

# ANN ARBOR AREA BOARD OF REALTORS®

## Media Release

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In its continued effort to curb inflation, the Federal Reserve raised its benchmark interest rate in February by a quarter-percentage point to 4.50% - 4.75%, its 8th rate hike since March of last year, when the interest rate was nearly zero. Mortgage interest rates have dipped slightly from their peak last fall, leading pending sales to increase 8.1% month-to-month as of last measure, but affordability constraints continue to limit homebuyer activity overall, with existing-home sales declining for the twelfth consecutive month, according to the National Association of Realtors® (NAR).

New Listings in Washtenaw County decreased 21.4 percent for Single Family homes and 10.8 percent for Townhouse/Condo homes. Pending Sales increased 15.9 percent for Single Family homes and 19.7 percent for Townhouse/Condo homes. Inventory decreased 20.4 percent for Single Family homes and 27.8 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County decreased 1.7 percent to \$375,000 for Single Family homes and 0.3 percent to \$297,450 for Townhouse/Condo homes. Average Days on Market increased 20.6 percent for Single Family homes and 66.7 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 8.3 percent for Single Family homes and 12.5 percent for Townhouse/Condo homes.

With buyer demand down from peak levels, home price growth has continued to slow nationwide, although prices remain up from a year ago. Sellers have been increasingly cutting prices and offering sales incentives in an attempt to attract buyers, who have continued to struggle with affordability challenges this winter. The slight decline in mortgage rates earlier this year convinced some buyers to come off the sidelines, but with rates ticking up again in recent weeks, buyers are once again pulling back, causing sales activity to remain down heading into spring.

###

The "Monthly Housing Statistics" published each month by the Ann Arbor Area Board of REALTORS® represent the housing activity of the Multiple Listing Service and not necessarily all the housing activity that has occurred in Washtenaw County. If you would like more details or information about our statistics, please email [mls@aaabor.com](mailto:mls@aaabor.com). Days on market (DOM) figures are indicated only for that particular current listing. If the property was taken off the market and then re-listed, the count starts over and would not necessarily reflect the total days the property has been available for purchase since it was first made available.

# Monthly Indicators

## February 2023

In its continued effort to curb inflation, the Federal Reserve raised its benchmark interest rate in February by a quarter-percentage point to 4.50% - 4.75%, its 8th rate hike since March of last year, when the interest rate was nearly zero. Mortgage interest rates have dipped slightly from their peak last fall, leading pending sales to increase 8.1% month-to-month as of last measure, but affordability constraints continue to limit homebuyer activity overall, with existing-home sales declining for the twelfth consecutive month, according to the National Association of Realtors® (NAR).

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## Quick Facts

**- 24.0%**

Change in  
**Closed Sales**  
All Properties

**- 3.5%**

Change in  
**Median Sales Price**  
All Properties

**- 22.6%**

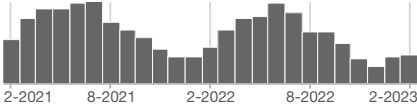
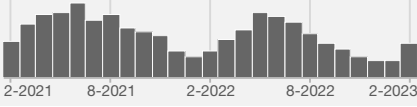
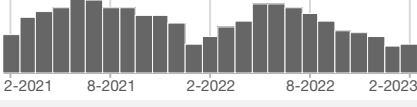
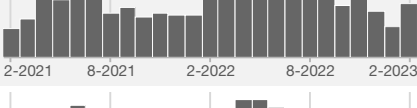
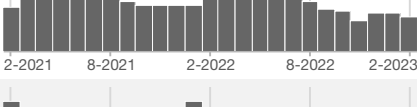


Change in  
**Homes for Sale**  
All Properties

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

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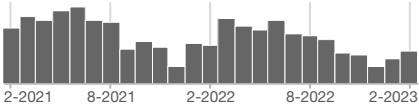
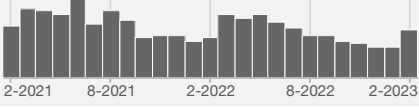

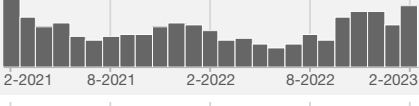

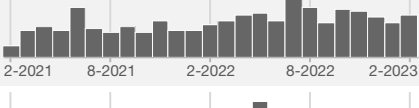




# Single Family Market Overview

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	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		248	195	- 21.4%	431	372	- 13.7%
Pending Sales		220	255	+ 15.9%	414	434	+ 4.8%
Closed Sales		200	156	- 22.0%	361	301	- 16.6%
Days on Market Until Sale		34	41	+ 20.6%	37	40	+ 8.1%
Median Sales Price		\$381,500	\$375,000	- 1.7%	\$364,000	\$350,000	- 3.8%
Average Sales Price		\$436,974	\$418,559	- 4.2%	\$416,861	\$393,660	- 5.6%
Percent of List Price Received		101.7%	98.3%	- 3.3%	101.1%	98.5%	- 2.6%
Housing Affordability Index		150	119	- 20.7%	158	128	- 19.0%
Inventory of Homes for Sale		373	297	- 20.4%	—	—	—
Months Supply of Inventory		1.2	1.1	- 8.3%	—	—	—

# Townhouse/Condo Market Overview

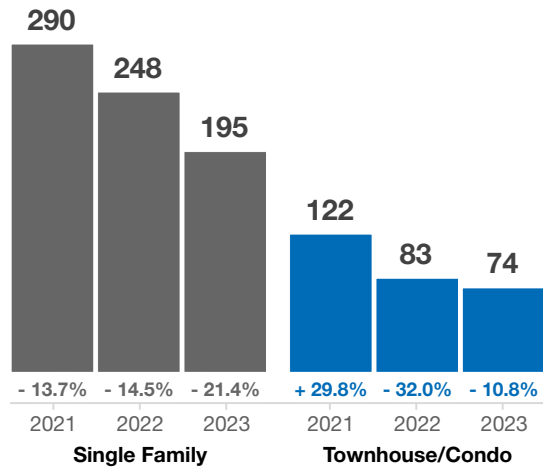
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		83	74	- 10.8%	173	131	- 24.3%
Pending Sales		71	85	+ 19.7%	135	138	+ 2.2%
Closed Sales		63	44	- 30.2%	126	84	- 33.3%
Days on Market Until Sale		33	55	+ 66.7%	35	46	+ 31.4%
Median Sales Price		\$298,300	\$297,450	- 0.3%	\$246,740	\$269,500	+ 9.2%
Average Sales Price		\$309,017	\$339,030	+ 9.7%	\$298,617	\$326,926	+ 9.5%
Percent of List Price Received		102.1%	98.7%	- 3.3%	100.9%	99.0%	- 1.9%
Housing Affordability Index		192	151	- 21.4%	232	166	- 28.4%
Inventory of Homes for Sale		158	114	- 27.8%	—	—	—
Months Supply of Inventory		1.6	1.4	- 12.5%	—	—	—

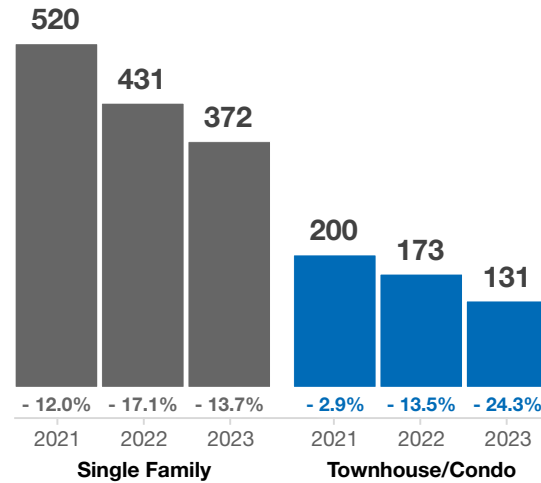
# New Listings

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

## February

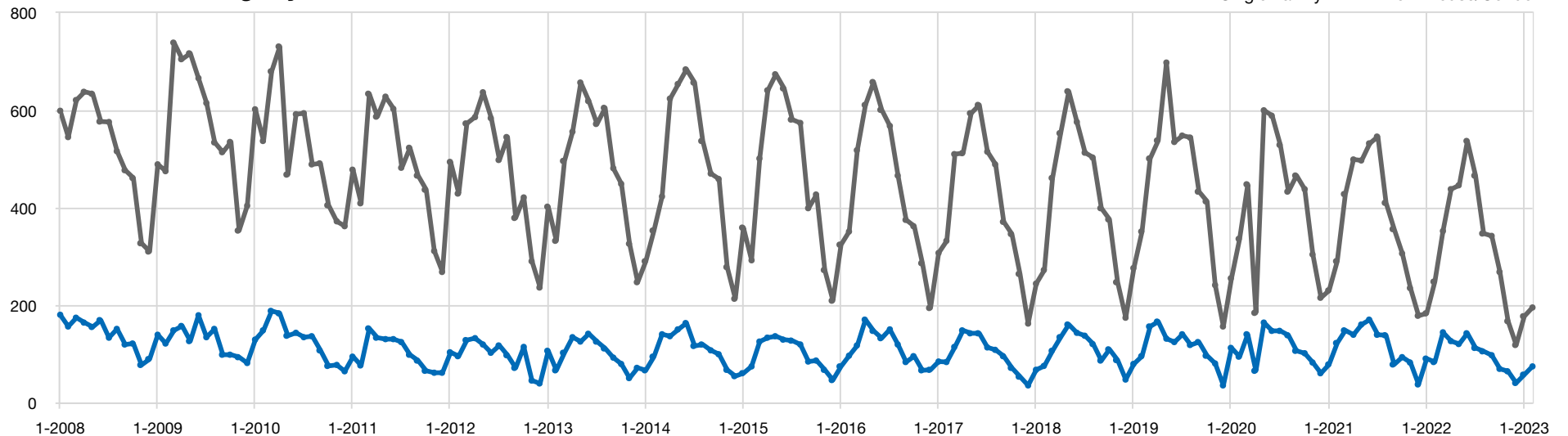


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	352	- 17.8%	144	- 2.7%
Apr-2022	438	- 12.2%	126	- 9.4%
May-2022	446	- 10.3%	120	- 25.0%
Jun-2022	537	+ 0.9%	142	- 16.5%
Jul-2022	466	- 14.7%	112	- 19.4%
Aug-2022	347	- 15.4%	105	- 23.9%
Sep-2022	342	- 3.9%	97	+ 24.4%
Oct-2022	268	- 12.4%	69	- 25.8%
Nov-2022	167	- 28.9%	64	- 22.0%
Dec-2022	118	- 33.7%	40	+ 8.1%
Jan-2023	177	- 3.3%	57	- 36.7%
<b>Feb-2023</b>	<b>195</b>	<b>- 21.4%</b>	<b>74</b>	<b>- 10.8%</b>
12-Month Avg	321	- 12.8%	96	- 15.0%

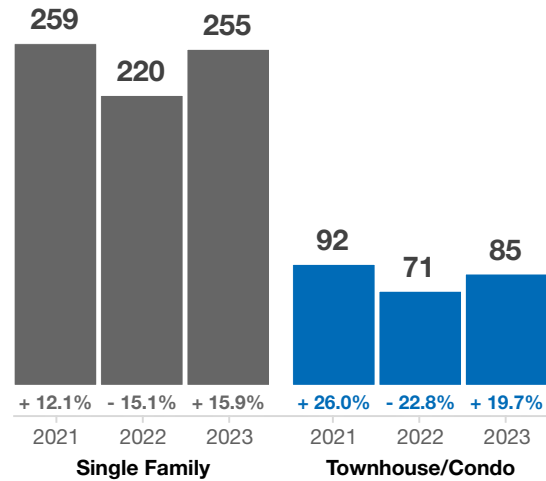
## Historical New Listings by Month



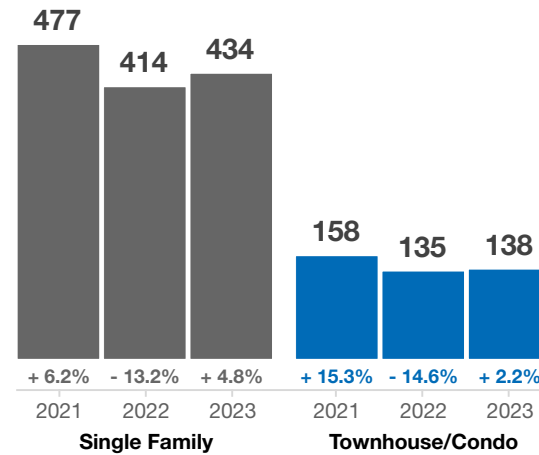
# Pending Sales

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

## February

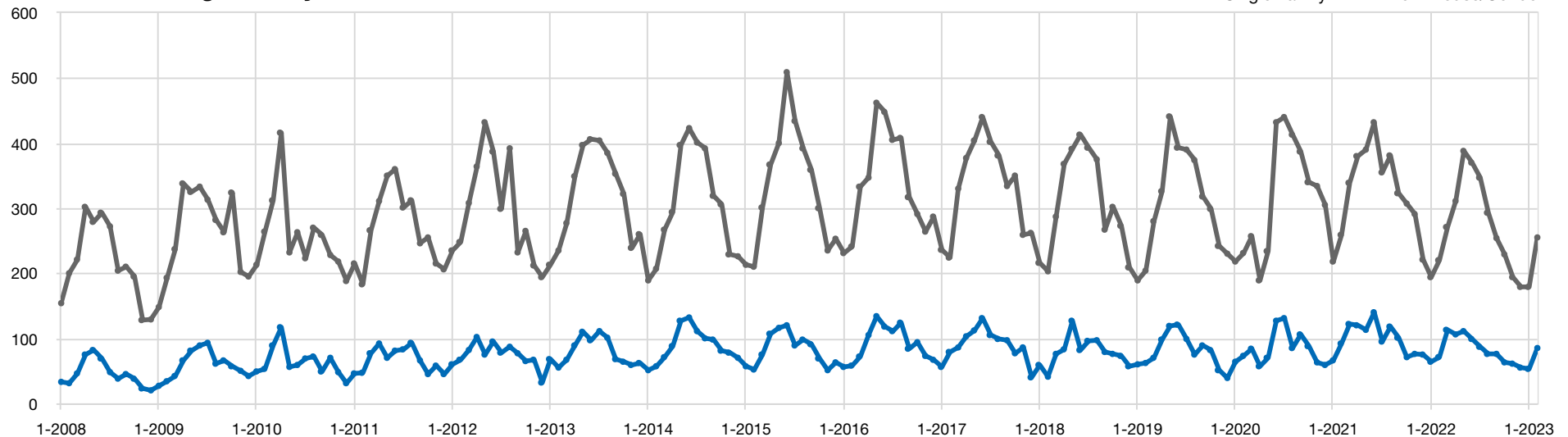


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	271	- 20.1%	113	- 7.4%
Apr-2022	311	- 18.2%	106	- 11.7%
May-2022	388	- 0.5%	111	- 1.8%
Jun-2022	370	- 14.4%	99	- 29.3%
Jul-2022	347	- 2.3%	87	- 8.4%
Aug-2022	293	- 23.1%	76	- 35.6%
Sep-2022	254	- 21.4%	76	- 24.8%
Oct-2022	229	- 25.4%	63	- 11.3%
Nov-2022	194	- 33.3%	61	- 19.7%
Dec-2022	179	- 19.0%	55	- 26.7%
Jan-2023	179	- 7.7%	53	- 17.2%
<b>Feb-2023</b>	<b>255</b>	<b>+ 15.9%</b>	<b>85</b>	<b>+ 19.7%</b>
12-Month Avg	273	- 14.4%	82	- 15.5%

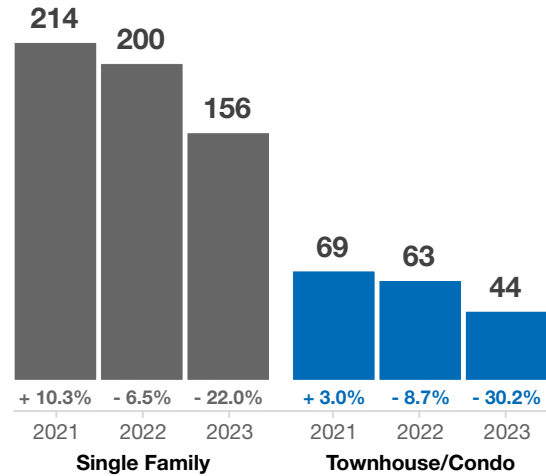
## Historical Pending Sales by Month



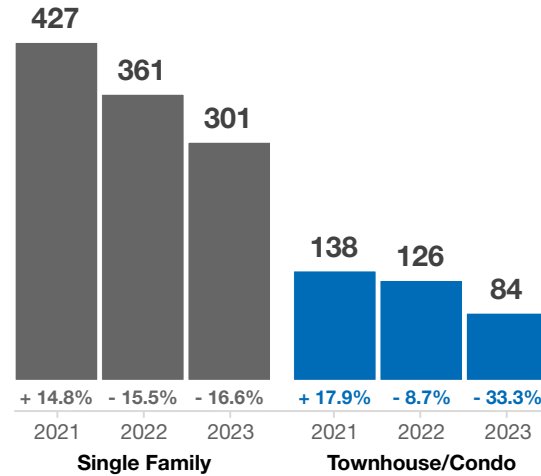
# Closed Sales

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

## February

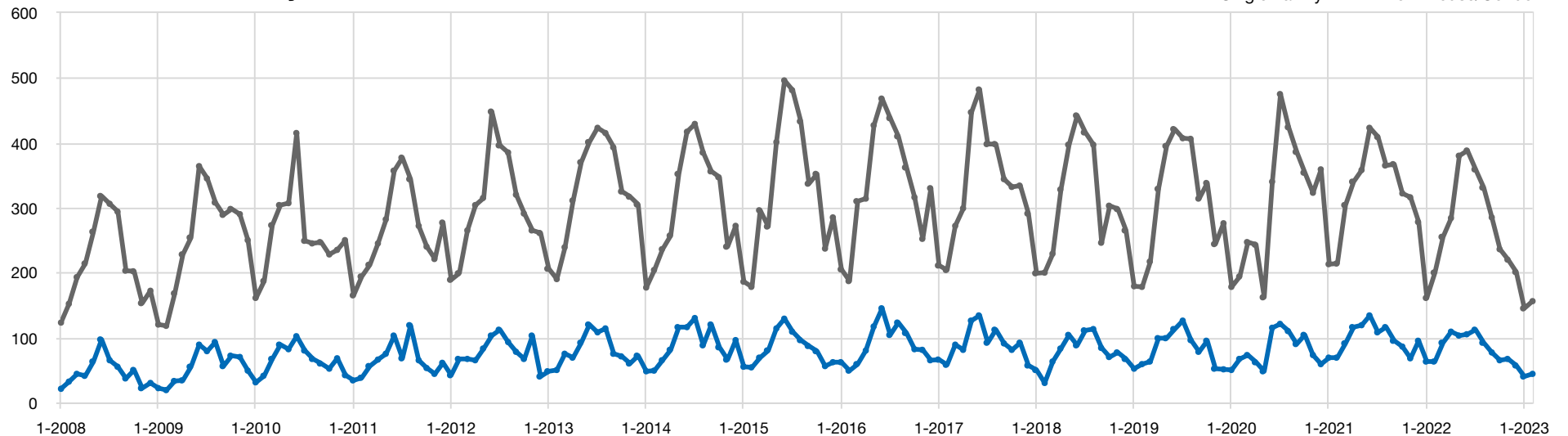


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	255	- 16.1%	92	+ 1.1%
Apr-2022	284	- 16.5%	109	- 6.0%
May-2022	380	+ 6.1%	103	- 13.4%
Jun-2022	388	- 8.3%	105	- 21.6%
Jul-2022	359	- 12.2%	112	+ 3.7%
Aug-2022	331	- 9.3%	92	- 20.7%
Sep-2022	285	- 22.3%	77	- 18.9%
Oct-2022	236	- 26.7%	65	- 24.4%
Nov-2022	220	- 30.4%	67	- 1.5%
Dec-2022	201	- 27.7%	57	- 40.0%
Jan-2023	145	- 9.9%	40	- 36.5%
<b>Feb-2023</b>	<b>156</b>	<b>- 22.0%</b>	<b>44</b>	<b>- 30.2%</b>
12-Month Avg	270	- 15.6%	80	- 16.7%

