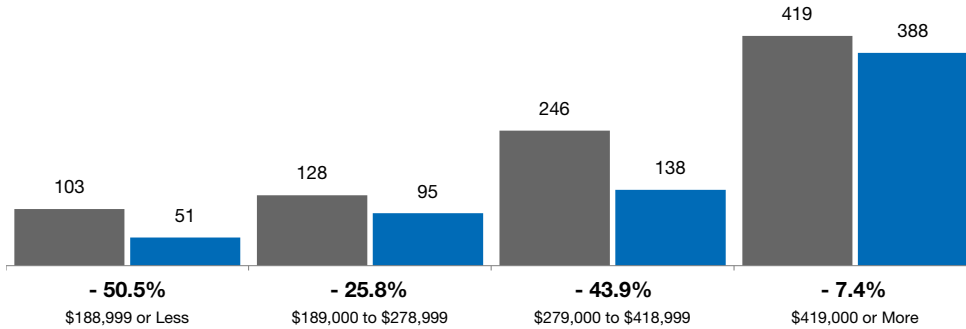
09-2021	09-2022	Change	09-2021	09-2022	Change
99.7%	99.1%	- 0.6%	98.2%	100.2%	+ 2.0%
100.9%	100.7%	- 0.2%	100.2%	101.6%	+ 1.4%
102.0%	102.7%	+ 0.7%	100.4%	101.5%	+ 1.1%
100.6%	101.6%	+ 1.0%	98.1%	101.1%	+ 3.1%
101.3%	102.0%	+ 0.7%	100.1%	101.4%	+ 1.4%

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.

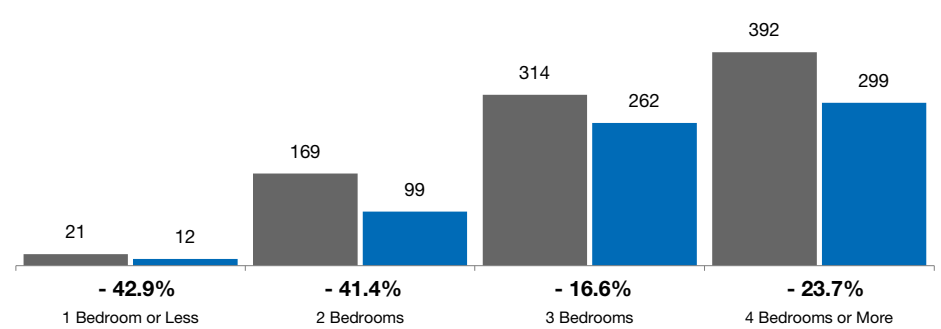
By Price Range

■ 09-2021 ■ 09-2022



By Bedroom

■ 09-2021 ■ 09-2022



All Properties

By Price Range	09-2021	09-2022	Change
\$188,999 or Less	103	51	- 50.5%
\$189,000 to \$278,999	128	95	- 25.8%
\$279,000 to \$418,999	246	138	- 43.9%
\$419,000 or More	419	388	- 7.4%
All Price Ranges	896	672	- 25.0%

Single Family Residence

09-2021	09-2022	Change	09-2021	09-2022	Change
67	40	- 40.3%	36	11	- 69.4%
72	56	- 22.2%	56	39	- 30.4%
203	101	- 50.2%	43	37	- 14.0%
345	314	- 9.0%	74	74	0.0%
687	511	- 25.6%	209	161	- 23.0%

Townhouse/Condo

By Bedroom	09-2021	09-2022	Change
1 Bedroom or Less	21	12	- 42.9%
2 Bedrooms	169	99	- 41.4%
3 Bedrooms	314	262	- 16.6%
4 Bedrooms or More	392	299	- 23.7%
All Bedroom Ranges	896	672	- 25.0%

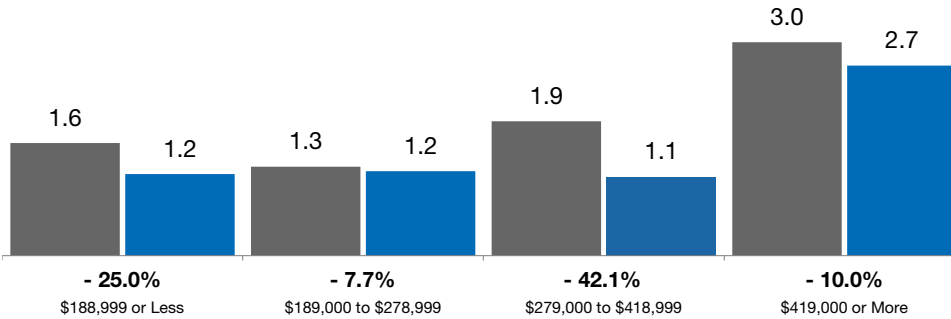
09-2021	09-2022	Change	09-2021	09-2022	Change
4	4	0.0%	17	8	- 52.9%
50	19	- 62.0%	119	80	- 32.8%
250	207	- 17.2%	64	55	- 14.1%
383	281	- 26.6%	9	18	+ 100.0%
687	511	- 25.6%	209	161	- 23.0%

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.

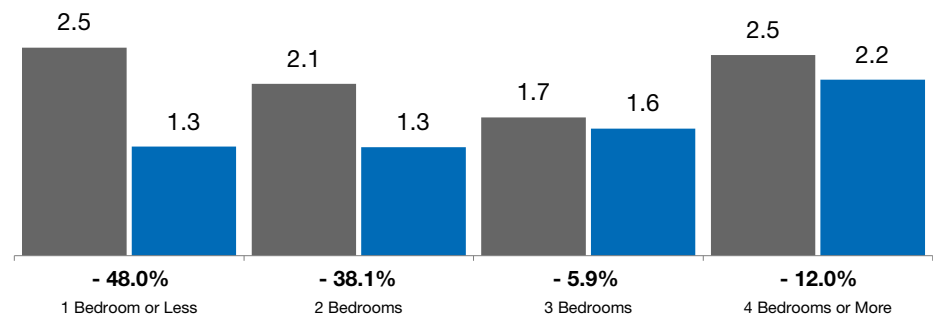
By Price Range

■ 09-2021 ■ 09-2022



By Bedroom

■ 09-2021 ■ 09-2022



All Properties

By Price Range	09-2021	09-2022	Change
\$188,999 or Less	1.6	1.2	- 25.0%
\$189,000 to \$278,999	1.3	1.2	- 7.7%
\$279,000 to \$418,999	1.9	1.1	- 42.1%
\$419,000 or More	3.0	2.7	- 10.0%
All Price Ranges	2.1	1.7	- 19.0%

Single Family Residence

09-2021	09-2022	Change	09-2021	09-2022	Change
1.6	1.4	- 12.5%	1.6	0.7	- 56.3%
1.1	1.2	+ 9.1%	1.6	1.2	- 25.0%
1.9	1.0	- 47.4%	1.9	1.7	- 10.5%
2.9	2.5	- 13.8%	4.1	3.7	- 9.8%
2.0	1.7	- 15.0%	2.1	1.8	- 14.3%

Townhouse/Condo

By Bedroom	09-2021	09-2022	Change
1 Bedroom or Less	2.5	1.3	- 48.0%
2 Bedrooms	2.1	1.3	- 38.1%
3 Bedrooms	1.7	1.6	- 5.9%
4 Bedrooms or More	2.5	2.2	- 12.0%
All Bedroom Ranges	2.1	1.7	- 19.0%

09-2021	09-2022	Change	09-2021	09-2022	Change
1.8	2.4	+ 33.3%	2.6	1.1	- 57.7%
2.4	0.9	- 62.5%	2.0	1.5	- 25.0%
1.6	1.4	- 12.5%	2.4	2.4	0.0%
2.5	2.1	- 16.0%	2.0	3.9	+ 95.0%
2.0	1.7	- 15.0%	2.1	1.8	- 14.3%

Local Market Update – September 2022

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

ANN ARBOR AREA  BOARD OF REALTORS®

Ann Arbor School District

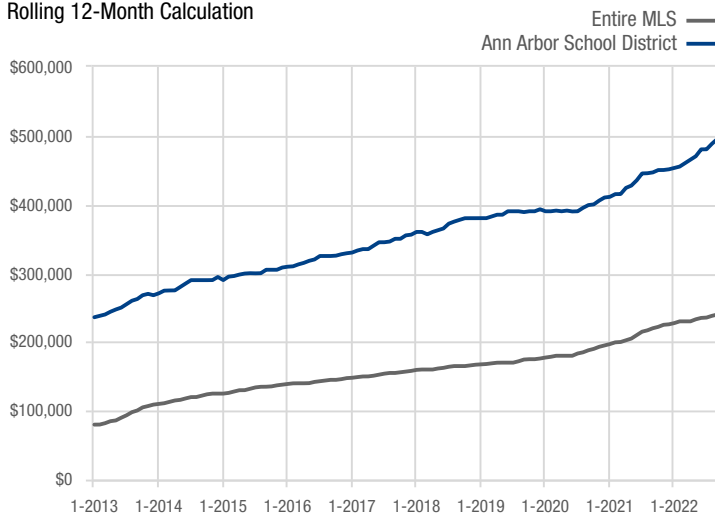
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	129	113	- 12.4%	1,416	1,268	- 10.5%
Pending Sales	121	134	+ 10.7%	1,097	1,036	- 5.6%
Closed Sales	140	91	- 35.0%	1,059	978	- 7.6%
Days on Market Until Sale	20	23	+ 15.0%	21	17	- 19.0%
Median Sales Price*	\$420,000	\$498,800	+ 18.8%	\$450,000	\$509,631	+ 13.3%
Average Sales Price*	\$503,211	\$568,477	+ 13.0%	\$524,354	\$588,273	+ 12.2%
Percent of List Price Received*	100.2%	99.6%	- 0.6%	101.7%	103.5%	+ 1.8%
Inventory of Homes for Sale	265	175	- 34.0%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	51	64	+ 25.5%	843	739	- 12.3%
Pending Sales	78	65	- 16.7%	690	599	- 13.2%
Closed Sales	65	53	- 18.5%	659	596	- 9.6%
Days on Market Until Sale	24	20	- 16.7%	34	20	- 41.2%
Median Sales Price*	\$273,000	\$264,500	- 3.1%	\$265,000	\$290,000	+ 9.4%
Average Sales Price*	\$346,243	\$324,435	- 6.3%	\$326,867	\$357,377	+ 9.3%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	100.4%	102.1%	+ 1.7%
Inventory of Homes for Sale	126	111	- 11.9%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

* 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.

