



## Media Release

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U.S. sales of existing homes recently fell to a 13-year low, dropping 2.0% month-over-month and 15.4% year-over-year as of last measure, according to the National Association of REALTORS® (NAR), as surging interest rates and elevated sales prices continue to make homeownership unaffordable for many prospective buyers. Purchase activity is down significantly compared to this time last year, but rising interest rates are also keeping many current homeowners from selling, causing inventory to remain at historically low levels nationwide.

New Listings in Washtenaw County decreased 1.1 percent for Single Family homes but increased 14.5 percent for Townhouse/Condo homes. Pending Sales increased 38.9 percent for Single Family homes and 20.6 percent for Townhouse/Condo homes. Inventory decreased 36.0 percent for Single Family homes and 30.5 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 11.8 percent to \$390,000 for Single Family homes and 12.1 percent to \$299,950 for Townhouse/Condo homes. Days on Market decreased 18.5 percent for Single Family homes and 30.4 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 25.0 percent for Single Family homes and 21.7 percent for Townhouse/Condo homes.

Total housing inventory going into October was at 1.13 million units, up 2.7% from the previous month but down 8.1% compared to the same time last year, for a 3.4 months' supply at the current sales pace, according to NAR. The shortage of homes for sale is making it harder for buyers to find a home to purchase while at the same time pushing sales prices higher nationwide, with the median existing-home sales price rising 2.8% annually to \$394,300, the third consecutive month of year-over-year price increases.

###

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

## October 2023

U.S. sales of existing homes recently fell to a 13-year low, dropping 2.0% month-over-month and 15.4% year-over-year as of last measure, according to the National Association of REALTORS® (NAR), as surging interest rates and elevated sales prices continue to make homeownership unaffordable for many prospective buyers. Purchase activity is down significantly compared to this time last year, but rising interest rates are also keeping many current homeowners from selling, causing inventory to remain at historically low levels nationwide.

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## Quick Facts

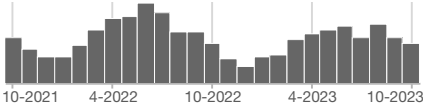
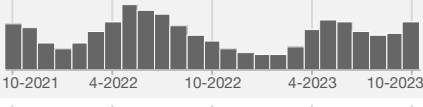
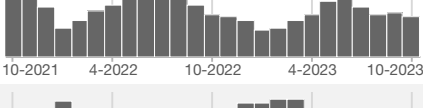
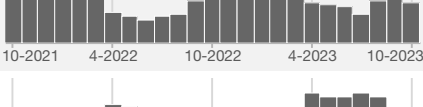
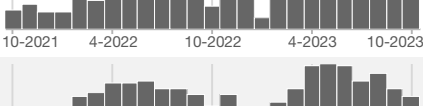
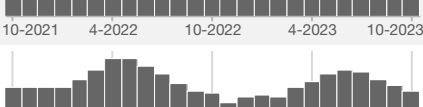

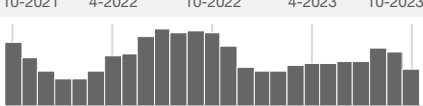


<b>- 1.0%</b>	<b>+ 6.1%</b>	<b>- 34.8%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Sales Price</b> All Properties	Change in <b>Homes for Sale</b> All Properties

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

Single Family Market Overview	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

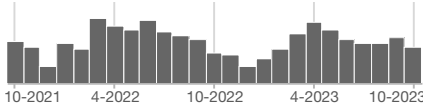

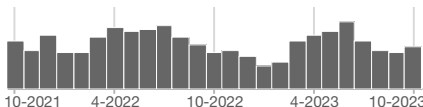




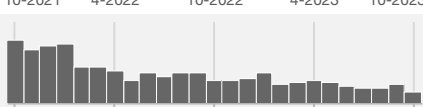
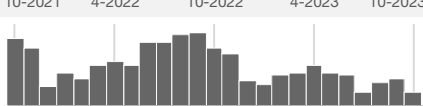
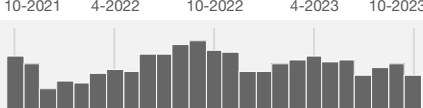
# Single Family Market Overview

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	10-2022	10-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		269	266	- 1.1%	3,635	3,009	- 17.2%
Pending Sales		226	314	+ 38.9%	2,871	2,544	- 11.4%
Closed Sales		236	225	- 4.7%	2,878	2,347	- 18.5%
Days on Market Until Sale		27	22	- 18.5%	20	26	+ 30.0%
Median Sales Price		\$348,980	\$390,000	+ 11.8%	\$395,000	\$420,000	+ 6.3%
Average Sales Price		\$413,819	\$439,140	+ 6.1%	\$454,725	\$480,415	+ 5.6%
Percent of List Price Received		99.0%	99.6%	+ 0.6%	102.4%	101.2%	- 1.2%
Housing Affordability Index		115	97	- 15.7%	101	90	- 10.9%
Inventory of Homes for Sale		688	440	- 36.0%	—	—	—
Months Supply of Inventory		2.4	1.8	- 25.0%	—	—	—

# Townhouse/Condo Market Overview

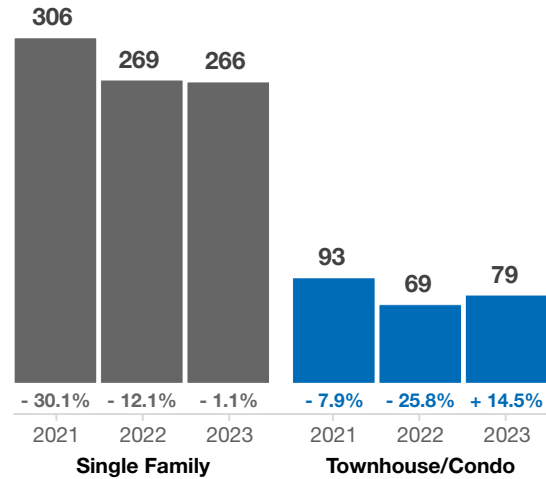
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2022	10-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		69	79	+ 14.5%	1,084	958	- 11.6%
Pending Sales		63	76	+ 20.6%	866	820	- 5.3%
Closed Sales		66	74	+ 12.1%	883	776	- 12.1%
Days on Market Until Sale		46	32	- 30.4%	26	32	+ 23.1%
Median Sales Price		\$267,500	\$299,950	+ 12.1%	\$275,000	\$295,000	+ 7.3%
Average Sales Price		\$356,626	\$362,796	+ 1.7%	\$342,756	\$356,603	+ 4.0%
Percent of List Price Received		99.2%	100.0%	+ 0.8%	101.8%	101.1%	- 0.7%
Housing Affordability Index		150	126	- 16.0%	146	128	- 12.3%
Inventory of Homes for Sale		197	137	- 30.5%	—	—	—
Months Supply of Inventory		2.3	1.8	- 21.7%	—	—	—

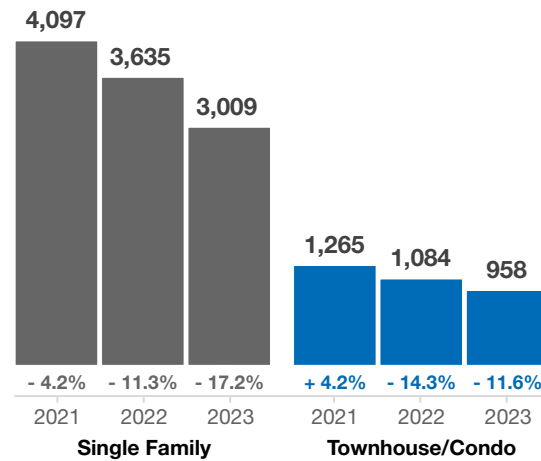
# New Listings

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

## October

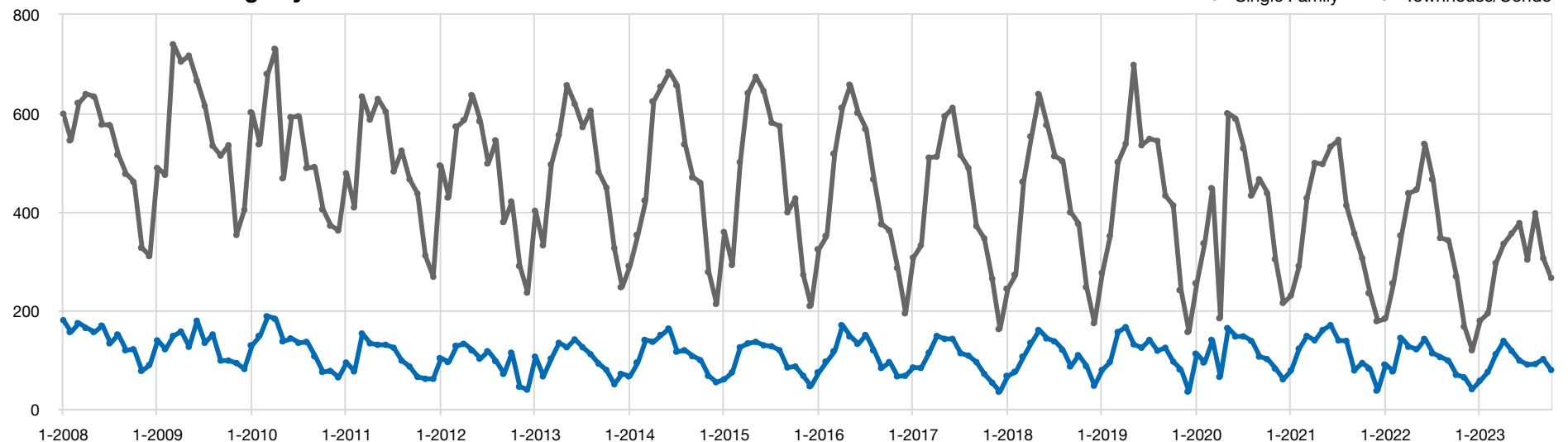


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	167	- 28.9%	64	- 22.0%
Dec-2022	119	- 33.1%	40	+ 8.1%
Jan-2023	179	- 2.2%	57	- 36.7%
Feb-2023	194	- 23.9%	75	- 1.3%
Mar-2023	296	- 15.9%	111	- 22.9%
Apr-2023	335	- 23.5%	138	+ 9.5%
May-2023	356	- 20.0%	118	- 2.5%
Jun-2023	377	- 29.9%	98	- 31.0%
Jul-2023	303	- 35.0%	90	- 20.4%
Aug-2023	397	+ 14.4%	91	- 13.3%
Sep-2023	306	- 10.5%	101	+ 3.1%
<b>Oct-2023</b>	<b>266</b>	<b>- 1.1%</b>	<b>79</b>	<b>+ 14.5%</b>
12-Month Avg	275	- 18.4%	89	- 11.0%