## Historical Closed Sales by Month

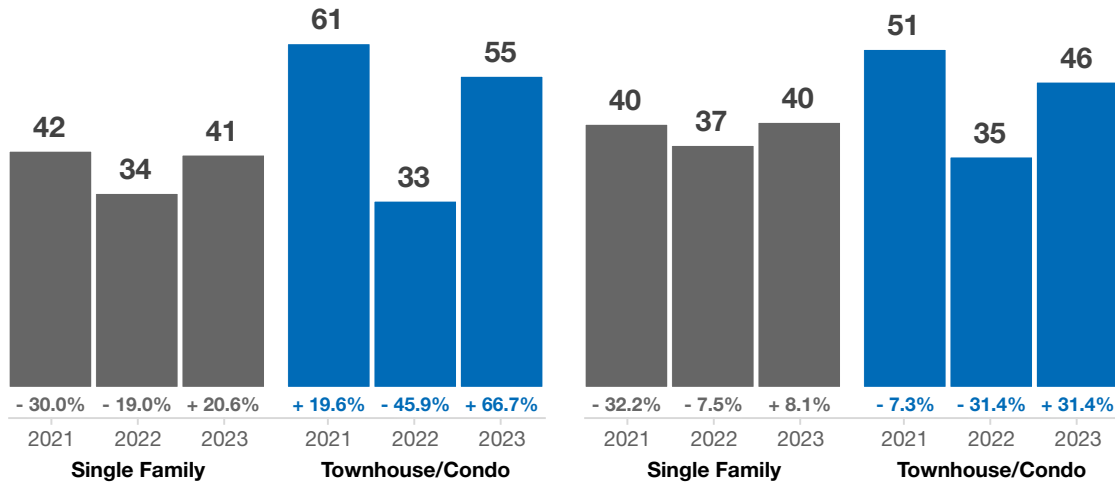


# Days on Market Until Sale

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-2022	25	- 13.8%	23	- 48.9%
Apr-2022	17	- 32.0%	26	- 27.8%
May-2022	15	0.0%	20	- 48.7%
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%	23	- 17.9%
Oct-2022	27	0.0%	45	+ 60.7%
Nov-2022	26	+ 4.0%	49	+ 36.1%
Dec-2022	39	+ 56.0%	50	+ 31.6%
Jan-2023	39	- 2.5%	37	0.0%
<b>Feb-2023</b>	<b>41</b>	<b>+ 20.6%</b>	<b>55</b>	<b>+ 66.7%</b>
12-Month Avg*	22	- 3.9%	29	- 10.0%

\* Days on Market for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

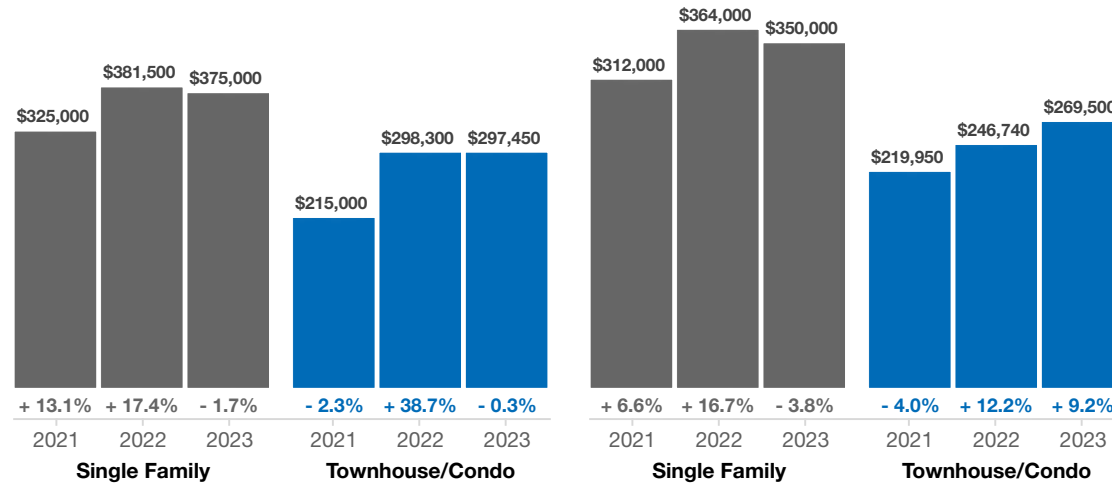




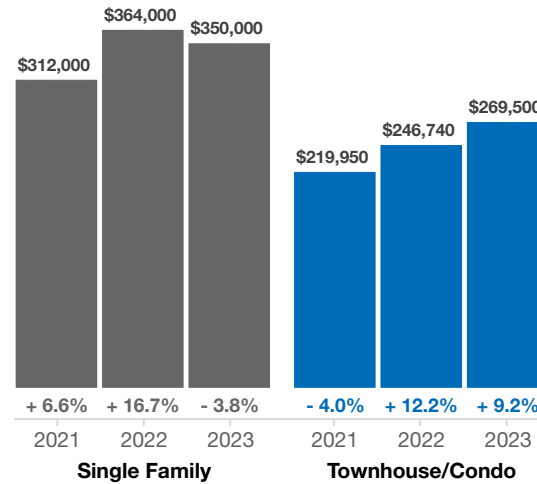
# Median Sales Price

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



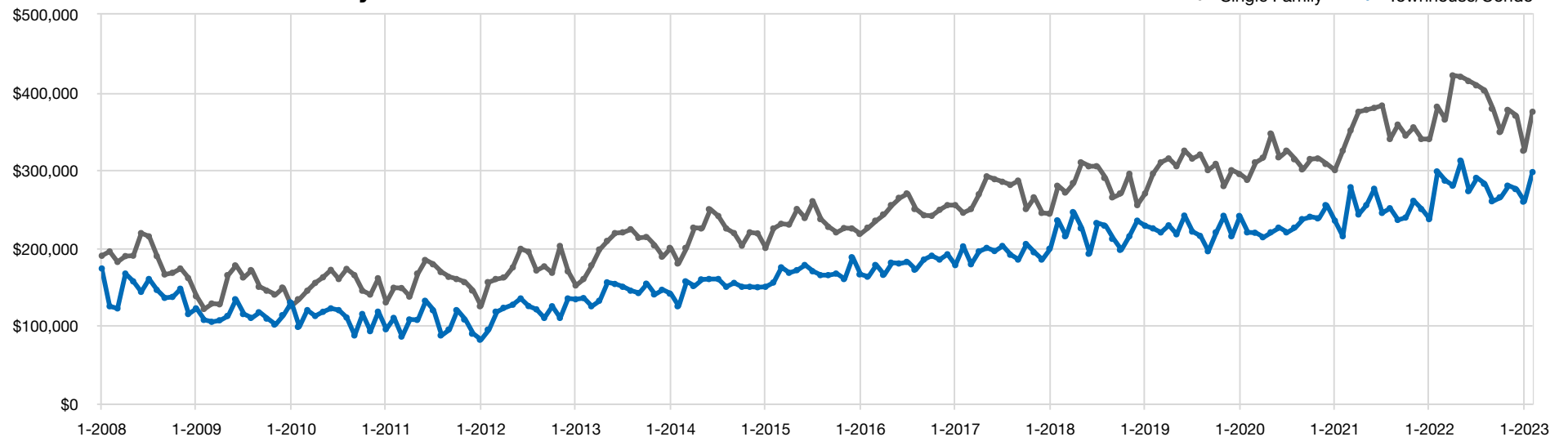
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	\$365,000	+ 4.0%	\$286,500	+ 3.1%
Apr-2022	\$421,750	+ 12.5%	\$280,000	+ 15.2%
May-2022	\$420,000	+ 11.3%	\$312,165	+ 22.4%
Jun-2022	\$414,500	+ 9.1%	\$273,000	- 1.1%
Jul-2022	\$409,000	+ 6.8%	\$290,000	+ 18.4%
Aug-2022	\$402,500	+ 18.4%	\$282,500	+ 12.5%
Sep-2022	\$379,000	+ 5.7%	\$260,000	+ 10.2%
Oct-2022	\$348,980	+ 1.3%	\$265,000	+ 10.9%
Nov-2022	\$377,368	+ 6.3%	\$280,000	+ 7.5%
Dec-2022	\$370,000	+ 8.8%	\$275,680	+ 10.3%
Jan-2023	\$325,000	- 4.4%	\$259,500	+ 9.5%
<b>Feb-2023</b>	<b>\$375,000</b>	<b>- 1.7%</b>	<b>\$297,450</b>	<b>- 0.3%</b>
12-Month Avg*	\$390,000	+ 8.3%	\$277,000	+ 9.9%

\* Median Sales Price for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

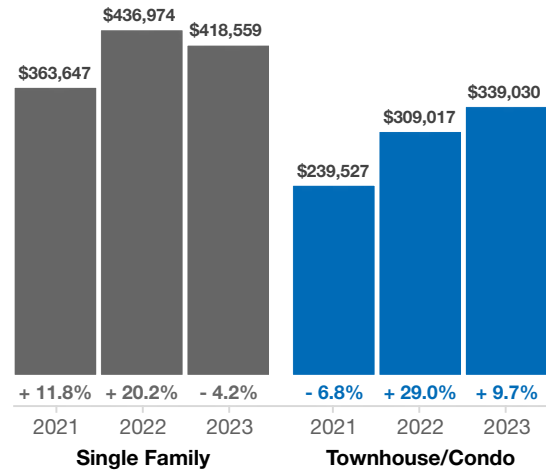
## Historical Median Sales Price by Month



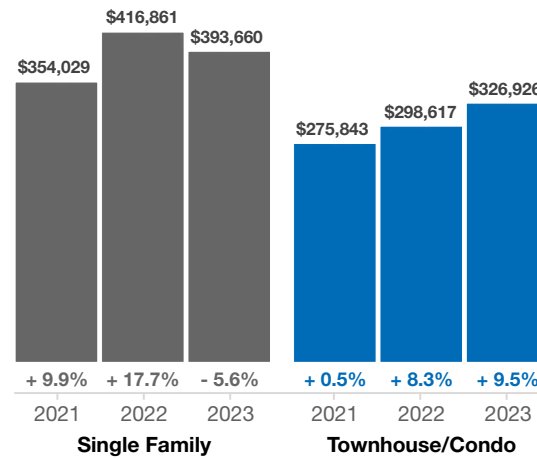
# Average Sales Price

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

## February



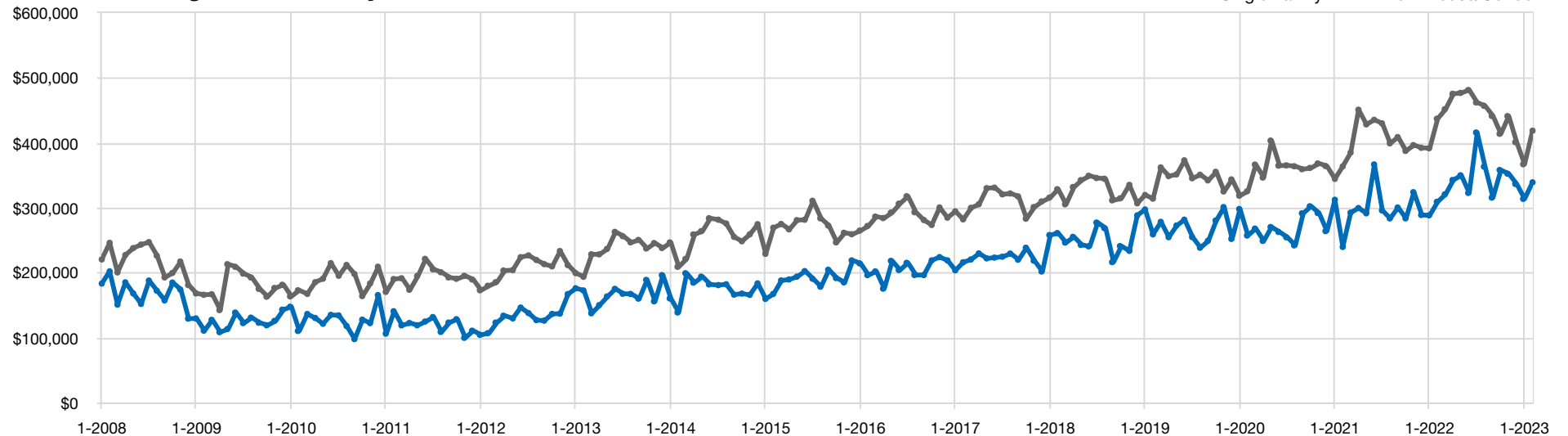
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	\$451,552	+ 17.3%	\$320,474	+ 9.6%
Apr-2022	\$475,452	+ 5.4%	\$342,672	+ 14.4%
May-2022	\$476,775	+ 11.3%	\$349,867	+ 20.1%
Jun-2022	\$481,251	+ 10.5%	\$322,728	- 12.0%
Jul-2022	\$462,054	+ 7.5%	\$415,774	+ 40.5%
Aug-2022	\$456,947	+ 14.5%	\$363,234	+ 28.1%
Sep-2022	\$441,344	+ 8.0%	\$315,507	+ 5.1%
Oct-2022	\$413,819	+ 6.8%	\$357,959	+ 26.2%
Nov-2022	\$441,060	+ 11.3%	\$352,337	+ 8.8%
Dec-2022	\$400,896	+ 2.2%	\$336,609	+ 16.6%
Jan-2023	\$366,873	- 6.3%	\$313,610	+ 8.8%
<b>Feb-2023</b>	<b>\$418,559</b>	<b>- 4.2%</b>	<b>\$339,030</b>	<b>+ 9.7%</b>
12-Month Avg*	\$448,992	+ 8.6%	\$347,413	+ 14.6%

\* Avg. Sales Price for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

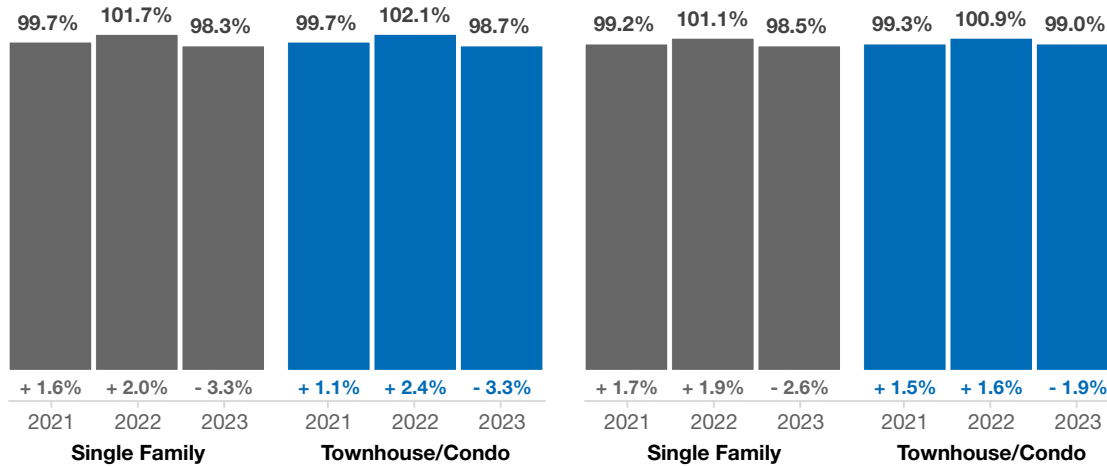


# Percent of List Price Received

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

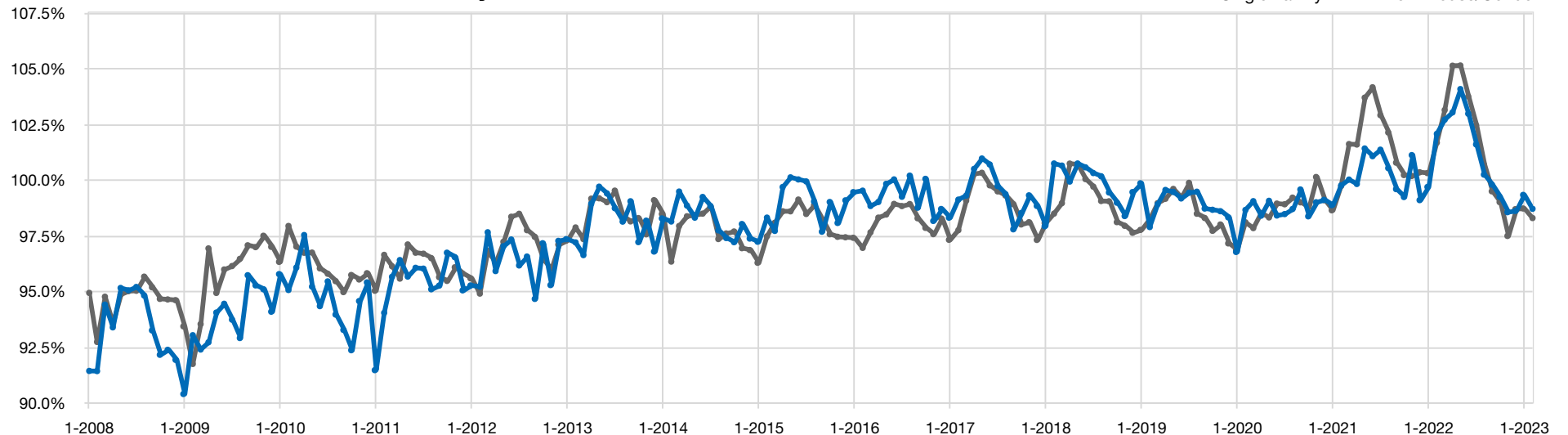
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	103.1%	+ 1.5%	102.7%	+ 2.7%
Apr-2022	105.1%	+ 3.4%	103.0%	+ 3.2%
May-2022	105.1%	+ 1.4%	104.1%	+ 2.7%
Jun-2022	103.7%	- 0.5%	103.0%	+ 1.9%
Jul-2022	102.5%	- 0.4%	101.6%	+ 0.2%
Aug-2022	100.7%	- 1.4%	100.2%	- 0.3%
Sep-2022	99.5%	- 1.3%	99.8%	+ 0.2%
Oct-2022	99.0%	- 1.2%	99.2%	0.0%
Nov-2022	97.5%	- 2.7%	98.5%	- 2.6%
Dec-2022	98.7%	- 1.6%	98.6%	- 0.5%
Jan-2023	98.7%	- 1.6%	99.3%	- 0.4%
<b>Feb-2023</b>	<b>98.3%</b>	<b>- 3.3%</b>	<b>98.7%</b>	<b>- 3.3%</b>
12-Month Avg*	101.6%	- 0.2%	101.2%	+ 0.8%

\* Pct. of List Price Received for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

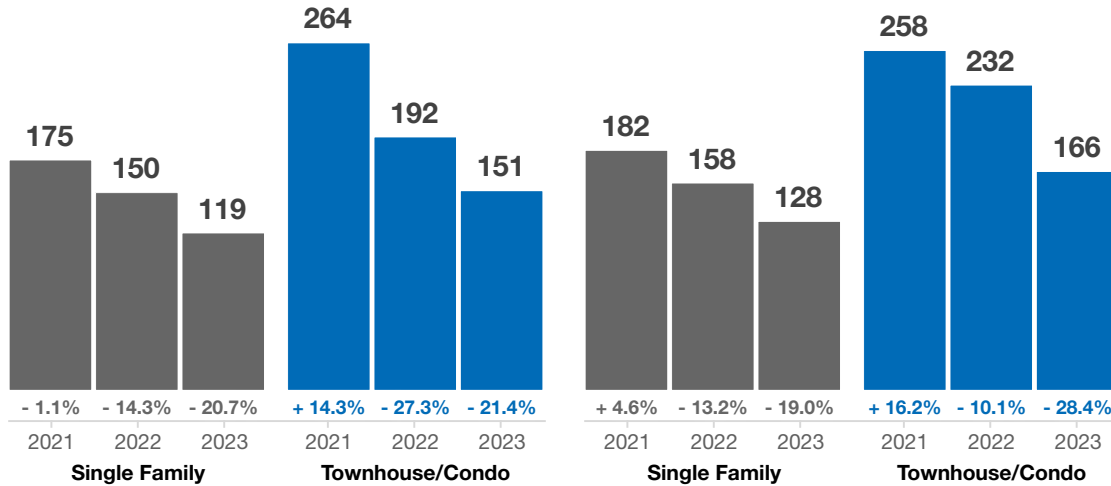


# Housing Affordability Index

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.