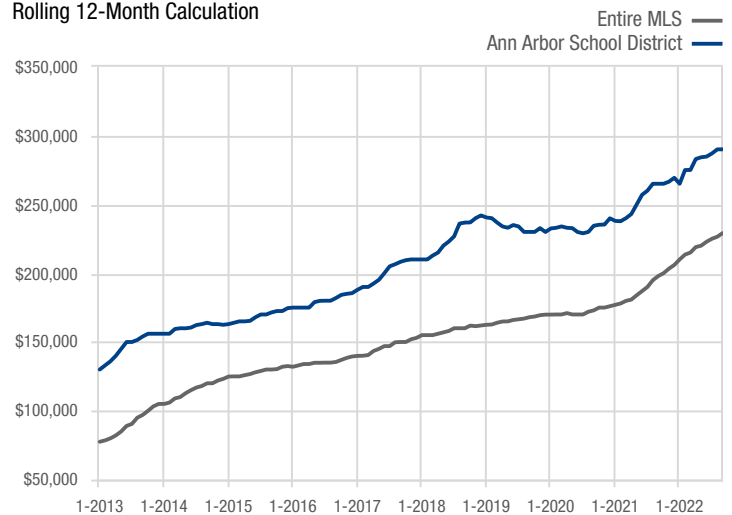
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Chelsea School District

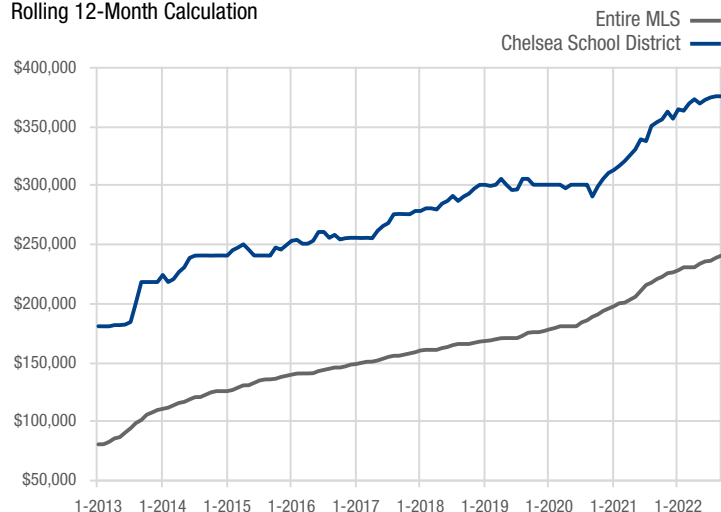
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	20	21	+ 5.0%	233	192	- 17.6%
Pending Sales	26	25	- 3.8%	203	159	- 21.7%
Closed Sales	30	13	- 56.7%	199	148	- 25.6%
Days on Market Until Sale	17	30	+ 76.5%	23	17	- 26.1%
Median Sales Price*	\$348,975	\$365,000	+ 4.6%	\$362,000	\$393,500	+ 8.7%
Average Sales Price*	\$385,222	\$357,454	- 7.2%	\$396,284	\$421,699	+ 6.4%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	101.0%	101.8%	+ 0.8%
Inventory of Homes for Sale	36	21	- 41.7%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	1	4	+ 300.0%	33	40	+ 21.2%
Pending Sales	2	3	+ 50.0%	33	26	- 21.2%
Closed Sales	0	0	0.0%	29	16	- 44.8%
Days on Market Until Sale	—	—	—	31	13	- 58.1%
Median Sales Price*	—	—	—	\$272,300	\$245,000	- 10.0%
Average Sales Price*	—	—	—	\$257,050	\$255,472	- 0.6%
Percent of List Price Received*	—	—	—	101.4%	102.6%	+ 1.2%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

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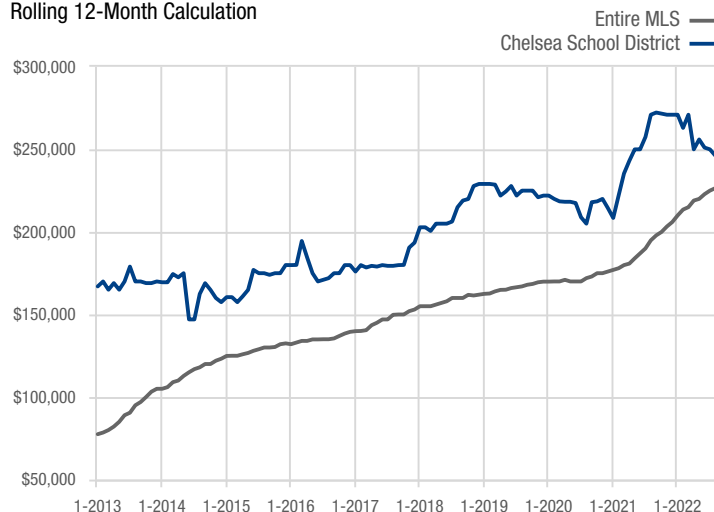
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – September 2022

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ANN ARBOR AREA  BOARD OF REALTORS®

Clinton School District

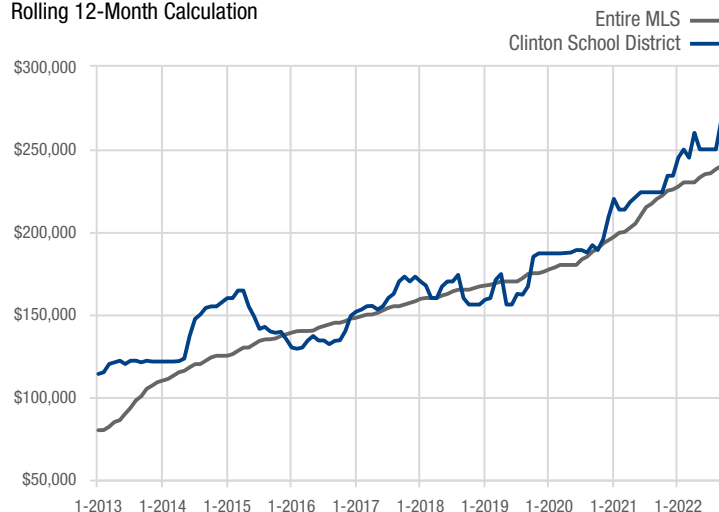
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	16	8	- 50.0%	75	85	+ 13.3%
Pending Sales	9	16	+ 77.8%	55	68	+ 23.6%
Closed Sales	5	12	+ 140.0%	48	61	+ 27.1%
Days on Market Until Sale	43	32	- 25.6%	34	41	+ 20.6%
Median Sales Price*	\$240,000	\$299,000	+ 24.6%	\$226,000	\$275,000	+ 21.7%
Average Sales Price*	\$245,600	\$339,750	+ 38.3%	\$260,890	\$304,122	+ 16.6%
Percent of List Price Received*	102.9%	95.4%	- 7.3%	100.9%	98.4%	- 2.5%
Inventory of Homes for Sale	20	12	- 40.0%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% 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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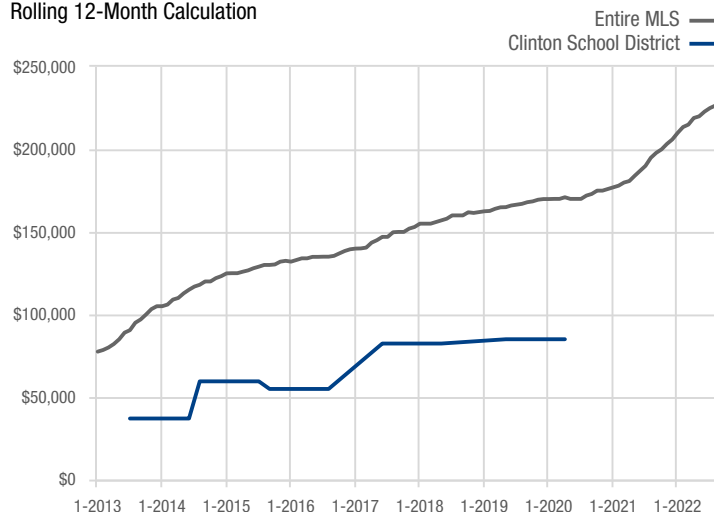
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Dexter School District

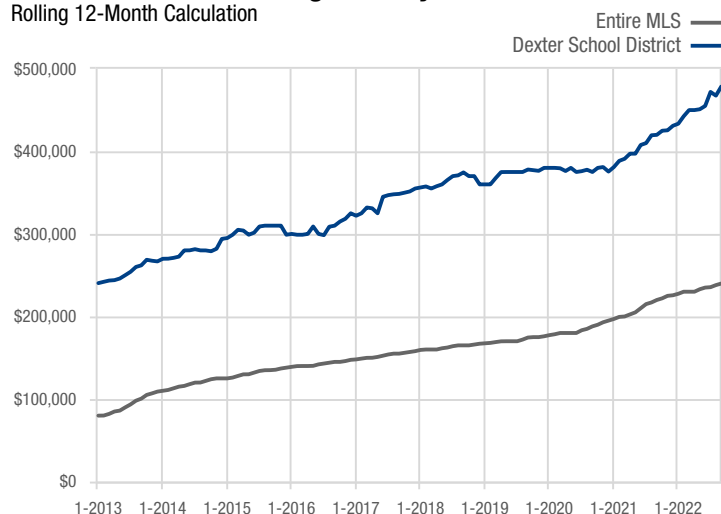
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	17	38	+ 123.5%	294	257	- 12.6%
Pending Sales	23	28	+ 21.7%	245	206	- 15.9%
Closed Sales	23	25	+ 8.7%	235	193	- 17.9%
Days on Market Until Sale	24	41	+ 70.8%	28	24	- 14.3%
Median Sales Price*	\$373,000	\$487,570	+ 30.7%	\$435,000	\$499,900	+ 14.9%
Average Sales Price*	\$424,735	\$523,275	+ 23.2%	\$477,271	\$541,525	+ 13.5%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	101.1%	102.0%	+ 0.9%
Inventory of Homes for Sale	56	46	- 17.9%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	2	—	31	23	- 25.8%
Pending Sales	2	4	+ 100.0%	28	21	- 25.0%
Closed Sales	1	4	+ 300.0%	27	19	- 29.6%
Days on Market Until Sale	6	15	+ 150.0%	76	45	- 40.8%
Median Sales Price*	\$187,000	\$336,000	+ 79.7%	\$365,000	\$341,180	- 6.5%
Average Sales Price*	\$187,000	\$333,225	+ 78.2%	\$392,753	\$332,586	- 15.3%
Percent of List Price Received*	93.5%	98.3%	+ 5.1%	100.9%	101.6%	+ 0.7%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	3.8	2.6	- 31.6%	—	—	—

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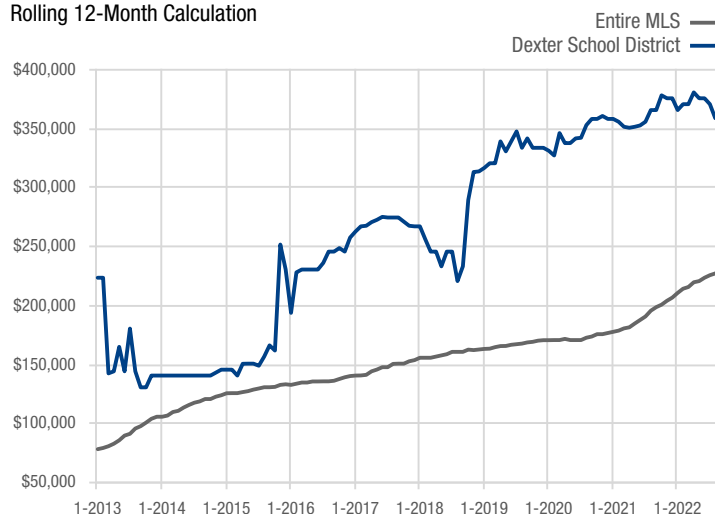
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lincoln Consolidated School District