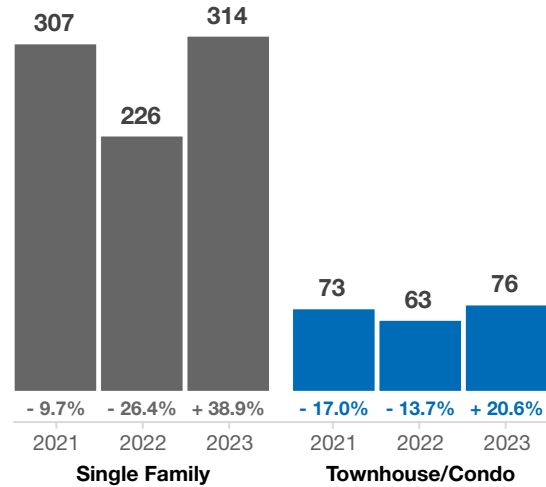
## Historical New Listings by Month



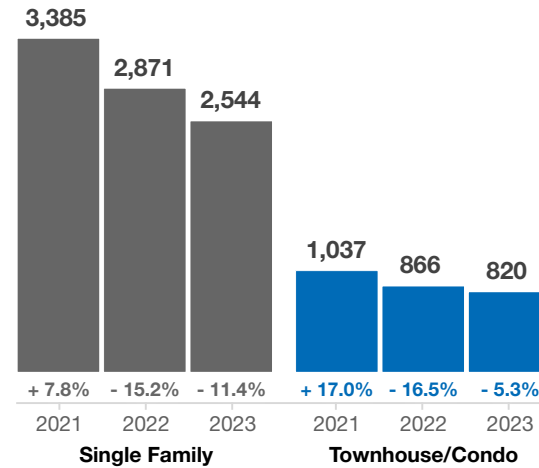
# Pending Sales

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

## October

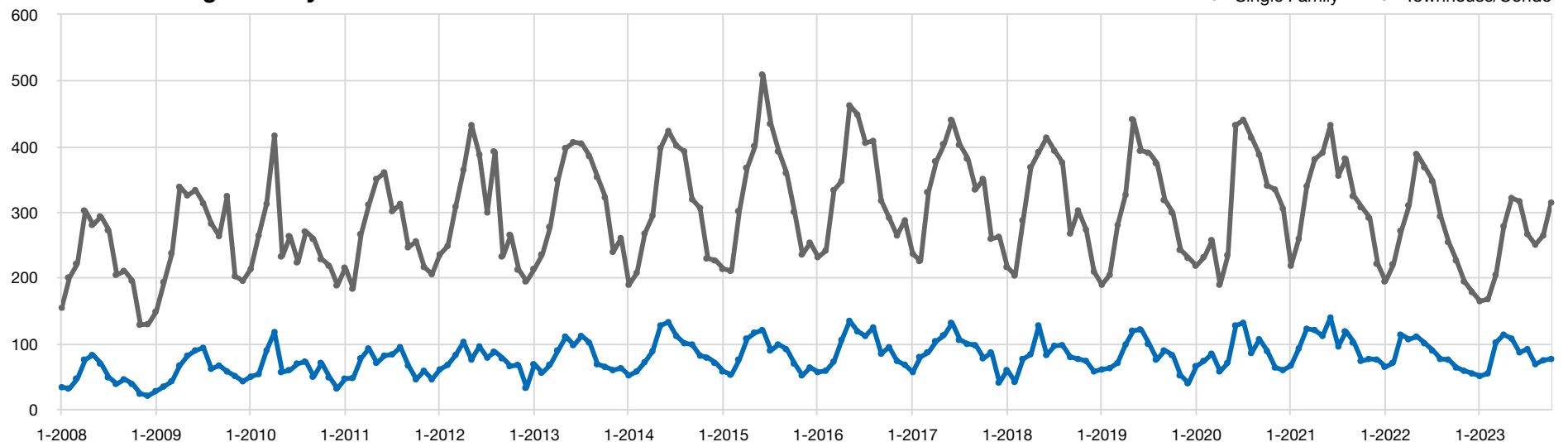


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	194	- 33.3%	58	- 23.7%
Dec-2022	178	- 19.5%	54	- 28.0%
Jan-2023	164	- 15.5%	50	- 21.9%
Feb-2023	167	- 24.1%	54	- 22.9%
Mar-2023	204	- 24.7%	101	- 10.6%
Apr-2023	278	- 10.3%	113	+ 6.6%
May-2023	321	- 17.3%	107	- 2.7%
Jun-2023	316	- 14.1%	86	- 14.0%
Jul-2023	266	- 23.3%	91	+ 2.2%
Aug-2023	250	- 14.7%	68	- 10.5%
Sep-2023	264	+ 3.9%	74	- 1.3%
<b>Oct-2023</b>	<b>314</b>	<b>+ 38.9%</b>	<b>76</b>	<b>+ 20.6%</b>
12-Month Avg	243	- 13.8%	78	- 8.2%