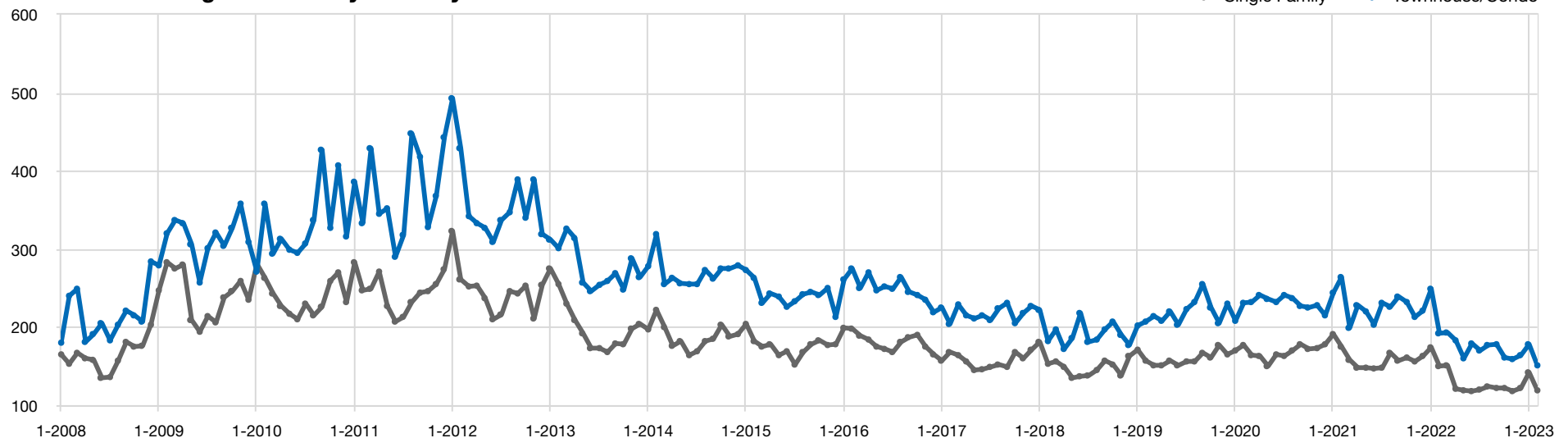
## February

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	151	- 4.4%	193	- 3.0%
Apr-2022	121	- 18.2%	183	- 19.7%
May-2022	119	- 19.6%	160	- 27.3%
Jun-2022	118	- 19.7%	179	- 11.8%
Jul-2022	120	- 18.9%	170	- 26.4%
Aug-2022	124	- 25.7%	177	- 21.7%
Sep-2022	122	- 22.3%	178	- 25.5%
Oct-2022	122	- 24.2%	161	- 30.6%
Nov-2022	118	- 24.4%	159	- 25.4%
Dec-2022	122	- 25.2%	164	- 25.8%
Jan-2023	142	- 18.4%	178	- 28.5%
<b>Feb-2023</b>	<b>119</b>	<b>- 20.7%</b>	<b>151</b>	<b>- 21.4%</b>
12-Month Avg	125	- 19.9%	171	- 22.6%

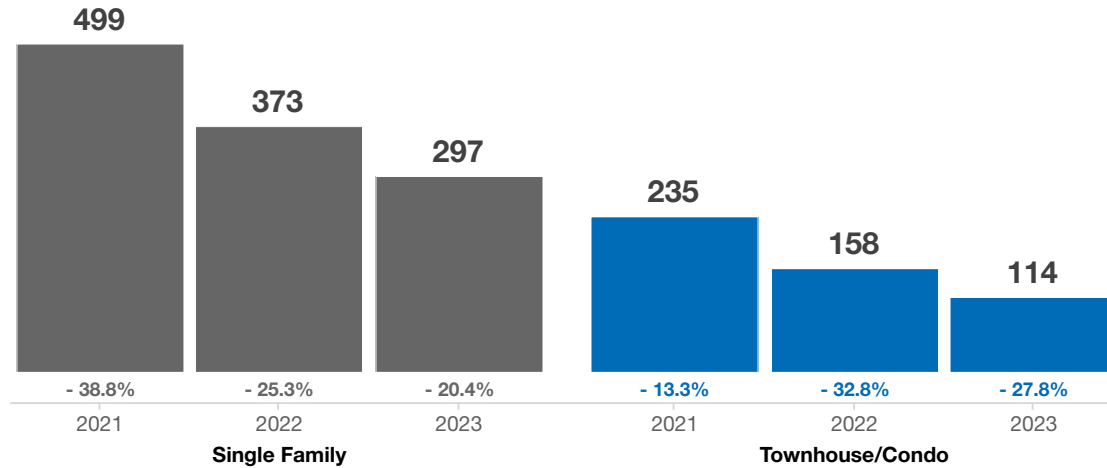
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

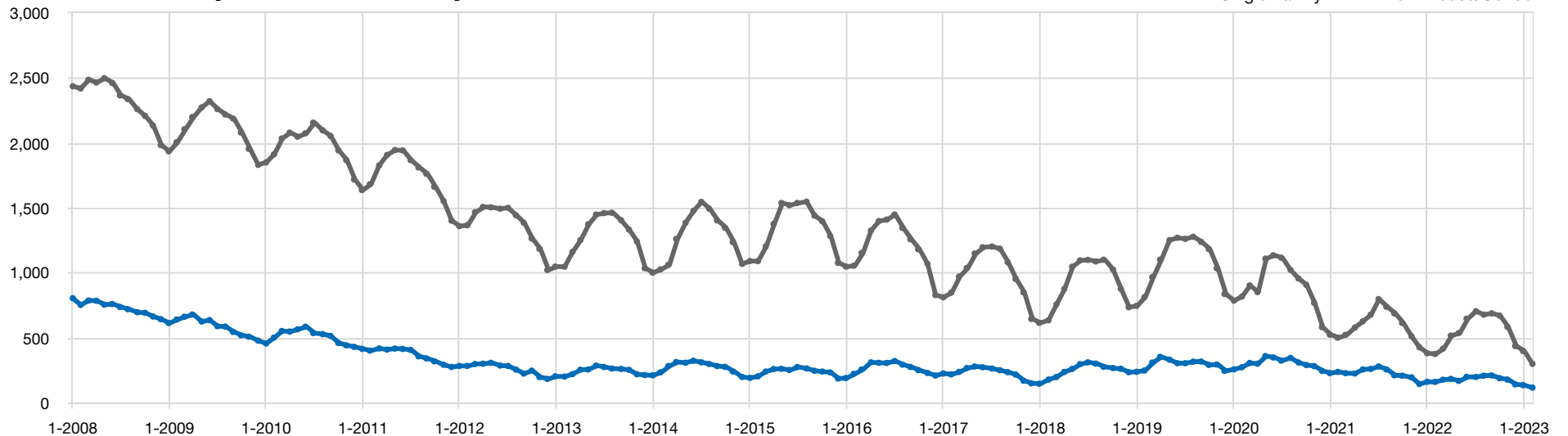
The number of properties available for sale in active status at the end of a given month.

## February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	414	- 20.5%	175	- 22.2%
Apr-2022	515	- 10.7%	181	- 18.8%
May-2022	534	- 14.6%	166	- 34.6%
Jun-2022	645	- 4.6%	197	- 23.6%
Jul-2022	702	- 11.8%	196	- 29.2%
Aug-2022	676	- 8.3%	206	- 18.9%
Sep-2022	686	0.0%	208	- 0.5%
Oct-2022	669	+ 9.3%	187	- 9.2%
Nov-2022	582	+ 14.1%	176	- 8.8%
Dec-2022	435	+ 2.4%	139	- 2.1%
Jan-2023	396	+ 4.5%	133	- 16.4%
<b>Feb-2023</b>	<b>297</b>	<b>- 20.4%</b>	<b>114</b>	<b>- 27.8%</b>
12-Month Avg	546	- 5.2%	173	- 18.8%

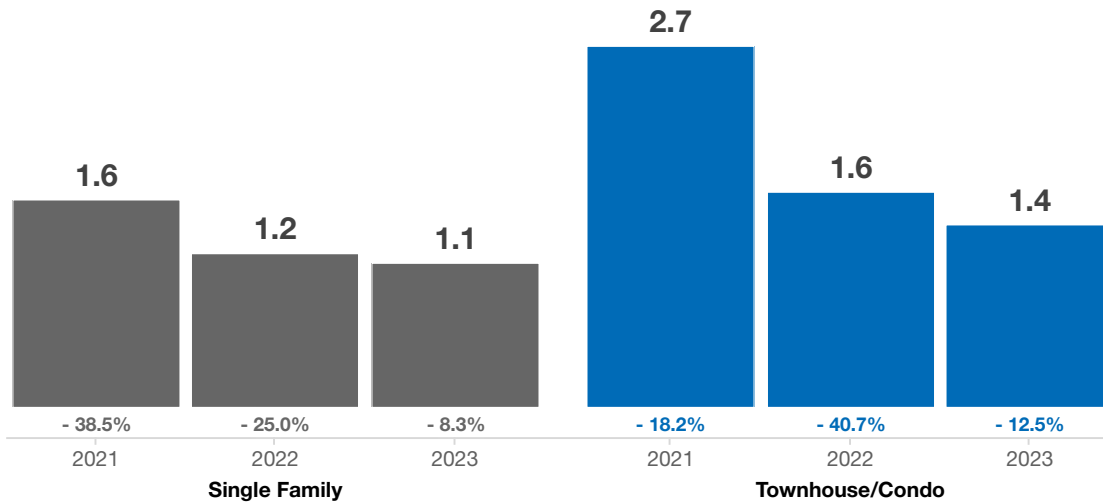
## Historical Inventory of Homes for Sale by Month



# 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.

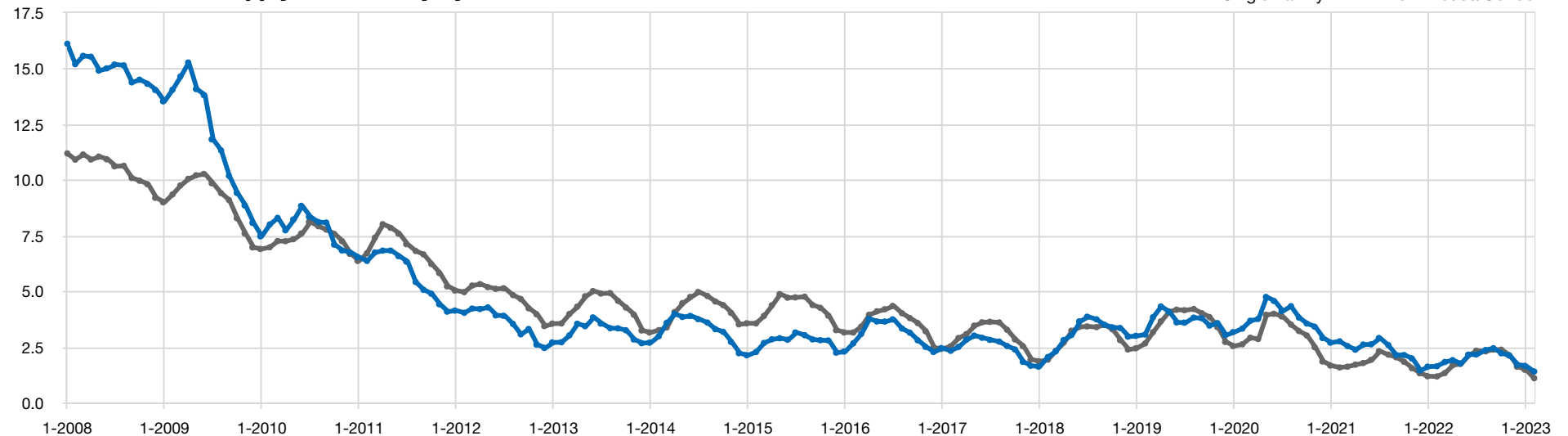
## February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2022	1.3	- 18.8%	1.8	- 28.0%
Apr-2022	1.7	0.0%	1.9	- 20.8%
May-2022	1.7	- 5.6%	1.7	- 34.6%
Jun-2022	2.1	+ 10.5%	2.1	- 19.2%
Jul-2022	2.3	0.0%	2.2	- 24.1%
Aug-2022	2.3	+ 9.5%	2.4	- 7.7%
Sep-2022	2.4	+ 20.0%	2.4	+ 14.3%
Oct-2022	2.4	+ 33.3%	2.2	+ 4.8%
Nov-2022	2.1	+ 40.0%	2.1	+ 5.0%
Dec-2022	1.6	+ 23.1%	1.7	+ 21.4%
Jan-2023	1.5	+ 25.0%	1.6	0.0%
<b>Feb-2023</b>	<b>1.1</b>	<b>- 8.3%</b>	<b>1.4</b>	<b>- 12.5%</b>
12-Month Avg*	1.9	+ 9.9%	2.0	- 10.9%

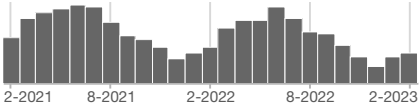


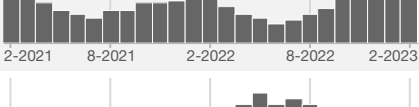
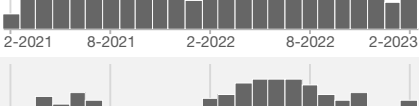
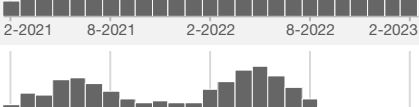

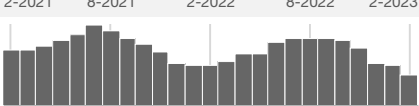
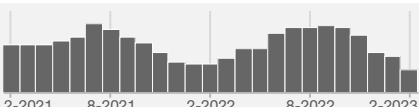

\* Months Supply for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

## 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	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		331	269	- 18.7%	604	503	- 16.7%
Pending Sales		291	340	+ 16.8%	549	572	+ 4.2%
Closed Sales		263	200	- 24.0%	487	385	- 20.9%
Days on Market Until Sale		34	44	+ 29.4%	36	41	+ 13.9%
Median Sales Price		\$362,000	\$349,500	- 3.5%	\$334,780	\$325,000	- 2.9%
Average Sales Price		\$406,323	\$401,062	- 1.3%	\$386,142	\$379,100	- 1.8%
Percent of List Price Received		101.8%	98.4%	- 3.3%	101.0%	98.6%	- 2.4%
Housing Affordability Index		158	128	- 19.0%	171	138	- 19.3%
Inventory of Homes for Sale		531	411	- 22.6%	—	—	—
Months Supply of Inventory		1.3	1.2	- 7.7%	—	—	—

# Housing Supply Overview

## February 2023

Purchases of new single-family homes increased 7.2% month-over-month as of last measure, exceeding economists’ expectations and rising to the highest level in nearly a year, according to the US Census Bureau. The limited supply of existing homes on the market, along with lower mortgage interest rates, softening sales prices, and a rise in the number of builders offering sales incentives, helped boost new home purchases, causing builder confidence to increase for the second consecutive month in February. For the 12-month period spanning March 2022 through February 2023, Pending sales in the Ann Arbor Area were down 14.9 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 3.3 percent.

The overall Median Sales Price was up 9.0 percent to \$365,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices increased 9.9 percent to \$277,000. The price range that tended to sell the quickest was the \$189,000 to \$278,999 range at 22 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 22.6 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 20.4 percent. That amounts to 1.1 months supply for Single-Family homes and 1.4 months supply for Townhouse/Condo.

## Quick Facts

+ 3.3%	- 8.8%	- 14.7%
Price Range With Strongest Pending Sales:	Bedroom Type With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$188,999 or Less	3 Bedrooms	Single-Family Homes

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

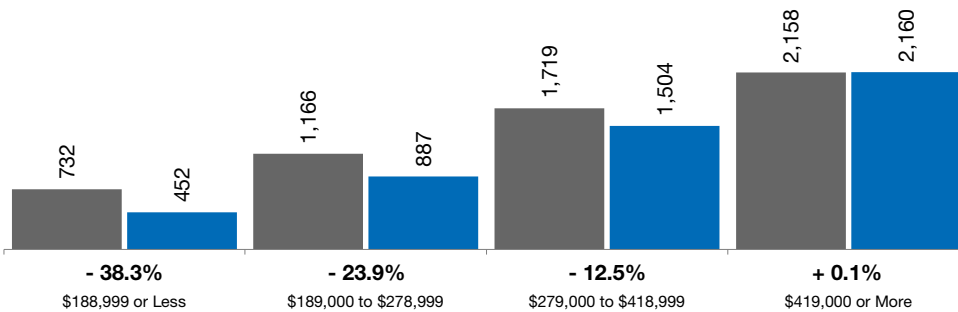


# New Listings

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

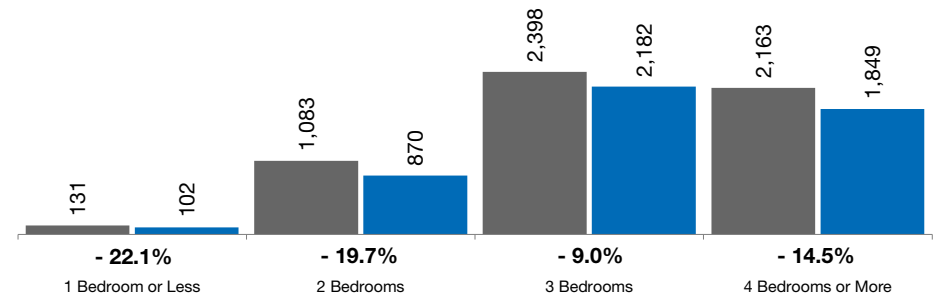
## By Price Range

■ 02-2022 ■ 02-2023



## By Bedroom

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$188,999 or Less	732	452	- 38.3%
\$189,000 to \$278,999	1,166	887	- 23.9%
\$279,000 to \$418,999	1,719	1,504	- 12.5%
\$419,000 or More	2,158	2,160	+ 0.1%
<b>All Price Ranges</b>	<b>5,775</b>	<b>5,003</b>	<b>- 13.4%</b>

### Single Family Residence

02-2022	02-2023	Change	02-2022	02-2023	Change
459	295	- 35.7%	273	157	- 42.5%
753	533	- 29.2%	413	354	- 14.3%
1,383	1,213	- 12.3%	336	291	- 13.4%
1,823	1,812	- 0.6%	335	348	+ 3.9%
<b>4,418</b>	<b>3,853</b>	<b>- 12.8%</b>	<b>1,357</b>	<b>1,150</b>	<b>- 15.3%</b>

### Townhouse/Condo

By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	131	102	- 22.1%
2 Bedrooms	1,083	870	- 19.7%
3 Bedrooms	2,398	2,182	- 9.0%
4 Bedrooms or More	2,163	1,849	- 14.5%
<b>All Bedroom Ranges</b>	<b>5,775</b>	<b>5,003</b>	<b>- 13.4%</b>

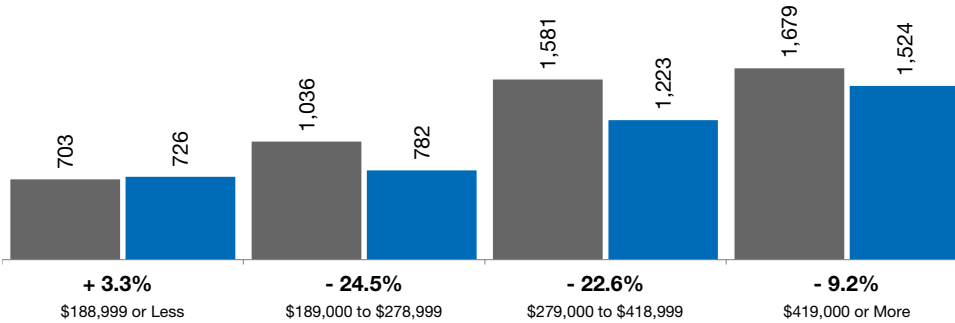
02-2022	02-2023	Change	02-2022	02-2023	Change
27	17	- 37.0%	104	85	- 18.3%
296	234	- 20.9%	787	636	- 19.2%
2,003	1,827	- 8.8%	395	355	- 10.1%
2,092	1,775	- 15.2%	71	74	+ 4.2%
<b>4,418</b>	<b>3,853</b>	<b>- 12.8%</b>	<b>1,357</b>	<b>1,150</b>	<b>- 15.3%</b>

# Pending Sales

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

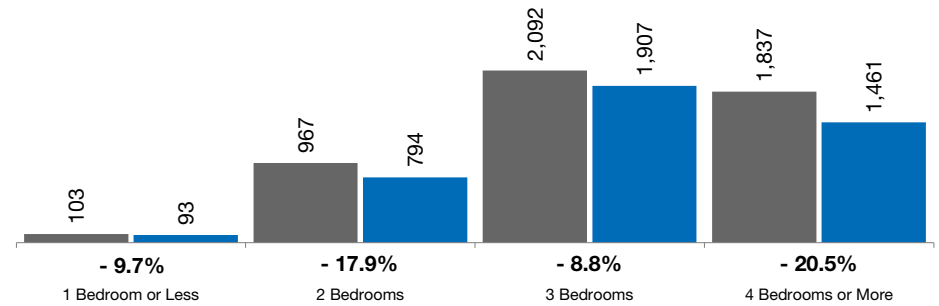
## By Price Range

■ 02-2022 ■ 02-2023



## By Bedroom

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$188,999 or Less	703	726	+ 3.3%
\$189,000 to \$278,999	1,036	782	- 24.5%
\$279,000 to \$418,999	1,581	1,223	- 22.6%
\$419,000 or More	1,679	1,524	- 9.2%
<b>All Price Ranges</b>	<b>4,999</b>	<b>4,255</b>	<b>- 14.9%</b>

### Single Family Residence

02-2022	02-2023	Change	02-2022	02-2023	Change
411	497	+ 20.9%	292	229	- 21.6%
642	462	- 28.0%	394	320	- 18.8%
1,308	989	- 24.4%	273	234	- 14.3%
1,472	1,322	- 10.2%	207	202	- 2.4%
<b>3,833</b>	<b>3,270</b>	<b>- 14.7%</b>	<b>1,166</b>	<b>985</b>	<b>- 15.5%</b>