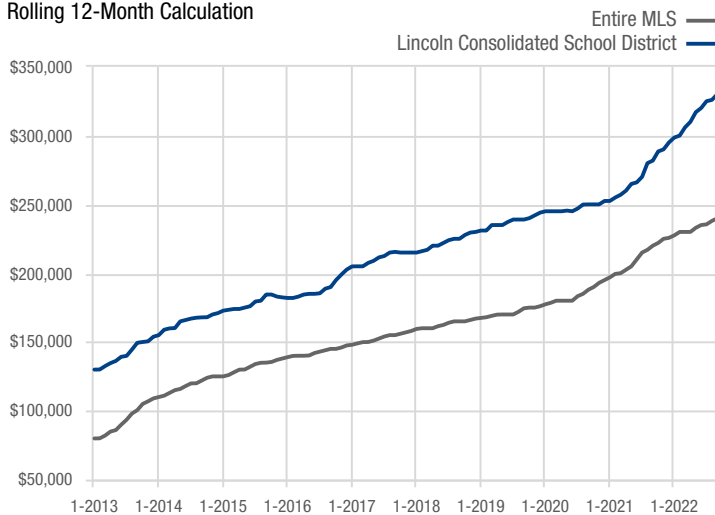
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	38	38	0.0%	371	317	- 14.6%
Pending Sales	31	47	+ 51.6%	323	265	- 18.0%
Closed Sales	43	28	- 34.9%	316	241	- 23.7%
Days on Market Until Sale	17	13	- 23.5%	11	14	+ 27.3%
Median Sales Price*	\$290,000	\$334,000	+ 15.2%	\$290,000	\$340,000	+ 17.2%
Average Sales Price*	\$303,848	\$339,846	+ 11.8%	\$303,672	\$344,071	+ 13.3%
Percent of List Price Received*	101.4%	100.5%	- 0.9%	103.2%	103.7%	+ 0.5%
Inventory of Homes for Sale	51	42	- 17.6%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	4	4	0.0%	31	27	- 12.9%
Pending Sales	1	5	+ 400.0%	22	26	+ 18.2%
Closed Sales	2	2	0.0%	17	23	+ 35.3%
Days on Market Until Sale	11	19	+ 72.7%	22	26	+ 18.2%
Median Sales Price*	\$182,000	\$197,500	+ 8.5%	\$170,000	\$199,000	+ 17.1%
Average Sales Price*	\$182,000	\$197,500	+ 8.5%	\$155,456	\$195,035	+ 25.5%
Percent of List Price Received*	101.1%	98.9%	- 2.2%	99.1%	103.1%	+ 4.0%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	3.8	1.4	- 63.2%	—	—	—

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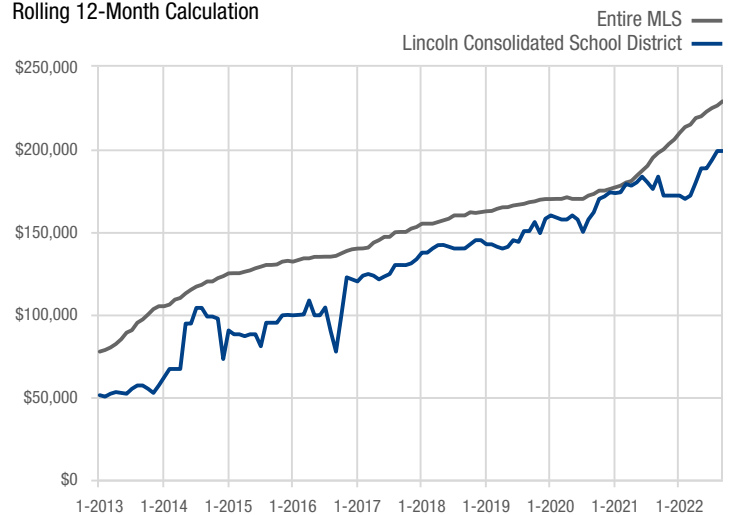
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Manchester School District

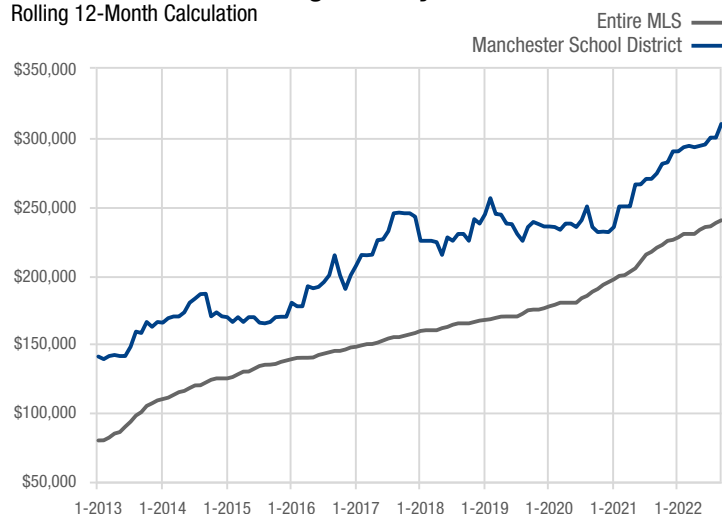
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	12	17	+ 41.7%	84	87	+ 3.6%
Pending Sales	6	10	+ 66.7%	72	66	- 8.3%
Closed Sales	9	6	- 33.3%	72	64	- 11.1%
Days on Market Until Sale	18	27	+ 50.0%	37	29	- 21.6%
Median Sales Price*	\$293,000	\$387,618	+ 32.3%	\$290,000	\$314,000	+ 8.3%
Average Sales Price*	\$287,444	\$365,871	+ 27.3%	\$310,109	\$364,559	+ 17.6%
Percent of List Price Received*	99.5%	97.4%	- 2.1%	100.2%	100.4%	+ 0.2%
Inventory of Homes for Sale	24	22	- 8.3%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	4	—	6	11	+ 83.3%
Pending Sales	1	2	+ 100.0%	5	8	+ 60.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Days on Market Until Sale	5	72	+ 1,340.0%	25	21	- 16.0%
Median Sales Price*	\$277,655	\$110,000	- 60.4%	\$129,500	\$145,000	+ 12.0%
Average Sales Price*	\$277,655	\$110,000	- 60.4%	\$171,693	\$161,343	- 6.0%
Percent of List Price Received*	97.4%	95.7%	- 1.7%	99.1%	100.6%	+ 1.5%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	2.2	+ 120.0%	—	—	—

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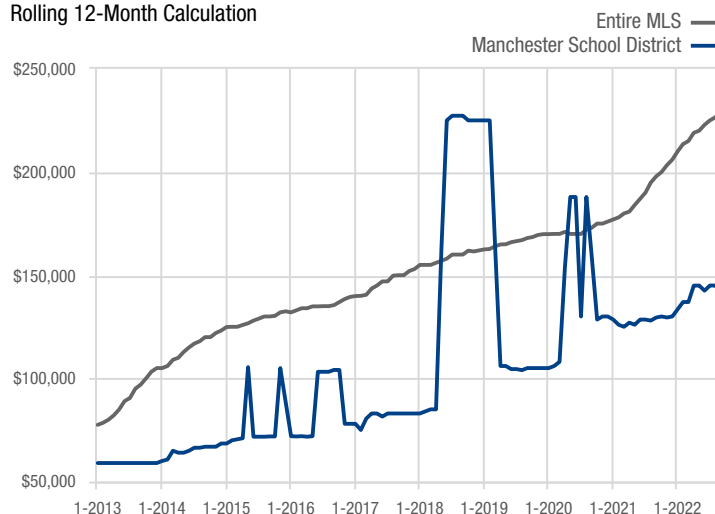
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Milan School District

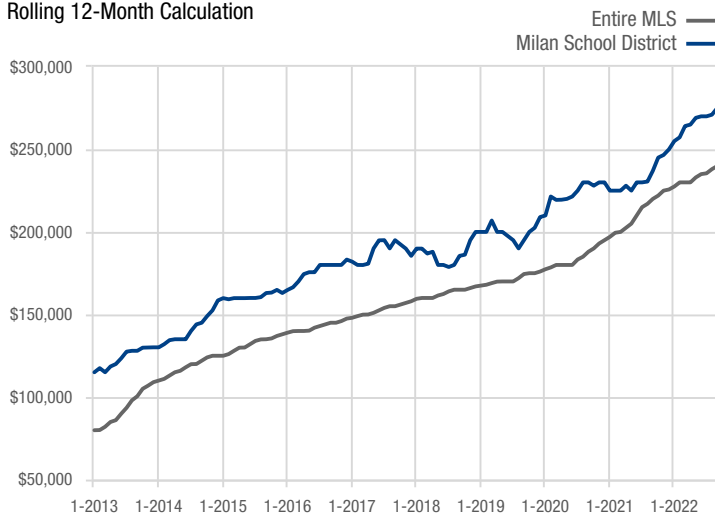
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	16	25	+ 56.3%	193	176	- 8.8%
Pending Sales	25	26	+ 4.0%	149	154	+ 3.4%
Closed Sales	27	17	- 37.0%	146	144	- 1.4%
Days on Market Until Sale	18	21	+ 16.7%	24	32	+ 33.3%
Median Sales Price*	\$249,575	\$259,900	+ 4.1%	\$239,700	\$275,398	+ 14.9%
Average Sales Price*	\$254,884	\$295,576	+ 16.0%	\$251,237	\$280,855	+ 11.8%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	101.2%	100.9%	- 0.3%
Inventory of Homes for Sale	47	36	- 23.4%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	1	0	- 100.0%	16	25	+ 56.3%
Pending Sales	3	1	- 66.7%	14	22	+ 57.1%
Closed Sales	4	1	- 75.0%	12	19	+ 58.3%
Days on Market Until Sale	45	10	- 77.8%	41	29	- 29.3%
Median Sales Price*	\$136,000	\$566,265	+ 316.4%	\$138,000	\$211,000	+ 52.9%
Average Sales Price*	\$155,425	\$566,265	+ 264.3%	\$154,867	\$285,362	+ 84.3%
Percent of List Price Received*	99.4%	122.1%	+ 22.8%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	1.6	3.4	+ 112.5%	—	—	—

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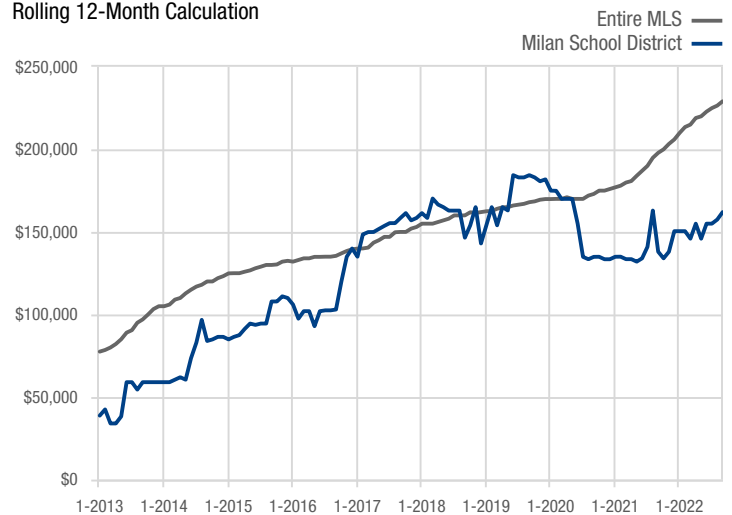
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Northville School District