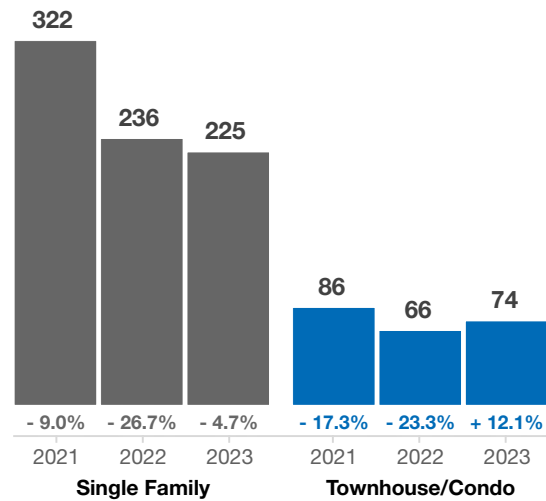
## Historical Pending Sales by Month



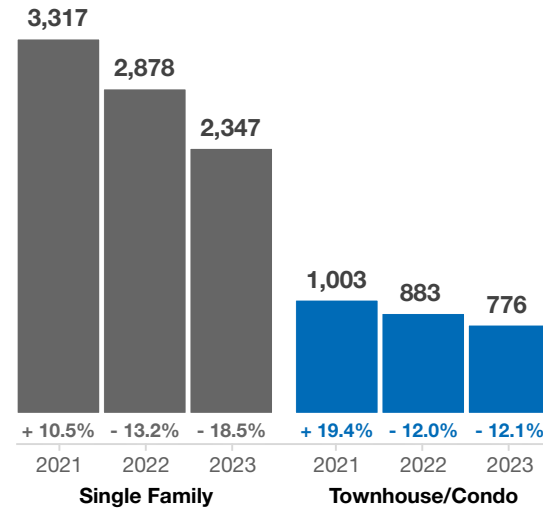
# Closed Sales

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

## October

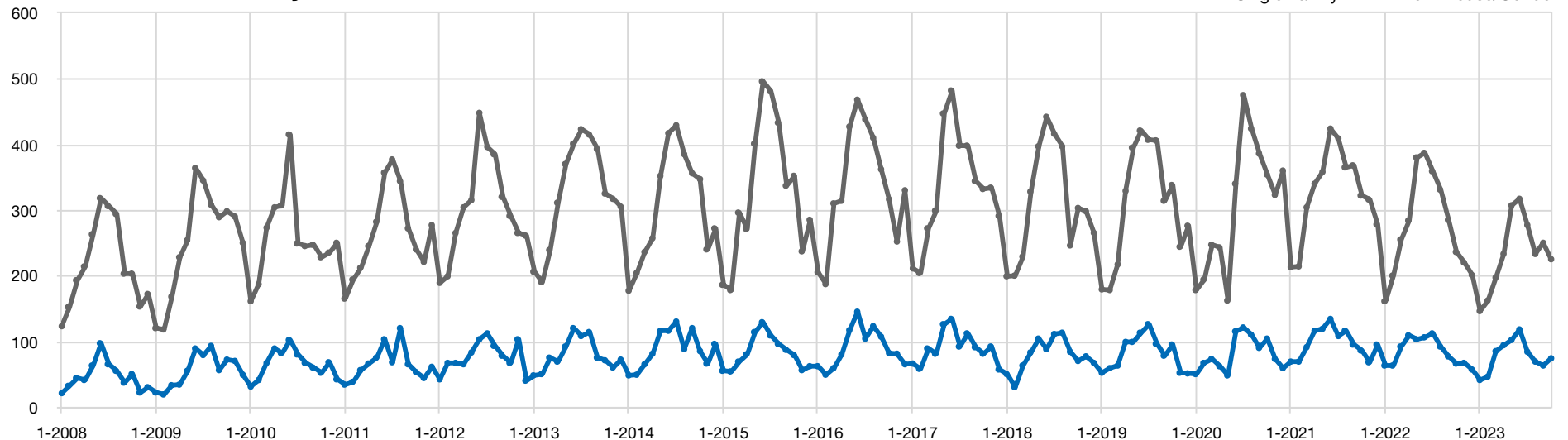


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	220	- 30.4%	67	- 1.5%
Dec-2022	201	- 27.7%	57	- 40.0%
Jan-2023	146	- 9.3%	41	- 34.9%
Feb-2023	162	- 19.0%	46	- 27.0%
Mar-2023	197	- 22.7%	85	- 7.6%
Apr-2023	233	- 18.0%	94	- 13.8%
May-2023	307	- 19.2%	102	- 1.0%
Jun-2023	317	- 18.1%	118	+ 11.3%
Jul-2023	277	- 22.8%	84	- 25.0%
Aug-2023	233	- 29.6%	69	- 25.0%
Sep-2023	250	- 12.3%	63	- 18.2%
<b>Oct-2023</b>	<b>225</b>	<b>- 4.7%</b>	<b>74</b>	<b>+ 12.1%</b>
12-Month Avg	231	- 20.1%	75	- 13.8%

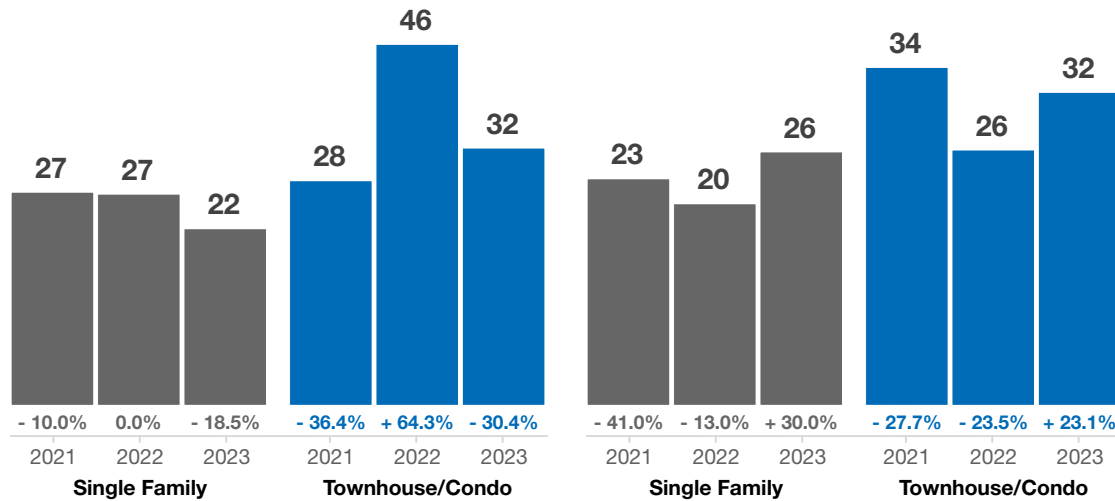
## Historical Closed Sales by Month



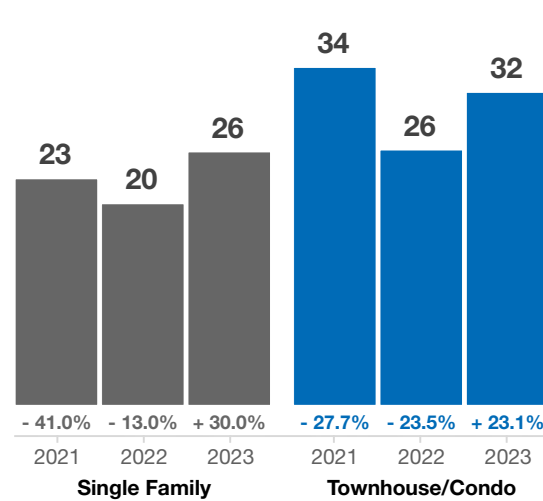
# Days on Market Until Sale

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

## October



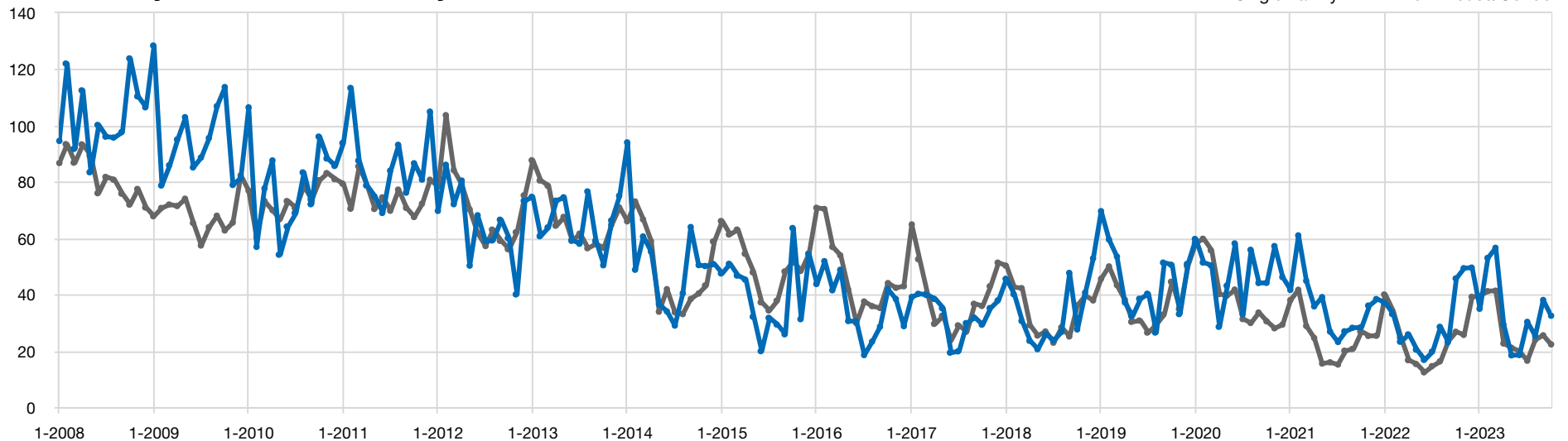
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	26	+ 4.0%	49	+ 36.1%
Dec-2022	39	+ 56.0%	50	+ 31.6%
Jan-2023	39	- 2.5%	35	- 5.4%
Feb-2023	41	+ 20.6%	53	+ 60.6%
Mar-2023	41	+ 64.0%	57	+ 147.8%
Apr-2023	23	+ 35.3%	29	+ 11.5%
May-2023	21	+ 40.0%	18	- 10.0%
Jun-2023	20	+ 66.7%	18	+ 5.9%
Jul-2023	16	+ 6.7%	30	+ 50.0%
Aug-2023	24	+ 50.0%	25	- 13.8%
Sep-2023	25	+ 8.7%	38	+ 65.2%
<b>Oct-2023</b>	<b>22</b>	<b>- 18.5%</b>	<b>32</b>	<b>- 30.4%</b>
12-Month Avg*	27	+ 25.7%	34	+ 23.2%