### Townhouse/Condo

By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	103	93	- 9.7%
2 Bedrooms	967	794	- 17.9%
3 Bedrooms	2,092	1,907	- 8.8%
4 Bedrooms or More	1,837	1,461	- 20.5%
<b>All Bedroom Ranges</b>	<b>4,999</b>	<b>4,255</b>	<b>- 14.9%</b>

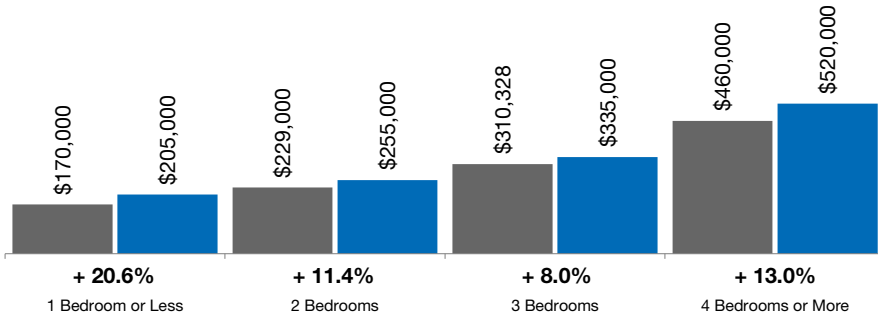
02-2022	02-2023	Change	02-2022	02-2023	Change
18	16	- 11.1%	85	77	- 9.4%
257	213	- 17.1%	710	581	- 18.2%
1,773	1,633	- 7.9%	319	274	- 14.1%
1,785	1,408	- 21.1%	52	53	+ 1.9%
<b>3,833</b>	<b>3,270</b>	<b>- 14.7%</b>	<b>1,166</b>	<b>985</b>	<b>- 15.5%</b>

# 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.**

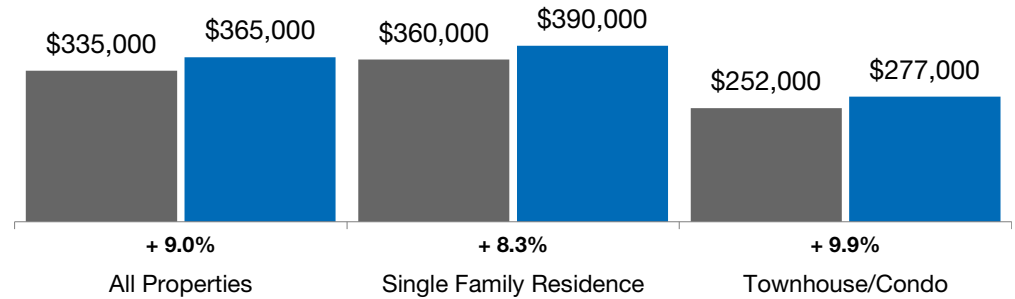
## By Bedroom

■ 02-2022 ■ 02-2023



## By Property Type

■ 02-2022 ■ 02-2023



All Properties			
By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	\$170,000	\$205,000	+ 20.6%
2 Bedrooms	\$229,000	\$255,000	+ 11.4%
3 Bedrooms	\$310,328	\$335,000	+ 8.0%
4 Bedrooms or More	\$460,000	\$520,000	+ 13.0%
All Bedroom Ranges	\$335,000	\$365,000	+ 9.0%

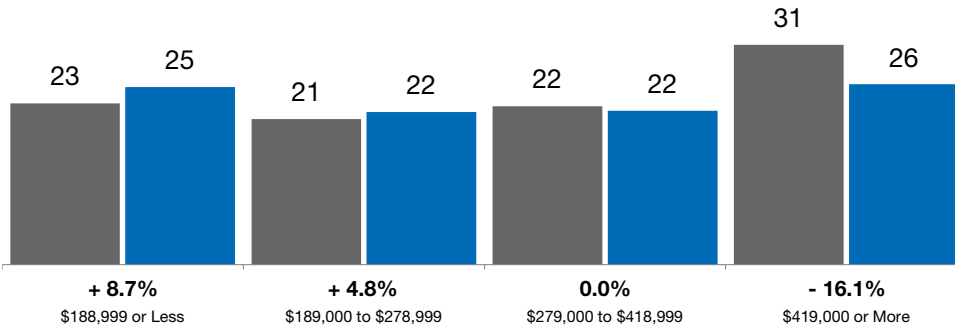
Single Family Residence			Townhouse/Condo		
02-2022	02-2023	Change	02-2022	02-2023	Change
\$164,500	\$170,000	+ 3.3%	\$170,000	\$210,000	+ 23.5%
\$225,000	\$240,200	+ 6.8%	\$230,000	\$256,250	+ 11.4%
\$305,000	\$330,000	+ 8.2%	\$358,765	\$385,000	+ 7.3%
\$460,000	\$520,000	+ 13.0%	\$463,522	\$515,978	+ 11.3%
\$360,000	\$390,000	+ 8.3%	\$252,000	\$277,000	+ 9.9%

# 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.

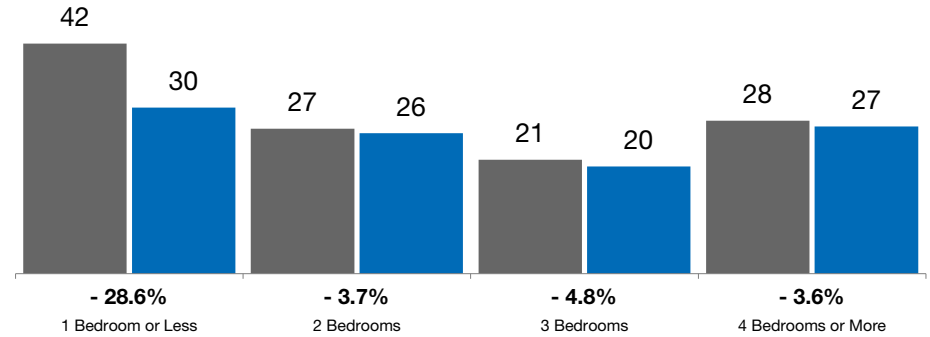
## By Price Range

■ 02-2022 ■ 02-2023



## By Bedroom

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$188,999 or Less	23	25	+ 8.7%
\$189,000 to \$278,999	21	22	+ 4.8%
\$279,000 to \$418,999	22	22	0.0%
\$419,000 or More	31	26	- 16.1%
<b>All Price Ranges</b>	<b>25</b>	<b>24</b>	<b>- 4.0%</b>

### Single Family Residence

02-2022	02-2023	Change	02-2022	02-2023	Change
22	29	+ 31.8%	24	18	- 25.0%
17	19	+ 11.8%	27	25	- 7.4%
18	19	+ 5.6%	41	32	- 22.0%
29	23	- 20.7%	44	41	- 6.8%
<b>23</b>	<b>22</b>	<b>- 4.3%</b>	<b>33</b>	<b>29</b>	<b>- 12.1%</b>

### Townhouse/Condo

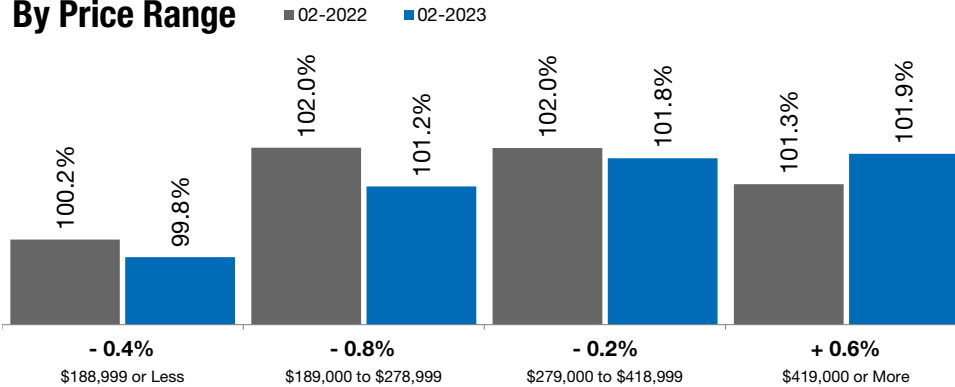
By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	42	30	- 28.6%
2 Bedrooms	27	26	- 3.7%
3 Bedrooms	21	20	- 4.8%
4 Bedrooms or More	28	27	- 3.6%
<b>All Bedroom Ranges</b>	<b>25</b>	<b>24</b>	<b>- 4.0%</b>

02-2022	02-2023	Change	02-2022	02-2023	Change
17	18	+ 5.9%	47	33	- 29.8%
24	19	- 20.8%	27	28	+ 3.7%
18	18	0.0%	39	29	- 25.6%
28	27	- 3.6%	46	38	- 17.4%
<b>23</b>	<b>22</b>	<b>- 4.3%</b>	<b>33</b>	<b>29</b>	<b>- 12.1%</b>

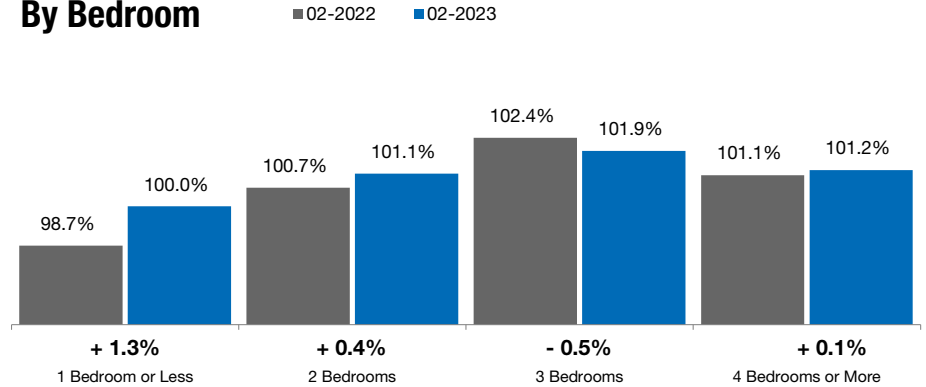
# Percent of List Price Received

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



## By Bedroom



### All Properties

By Price Range	02-2022	02-2023	Change
\$188,999 or Less	100.2%	99.8%	- 0.4%
\$189,000 to \$278,999	102.0%	101.2%	- 0.8%
\$279,000 to \$418,999	102.0%	101.8%	- 0.2%
\$419,000 or More	101.3%	101.9%	+ 0.6%
<b>All Price Ranges</b>	<b>101.5%</b>	<b>101.5%</b>	<b>0.0%</b>

### Single Family Residence

02-2022	02-2023	Change	02-2022	02-2023	Change
100.4%	99.0%	- 1.4%	99.9%	101.5%	+ 1.6%
102.8%	101.0%	- 1.8%	100.6%	101.5%	+ 0.9%
102.2%	101.9%	- 0.3%	100.9%	101.3%	+ 0.4%
101.4%	102.1%	+ 0.7%	100.2%	100.6%	+ 0.4%
<b>101.8%</b>	<b>101.6%</b>	<b>- 0.2%</b>	<b>100.4%</b>	<b>101.2%</b>	<b>+ 0.8%</b>

### Townhouse/Condo

By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	98.7%	100.0%	+ 1.3%
2 Bedrooms	100.7%	101.1%	+ 0.4%
3 Bedrooms	102.4%	101.9%	- 0.5%
4 Bedrooms or More	101.1%	101.2%	+ 0.1%
<b>All Bedroom Ranges</b>	<b>101.5%</b>	<b>101.5%</b>	<b>0.0%</b>

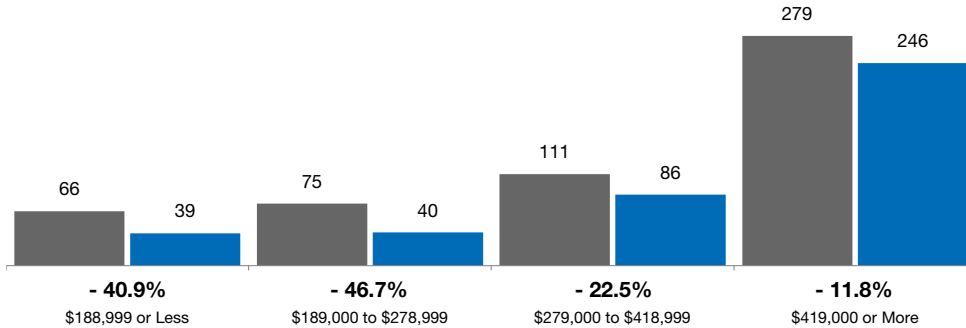
02-2022	02-2023	Change	02-2022	02-2023	Change
99.4%	97.8%	- 1.6%	98.5%	100.4%	+ 1.9%
100.7%	100.4%	- 0.3%	100.7%	101.4%	+ 0.7%
102.7%	102.0%	- 0.7%	100.6%	101.1%	+ 0.5%
101.1%	101.3%	+ 0.2%	98.8%	101.1%	+ 2.3%
<b>101.8%</b>	<b>101.6%</b>	<b>- 0.2%</b>	<b>100.4%</b>	<b>101.2%</b>	<b>+ 0.8%</b>

# 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.

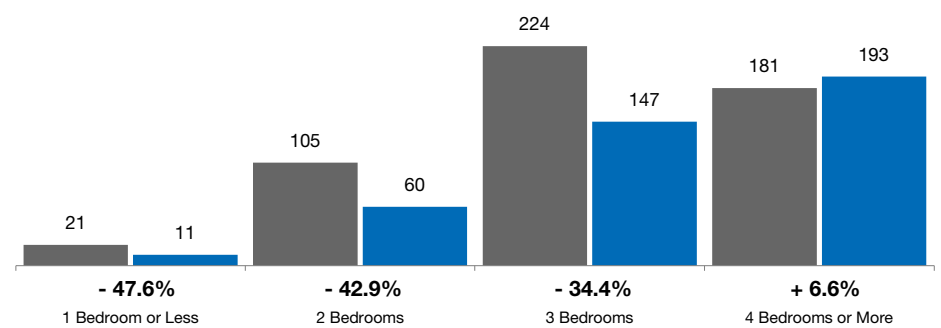
## By Price Range

■ 02-2022 ■ 02-2023



## By Bedroom

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$188,999 or Less	66	39	- 40.9%
\$189,000 to \$278,999	75	40	- 46.7%
\$279,000 to \$418,999	111	86	- 22.5%
\$419,000 or More	279	246	- 11.8%
<b>All Price Ranges</b>	<b>531</b>	<b>411</b>	<b>- 22.6%</b>

### Single Family Residence

02-2022	02-2023	Change	02-2022	02-2023	Change
50	26	- 48.0%	16	13	- 18.8%
45	19	- 57.8%	30	21	- 30.0%
72	66	- 8.3%	39	20	- 48.7%
206	186	- 9.7%	73	60	- 17.8%
<b>373</b>	<b>297</b>	<b>- 20.4%</b>	<b>158</b>	<b>114</b>	<b>- 27.8%</b>

### Townhouse/Condo

By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	21	11	- 47.6%
2 Bedrooms	105	60	- 42.9%
3 Bedrooms	224	147	- 34.4%
4 Bedrooms or More	181	193	+ 6.6%
<b>All Bedroom Ranges</b>	<b>531</b>	<b>411</b>	<b>- 22.6%</b>

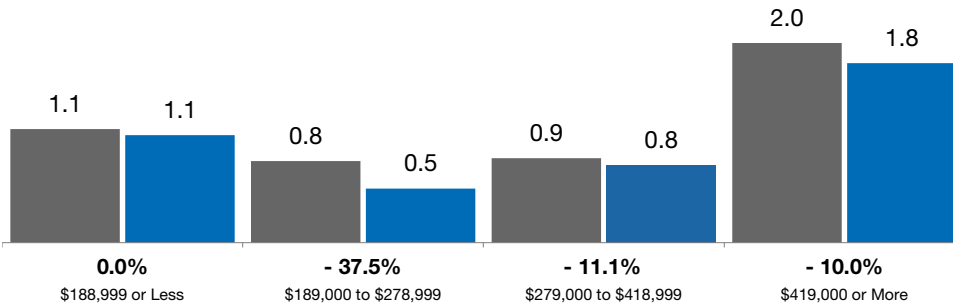
02-2022	02-2023	Change	02-2022	02-2023	Change
4	3	- 25.0%	17	8	- 52.9%
29	12	- 58.6%	76	48	- 36.8%
167	103	- 38.3%	57	44	- 22.8%
173	179	+ 3.5%	8	14	+ 75.0%
<b>373</b>	<b>297</b>	<b>- 20.4%</b>	<b>158</b>	<b>114</b>	<b>- 27.8%</b>

# 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.

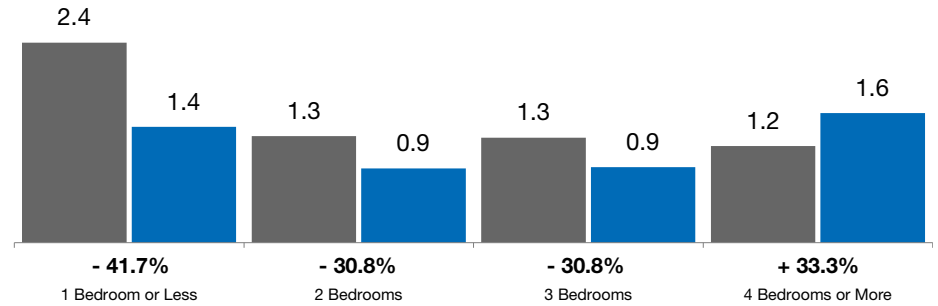
## By Price Range

■ 02-2022 ■ 02-2023



## By Bedroom

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$188,999 or Less	1.1	1.1	0.0%
\$189,000 to \$278,999	0.8	0.5	- 37.5%
\$279,000 to \$418,999	0.9	0.8	- 11.1%
\$419,000 or More	2.0	1.8	- 10.0%
<b>All Price Ranges</b>	<b>1.3</b>	<b>1.2</b>	<b>- 7.7%</b>

### Single Family Residence

02-2022	02-2023	Change	02-2022	02-2023	Change
1.4	1.1	- 21.4%	0.7	1.0	+ 42.9%
0.8	0.4	- 50.0%	0.9	0.7	- 22.2%
0.7	0.7	0.0%	1.7	1.0	- 41.2%
1.7	1.6	- 5.9%	4.0	3.0	- 25.0%
<b>1.2</b>	<b>1.1</b>	<b>- 8.3%</b>	<b>1.6</b>	<b>1.4</b>	<b>- 12.5%</b>

### Townhouse/Condo

By Bedroom	02-2022	02-2023	Change
1 Bedroom or Less	2.4	1.4	- 41.7%
2 Bedrooms	1.3	0.9	- 30.8%
3 Bedrooms	1.3	0.9	- 30.8%
4 Bedrooms or More	1.2	1.6	+ 33.3%
<b>All Bedroom Ranges</b>	<b>1.3</b>	<b>1.2</b>	<b>- 7.7%</b>

02-2022	02-2023	Change	02-2022	02-2023	Change
2.0	2.1	+ 5.0%	2.4	1.2	- 50.0%
1.4	0.7	- 50.0%	1.3	1.0	- 23.1%
1.1	0.8	- 27.3%	2.1	1.9	- 9.5%
1.2	1.5	+ 25.0%	1.8	3.2	+ 77.8%
<b>1.2</b>	<b>1.1</b>	<b>- 8.3%</b>	<b>1.6</b>	<b>1.4</b>	<b>- 12.5%</b>

## Ann Arbor School District

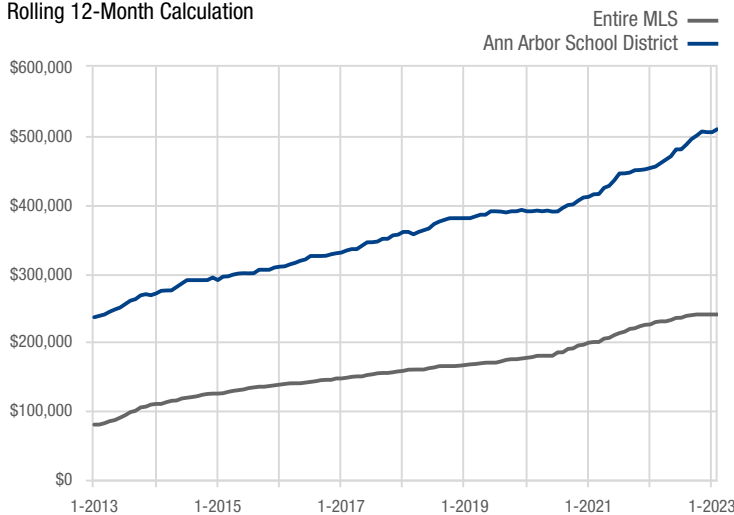
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	92	80	- 13.0%	159	139	- 12.6%
Pending Sales	57	105	+ 84.2%	134	148	+ 10.4%
Closed Sales	69	42	- 39.1%	126	77	- 38.9%
Days on Market Until Sale	32	40	+ 25.0%	39	36	- 7.7%
Median Sales Price*	\$498,000	\$505,000	+ 1.4%	\$481,509	\$445,000	- 7.6%
Average Sales Price*	\$586,889	\$589,615	+ 0.5%	\$552,275	\$529,329	- 4.2%
Percent of List Price Received*	103.0%	98.2%	- 4.7%	102.2%	98.4%	- 3.7%
Inventory of Homes for Sale	131	105	- 19.8%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	58	50	- 13.8%	119	87	- 26.9%
Pending Sales	49	58	+ 18.4%	90	96	+ 6.7%
Closed Sales	41	31	- 24.4%	83	60	- 27.7%
Days on Market Until Sale	24	47	+ 95.8%	28	45	+ 60.7%
Median Sales Price*	\$340,000	\$310,000	- 8.8%	\$255,000	\$300,000	+ 17.6%
Average Sales Price*	\$342,391	\$360,668	+ 5.3%	\$310,911	\$356,823	+ 14.8%
Percent of List Price Received*	102.2%	97.9%	- 4.2%	101.1%	98.4%	- 2.7%
Inventory of Homes for Sale	88	58	- 34.1%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

\* 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.