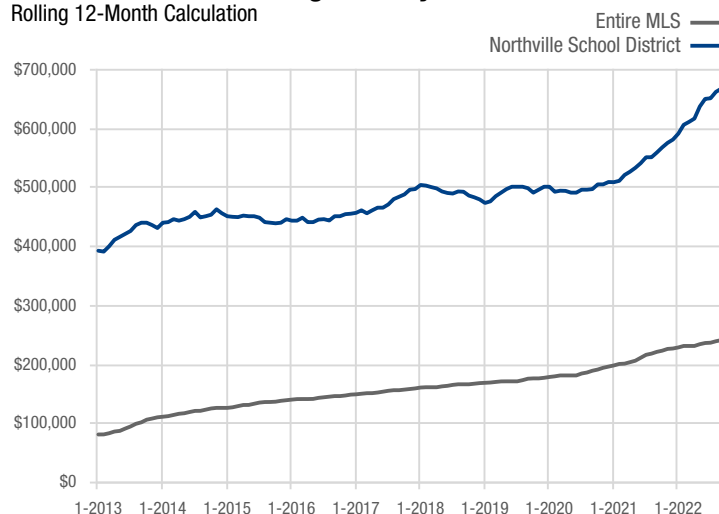
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	61	49	- 19.7%	534	450	- 15.7%
Pending Sales	48	33	- 31.3%	437	331	- 24.3%
Closed Sales	44	35	- 20.5%	425	312	- 26.6%
Days on Market Until Sale	22	21	- 4.5%	25	19	- 24.0%
Median Sales Price*	\$621,000	\$655,000	+ 5.5%	\$571,000	\$678,500	+ 18.8%
Average Sales Price*	\$683,945	\$811,229	+ 18.6%	\$656,202	\$786,826	+ 19.9%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	101.1%	102.6%	+ 1.5%
Inventory of Homes for Sale	92	71	- 22.8%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	18	17	- 5.6%	219	180	- 17.8%
Pending Sales	18	15	- 16.7%	201	144	- 28.4%
Closed Sales	27	13	- 51.9%	195	144	- 26.2%
Days on Market Until Sale	23	18	- 21.7%	28	18	- 35.7%
Median Sales Price*	\$235,000	\$267,000	+ 13.6%	\$295,000	\$335,000	+ 13.6%
Average Sales Price*	\$372,114	\$309,038	- 17.0%	\$330,907	\$381,766	+ 15.4%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	100.1%	102.2%	+ 2.1%
Inventory of Homes for Sale	27	31	+ 14.8%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

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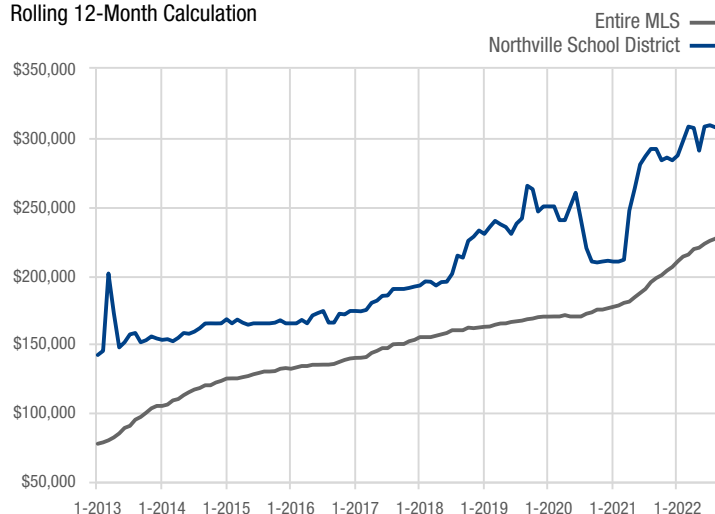
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Pinckney School District

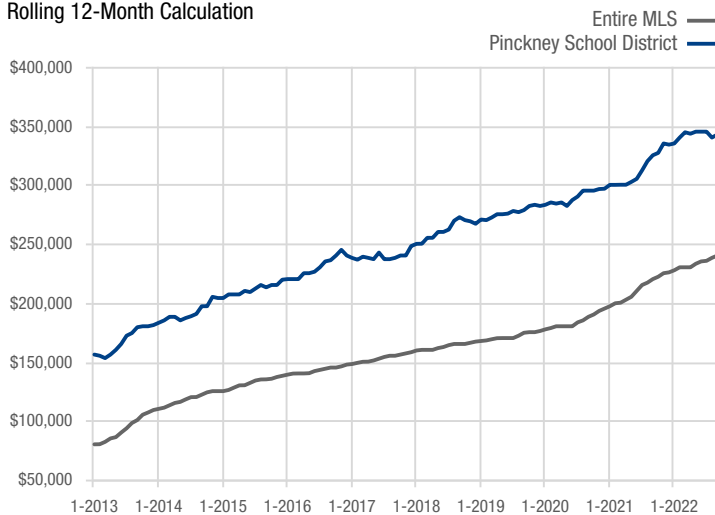
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	47	37	- 21.3%	445	343	- 22.9%
Pending Sales	40	35	- 12.5%	373	268	- 28.2%
Closed Sales	46	37	- 19.6%	379	266	- 29.8%
Days on Market Until Sale	30	22	- 26.7%	26	19	- 26.9%
Median Sales Price*	\$330,000	\$350,000	+ 6.1%	\$340,000	\$354,850	+ 4.4%
Average Sales Price*	\$359,145	\$420,578	+ 17.1%	\$396,443	\$410,070	+ 3.4%
Percent of List Price Received*	99.7%	100.2%	+ 0.5%	101.2%	101.4%	+ 0.2%
Inventory of Homes for Sale	64	60	- 6.3%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	0	0.0%	4	4	0.0%
Pending Sales	0	0	0.0%	6	4	- 33.3%
Closed Sales	0	1	—	7	4	- 42.9%
Days on Market Until Sale	—	6	—	18	12	- 33.3%
Median Sales Price*	—	\$356,000	—	\$275,000	\$267,500	- 2.7%
Average Sales Price*	—	\$356,000	—	\$273,557	\$283,950	+ 3.8%
Percent of List Price Received*	—	103.2%	—	100.0%	101.1%	+ 1.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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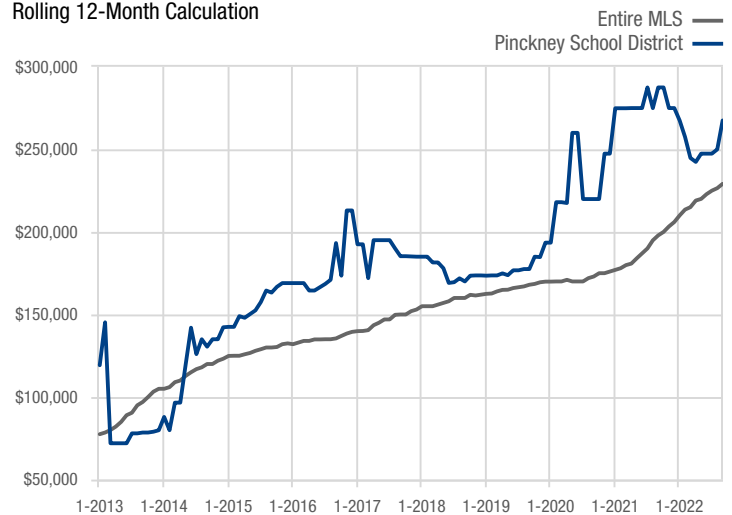
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Plymouth School District

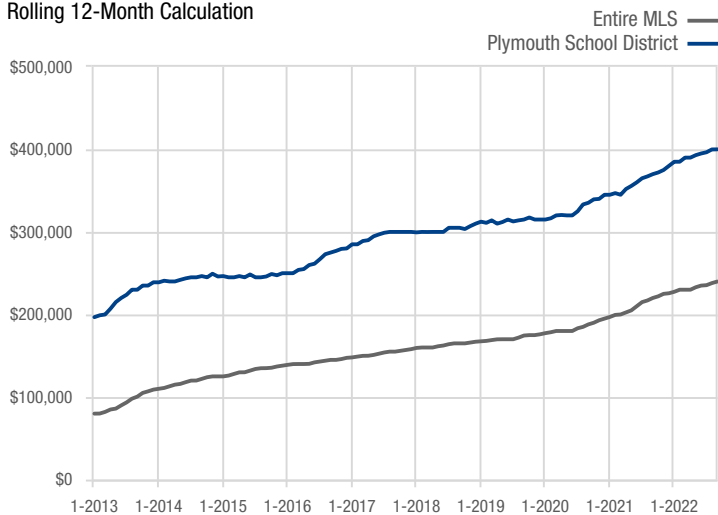
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	168	117	- 30.4%	1,486	1,280	- 13.9%
Pending Sales	127	108	- 15.0%	1,208	1,006	- 16.7%
Closed Sales	149	110	- 26.2%	1,157	964	- 16.7%
Days on Market Until Sale	16	20	+ 25.0%	19	15	- 21.1%
Median Sales Price*	\$370,000	\$362,000	- 2.2%	\$377,000	\$403,000	+ 6.9%
Average Sales Price*	\$412,246	\$425,486	+ 3.2%	\$420,125	\$451,913	+ 7.6%
Percent of List Price Received*	101.2%	100.1%	- 1.1%	102.2%	103.1%	+ 0.9%
Inventory of Homes for Sale	192	163	- 15.1%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	56	55	- 1.8%	548	467	- 14.8%
Pending Sales	41	47	+ 14.6%	471	392	- 16.8%
Closed Sales	71	54	- 23.9%	456	404	- 11.4%
Days on Market Until Sale	20	36	+ 80.0%	26	24	- 7.7%
Median Sales Price*	\$250,000	\$267,950	+ 7.2%	\$250,000	\$280,000	+ 12.0%
Average Sales Price*	\$266,071	\$286,181	+ 7.6%	\$258,002	\$293,328	+ 13.7%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	100.2%	102.1%	+ 1.9%
Inventory of Homes for Sale	74	64	- 13.5%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

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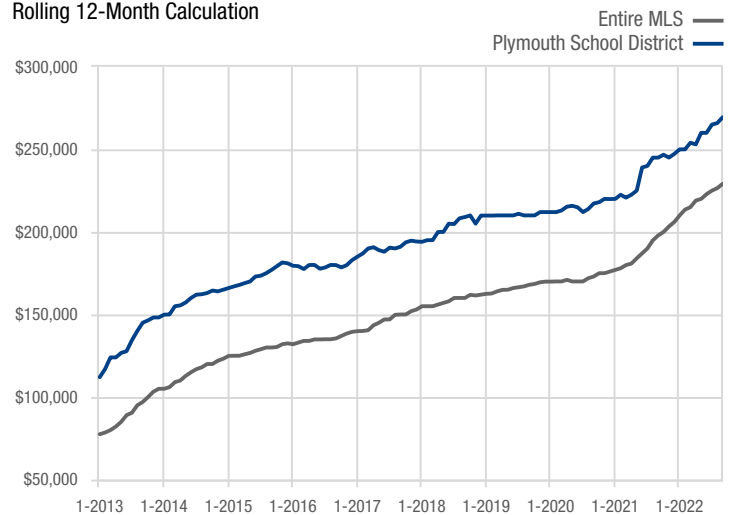
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Saline School District