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

## Historical Days on Market Until Sale by Month

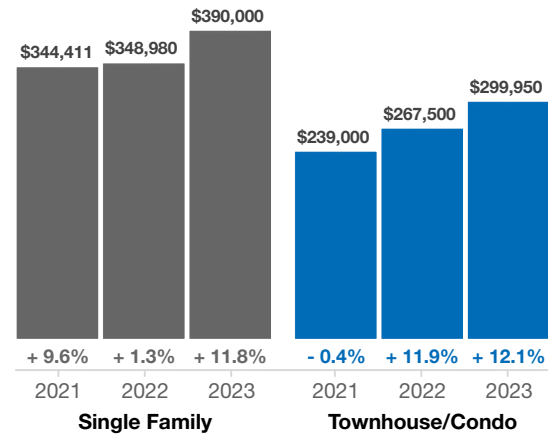




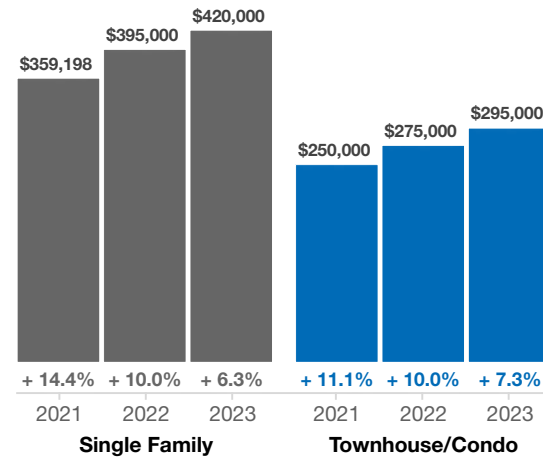
# Median Sales Price

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

## October



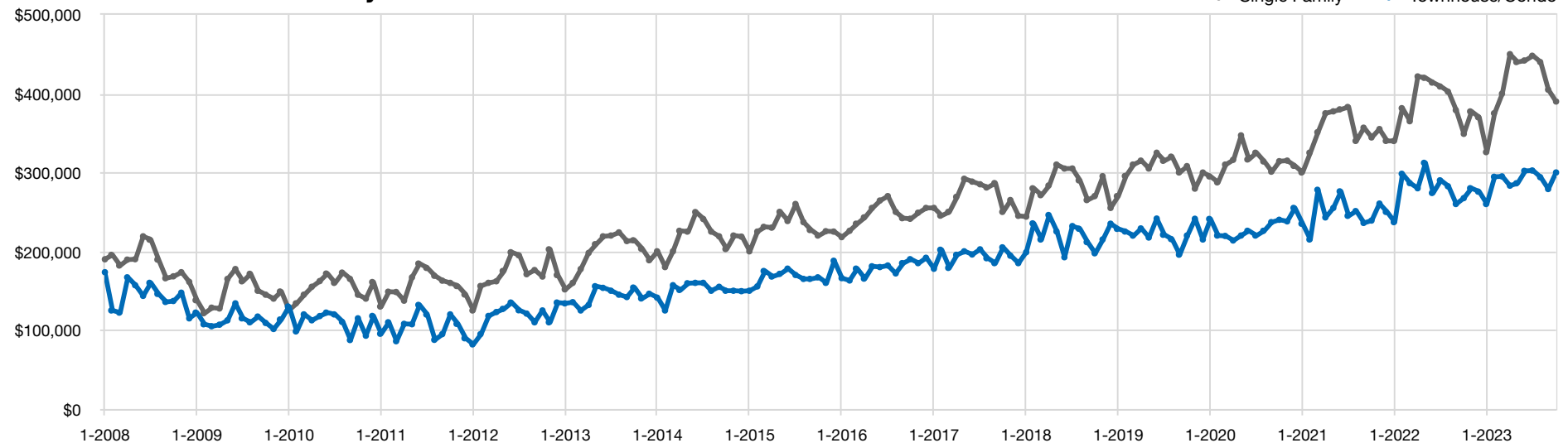
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	\$377,368	+ 6.3%	\$280,000	+ 7.5%
Dec-2022	\$370,000	+ 8.8%	\$275,680	+ 10.3%
Jan-2023	\$325,800	- 4.1%	\$260,000	+ 9.7%
Feb-2023	\$375,000	- 1.7%	\$294,500	- 1.3%
Mar-2023	\$399,900	+ 9.6%	\$295,000	+ 3.0%
Apr-2023	\$450,000	+ 6.7%	\$283,250	+ 1.2%
May-2023	\$440,000	+ 4.8%	\$286,250	- 8.3%
Jun-2023	\$442,000	+ 6.8%	\$301,995	+ 10.2%
Jul-2023	\$448,000	+ 9.5%	\$302,500	+ 4.3%
Aug-2023	\$440,000	+ 9.3%	\$294,000	+ 4.1%
Sep-2023	\$405,000	+ 6.9%	\$279,000	+ 7.3%
<b>Oct-2023</b>	<b>\$390,000</b>	<b>+ 11.8%</b>	<b>\$299,950</b>	<b>+ 12.1%</b>
12-Month Avg*	\$410,000	+ 6.8%	\$290,501	+ 5.6%

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

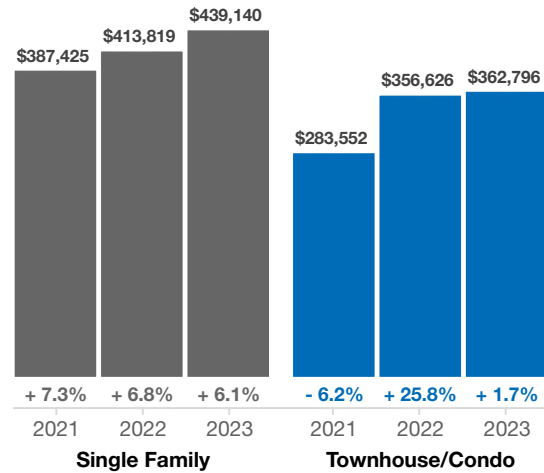
## Historical Median Sales Price by Month



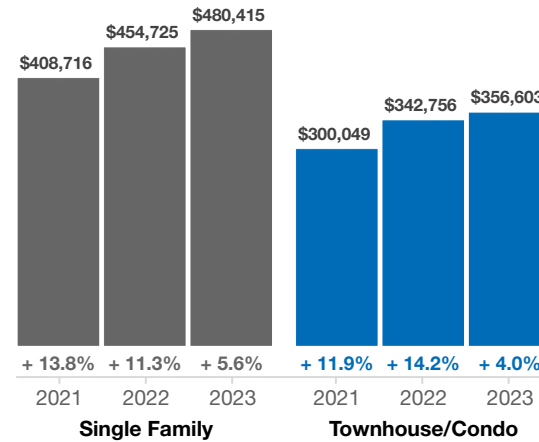
# Average Sales Price

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

## October



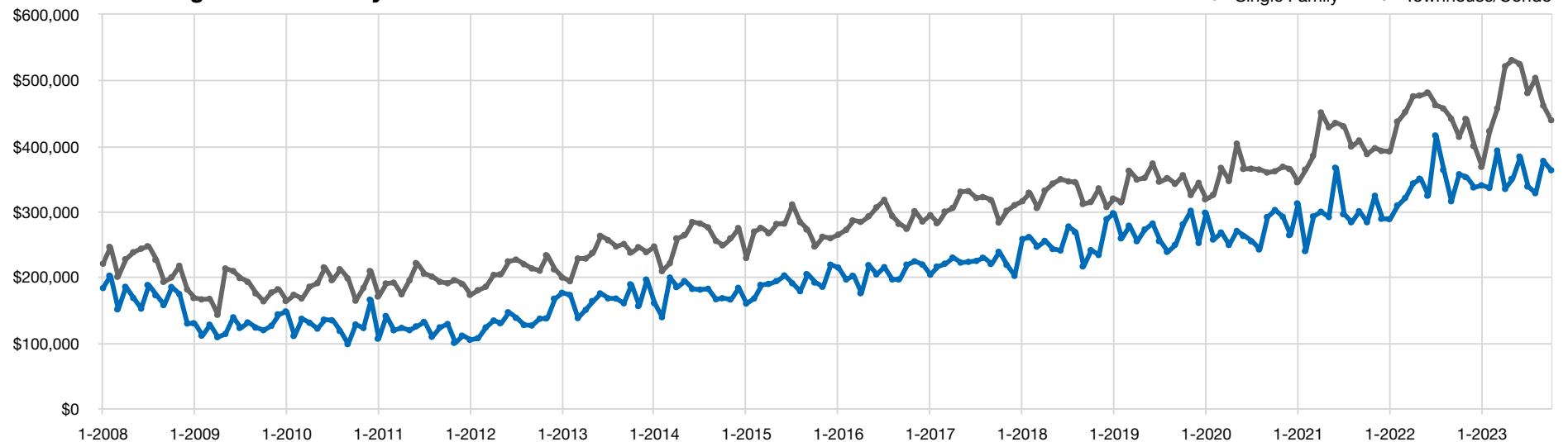
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	\$441,060	+ 11.3%	\$352,337	+ 8.8%
Dec-2022	\$399,767	+ 1.9%	\$336,609	+ 16.6%
Jan-2023	\$367,956	- 6.0%	\$339,771	+ 17.9%
Feb-2023	\$422,416	- 3.3%	\$335,790	+ 8.7%
Mar-2023	\$457,113	+ 1.2%	\$392,770	+ 22.6%
Apr-2023	\$521,281	+ 9.6%	\$334,315	- 2.4%
May-2023	\$530,691	+ 11.3%	\$349,611	- 0.1%
Jun-2023	\$524,726	+ 9.0%	\$383,549	+ 18.4%
Jul-2023	\$480,493	+ 4.0%	\$338,095	- 18.7%
Aug-2023	\$503,521	+ 10.2%	\$327,826	- 9.7%
Sep-2023	\$461,473	+ 4.6%	\$376,978	+ 19.5%
<b>Oct-2023</b>	<b>\$439,140</b>	<b>+ 6.1%</b>	<b>\$362,796</b>	<b>+ 1.7%</b>
12-Month Avg*	\$471,453	+ 6.1%	\$355,019	+ 5.5%

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

## Historical Average Sales Price by Month

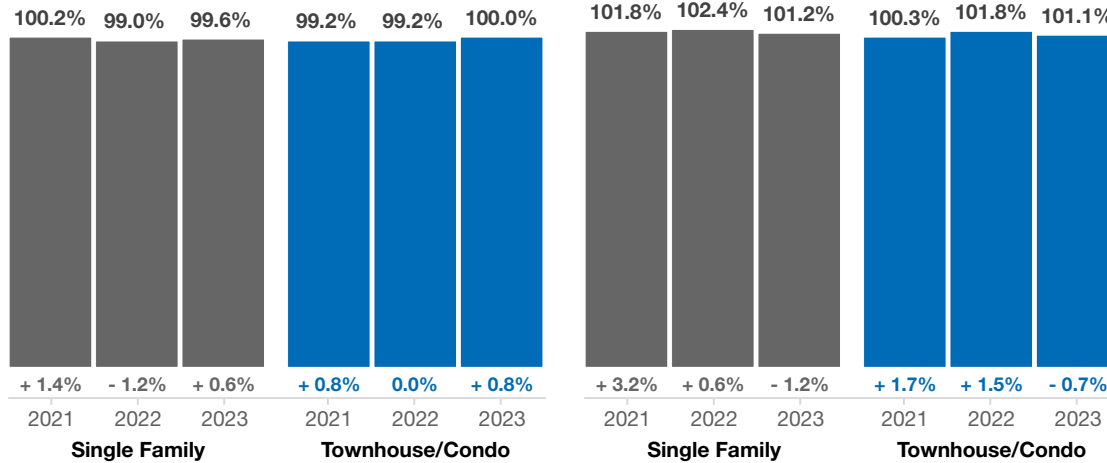


# Percent of List Price Received

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.