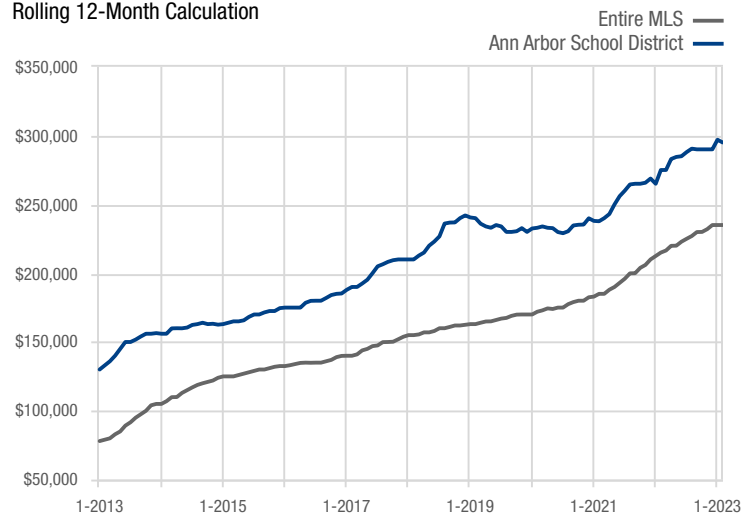
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Chelsea School District

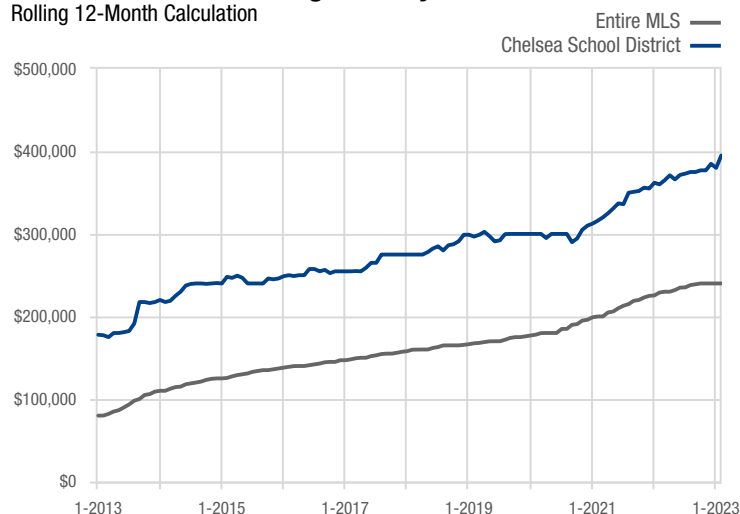
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	13	9	- 30.8%	26	32	+ 23.1%
Pending Sales	8	14	+ 75.0%	17	37	+ 117.6%
Closed Sales	11	18	+ 63.6%	20	26	+ 30.0%
Days on Market Until Sale	24	38	+ 58.3%	33	39	+ 18.2%
Median Sales Price*	\$302,500	<b>\$421,818</b>	+ 39.4%	\$362,500	<b>\$407,125</b>	+ 12.3%
Average Sales Price*	\$314,910	<b>\$437,512</b>	+ 38.9%	\$375,576	<b>\$400,800</b>	+ 6.7%
Percent of List Price Received*	102.7%	<b>97.9%</b>	- 4.7%	100.4%	<b>98.2%</b>	- 2.2%
Inventory of Homes for Sale	24	14	- 41.7%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	10	0	- 100.0%	13	0	- 100.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	4	—	—	4	—	—
Median Sales Price*	\$206,000	—	—	\$206,000	—	—
Average Sales Price*	\$206,000	—	—	\$206,000	—	—
Percent of List Price Received*	105.6%	—	—	105.6%	—	—
Inventory of Homes for Sale	11	0	- 100.0%	—	—	—
Months Supply of Inventory	4.3	—	—	—	—	—

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### Median Sales Price - Single Family

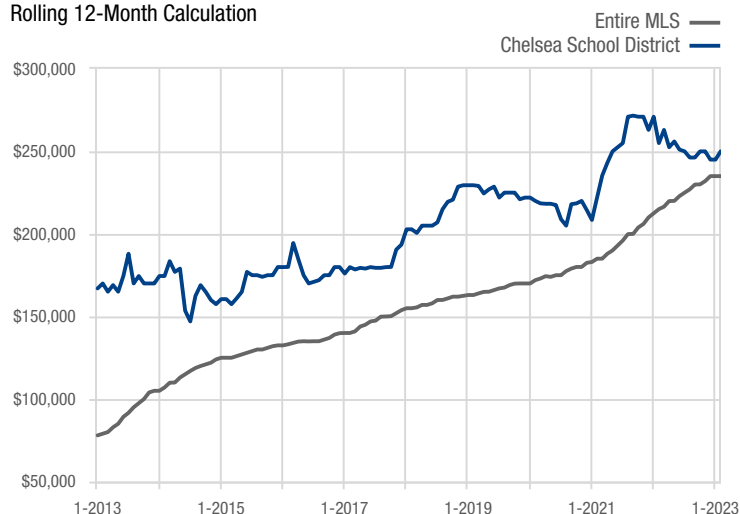
Rolling 12-Month Calculation



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### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



## Clinton School District

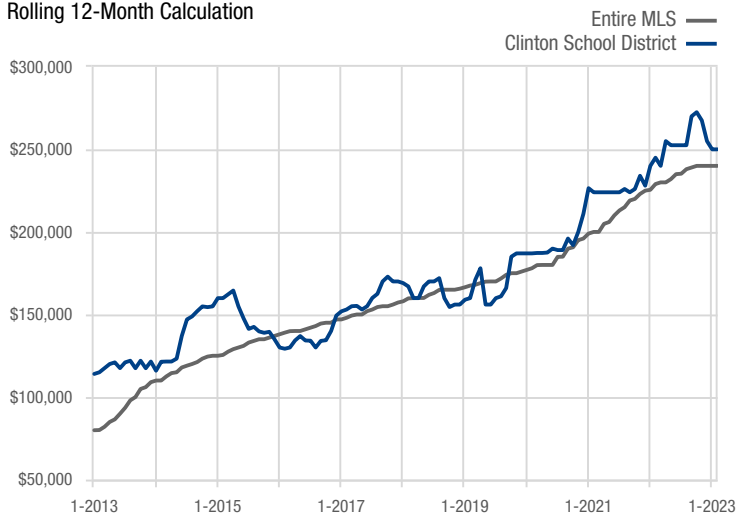
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	1	- 83.3%	11	5	- 54.5%
Pending Sales	4	2	- 50.0%	6	4	- 33.3%
Closed Sales	2	2	0.0%	6	5	- 16.7%
Days on Market Until Sale	120	14	- 88.3%	86	53	- 38.4%
Median Sales Price*	\$284,000	<b>\$211,250</b>	- 25.6%	\$306,000	<b>\$233,000</b>	- 23.9%
Average Sales Price*	\$284,000	<b>\$211,250</b>	- 25.6%	\$296,667	<b>\$225,100</b>	- 24.1%
Percent of List Price Received*	95.7%	<b>88.4%</b>	- 7.6%	98.8%	<b>90.8%</b>	- 8.1%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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

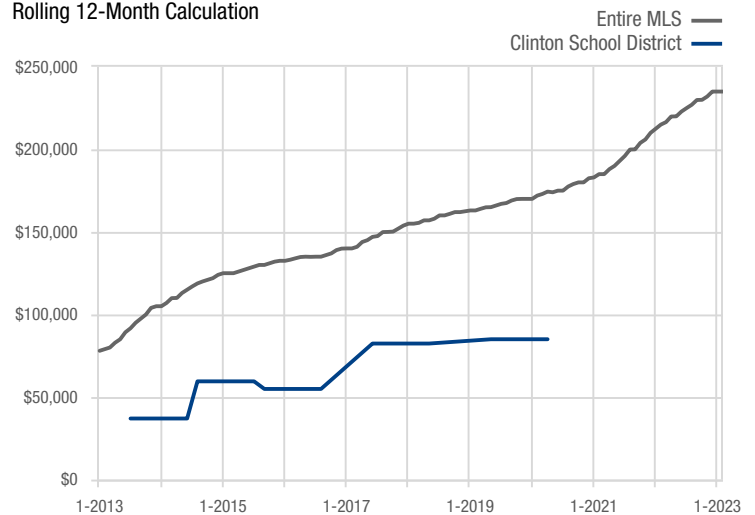
Rolling 12-Month Calculation



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### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



## Dexter School District

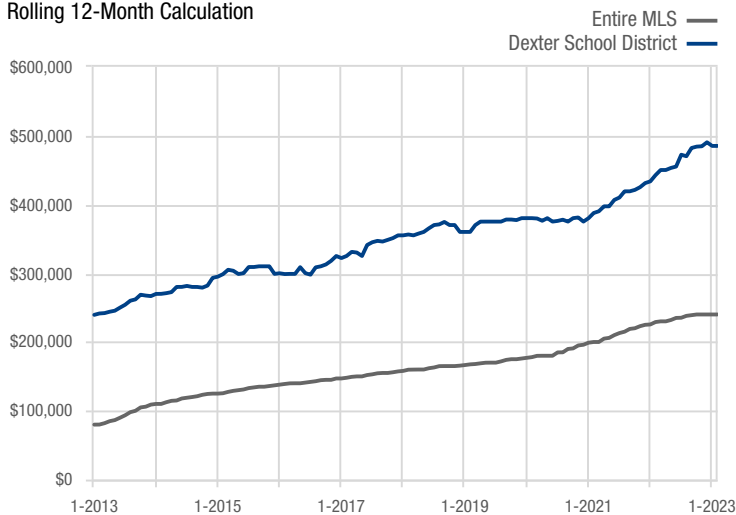
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	15	24	+ 60.0%	33	32	- 3.0%
Pending Sales	20	13	- 35.0%	28	27	- 3.6%
Closed Sales	16	5	- 68.8%	22	21	- 4.5%
Days on Market Until Sale	44	90	+ 104.5%	37	65	+ 75.7%
Median Sales Price*	\$485,000	<b>\$458,890</b>	- 5.4%	\$492,000	<b>\$449,990</b>	- 8.5%
Average Sales Price*	\$542,800	<b>\$572,376</b>	+ 5.4%	\$522,835	<b>\$527,056</b>	+ 0.8%
Percent of List Price Received*	105.3%	<b>97.5%</b>	- 7.4%	104.0%	<b>99.1%</b>	- 4.7%
Inventory of Homes for Sale	29	30	+ 3.4%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	4	+ 300.0%	2	6	+ 200.0%
Pending Sales	1	2	+ 100.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	44	—	—	55	—	—
Median Sales Price*	\$189,900	—	—	\$301,500	—	—
Average Sales Price*	\$189,900	—	—	\$288,347	—	—
Percent of List Price Received*	100.0%	—	—	101.1%	—	—
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	3.2	2.9	- 9.4%	—	—	—

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### Median Sales Price - Single Family

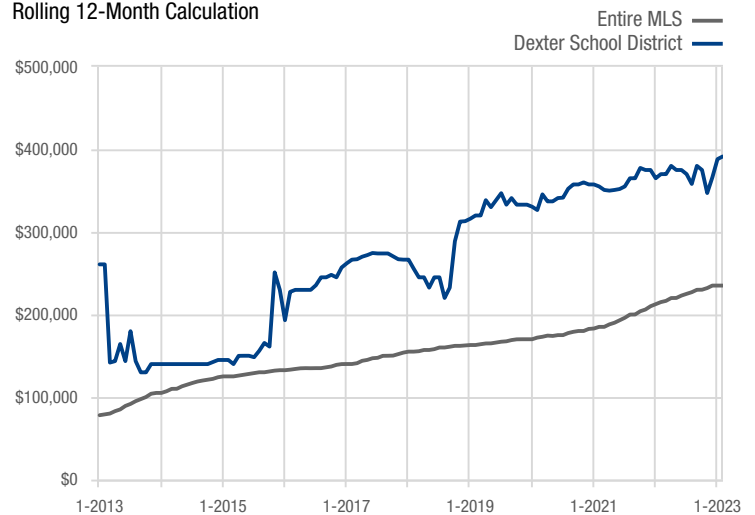
Rolling 12-Month Calculation



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### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



## Lincoln Consolidated School District

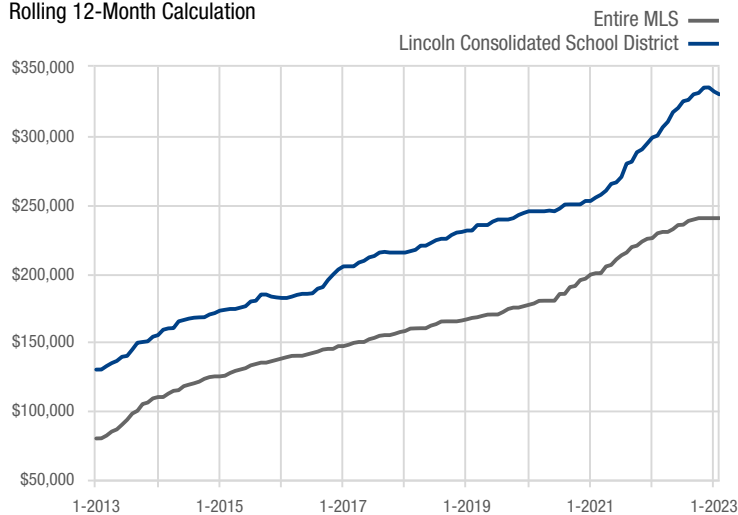
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	18	11	- 38.9%	33	31	- 6.1%
Pending Sales	19	21	+ 10.5%	35	42	+ 20.0%
Closed Sales	16	18	+ 12.5%	31	39	+ 25.8%
Days on Market Until Sale	15	32	+ 113.3%	17	34	+ 100.0%
Median Sales Price*	\$380,000	<b>\$315,500</b>	- 17.0%	\$335,000	<b>\$290,000</b>	- 13.4%
Average Sales Price*	\$358,937	<b>\$331,425</b>	- 7.7%	\$338,356	<b>\$312,718</b>	- 7.6%
Percent of List Price Received*	99.4%	100.3%	+ 0.9%	99.4%	100.2%	+ 0.8%
Inventory of Homes for Sale	23	25	+ 8.7%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	2	+ 100.0%	3	5	+ 66.7%
Pending Sales	2	7	+ 250.0%	2	9	+ 350.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	6	—	—	19	6	- 68.4%
Median Sales Price*	\$114,500	—	—	\$114,500	<b>\$265,292</b>	+ 131.7%
Average Sales Price*	\$114,500	—	—	\$118,300	<b>\$263,621</b>	+ 122.8%
Percent of List Price Received*	99.6%	—	—	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.1	0.9	- 57.1%	—	—	—

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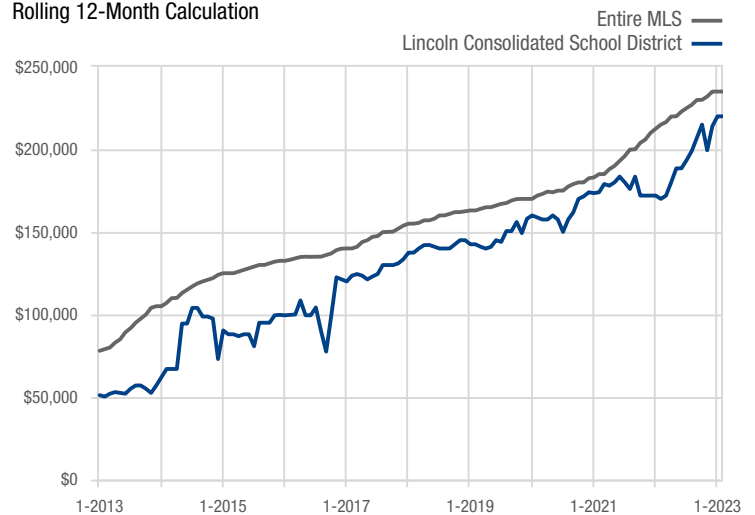
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Manchester School District

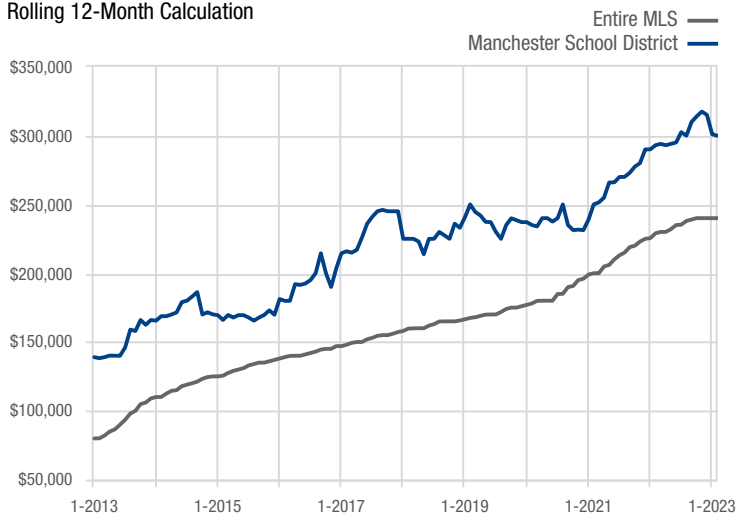
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	4	- 20.0%	10	6	- 40.0%
Pending Sales	8	7	- 12.5%	13	13	0.0%
Closed Sales	7	3	- 57.1%	11	9	- 18.2%
Days on Market Until Sale	49	66	+ 34.7%	52	66	+ 26.9%
Median Sales Price*	\$300,000	<b>\$269,000</b>	- 10.3%	\$319,900	<b>\$195,000</b>	- 39.0%
Average Sales Price*	\$419,919	<b>\$244,633</b>	- 41.7%	\$426,676	<b>\$217,656</b>	- 49.0%
Percent of List Price Received*	99.7%	<b>94.1%</b>	- 5.6%	100.9%	<b>94.1%</b>	- 6.7%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	4	—	—	4	—	—
Median Sales Price*	\$299,500	—	—	\$299,500	—	—
Average Sales Price*	\$299,500	—	—	\$299,500	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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### Median Sales Price - Single Family

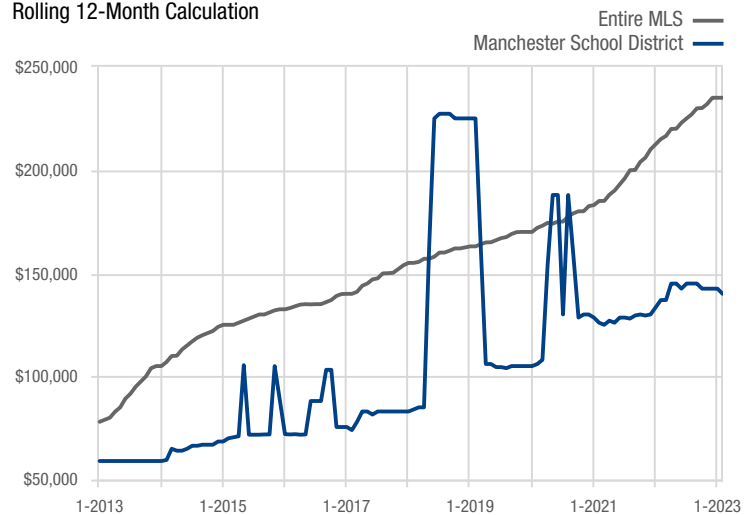
Rolling 12-Month Calculation



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### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