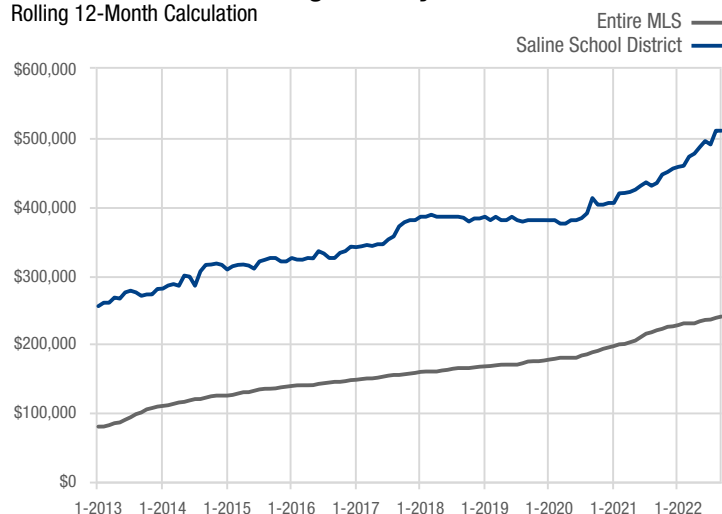
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	34	28	- 17.6%	448	400	- 10.7%
Pending Sales	32	40	+ 25.0%	339	309	- 8.8%
Closed Sales	47	29	- 38.3%	326	287	- 12.0%
Days on Market Until Sale	31	19	- 38.7%	33	25	- 24.2%
Median Sales Price*	\$475,000	\$440,000	- 7.4%	\$450,350	\$520,500	+ 15.6%
Average Sales Price*	\$496,510	\$448,956	- 9.6%	\$475,996	\$548,987	+ 15.3%
Percent of List Price Received*	101.8%	99.8%	- 2.0%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	86	79	- 8.1%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	7	10	+ 42.9%	104	87	- 16.3%
Pending Sales	7	12	+ 71.4%	82	90	+ 9.8%
Closed Sales	8	5	- 37.5%	74	67	- 9.5%
Days on Market Until Sale	68	8	- 88.2%	58	64	+ 10.3%
Median Sales Price*	\$246,278	\$215,000	- 12.7%	\$269,300	\$335,000	+ 24.4%
Average Sales Price*	\$284,307	\$233,980	- 17.7%	\$310,692	\$376,431	+ 21.2%
Percent of List Price Received*	100.3%	95.5%	- 4.8%	100.5%	100.3%	- 0.2%
Inventory of Homes for Sale	41	20	- 51.2%	—	—	—
Months Supply of Inventory	5.0	2.1	- 58.0%	—	—	—

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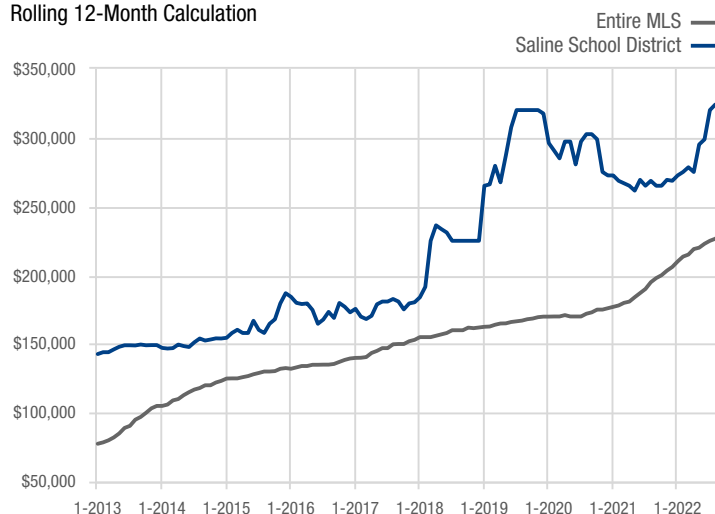
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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South Lyon School District

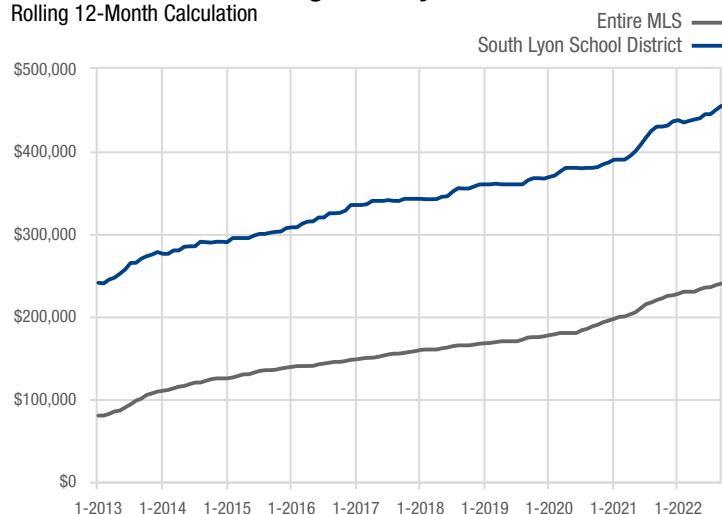
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	66	68	+ 3.0%	701	670	- 4.4%
Pending Sales	60	45	- 25.0%	584	475	- 18.7%
Closed Sales	82	52	- 36.6%	539	432	- 19.9%
Days on Market Until Sale	20	17	- 15.0%	25	19	- 24.0%
Median Sales Price*	\$427,500	\$450,000	+ 5.3%	\$440,000	\$475,000	+ 8.0%
Average Sales Price*	\$421,364	\$470,043	+ 11.6%	\$451,099	\$491,406	+ 8.9%
Percent of List Price Received*	101.2%	99.7%	- 1.5%	102.0%	102.0%	0.0%
Inventory of Homes for Sale	89	124	+ 39.3%	—	—	—
Months Supply of Inventory	1.4	2.5	+ 78.6%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	17	9	- 47.1%	155	145	- 6.5%
Pending Sales	12	11	- 8.3%	138	132	- 4.3%
Closed Sales	14	17	+ 21.4%	135	126	- 6.7%
Days on Market Until Sale	13	19	+ 46.2%	21	18	- 14.3%
Median Sales Price*	\$148,400	\$167,000	+ 12.5%	\$145,000	\$165,500	+ 14.1%
Average Sales Price*	\$169,021	\$176,053	+ 4.2%	\$167,285	\$186,137	+ 11.3%
Percent of List Price Received*	100.3%	98.6%	- 1.7%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

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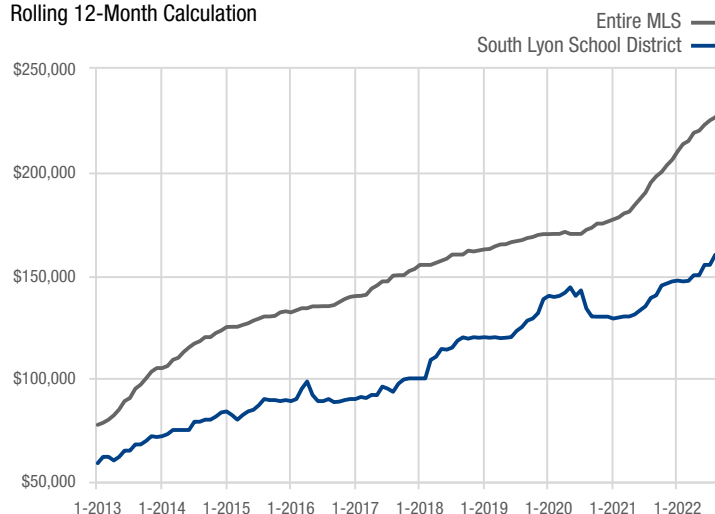
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Van Buren School District

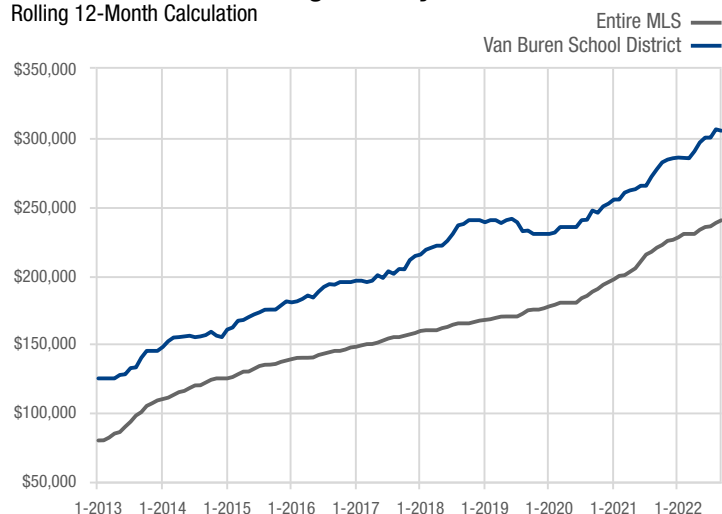
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	53	28	- 47.2%	484	425	- 12.2%
Pending Sales	42	36	- 14.3%	400	348	- 13.0%
Closed Sales	53	44	- 17.0%	396	345	- 12.9%
Days on Market Until Sale	20	24	+ 20.0%	26	24	- 7.7%
Median Sales Price*	\$345,000	\$326,500	- 5.4%	\$284,000	\$312,000	+ 9.9%
Average Sales Price*	\$344,809	\$323,758	- 6.1%	\$282,911	\$308,869	+ 9.2%
Percent of List Price Received*	102.0%	100.0%	- 2.0%	102.3%	101.0%	- 1.3%
Inventory of Homes for Sale	88	55	- 37.5%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	22	19	- 13.6%	199	160	- 19.6%
Pending Sales	18	20	+ 11.1%	181	135	- 25.4%
Closed Sales	21	14	- 33.3%	182	127	- 30.2%
Days on Market Until Sale	17	19	+ 11.8%	21	15	- 28.6%
Median Sales Price*	\$263,000	\$260,950	- 0.8%	\$210,993	\$227,000	+ 7.6%
Average Sales Price*	\$249,451	\$270,371	+ 8.4%	\$230,227	\$254,851	+ 10.7%
Percent of List Price Received*	100.3%	104.2%	+ 3.9%	101.4%	102.9%	+ 1.5%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

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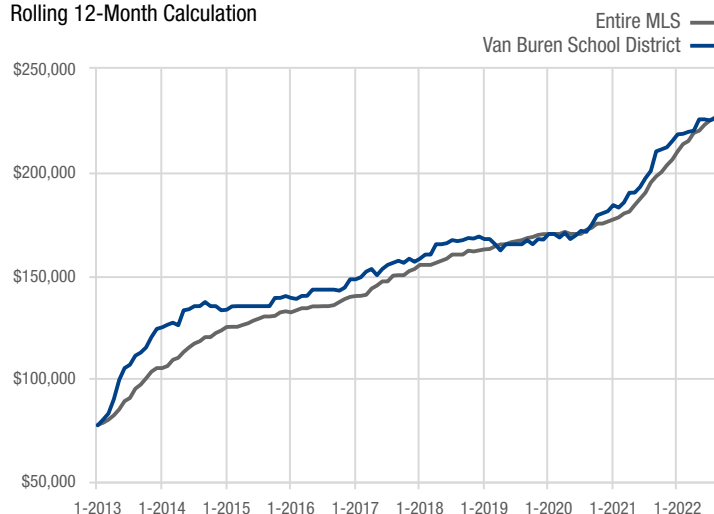
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Whitmore Lake School District