## October

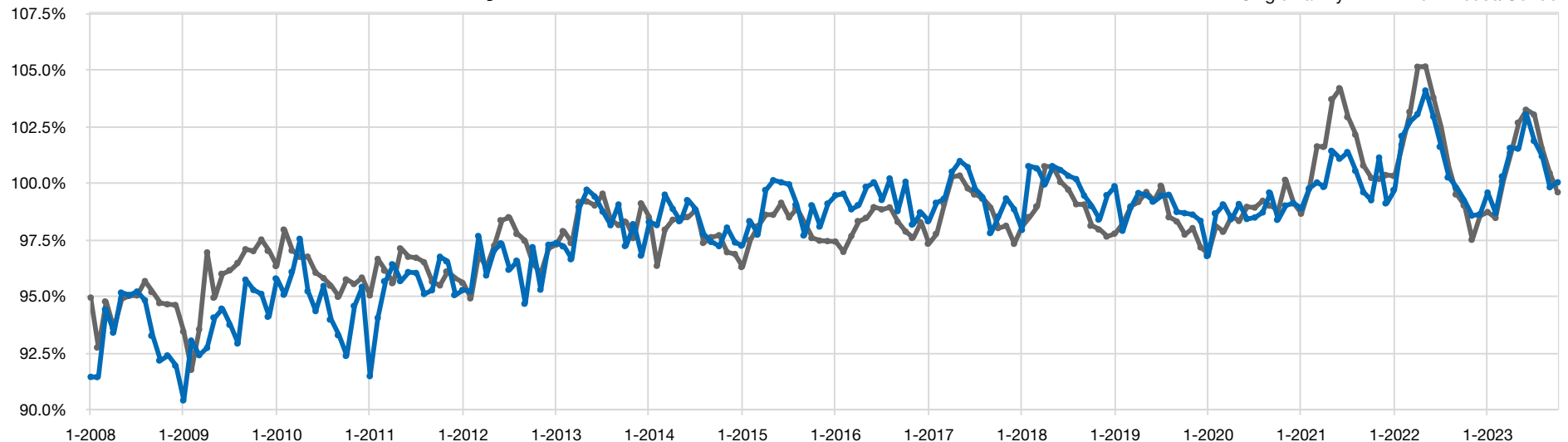
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	97.5%	- 2.7%	98.5%	- 2.6%
Dec-2022	98.5%	- 1.8%	98.6%	- 0.5%
Jan-2023	98.7%	- 1.6%	99.6%	- 0.1%
Feb-2023	98.4%	- 3.2%	98.7%	- 3.3%
Mar-2023	100.1%	- 2.9%	100.3%	- 2.3%
Apr-2023	101.3%	- 3.6%	101.5%	- 1.5%
May-2023	102.7%	- 2.3%	101.5%	- 2.5%
Jun-2023	103.2%	- 0.6%	103.0%	+ 0.1%
Jul-2023	103.0%	+ 0.5%	101.9%	+ 0.3%
Aug-2023	101.5%	+ 0.8%	101.2%	+ 1.0%
Sep-2023	100.4%	+ 0.9%	99.8%	0.0%
<b>Oct-2023</b>	<b>99.6%</b>	<b>+ 0.6%</b>	<b>100.0%</b>	<b>+ 0.8%</b>
12-Month Avg*	100.7%	- 1.2%	100.7%	- 0.7%

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

## Historical Percent of List Price Received by Month

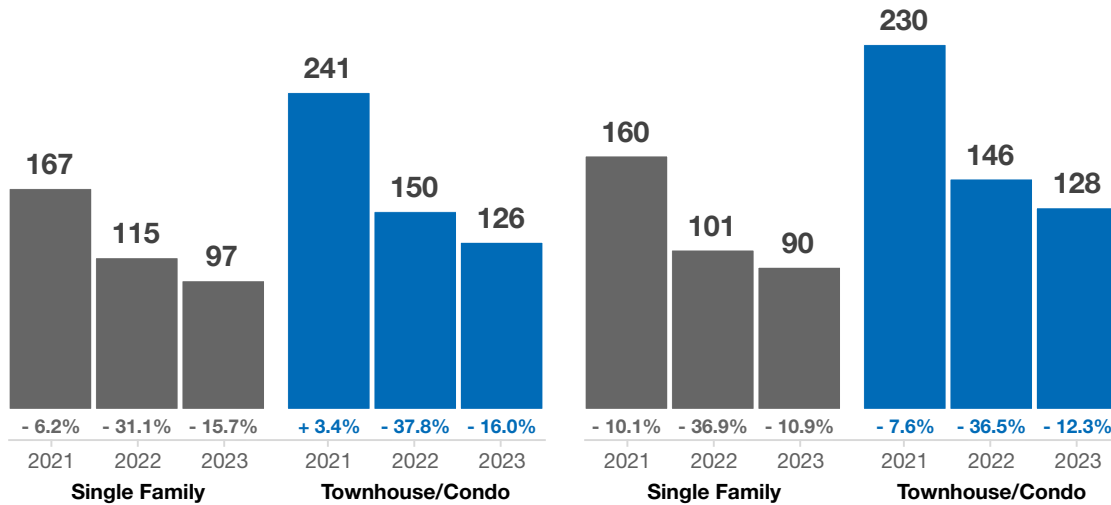


# Housing Affordability Index

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.

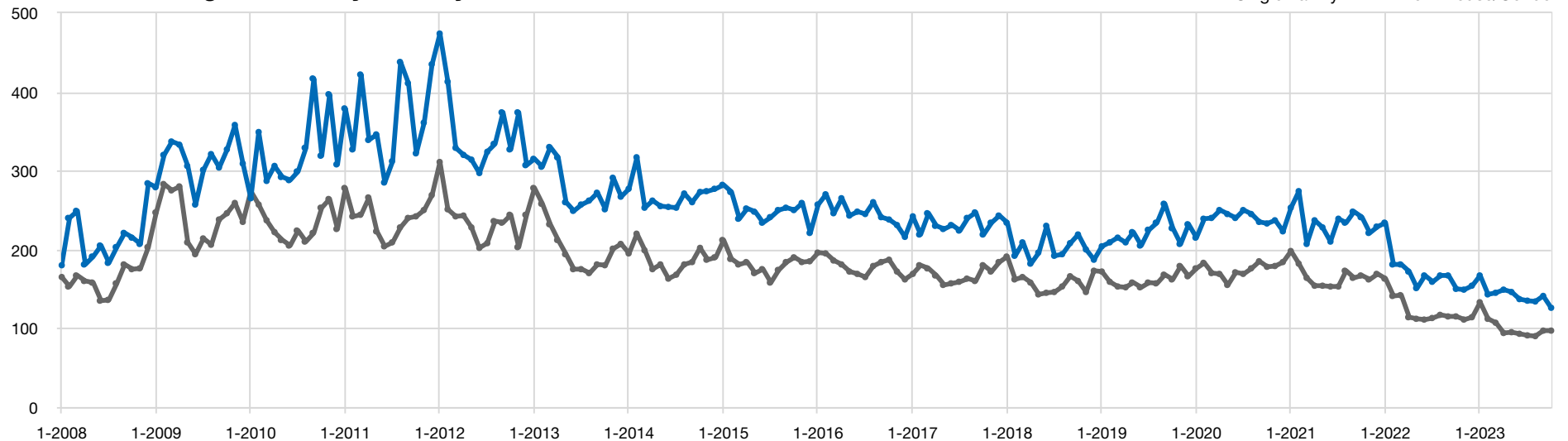
## October

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	111	- 31.5%	149	- 32.6%
Dec-2022	114	- 32.5%	154	- 32.8%
Jan-2023	133	- 18.4%	167	- 28.6%
Feb-2023	112	- 20.6%	143	- 21.0%
Mar-2023	107	- 24.6%	145	- 19.9%
Apr-2023	94	- 17.5%	149	- 13.4%
May-2023	95	- 15.2%	146	- 3.3%
Jun-2023	93	- 16.2%	137	- 18.0%
Jul-2023	91	- 19.5%	135	- 15.1%
Aug-2023	90	- 23.1%	134	- 19.8%
Sep-2023	97	- 15.7%	141	- 15.6%
<b>Oct-2023</b>	<b>97</b>	<b>- 15.7%</b>	<b>126</b>	<b>- 16.0%</b>
12-Month Avg	103	- 21.4%	144	- 20.9%