## Milan School District

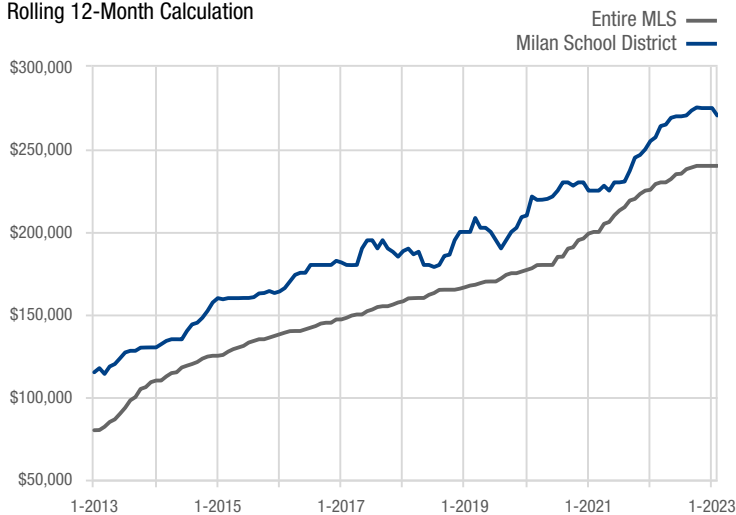
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	12	+ 100.0%	13	17	+ 30.8%
Pending Sales	24	18	- 25.0%	33	24	- 27.3%
Closed Sales	13	2	- 84.6%	24	9	- 62.5%
Days on Market Until Sale	78	18	- 76.9%	57	57	0.0%
Median Sales Price*	\$278,000	<b>\$219,950</b>	- 20.9%	\$271,690	<b>\$239,900</b>	- 11.7%
Average Sales Price*	\$306,505	<b>\$219,950</b>	- 28.2%	\$287,890	<b>\$239,811</b>	- 16.7%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	99.8%	96.6%	- 3.2%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	0	- 100.0%	6	3	- 50.0%
Pending Sales	2	2	0.0%	5	3	- 40.0%
Closed Sales	2	2	0.0%	2	3	+ 50.0%
Days on Market Until Sale	5	124	+ 2,380.0%	5	91	+ 1,720.0%
Median Sales Price*	\$142,750	<b>\$385,745</b>	+ 170.2%	\$142,750	<b>\$301,500</b>	+ 111.2%
Average Sales Price*	\$142,750	<b>\$385,745</b>	+ 170.2%	\$142,750	<b>\$313,830</b>	+ 119.8%
Percent of List Price Received*	94.0%	102.0%	+ 8.5%	94.0%	101.3%	+ 7.8%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

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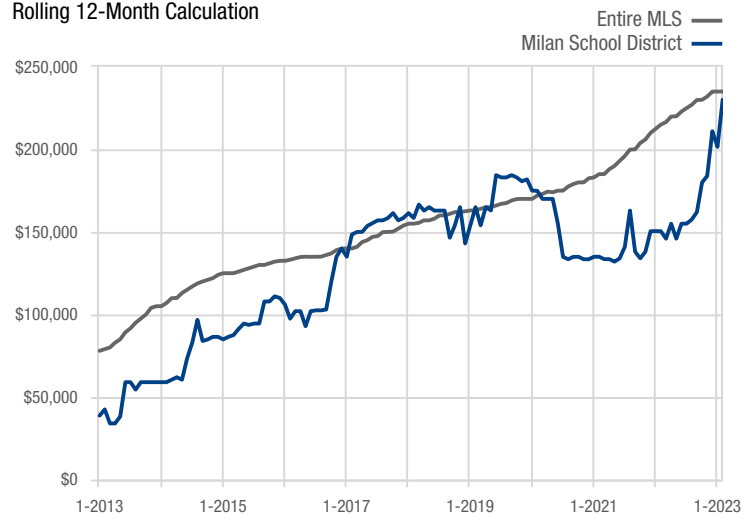
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Northville School District

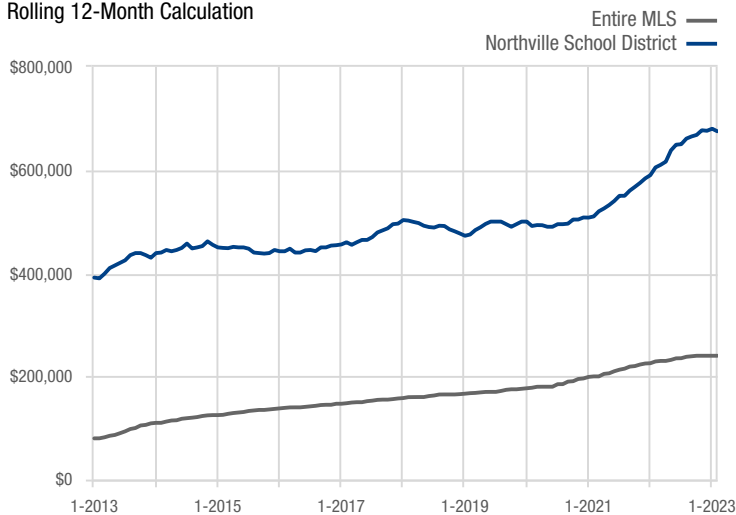
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	24	23	- 4.2%	46	45	- 2.2%
Pending Sales	19	18	- 5.3%	39	41	+ 5.1%
Closed Sales	19	16	- 15.8%	40	28	- 30.0%
Days on Market Until Sale	46	21	- 54.3%	53	32	- 39.6%
Median Sales Price*	\$685,000	<b>\$631,500</b>	- 7.8%	\$670,000	<b>\$649,500</b>	- 3.1%
Average Sales Price*	\$807,053	<b>\$614,938</b>	- 23.8%	\$727,720	<b>\$672,479</b>	- 7.6%
Percent of List Price Received*	98.9%	<b>98.7%</b>	- 0.2%	100.5%	<b>98.5%</b>	- 2.0%
Inventory of Homes for Sale	41	40	- 2.4%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	12	10	- 16.7%	20	21	+ 5.0%
Pending Sales	14	9	- 35.7%	26	17	- 34.6%
Closed Sales	10	11	+ 10.0%	20	14	- 30.0%
Days on Market Until Sale	21	23	+ 9.5%	31	28	- 9.7%
Median Sales Price*	\$190,000	<b>\$328,500</b>	+ 72.9%	\$215,125	<b>\$297,750</b>	+ 38.4%
Average Sales Price*	\$392,709	<b>\$356,034</b>	- 9.3%	\$354,407	<b>\$339,705</b>	- 4.1%
Percent of List Price Received*	102.1%	<b>99.7%</b>	- 2.4%	101.6%	<b>99.7%</b>	- 1.9%
Inventory of Homes for Sale	13	17	+ 30.8%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

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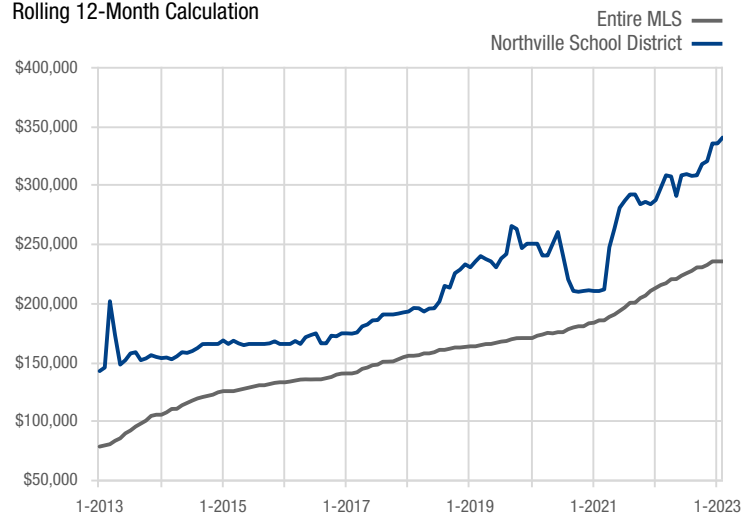
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Pinckney School District

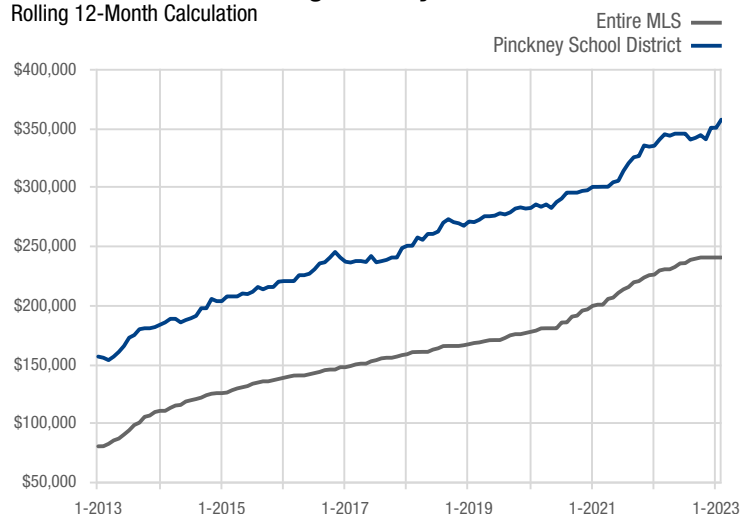
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	21	16	- 23.8%	37	38	+ 2.7%
Pending Sales	16	23	+ 43.8%	36	45	+ 25.0%
Closed Sales	14	19	+ 35.7%	43	36	- 16.3%
Days on Market Until Sale	19	27	+ 42.1%	26	35	+ 34.6%
Median Sales Price*	\$335,000	<b>\$370,000</b>	+ 10.4%	\$330,000	<b>\$363,750</b>	+ 10.2%
Average Sales Price*	\$326,704	<b>\$384,266</b>	+ 17.6%	\$348,556	<b>\$363,529</b>	+ 4.3%
Percent of List Price Received*	101.8%	<b>98.9%</b>	- 2.8%	100.7%	<b>99.8%</b>	- 0.9%
Inventory of Homes for Sale	30	28	- 6.7%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	0	2	—
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	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.

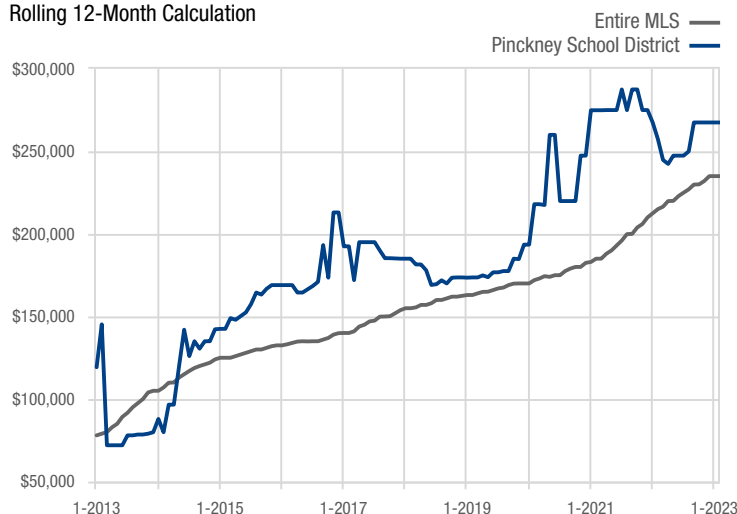
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Plymouth School District

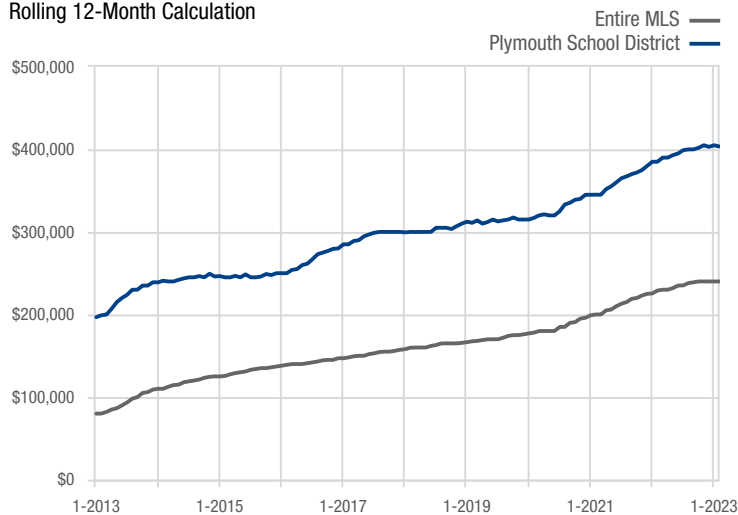
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	74	62	- 16.2%	163	125	- 23.3%
Pending Sales	76	70	- 7.9%	152	124	- 18.4%
Closed Sales	63	49	- 22.2%	117	90	- 23.1%
Days on Market Until Sale	22	37	+ 68.2%	24	41	+ 70.8%
Median Sales Price*	\$406,000	\$397,500	- 2.1%	\$399,900	\$415,000	+ 3.8%
Average Sales Price*	\$467,279	\$434,942	- 6.9%	\$446,111	\$454,780	+ 1.9%
Percent of List Price Received*	105.4%	98.2%	- 6.8%	103.6%	98.7%	- 4.7%
Inventory of Homes for Sale	66	66	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	25	29	+ 16.0%	68	57	- 16.2%
Pending Sales	25	32	+ 28.0%	73	69	- 5.5%
Closed Sales	34	31	- 8.8%	96	55	- 42.7%
Days on Market Until Sale	25	56	+ 124.0%	25	49	+ 96.0%
Median Sales Price*	\$275,000	\$270,000	- 1.8%	\$261,500	\$250,000	- 4.4%
Average Sales Price*	\$300,727	\$293,994	- 2.2%	\$285,692	\$273,419	- 4.3%
Percent of List Price Received*	100.7%	99.5%	- 1.2%	100.6%	99.0%	- 1.6%
Inventory of Homes for Sale	31	35	+ 12.9%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

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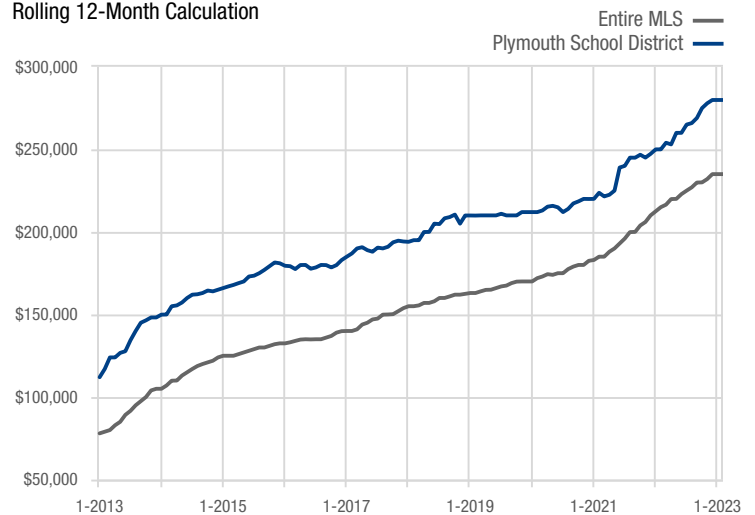
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Saline School District

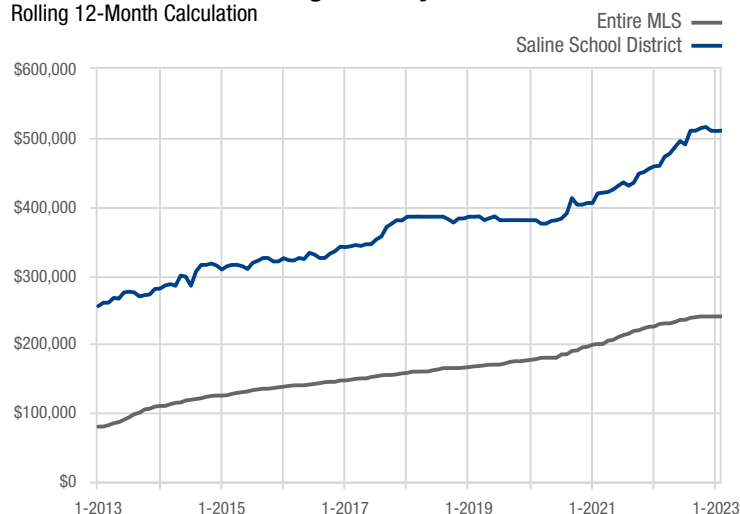
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	33	26	- 21.2%	53	42	- 20.8%
Pending Sales	28	31	+ 10.7%	42	58	+ 38.1%
Closed Sales	25	27	+ 8.0%	39	45	+ 15.4%
Days on Market Until Sale	63	48	- 23.8%	73	51	- 30.1%
Median Sales Price*	\$460,000	<b>\$515,000</b>	+ 12.0%	\$486,195	<b>\$500,000</b>	+ 2.8%
Average Sales Price*	\$502,819	<b>\$485,881</b>	- 3.4%	\$510,518	<b>\$478,570</b>	- 6.3%
Percent of List Price Received*	98.6%	<b>96.4%</b>	- 2.2%	99.0%	<b>97.3%</b>	- 1.7%
Inventory of Homes for Sale	47	42	- 10.6%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	10	+ 150.0%	16	20	+ 25.0%
Pending Sales	7	9	+ 28.6%	17	13	- 23.5%
Closed Sales	7	6	- 14.3%	17	8	- 52.9%
Days on Market Until Sale	124	107	- 13.7%	88	86	- 2.3%
Median Sales Price*	\$248,480	<b>\$288,950</b>	+ 16.3%	\$358,000	<b>\$288,950</b>	- 19.3%
Average Sales Price*	\$378,397	<b>\$324,856</b>	- 14.1%	\$394,124	<b>\$308,505</b>	- 21.7%
Percent of List Price Received*	102.8%	<b>100.0%</b>	- 2.7%	99.3%	<b>100.0%</b>	+ 0.7%
Inventory of Homes for Sale	31	39	+ 25.8%	—	—	—
Months Supply of Inventory	3.4	5.1	+ 50.0%	—	—	—

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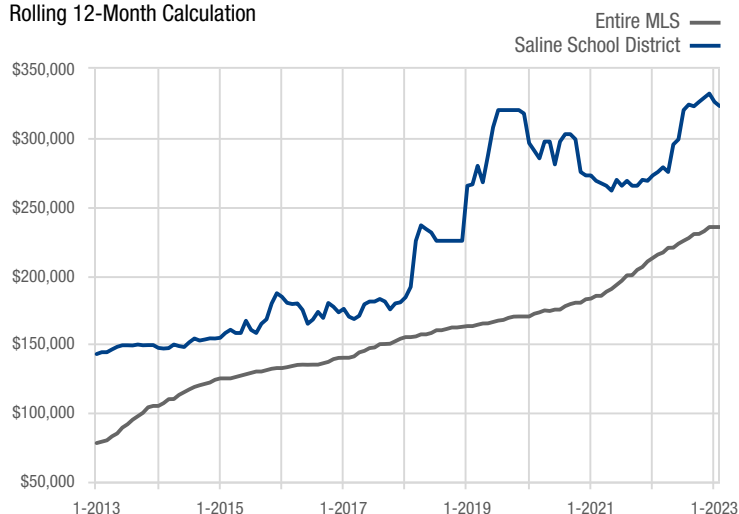
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## South Lyon School District

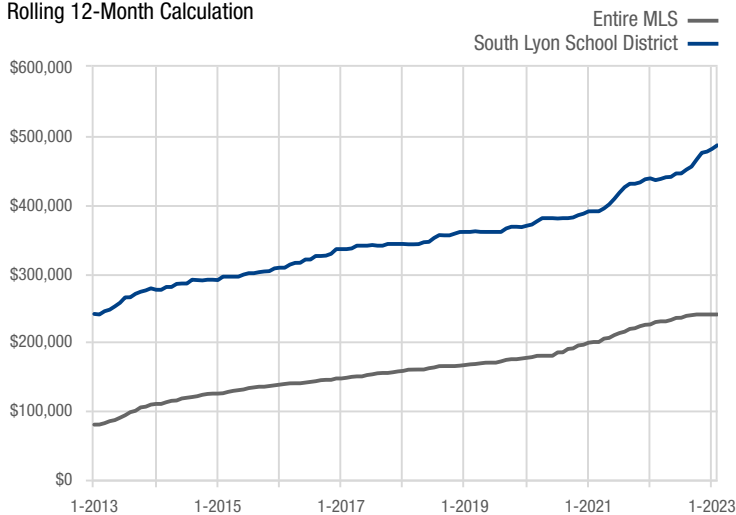
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	39	34	- 12.8%	88	71	- 19.3%
Pending Sales	31	37	+ 19.4%	66	61	- 7.6%
Closed Sales	16	19	+ 18.8%	48	40	- 16.7%
Days on Market Until Sale	34	35	+ 2.9%	41	48	+ 17.1%
Median Sales Price*	\$423,968	\$500,000	+ 17.9%	\$438,968	\$500,000	+ 13.9%
Average Sales Price*	\$430,735	\$502,777	+ 16.7%	\$481,245	\$496,398	+ 3.1%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	60	71	+ 18.3%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	13	12	- 7.7%	19	27	+ 42.1%
Pending Sales	14	9	- 35.7%	24	23	- 4.2%
Closed Sales	12	10	- 16.7%	17	20	+ 17.6%
Days on Market Until Sale	29	37	+ 27.6%	28	28	0.0%
Median Sales Price*	\$137,450	\$171,675	+ 24.9%	\$135,000	\$167,825	+ 24.3%
Average Sales Price*	\$143,442	\$170,565	+ 18.9%	\$135,879	\$154,453	+ 13.7%
Percent of List Price Received*	95.6%	99.1%	+ 3.7%	95.2%	98.2%	+ 3.2%
Inventory of Homes for Sale	8	21	+ 162.5%	—	—	—
Months Supply of Inventory	0.5	1.6	+ 220.0%	—	—	—