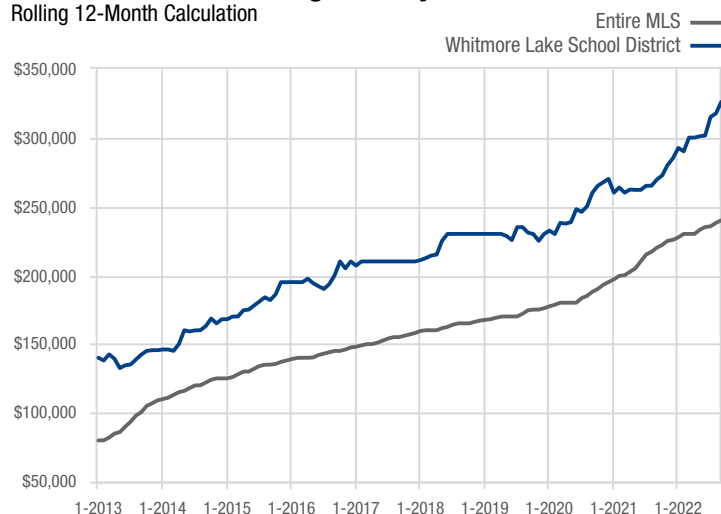
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	12	11	- 8.3%	112	90	- 19.6%
Pending Sales	12	7	- 41.7%	97	73	- 24.7%
Closed Sales	10	11	+ 10.0%	92	72	- 21.7%
Days on Market Until Sale	26	19	- 26.9%	22	17	- 22.7%
Median Sales Price*	\$312,500	\$420,000	+ 34.4%	\$285,000	\$362,500	+ 27.2%
Average Sales Price*	\$310,350	\$413,115	+ 33.1%	\$307,612	\$364,220	+ 18.4%
Percent of List Price Received*	99.8%	100.6%	+ 0.8%	101.8%	102.6%	+ 0.8%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	1	—	2	6	+ 200.0%
Pending Sales	0	0	0.0%	2	5	+ 150.0%
Closed Sales	0	0	0.0%	2	5	+ 150.0%
Days on Market Until Sale	—	—	—	3	20	+ 566.7%
Median Sales Price*	—	—	—	\$241,000	\$252,500	+ 4.8%
Average Sales Price*	—	—	—	\$241,000	\$254,500	+ 5.6%
Percent of List Price Received*	—	—	—	102.8%	100.6%	- 2.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

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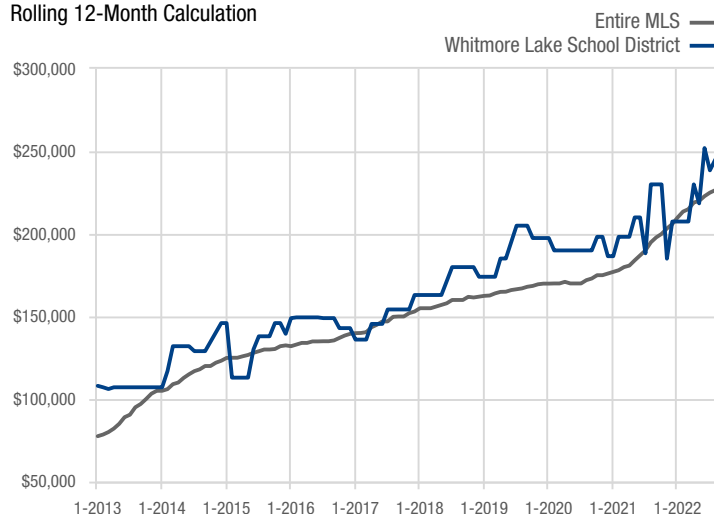
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Ypsilanti School District

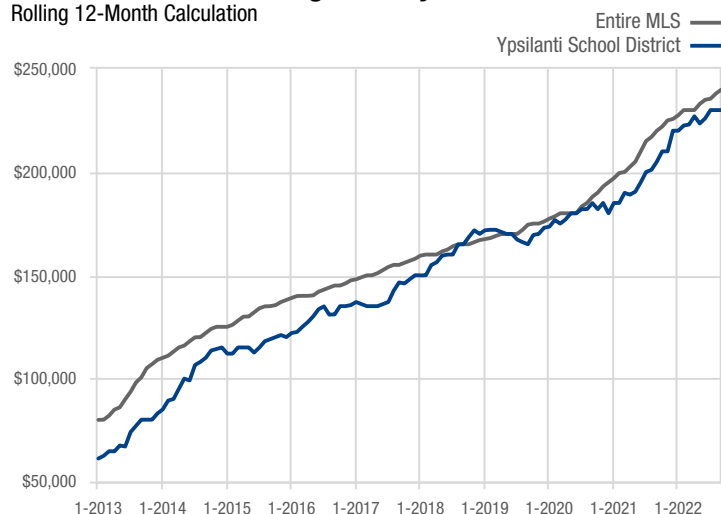
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	73	57	- 21.9%	611	551	- 9.8%
Pending Sales	56	69	+ 23.2%	513	533	+ 3.9%
Closed Sales	53	50	- 5.7%	479	497	+ 3.8%
Days on Market Until Sale	23	18	- 21.7%	16	20	+ 25.0%
Median Sales Price*	\$250,000	\$235,500	- 5.8%	\$220,000	\$230,000	+ 4.5%
Average Sales Price*	\$242,123	\$252,165	+ 4.1%	\$230,976	\$247,240	+ 7.0%
Percent of List Price Received*	101.3%	98.4%	- 2.9%	104.2%	102.7%	- 1.4%
Inventory of Homes for Sale	111	66	- 40.5%	—	—	—
Months Supply of Inventory	1.9	1.1	- 42.1%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	13	4	- 69.2%	103	53	- 48.5%
Pending Sales	8	5	- 37.5%	91	54	- 40.7%
Closed Sales	15	5	- 66.7%	91	54	- 40.7%
Days on Market Until Sale	24	12	- 50.0%	17	15	- 11.8%
Median Sales Price*	\$143,000	\$147,000	+ 2.8%	\$139,900	\$154,250	+ 10.3%
Average Sales Price*	\$144,447	\$167,000	+ 15.6%	\$146,658	\$173,492	+ 18.3%
Percent of List Price Received*	97.8%	101.1%	+ 3.4%	100.1%	102.5%	+ 2.4%
Inventory of Homes for Sale	16	3	- 81.3%	—	—	—
Months Supply of Inventory	1.6	0.4	- 75.0%	—	—	—

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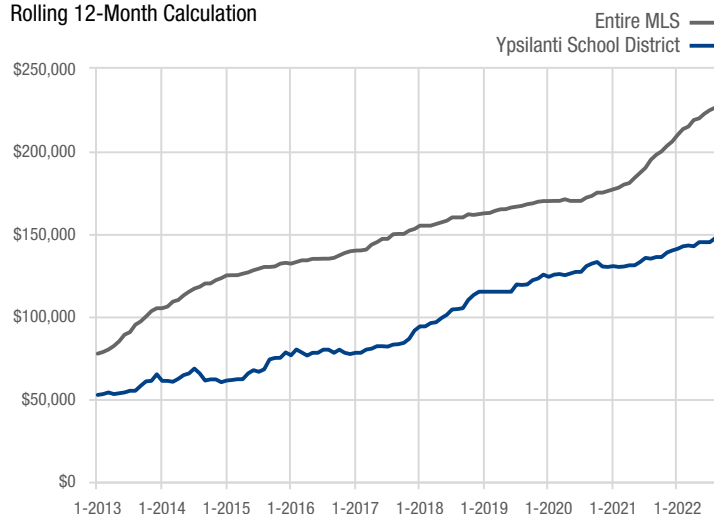
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Jackson County

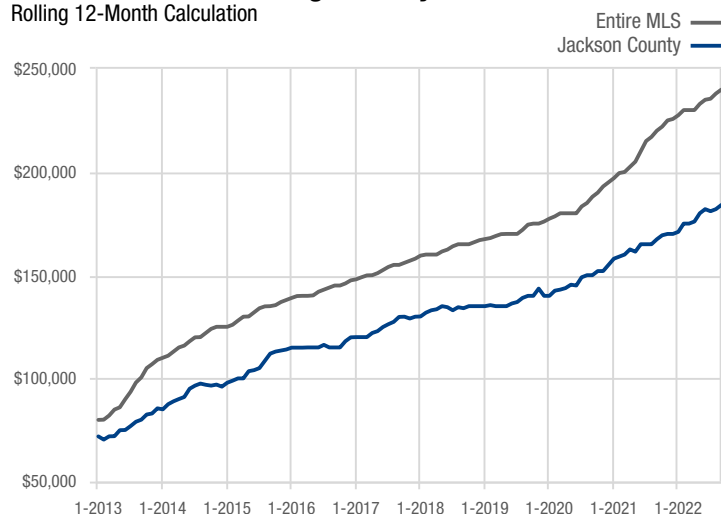
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	279	200	- 28.3%	2,593	2,029	- 21.8%
Pending Sales	231	166	- 28.1%	2,159	1,715	- 20.6%
Closed Sales	169	190	+ 12.4%	1,995	1,696	- 15.0%
Days on Market Until Sale	56	44	- 21.4%	52	44	- 15.4%
Median Sales Price*	\$179,900	\$181,450	+ 0.9%	\$167,700	\$186,900	+ 11.4%
Average Sales Price*	\$210,595	\$198,524	- 5.7%	\$191,161	\$217,482	+ 13.8%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	541	511	- 5.5%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	15	7	- 53.3%	88	56	- 36.4%
Pending Sales	12	1	- 91.7%	67	45	- 32.8%
Closed Sales	10	3	- 70.0%	57	49	- 14.0%
Days on Market Until Sale	21	42	+ 100.0%	34	47	+ 38.2%
Median Sales Price*	\$177,450	\$325,000	+ 83.2%	\$170,000	\$218,000	+ 28.2%
Average Sales Price*	\$201,985	\$283,333	+ 40.3%	\$193,314	\$220,632	+ 14.1%
Percent of List Price Received*	100.1%	96.9%	- 3.2%	99.6%	99.6%	0.0%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

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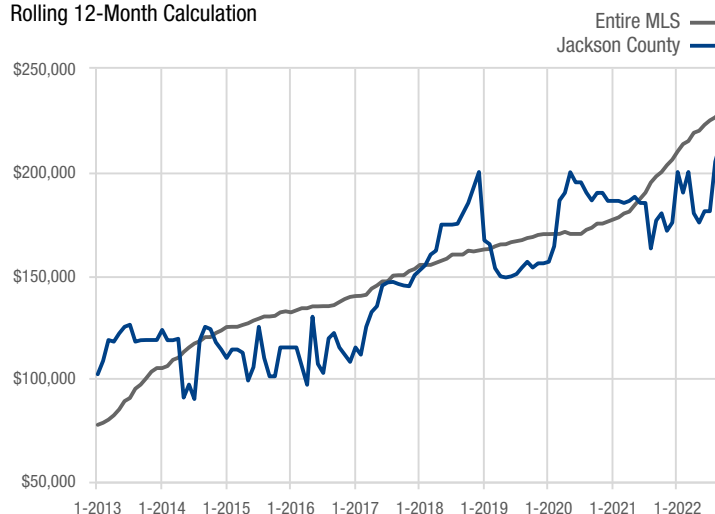
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Lenawee County