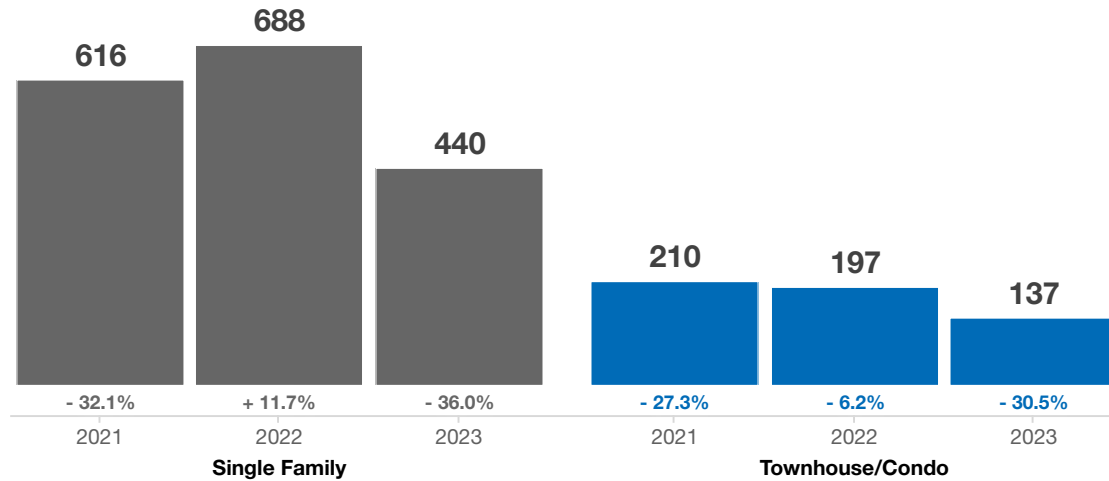
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

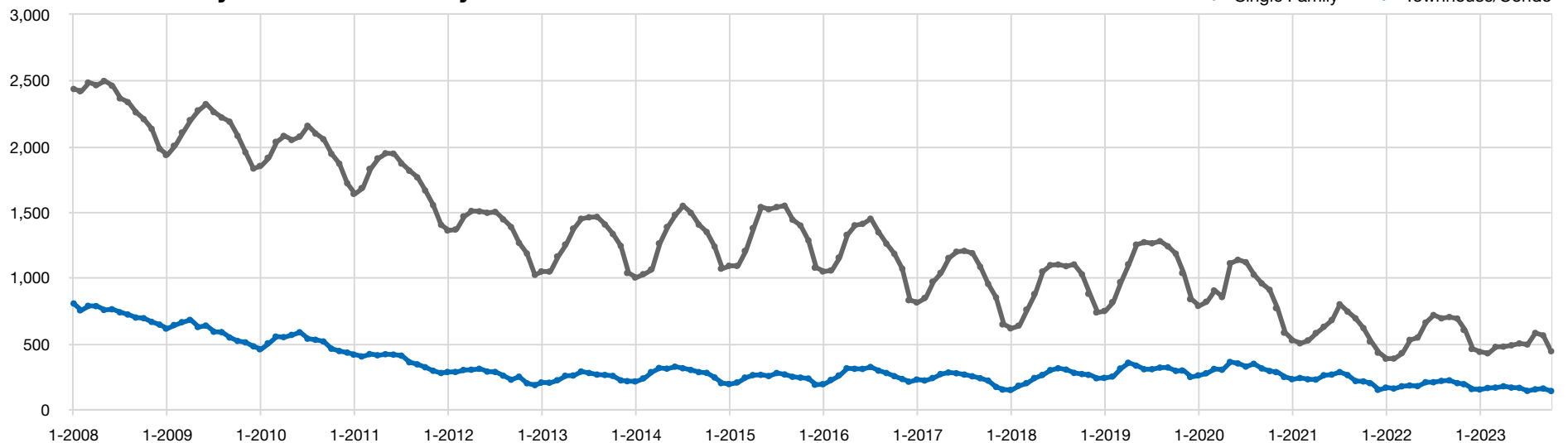
The number of properties available for sale in active status at the end of a given month.

## October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	602	+ 17.1%	189	- 4.1%
Dec-2022	457	+ 6.5%	152	+ 4.1%
Jan-2023	435	+ 13.6%	149	- 8.6%
Feb-2023	424	+ 10.4%	160	+ 2.6%
Mar-2023	473	+ 11.3%	163	- 5.8%
Apr-2023	475	- 9.7%	173	- 3.4%
May-2023	485	- 10.8%	163	- 6.3%
Jun-2023	499	- 24.2%	161	- 21.1%
Jul-2023	491	- 31.3%	138	- 32.4%
Aug-2023	579	- 16.1%	150	- 29.9%
Sep-2023	560	- 20.0%	156	- 28.4%
<b>Oct-2023</b>	<b>440</b>	<b>- 36.0%</b>	<b>137</b>	<b>- 30.5%</b>
12-Month Avg	493	- 11.2%	158	- 14.6%

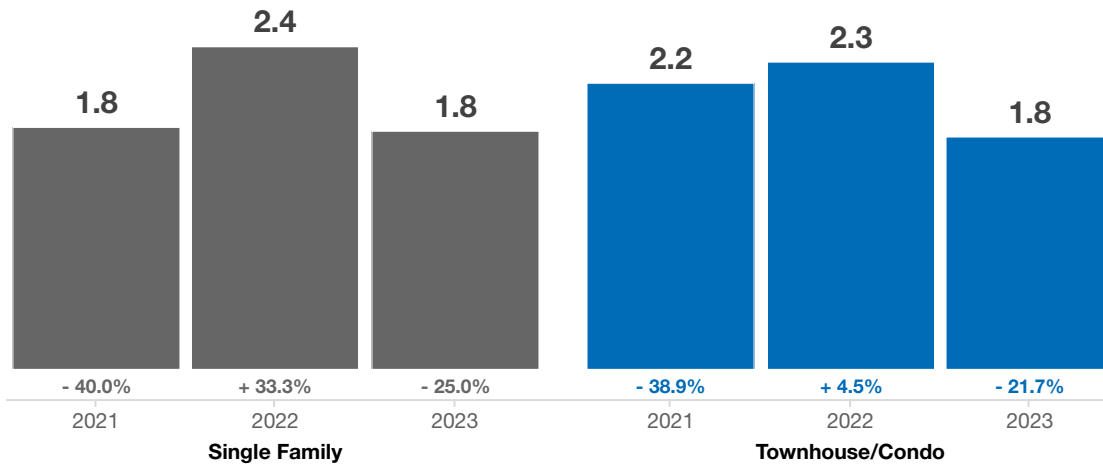
## Historical Inventory of Homes for Sale by Month



# 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.

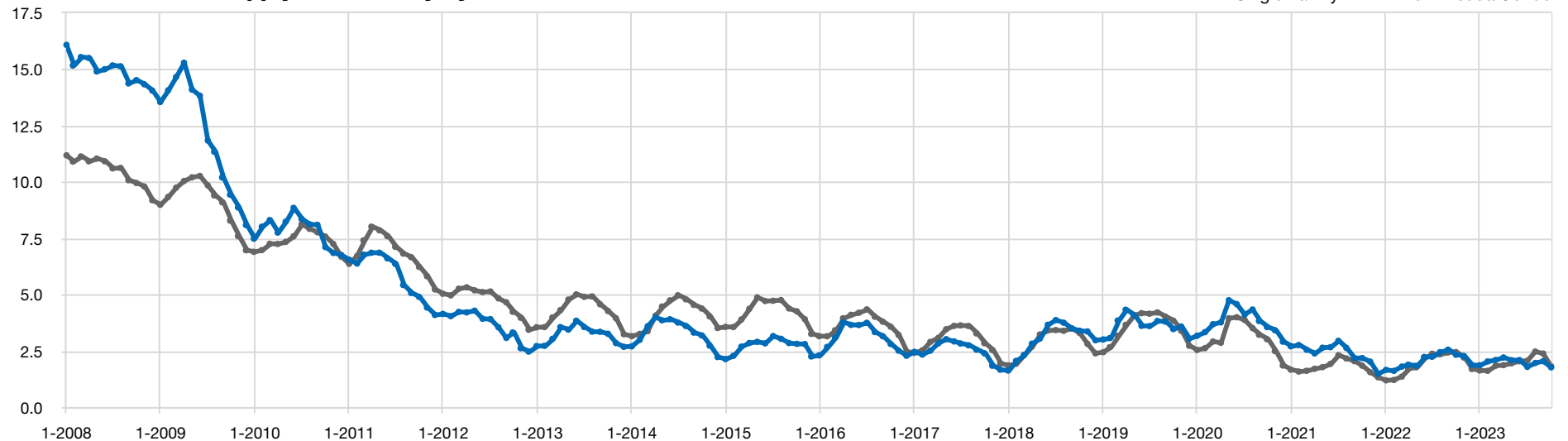
## October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2022	2.2	+ 46.7%	2.3	+ 15.0%
Dec-2022	1.7	+ 30.8%	1.9	+ 26.7%
Jan-2023	1.6	+ 33.3%	1.9	+ 18.8%
Feb-2023	1.6	+ 33.3%	2.0	+ 25.0%
Mar-2023	1.8	+ 28.6%	2.1	+ 16.7%
Apr-2023	1.9	+ 11.8%	2.2	+ 15.8%
May-2023	1.9	+ 5.6%	2.1	+ 16.7%
Jun-2023	2.0	- 9.1%	2.1	- 4.5%
Jul-2023	2.1	- 12.5%	1.8	- 18.2%
Aug-2023	2.5	+ 8.7%	2.0	- 16.7%
Sep-2023	2.4	0.0%	2.0	- 20.0%
<b>Oct-2023</b>	<b>1.8</b>	<b>- 25.0%</b>	<b>1.8</b>	<b>- 21.7%</b>
12-Month Avg*	2.0	+ 7.7%	2.0	- 0.1%


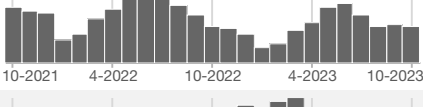


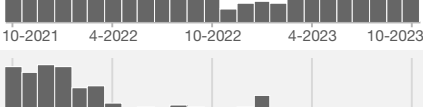
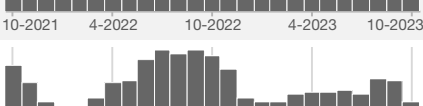
\* Months Supply for all properties from November 2022 through October 2023. This is not the average of the individual figures above.