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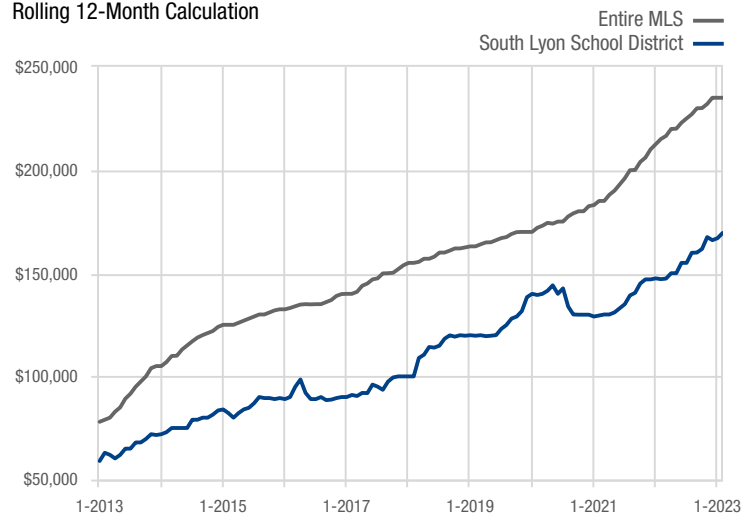
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Van Buren School District

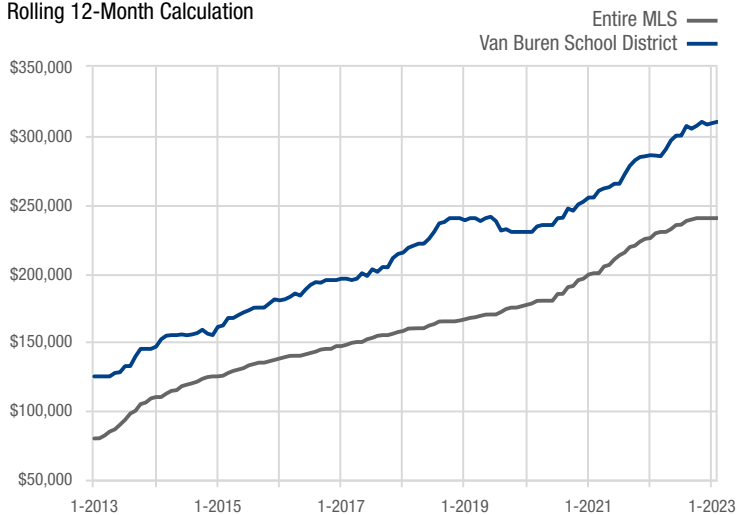
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	32	27	- 15.6%	62	61	- 1.6%
Pending Sales	28	35	+ 25.0%	52	70	+ 34.6%
Closed Sales	19	23	+ 21.1%	43	42	- 2.3%
Days on Market Until Sale	26	50	+ 92.3%	23	47	+ 104.3%
Median Sales Price*	\$175,000	<b>\$290,000</b>	+ 65.7%	\$237,000	<b>\$278,350</b>	+ 17.4%
Average Sales Price*	\$241,635	<b>\$305,971</b>	+ 26.6%	\$250,189	<b>\$290,120</b>	+ 16.0%
Percent of List Price Received*	102.7%	<b>97.8%</b>	- 4.8%	101.0%	<b>98.0%</b>	- 3.0%
Inventory of Homes for Sale	54	56	+ 3.7%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	18	6	- 66.7%	24	14	- 41.7%
Pending Sales	14	7	- 50.0%	21	17	- 19.0%
Closed Sales	5	8	+ 60.0%	18	17	- 5.6%
Days on Market Until Sale	18	15	- 16.7%	23	18	- 21.7%
Median Sales Price*	\$225,000	<b>\$228,500</b>	+ 1.6%	\$221,250	<b>\$240,000</b>	+ 8.5%
Average Sales Price*	\$200,500	<b>\$231,438</b>	+ 15.4%	\$228,178	<b>\$249,029</b>	+ 9.1%
Percent of List Price Received*	101.3%	<b>98.7%</b>	- 2.6%	102.3%	<b>98.0%</b>	- 4.2%
Inventory of Homes for Sale	13	1	- 92.3%	—	—	—
Months Supply of Inventory	0.7	0.1	- 85.7%	—	—	—

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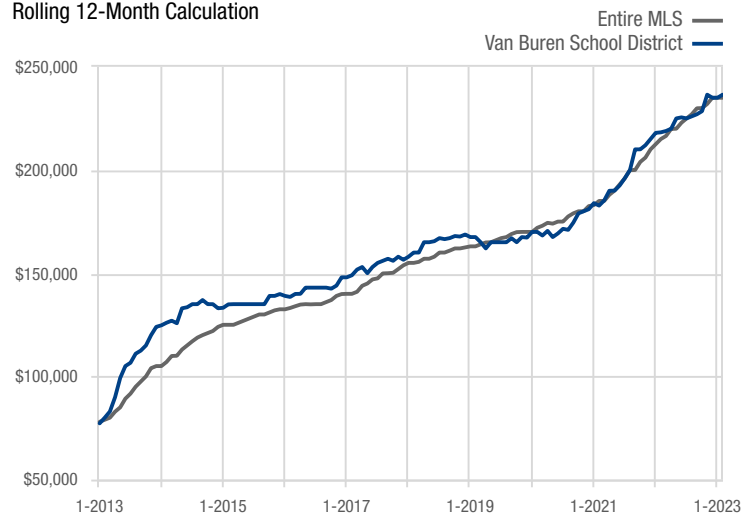
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Whitmore Lake School District

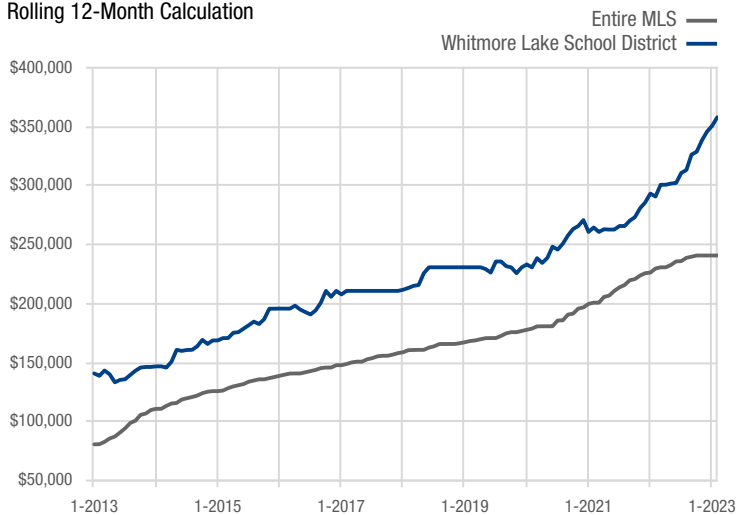
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	11	3	- 72.7%	15	7	- 53.3%
Pending Sales	8	3	- 62.5%	13	6	- 53.8%
Closed Sales	3	3	0.0%	9	7	- 22.2%
Days on Market Until Sale	89	21	- 76.4%	45	13	- 71.1%
Median Sales Price*	\$132,000	<b>\$357,200</b>	+ 170.6%	\$259,000	<b>\$357,200</b>	+ 37.9%
Average Sales Price*	\$128,967	<b>\$342,400</b>	+ 165.5%	\$227,033	<b>\$337,029</b>	+ 48.4%
Percent of List Price Received*	98.3%	<b>103.5%</b>	+ 5.3%	98.5%	<b>100.7%</b>	+ 2.2%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	1	0.0%	1	1	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

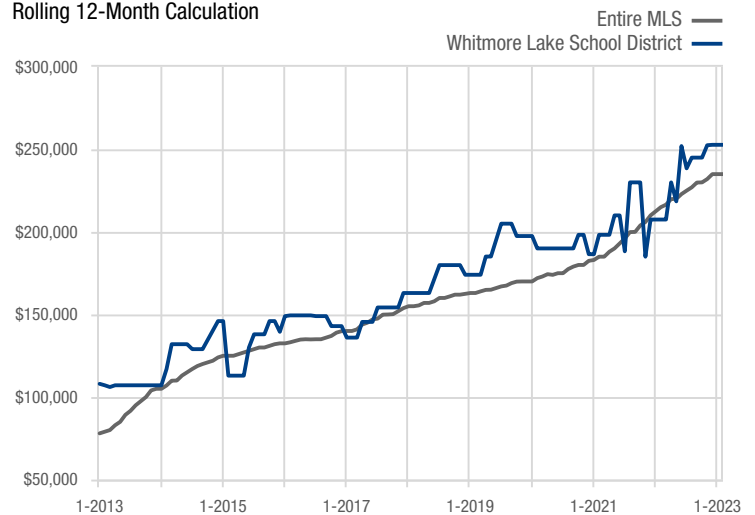
Rolling 12-Month Calculation



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### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



## Ypsilanti School District

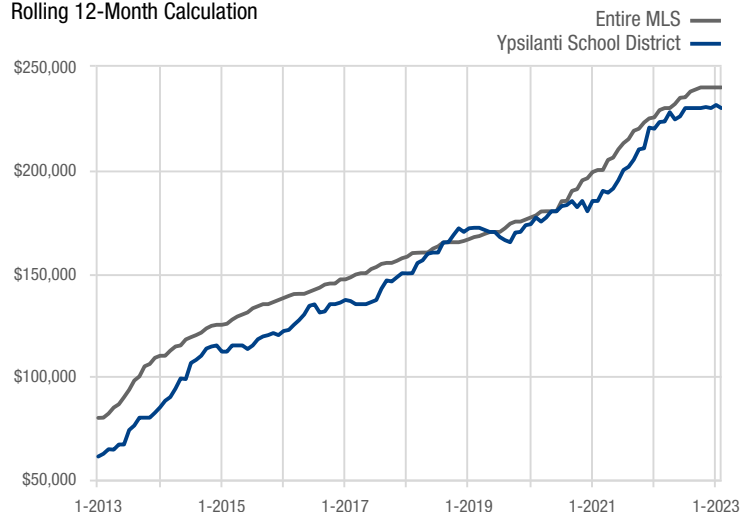
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	54	27	- 50.0%	84	60	- 28.6%
Pending Sales	53	42	- 20.8%	101	72	- 28.7%
Closed Sales	40	36	- 10.0%	77	65	- 15.6%
Days on Market Until Sale	20	32	+ 60.0%	23	27	+ 17.4%
Median Sales Price*	\$235,000	\$200,000	- 14.9%	\$218,500	\$214,900	- 1.6%
Average Sales Price*	\$226,284	\$213,694	- 5.6%	\$217,045	\$228,533	+ 5.3%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	100.8%	98.9%	- 1.9%
Inventory of Homes for Sale	76	43	- 43.4%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	7	+ 75.0%	12	10	- 16.7%
Pending Sales	6	6	0.0%	13	12	- 7.7%
Closed Sales	10	5	- 50.0%	15	10	- 33.3%
Days on Market Until Sale	14	13	- 7.1%	17	22	+ 29.4%
Median Sales Price*	\$139,400	\$216,000	+ 54.9%	\$140,800	\$171,500	+ 21.8%
Average Sales Price*	\$174,640	\$203,200	+ 16.4%	\$172,853	\$185,198	+ 7.1%
Percent of List Price Received*	101.4%	100.8%	- 0.6%	101.1%	101.0%	- 0.1%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

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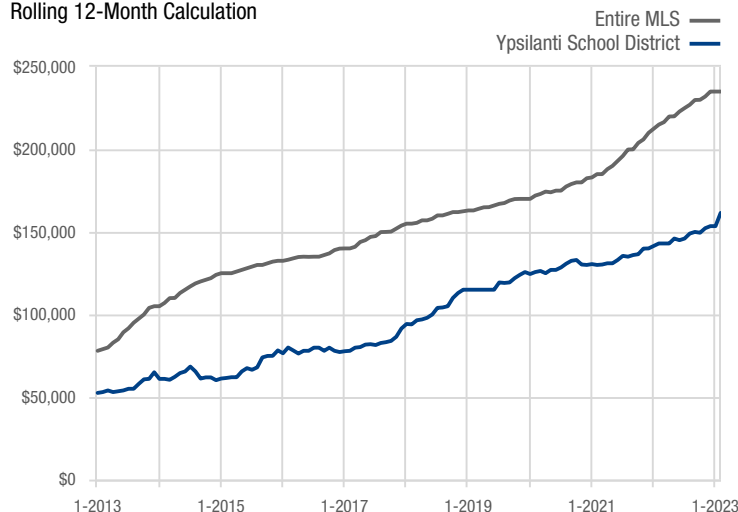
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Jackson County

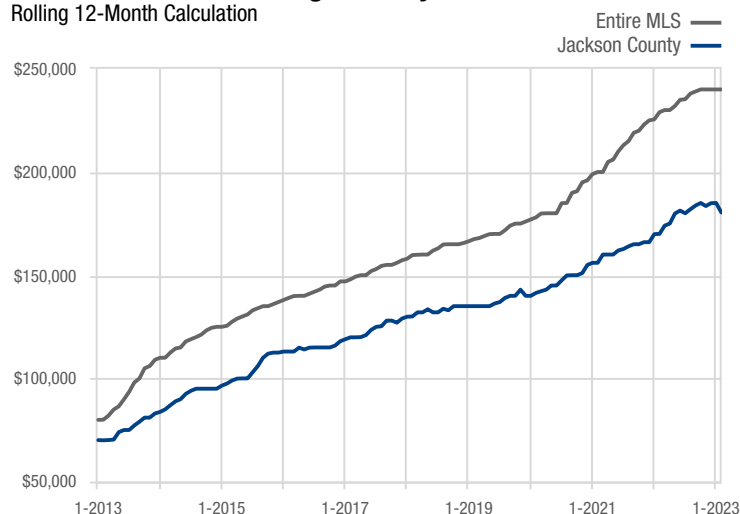
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	146	104	- 28.8%	303	227	- 25.1%
Pending Sales	157	133	- 15.3%	315	269	- 14.6%
Closed Sales	145	129	- 11.0%	290	224	- 22.8%
Days on Market Until Sale	60	64	+ 6.7%	59	59	0.0%
Median Sales Price*	\$195,000	\$160,000	- 17.9%	\$175,000	\$162,000	- 7.4%
Average Sales Price*	\$207,970	\$184,963	- 11.1%	\$200,416	\$186,244	- 7.1%
Percent of List Price Received*	99.3%	97.4%	- 1.9%	98.9%	97.8%	- 1.1%
Inventory of Homes for Sale	402	362	- 10.0%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	7	+ 16.7%	10	10	0.0%
Pending Sales	4	6	+ 50.0%	11	11	0.0%
Closed Sales	3	5	+ 66.7%	9	8	- 11.1%
Days on Market Until Sale	53	77	+ 45.3%	67	78	+ 16.4%
Median Sales Price*	\$155,000	\$168,000	+ 8.4%	\$245,000	\$164,000	- 33.1%
Average Sales Price*	\$141,667	\$220,300	+ 55.5%	\$241,398	\$189,188	- 21.6%
Percent of List Price Received*	96.1%	98.4%	+ 2.4%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

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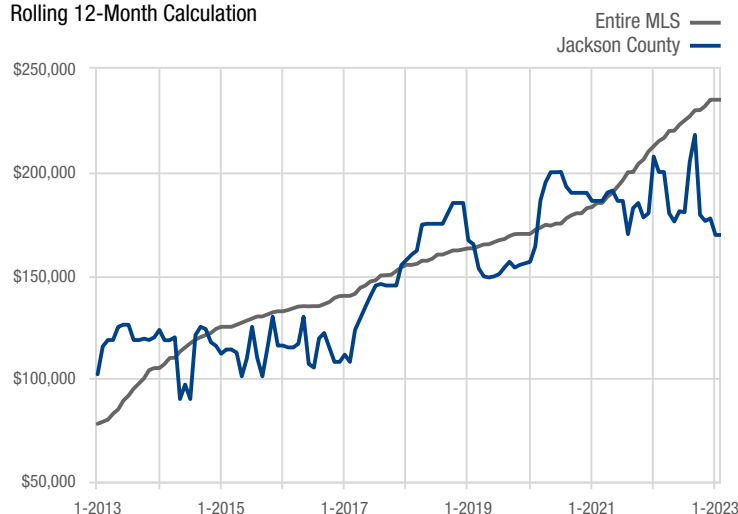
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lenawee County

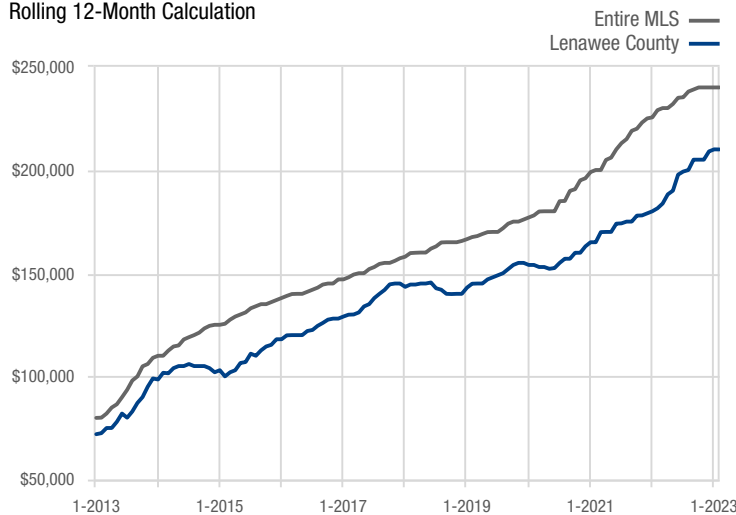
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	81	58	- 28.4%	161	139	- 13.7%
Pending Sales	77	100	+ 29.9%	167	159	- 4.8%
Closed Sales	76	65	- 14.5%	162	106	- 34.6%
Days on Market Until Sale	64	69	+ 7.8%	62	73	+ 17.7%
Median Sales Price*	\$182,000	<b>\$169,950</b>	- 6.6%	\$176,000	<b>\$175,000</b>	- 0.6%
Average Sales Price*	\$209,704	<b>\$197,168</b>	- 6.0%	\$203,379	<b>\$213,817</b>	+ 5.1%
Percent of List Price Received*	98.5%	<b>96.2%</b>	- 2.3%	98.7%	<b>96.6%</b>	- 2.1%
Inventory of Homes for Sale	186	158	- 15.1%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	2	0.0%	6	6	0.0%
Pending Sales	2	3	+ 50.0%	6	7	+ 16.7%
Closed Sales	1	4	+ 300.0%	9	5	- 44.4%
Days on Market Until Sale	28	124	+ 342.9%	53	126	+ 137.7%
Median Sales Price*	\$225,000	<b>\$187,500</b>	- 16.7%	\$225,000	<b>\$205,000</b>	- 8.9%
Average Sales Price*	\$225,000	<b>\$210,925</b>	- 6.3%	\$236,169	<b>\$218,740</b>	- 7.4%
Percent of List Price Received*	100.0%	<b>95.6%</b>	- 4.4%	99.3%	<b>95.8%</b>	- 3.5%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

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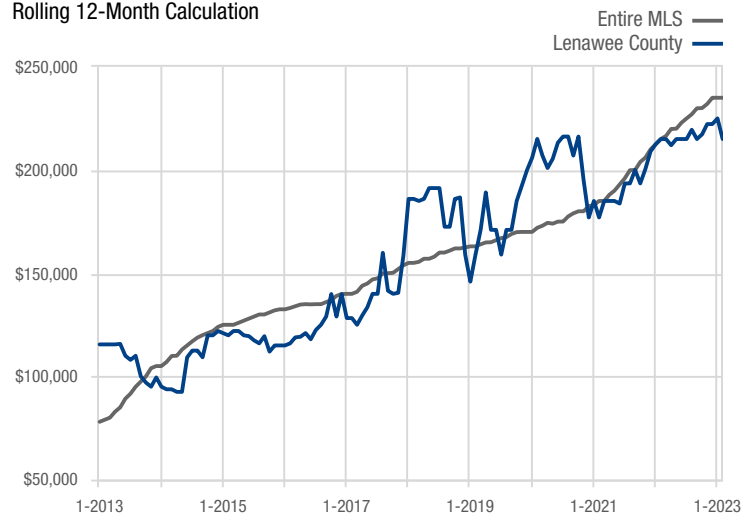
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Livingston County