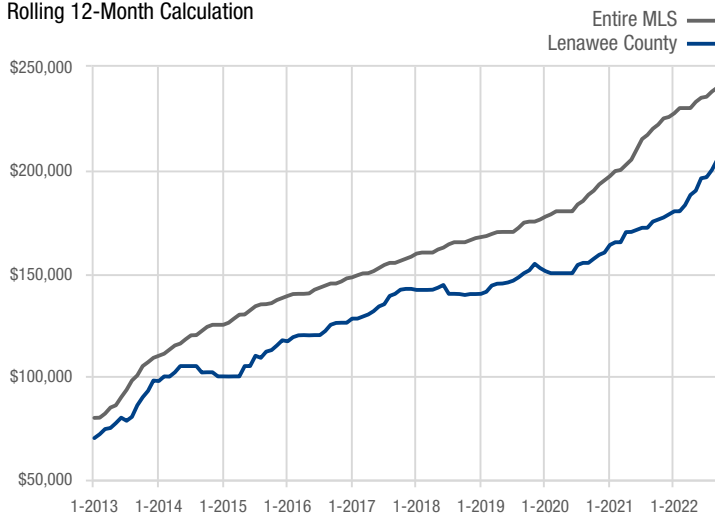
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	149	119	- 20.1%	1,383	1,267	- 8.4%
Pending Sales	150	155	+ 3.3%	1,184	1,080	- 8.8%
Closed Sales	144	130	- 9.7%	1,183	1,013	- 14.4%
Days on Market Until Sale	46	50	+ 8.7%	46	47	+ 2.2%
Median Sales Price*	\$187,000	\$209,950	+ 12.3%	\$175,000	\$210,000	+ 20.0%
Average Sales Price*	\$222,639	\$244,847	+ 10.0%	\$212,239	\$244,157	+ 15.0%
Percent of List Price Received*	99.8%	98.2%	- 1.6%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	296	245	- 17.2%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	11	10	- 9.1%	48	52	+ 8.3%
Pending Sales	7	17	+ 142.9%	40	45	+ 12.5%
Closed Sales	6	12	+ 100.0%	44	40	- 9.1%
Days on Market Until Sale	11	44	+ 300.0%	39	55	+ 41.0%
Median Sales Price*	\$224,500	\$207,500	- 7.6%	\$210,750	\$222,250	+ 5.5%
Average Sales Price*	\$231,516	\$228,031	- 1.5%	\$202,635	\$225,819	+ 11.4%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

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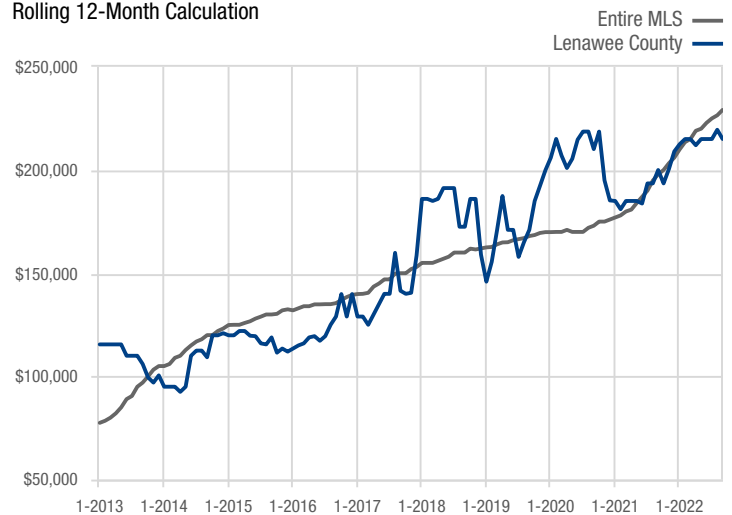
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Livingston County

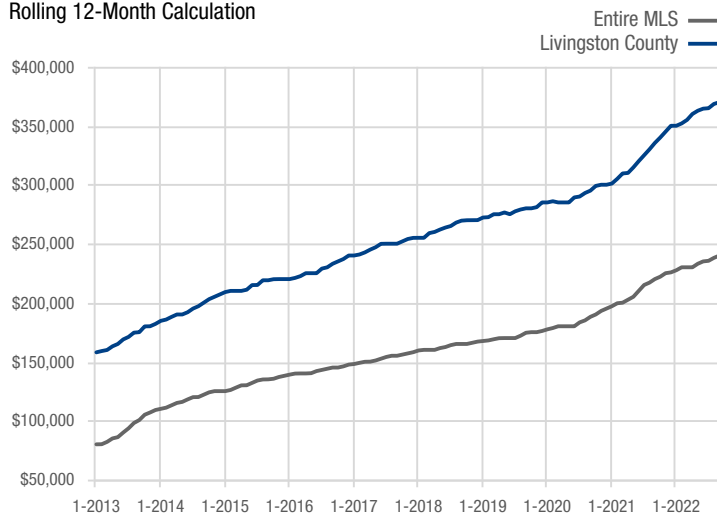
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	340	254	- 25.3%	2,760	2,479	- 10.2%
Pending Sales	250	226	- 9.6%	2,225	1,935	- 13.0%
Closed Sales	294	232	- 21.1%	2,138	1,845	- 13.7%
Days on Market Until Sale	23	23	0.0%	23	22	- 4.3%
Median Sales Price*	\$351,001	\$360,000	+ 2.6%	\$350,000	\$378,000	+ 8.0%
Average Sales Price*	\$388,609	\$393,631	+ 1.3%	\$387,258	\$415,971	+ 7.4%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	101.4%	101.3%	- 0.1%
Inventory of Homes for Sale	444	395	- 11.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	47	38	- 19.1%	422	471	+ 11.6%
Pending Sales	47	37	- 21.3%	425	397	- 6.6%
Closed Sales	44	36	- 18.2%	377	380	+ 0.8%
Days on Market Until Sale	17	26	+ 52.9%	46	19	- 58.7%
Median Sales Price*	\$253,000	\$253,489	+ 0.2%	\$255,000	\$256,031	+ 0.4%
Average Sales Price*	\$266,805	\$258,748	- 3.0%	\$265,607	\$273,858	+ 3.1%
Percent of List Price Received*	100.7%	100.6%	- 0.1%	101.2%	101.3%	+ 0.1%
Inventory of Homes for Sale	41	62	+ 51.2%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

* 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.

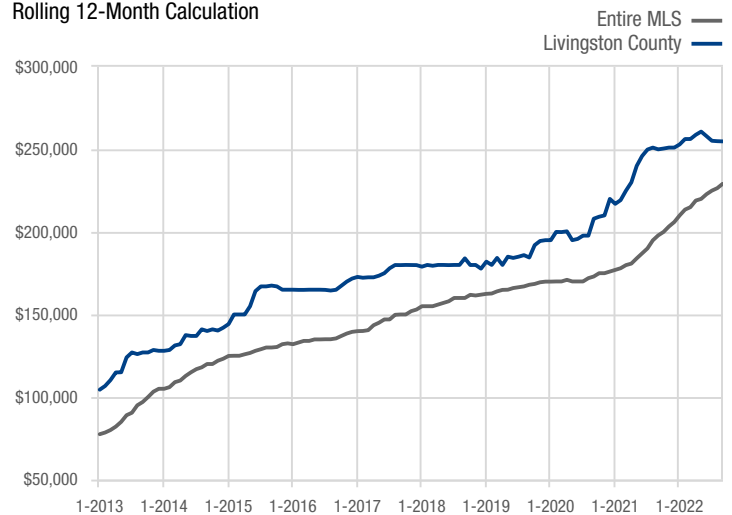
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Local Market Update – September 2022

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

ANN ARBOR AREA  BOARD OF REALTORS®

Monroe County

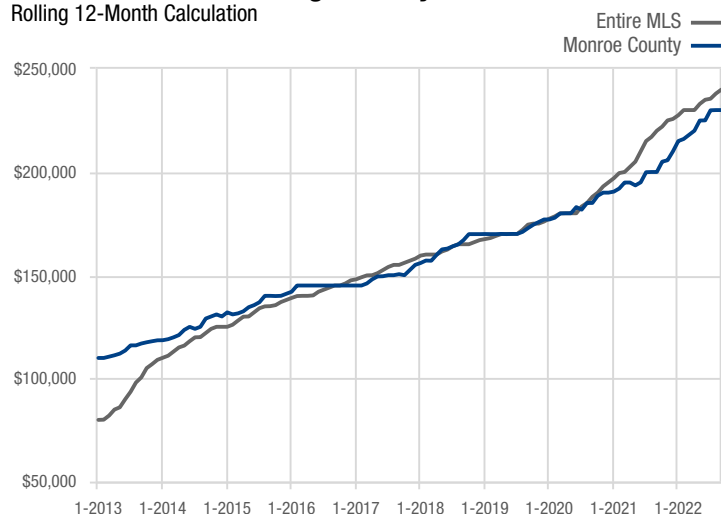
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	174	138	- 20.7%	1,809	1,627	- 10.1%
Pending Sales	185	185	0.0%	1,563	1,435	- 8.2%
Closed Sales	211	172	- 18.5%	1,562	1,343	- 14.0%
Days on Market Until Sale	27	28	+ 3.7%	34	32	- 5.9%
Median Sales Price*	\$237,000	\$232,500	- 1.9%	\$209,900	\$234,700	+ 11.8%
Average Sales Price*	\$246,052	\$254,514	+ 3.4%	\$228,999	\$252,884	+ 10.4%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	100.4%	100.6%	+ 0.2%
Inventory of Homes for Sale	333	216	- 35.1%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	14	6	- 57.1%	93	82	- 11.8%
Pending Sales	14	7	- 50.0%	86	80	- 7.0%
Closed Sales	9	6	- 33.3%	78	71	- 9.0%
Days on Market Until Sale	69	52	- 24.6%	40	37	- 7.5%
Median Sales Price*	\$165,000	\$300,000	+ 81.8%	\$167,166	\$211,000	+ 26.2%
Average Sales Price*	\$209,573	\$295,800	+ 41.1%	\$189,838	\$215,083	+ 13.3%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	19	25	+ 31.6%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

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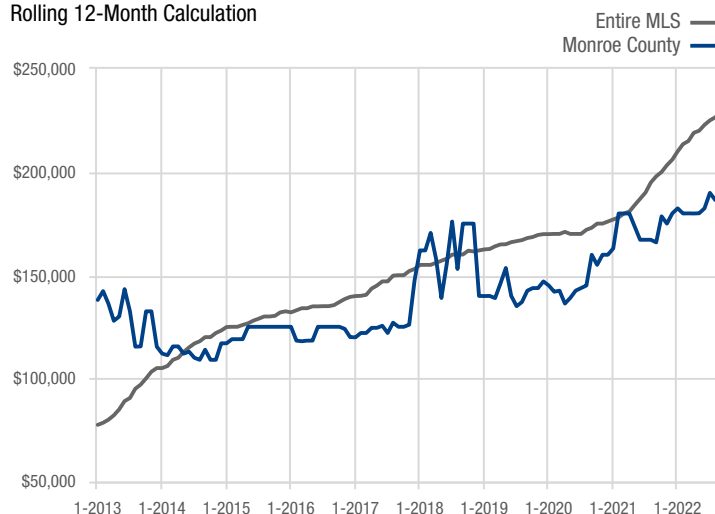
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Oakland County