## 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	10-2022	10-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		338	345	+ 2.1%	4,719	3,967	- 15.9%
Pending Sales		289	390	+ 34.9%	3,737	3,364	- 10.0%
Closed Sales		302	299	- 1.0%	3,761	3,123	- 17.0%
Days on Market Until Sale		31	25	- 19.4%	22	27	+ 22.7%
Median Sales Price		\$340,000	\$360,625	+ 6.1%	\$365,000	\$381,000	+ 4.4%
Average Sales Price		\$401,320	\$420,245	+ 4.7%	\$428,410	\$449,640	+ 5.0%
Percent of List Price Received		99.0%	99.7%	+ 0.7%	102.2%	101.2%	- 1.0%
Housing Affordability Index		118	105	- 11.0%	110	99	- 10.0%
Inventory of Homes for Sale		885	577	- 34.8%	—	—	—
Months Supply of Inventory		2.4	1.8	- 25.0%	—	—	—

# Housing Supply Overview

## October 2023

U.S. sales of new residential homes continue to soar, rising 12.3% from the previous month to an annual rate of 759,000, according to the Census Bureau, with sales up 33.9% compared to the same period last year. The latest reading surpassed economists’ expectations for the month and marks the highest level of new-home sales since February 2022, as homebuilders continue to benefit from limited existing-home inventory, which remains at historically low levels nationwide. For the 12-month period spanning November 2022 through October 2023, Pending sales in the Ann Arbor Area were down 12.5 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 39.9 percent.

The overall Median Sales Price was up 5.0 percent to \$378,000. The property type with the largest price gain was the Single Family Residence segment, where prices increased 6.8 percent to \$410,000. The price range that tended to sell the quickest was the \$279,000 to \$418,999 range at 24 days; the price range that tended to sell the slowest was the \$419,000 or More range at 33 days.

Market-wide, inventory levels were down 34.8 percent. The property type with the smallest decline was the Townhouse/Condo segment, where they decreased 30.5 percent. That amounts to 1.8 months supply for Single-Family homes and 1.8 months supply for Townhouse/Condo.

## Quick Facts

+ 39.9%	- 10.8%	- 8.4%
Price Range With Strongest Pending Sales:	Bedroom Type With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$188,999 or Less	4 Bedrooms or More	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

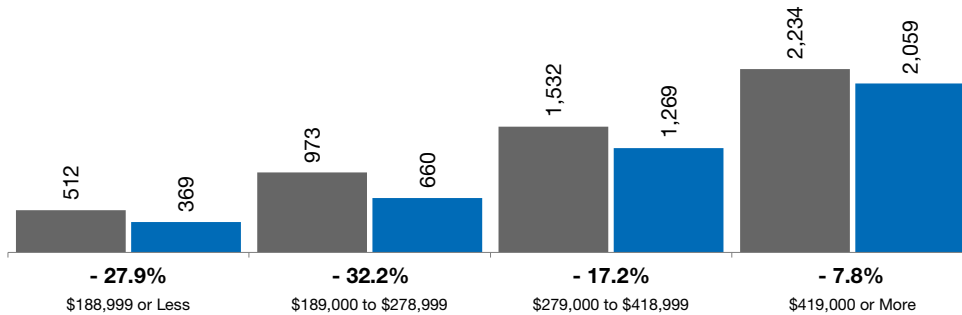


# New Listings

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

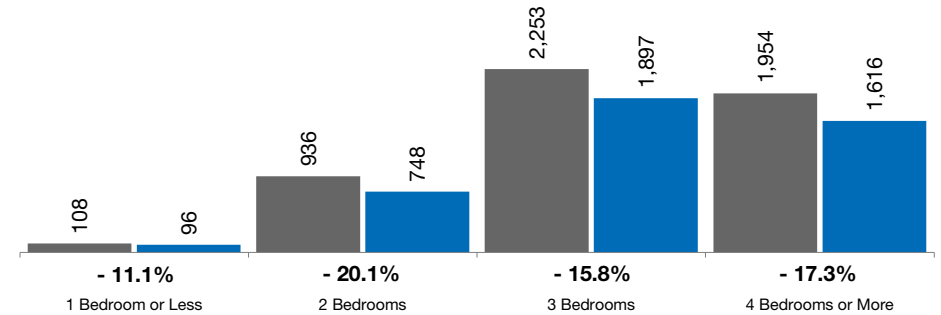
## By Price Range

■ 10-2022 ■ 10-2023



## By Bedroom

■ 10-2022 ■ 10-2023



### All Properties

By Price Range	10-2022	10-2023	Change
\$188,999 or Less	512	369	- 27.9%
\$189,000 to \$278,999	973	660	- 32.2%
\$279,000 to \$418,999	1,532	1,269	- 17.2%
\$419,000 or More	2,234	2,059	- 7.8%
<b>All Price Ranges</b>	<b>5,251</b>	<b>4,357</b>	<b>- 17.0%</b>

### Single Family Residence

10-2022	10-2023	Change	10-2022	10-2023	Change
329	250	- 24.0%	183	119	- 35.0%
599	371	- 38.1%	374	289	- 22.7%
1,241	935	- 24.7%	291	334	+ 14.8%
1,879	1,739	- 7.5%	355	320	- 9.9%
<b>4,048</b>	<b>3,295</b>	<b>- 18.6%</b>	<b>1,203</b>	<b>1,062</b>	<b>- 11.7%</b>

### Townhouse/Condo

By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	108	96	- 11.1%
2 Bedrooms	936	748	- 20.1%
3 Bedrooms	2,253	1,897	- 15.8%
4 Bedrooms or More	1,954	1,616	- 17.3%
<b>All Bedroom Ranges</b>	<b>5,251</b>	<b>4,357</b>	<b>- 17.0%</b>

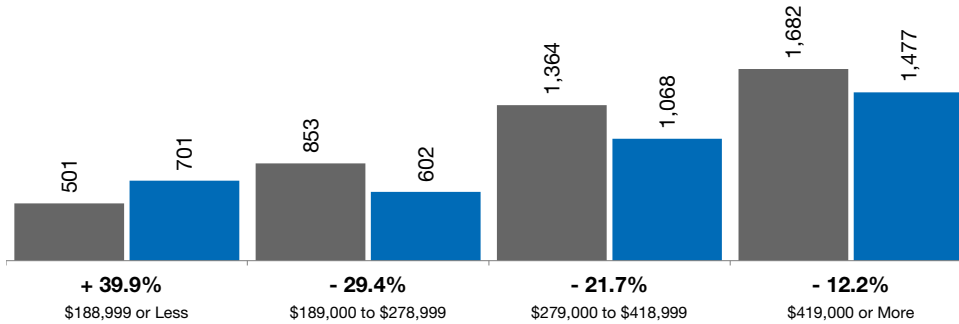
10-2022	10-2023	Change	10-2022	10-2023	Change
15	18	+ 20.0%	93	78	- 16.1%
262	176	- 32.8%	674	572	- 15.1%
1,908	1,558	- 18.3%	345	339	- 1.7%
1,863	1,543	- 17.2%	91	73	- 19.8%
<b>4,048</b>	<b>3,295</b>	<b>- 18.6%</b>	<b>1,203</b>	<b>1,062</b>	<b>- 11.7%</b>

# Pending Sales

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

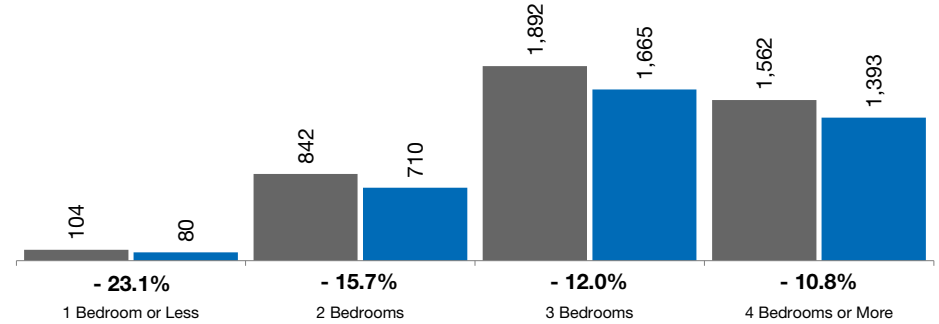
## By Price Range

■ 10-2022 ■ 10-2023



## By Bedroom

■ 10-2022 ■ 10-2023



### All Properties

By Price Range	10-2022	10-2023	Change
\$188,999 or Less	501	701	+ 39.9%
\$189,000 to \$278,999	853	602	- 29.4%
\$279,000 to \$418,999	1,364	1,068	- 21.7%
\$419,000 or More	1,682	1,477	- 12.2%
<b>All Price Ranges</b>	<b>4,400</b>	<b>3,848</b>	<b>- 12.5%</b>