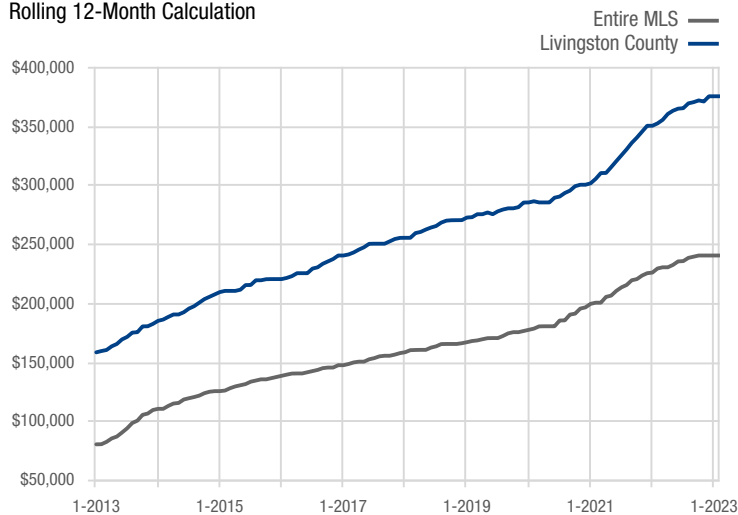
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	177	139	- 21.5%	333	264	- 20.7%
Pending Sales	153	154	+ 0.7%	308	282	- 8.4%
Closed Sales	144	114	- 20.8%	274	199	- 27.4%
Days on Market Until Sale	31	42	+ 35.5%	34	42	+ 23.5%
Median Sales Price*	\$358,450	<b>\$376,500</b>	+ 5.0%	\$350,325	<b>\$357,500</b>	+ 2.0%
Average Sales Price*	\$387,607	<b>\$396,943</b>	+ 2.4%	\$384,190	<b>\$383,922</b>	- 0.1%
Percent of List Price Received*	100.4%	<b>99.4%</b>	- 1.0%	99.8%	<b>99.0%</b>	- 0.8%
Inventory of Homes for Sale	233	227	- 2.6%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	30	33	+ 10.0%	86	77	- 10.5%
Pending Sales	28	30	+ 7.1%	71	56	- 21.1%
Closed Sales	32	23	- 28.1%	66	37	- 43.9%
Days on Market Until Sale	17	30	+ 76.5%	21	35	+ 66.7%
Median Sales Price*	\$297,450	<b>\$240,000</b>	- 19.3%	\$257,750	<b>\$260,000</b>	+ 0.9%
Average Sales Price*	\$317,922	<b>\$269,163</b>	- 15.3%	\$277,649	<b>\$277,907</b>	+ 0.1%
Percent of List Price Received*	101.1%	<b>98.5%</b>	- 2.6%	101.1%	<b>98.6%</b>	- 2.5%
Inventory of Homes for Sale	31	67	+ 116.1%	—	—	—
Months Supply of Inventory	0.7	1.8	+ 157.1%	—	—	—

\* 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.

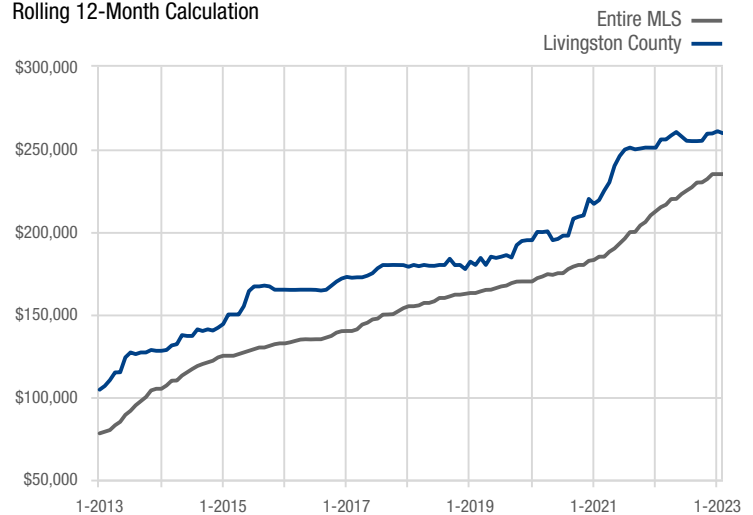
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Monroe County

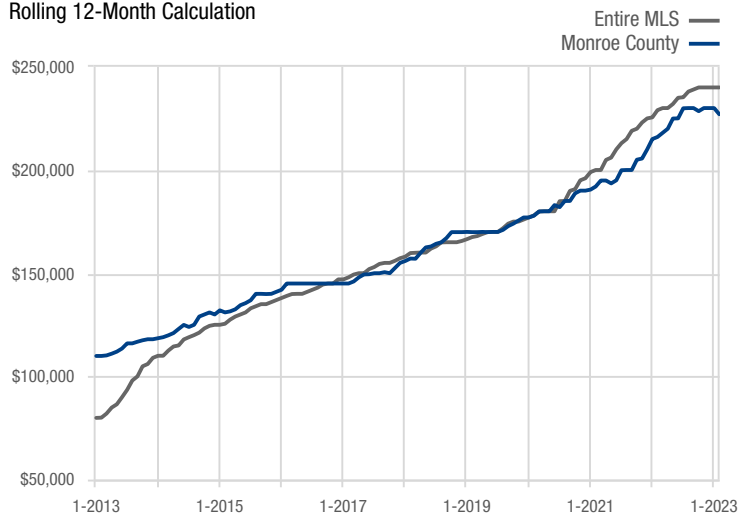
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	113	106	- 6.2%	249	215	- 13.7%
Pending Sales	139	132	- 5.0%	262	231	- 11.8%
Closed Sales	116	94	- 19.0%	214	159	- 25.7%
Days on Market Until Sale	45	45	0.0%	45	44	- 2.2%
Median Sales Price*	\$234,000	\$199,500	- 14.7%	\$222,250	\$200,000	- 10.0%
Average Sales Price*	\$253,734	\$215,965	- 14.9%	\$238,215	\$221,198	- 7.1%
Percent of List Price Received*	100.6%	96.3%	- 4.3%	99.9%	96.7%	- 3.2%
Inventory of Homes for Sale	182	167	- 8.2%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	4	- 20.0%	13	9	- 30.8%
Pending Sales	5	3	- 40.0%	15	7	- 53.3%
Closed Sales	8	4	- 50.0%	14	6	- 57.1%
Days on Market Until Sale	46	64	+ 39.1%	38	46	+ 21.1%
Median Sales Price*	\$199,900	\$216,970	+ 8.5%	\$214,450	\$186,470	- 13.0%
Average Sales Price*	\$188,150	\$181,710	- 3.4%	\$194,793	\$174,307	- 10.5%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	25	19	- 24.0%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

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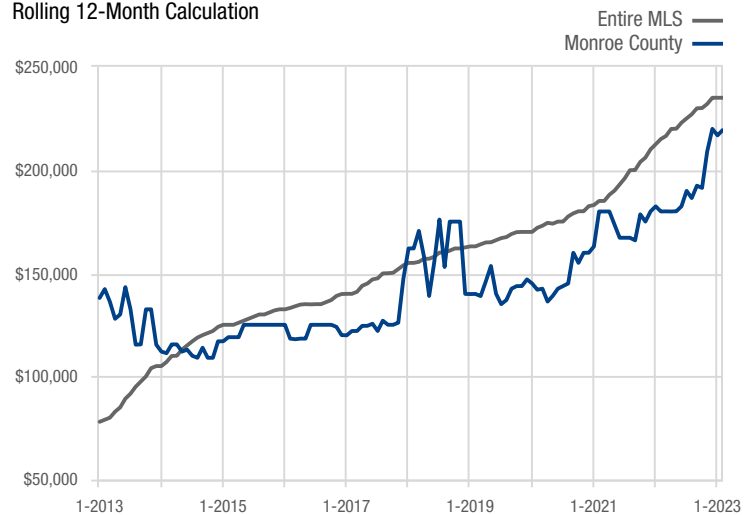
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2023

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

ANN ARBOR AREA  BOARD OF REALTORS®

## Oakland County

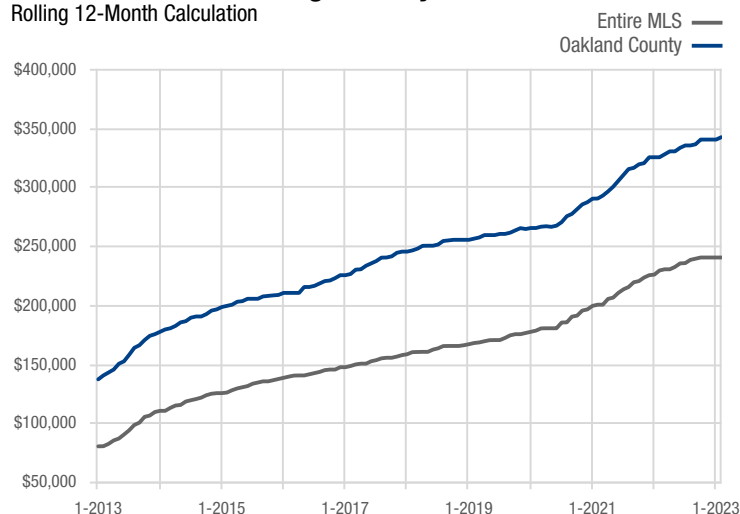
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1,089	902	- 17.2%	2,149	1,849	- 14.0%
Pending Sales	1,021	990	- 3.0%	2,013	1,818	- 9.7%
Closed Sales	891	708	- 20.5%	1,831	1,343	- 26.7%
Days on Market Until Sale	32	42	+ 31.3%	32	40	+ 25.0%
Median Sales Price*	\$308,000	\$325,000	+ 5.5%	\$300,000	\$317,500	+ 5.8%
Average Sales Price*	\$385,061	\$393,863	+ 2.3%	\$380,752	\$391,606	+ 2.9%
Percent of List Price Received*	100.3%	98.6%	- 1.7%	99.7%	98.2%	- 1.5%
Inventory of Homes for Sale	1,466	1,387	- 5.4%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	279	227	- 18.6%	563	489	- 13.1%
Pending Sales	260	235	- 9.6%	531	435	- 18.1%
Closed Sales	241	172	- 28.6%	487	316	- 35.1%
Days on Market Until Sale	27	38	+ 40.7%	31	38	+ 22.6%
Median Sales Price*	\$230,000	\$228,750	- 0.5%	\$236,000	\$224,250	- 5.0%
Average Sales Price*	\$282,118	\$274,846	- 2.6%	\$283,462	\$266,478	- 6.0%
Percent of List Price Received*	99.7%	98.1%	- 1.6%	99.2%	97.8%	- 1.4%
Inventory of Homes for Sale	328	318	- 3.0%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

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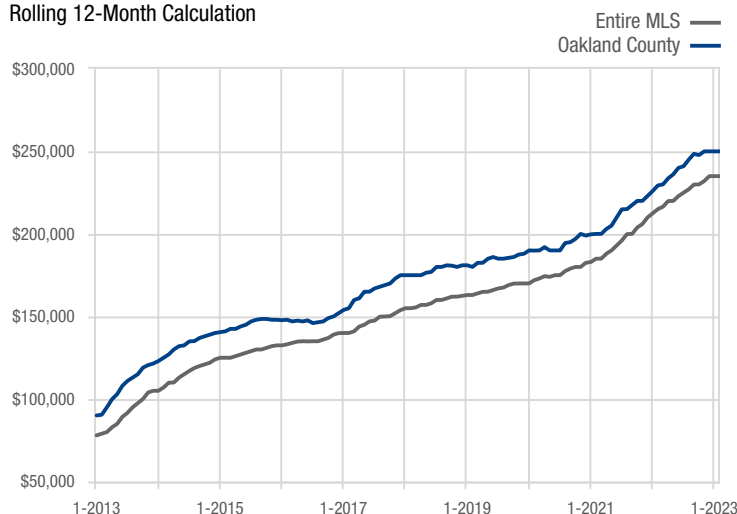
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Washtenaw County

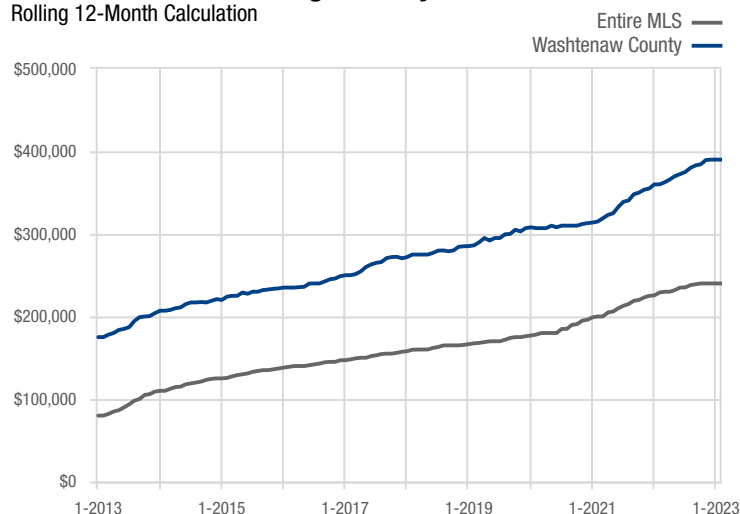
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	248	195	- 21.4%	431	372	- 13.7%
Pending Sales	220	255	+ 15.9%	414	434	+ 4.8%
Closed Sales	200	156	- 22.0%	361	301	- 16.6%
Days on Market Until Sale	34	41	+ 20.6%	37	40	+ 8.1%
Median Sales Price*	\$381,500	<b>\$375,000</b>	- 1.7%	\$364,000	<b>\$350,000</b>	- 3.8%
Average Sales Price*	\$436,974	<b>\$418,559</b>	- 4.2%	\$416,861	<b>\$393,660</b>	- 5.6%
Percent of List Price Received*	101.7%	<b>98.3%</b>	- 3.3%	101.1%	<b>98.5%</b>	- 2.6%
Inventory of Homes for Sale	373	297	- 20.4%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	83	74	- 10.8%	173	131	- 24.3%
Pending Sales	71	85	+ 19.7%	135	138	+ 2.2%
Closed Sales	63	44	- 30.2%	126	84	- 33.3%
Days on Market Until Sale	33	55	+ 66.7%	35	46	+ 31.4%
Median Sales Price*	\$298,300	<b>\$297,450</b>	- 0.3%	\$246,740	<b>\$269,500</b>	+ 9.2%
Average Sales Price*	\$309,017	<b>\$339,030</b>	+ 9.7%	\$298,617	<b>\$326,926</b>	+ 9.5%
Percent of List Price Received*	102.1%	<b>98.7%</b>	- 3.3%	100.9%	<b>99.0%</b>	- 1.9%
Inventory of Homes for Sale	158	114	- 27.8%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

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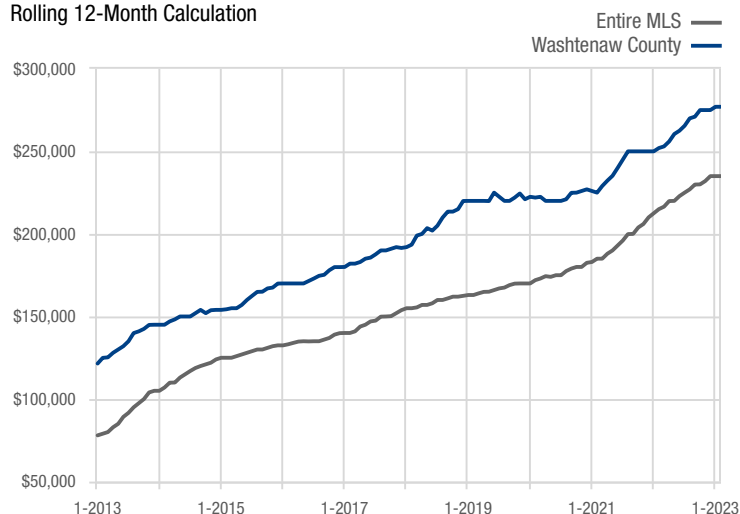
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

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## Wayne County

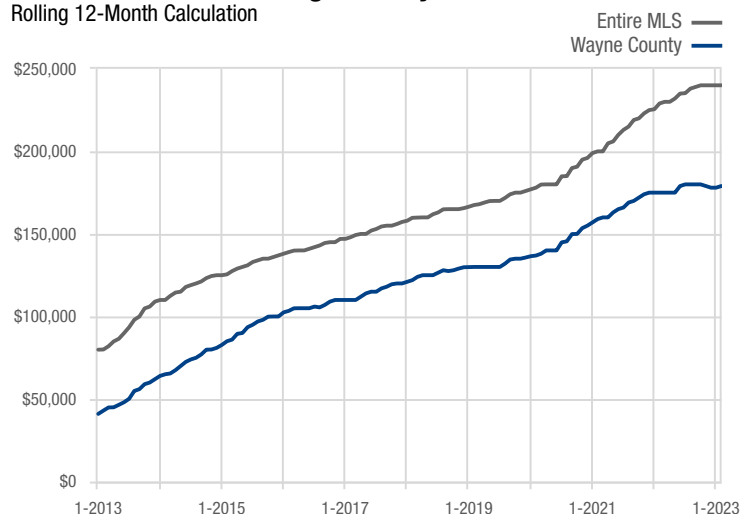
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1,595	<b>1,391</b>	- 12.8%	3,178	<b>2,909</b>	- 8.5%
Pending Sales	1,237	<b>1,397</b>	+ 12.9%	2,487	<b>2,577</b>	+ 3.6%
Closed Sales	1,167	<b>949</b>	- 18.7%	2,394	<b>1,845</b>	- 22.9%
Days on Market Until Sale	36	<b>41</b>	+ 13.9%	33	<b>41</b>	+ 24.2%
Median Sales Price*	\$163,000	<b>\$159,950</b>	- 1.9%	\$160,000	<b>\$155,000</b>	- 3.1%
Average Sales Price*	\$196,717	<b>\$192,870</b>	- 2.0%	\$196,184	<b>\$189,786</b>	- 3.3%
Percent of List Price Received*	99.6%	<b>96.7%</b>	- 2.9%	99.0%	<b>96.6%</b>	- 2.4%
Inventory of Homes for Sale	2,934	<b>2,818</b>	- 4.0%	—	—	—
Months Supply of Inventory	1.8	<b>1.9</b>	+ 5.6%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	186	<b>175</b>	- 5.9%	374	<b>361</b>	- 3.5%
Pending Sales	149	<b>142</b>	- 4.7%	320	<b>280</b>	- 12.5%
Closed Sales	146	<b>121</b>	- 17.1%	304	<b>216</b>	- 28.9%
Days on Market Until Sale	31	<b>39</b>	+ 25.8%	32	<b>43</b>	+ 34.4%
Median Sales Price*	\$199,450	<b>\$204,500</b>	+ 2.5%	\$212,500	<b>\$192,750</b>	- 9.3%
Average Sales Price*	\$234,287	<b>\$236,363</b>	+ 0.9%	\$233,747	<b>\$225,928</b>	- 3.3%
Percent of List Price Received*	99.9%	<b>98.5%</b>	- 1.4%	99.5%	<b>98.0%</b>	- 1.5%
Inventory of Homes for Sale	425	<b>371</b>	- 12.7%	—	—	—
Months Supply of Inventory	2.1	<b>2.1</b>	0.0%	—	—	—

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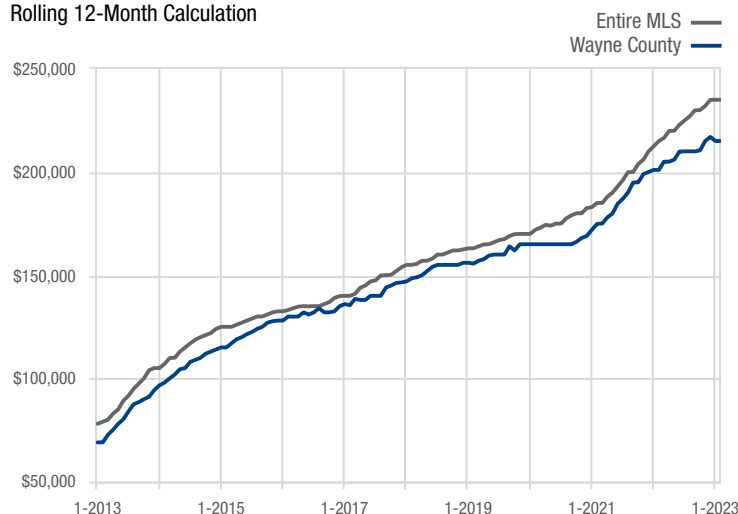
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Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

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