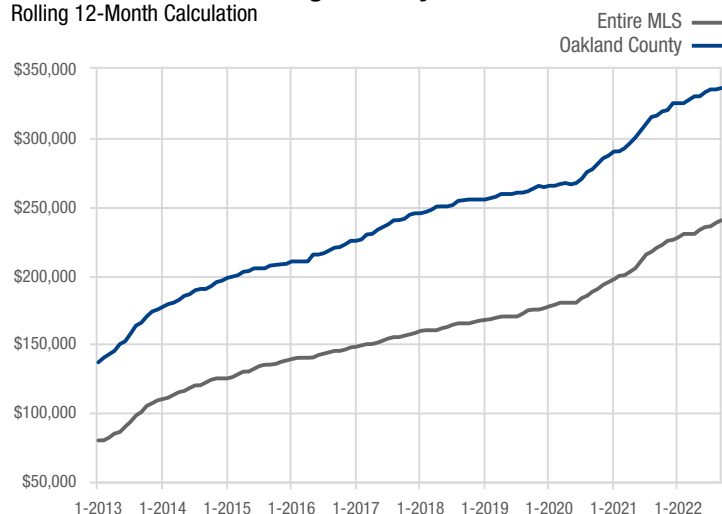
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	2,108	1,750	- 17.0%	18,227	16,585	- 9.0%
Pending Sales	1,548	1,351	- 12.7%	13,710	12,257	- 10.6%
Closed Sales	1,691	1,331	- 21.3%	13,219	11,743	- 11.2%
Days on Market Until Sale	21	25	+ 19.0%	22	20	- 9.1%
Median Sales Price*	\$325,000	\$330,000	+ 1.5%	\$325,000	\$345,000	+ 6.2%
Average Sales Price*	\$389,769	\$390,744	+ 0.3%	\$393,681	\$417,382	+ 6.0%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	3,063	2,602	- 15.1%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	465	345	- 25.8%	3,790	3,357	- 11.4%
Pending Sales	338	301	- 10.9%	3,049	2,678	- 12.2%
Closed Sales	356	282	- 20.8%	2,898	2,645	- 8.7%
Days on Market Until Sale	22	25	+ 13.6%	27	22	- 18.5%
Median Sales Price*	\$220,000	\$250,000	+ 13.6%	\$220,000	\$250,000	+ 13.6%
Average Sales Price*	\$283,439	\$293,854	+ 3.7%	\$262,734	\$287,056	+ 9.3%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.9%	100.8%	+ 0.9%
Inventory of Homes for Sale	605	451	- 25.5%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

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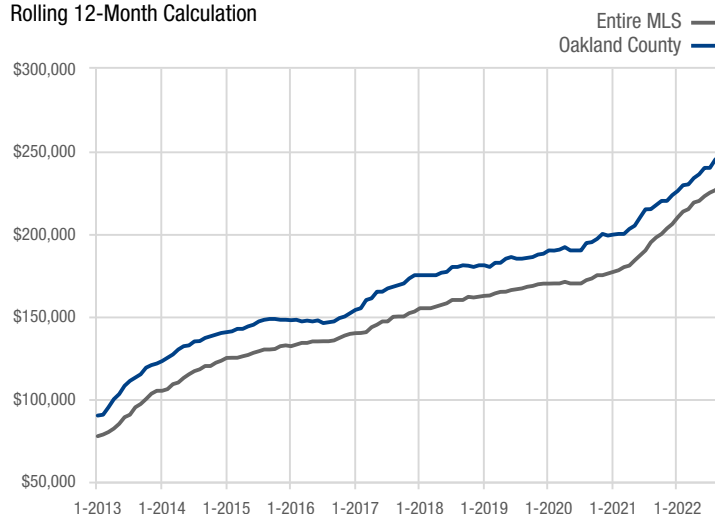
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Washtenaw County

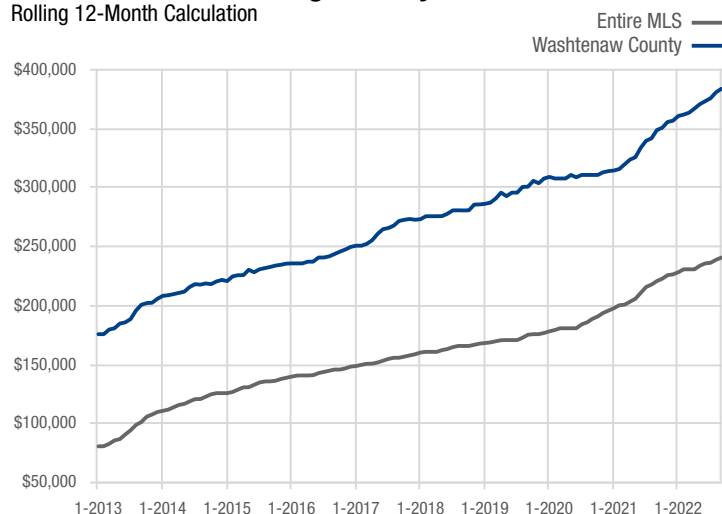
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	357	340	- 4.8%	3,770	3,353	- 11.1%
Pending Sales	323	385	+ 19.2%	3,062	2,802	- 8.5%
Closed Sales	367	270	- 26.4%	2,971	2,629	- 11.5%
Days on Market Until Sale	21	23	+ 9.5%	23	20	- 13.0%
Median Sales Price*	\$358,500	\$375,500	+ 4.7%	\$360,000	\$400,000	+ 11.1%
Average Sales Price*	\$408,753	\$437,511	+ 7.0%	\$411,404	\$458,732	+ 11.5%
Percent of List Price Received*	100.8%	99.4%	- 1.4%	102.0%	102.7%	+ 0.7%
Inventory of Homes for Sale	687	511	- 25.6%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	77	95	+ 23.4%	1,169	1,010	- 13.6%
Pending Sales	102	96	- 5.9%	964	846	- 12.2%
Closed Sales	95	72	- 24.2%	914	802	- 12.3%
Days on Market Until Sale	28	19	- 32.1%	35	24	- 31.4%
Median Sales Price*	\$236,000	\$260,000	+ 10.2%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$300,245	\$303,833	+ 1.2%	\$301,872	\$337,080	+ 11.7%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	100.4%	102.0%	+ 1.6%
Inventory of Homes for Sale	209	161	- 23.0%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

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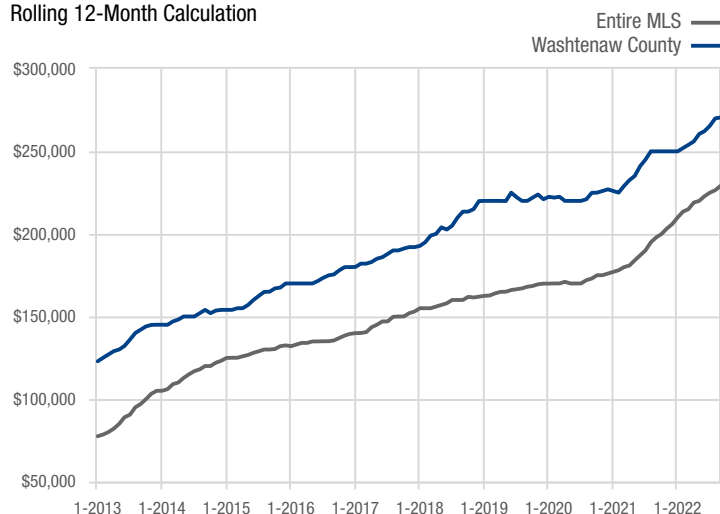
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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Wayne County

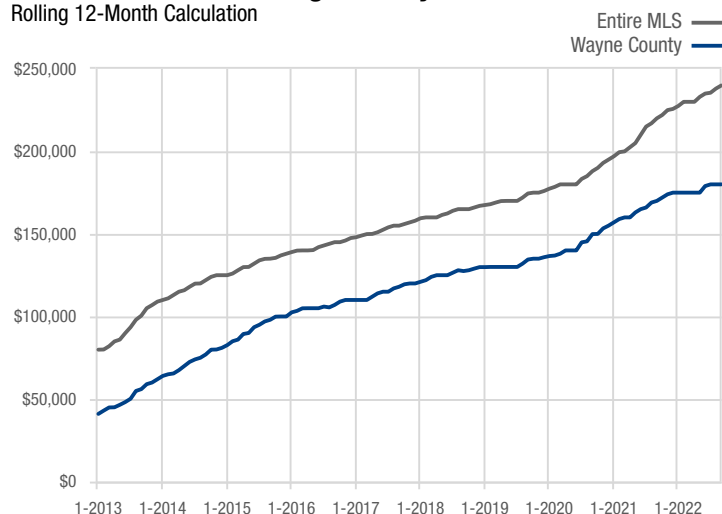
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	2,488	2,294	- 7.8%	19,708	20,483	+ 3.9%
Pending Sales	1,794	1,606	- 10.5%	14,875	14,218	- 4.4%
Closed Sales	1,854	1,531	- 17.4%	14,400	13,492	- 6.3%
Days on Market Until Sale	22	26	+ 18.2%	24	24	0.0%
Median Sales Price*	\$185,000	\$185,000	0.0%	\$175,000	\$180,000	+ 2.9%
Average Sales Price*	\$229,436	\$225,094	- 1.9%	\$216,227	\$225,846	+ 4.4%
Percent of List Price Received*	100.3%	98.7%	- 1.6%	100.4%	100.3%	- 0.1%
Inventory of Homes for Sale	3,982	4,106	+ 3.1%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	256	277	+ 8.2%	2,526	2,350	- 7.0%
Pending Sales	196	218	+ 11.2%	1,950	1,756	- 9.9%
Closed Sales	229	190	- 17.0%	1,910	1,674	- 12.4%
Days on Market Until Sale	28	31	+ 10.7%	36	29	- 19.4%
Median Sales Price*	\$218,000	\$210,000	- 3.7%	\$200,000	\$217,500	+ 8.8%
Average Sales Price*	\$252,194	\$246,199	- 2.4%	\$230,194	\$243,374	+ 5.7%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.5%	100.8%	+ 1.3%
Inventory of Homes for Sale	544	481	- 11.6%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

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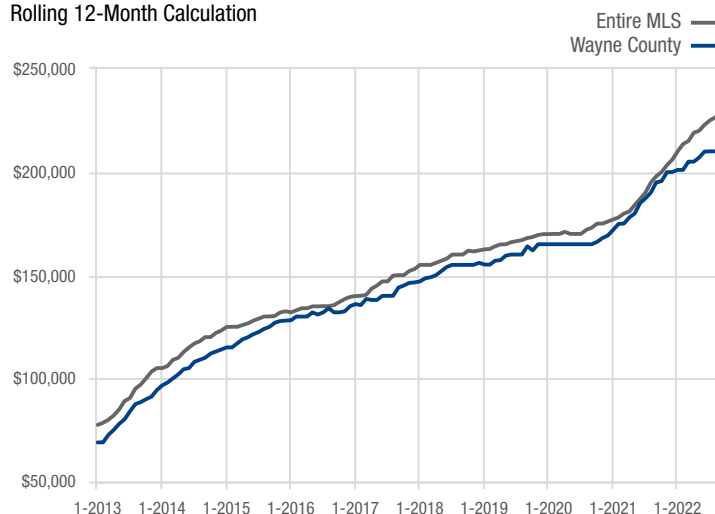
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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