### Single Family Residence

10-2022	10-2023	Change	10-2022	10-2023	Change
311	503	+ 61.7%	190	198	+ 4.2%
497	341	- 31.4%	356	261	- 26.7%
1,109	796	- 28.2%	255	272	+ 6.7%
1,466	1,276	- 13.0%	216	201	- 6.9%
<b>3,383</b>	<b>2,916</b>	<b>- 13.8%</b>	<b>1,017</b>	<b>932</b>	<b>- 8.4%</b>

### Townhouse/Condo

By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	104	80	- 23.1%
2 Bedrooms	842	710	- 15.7%
3 Bedrooms	1,892	1,665	- 12.0%
4 Bedrooms or More	1,562	1,393	- 10.8%
<b>All Bedroom Ranges</b>	<b>4,400</b>	<b>3,848</b>	<b>- 12.5%</b>

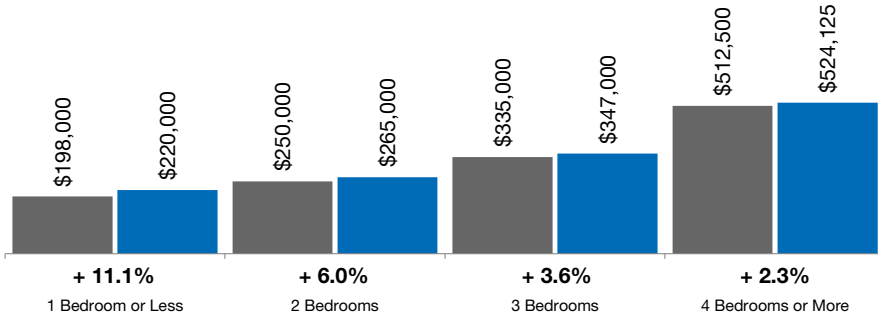
10-2022	10-2023	Change	10-2022	10-2023	Change
16	15	- 6.3%	88	65	- 26.1%
225	172	- 23.6%	617	538	- 12.8%
1,636	1,399	- 14.5%	256	266	+ 3.9%
1,506	1,330	- 11.7%	56	63	+ 12.5%
<b>3,383</b>	<b>2,916</b>	<b>- 13.8%</b>	<b>1,017</b>	<b>932</b>	<b>- 8.4%</b>

# 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.**

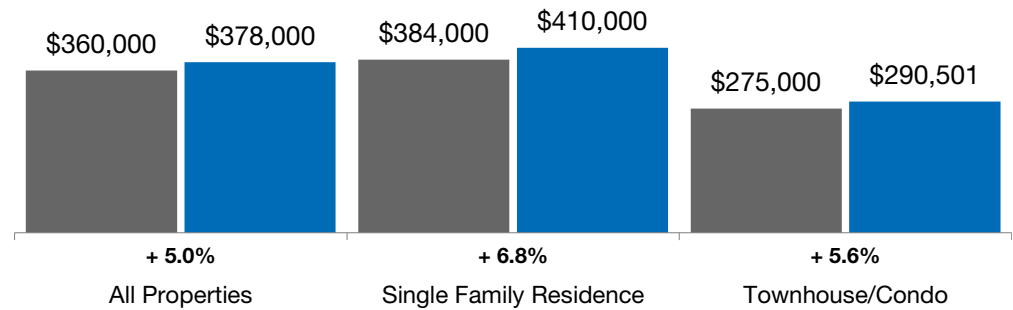
## By Bedroom

■ 10-2022 ■ 10-2023



## By Property Type

■ 10-2022 ■ 10-2023



All Properties			
By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	\$198,000	\$220,000	+ 11.1%
2 Bedrooms	\$250,000	\$265,000	+ 6.0%
3 Bedrooms	\$335,000	\$347,000	+ 3.6%
4 Bedrooms or More	\$512,500	\$524,125	+ 2.3%
All Bedroom Ranges	\$360,000	\$378,000	+ 5.0%

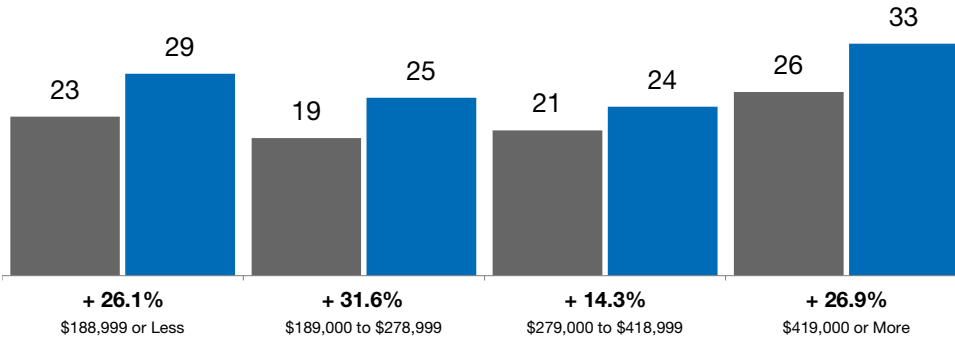
Single Family Residence			Townhouse/Condo		
10-2022	10-2023	Change	10-2022	10-2023	Change
\$173,500	\$266,500	+ 53.6%	\$206,000	\$220,000	+ 6.8%
\$240,000	\$274,364	+ 14.3%	\$251,000	\$265,000	+ 5.6%
\$329,000	\$340,000	+ 3.3%	\$388,000	\$380,000	- 2.1%
\$513,000	\$515,000	+ 0.4%	\$500,000	\$580,000	+ 16.0%
\$384,000	\$410,000	+ 6.8%	\$275,000	\$290,501	+ 5.6%

# 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.

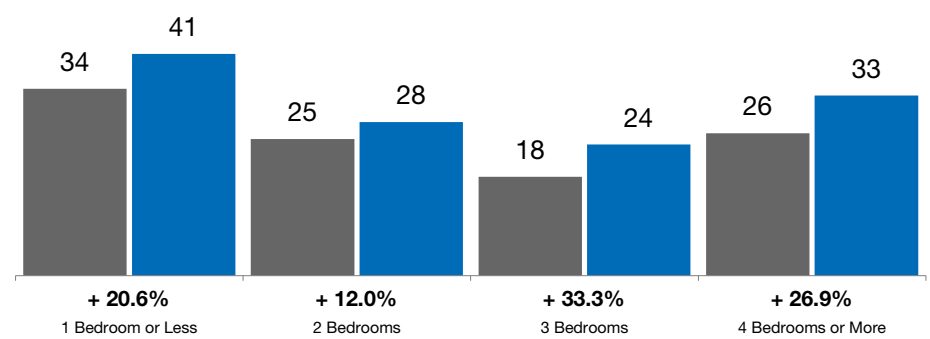
## By Price Range

■ 10-2022 ■ 10-2023



## By Bedroom

■ 10-2022 ■ 10-2023



## All Properties

By Price Range	10-2022	10-2023	Change
\$188,999 or Less	23	29	+ 26.1%
\$189,000 to \$278,999	19	25	+ 31.6%
\$279,000 to \$418,999	21	24	+ 14.3%
\$419,000 or More	26	33	+ 26.9%
<b>All Price Ranges</b>	<b>23</b>	<b>28</b>	<b>+ 21.7%</b>

## Single Family Residence

10-2022	10-2023	Change	10-2022	10-2023	Change
26	33	+ 26.9%	17	20	+ 17.6%
17	22	+ 29.4%	24	29	+ 20.8%
18	23	+ 27.8%	31	26	- 16.1%
24	29	+ 20.8%	39	58	+ 48.7%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>28</b>	<b>34</b>	<b>+ 21.4%</b>

## Townhouse/Condo

By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	34	41	+ 20.6%
2 Bedrooms	25	28	+ 12.0%
3 Bedrooms	18	24	+ 33.3%
4 Bedrooms or More	26	33	+ 26.9%
<b>All Bedroom Ranges</b>	<b>23</b>	<b>28</b>	<b>+ 21.7%</b>

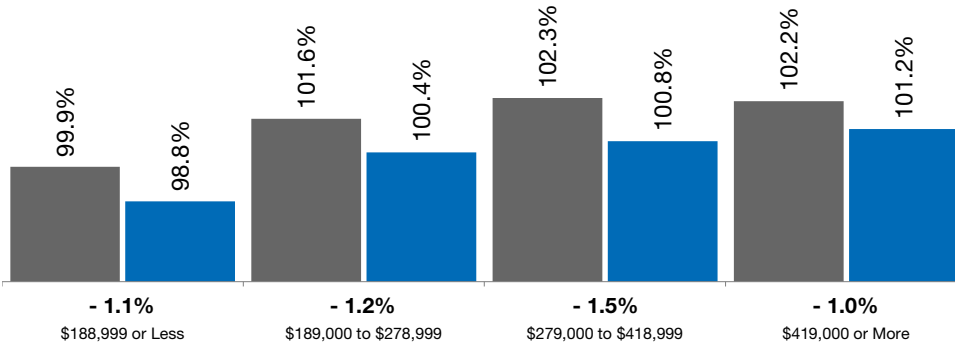
10-2022	10-2023	Change	10-2022	10-2023	Change
18	60	+ 233.3%	37	36	- 2.7%
23	29	+ 26.1%	26	28	+ 7.7%
16	21	+ 31.3%	28	39	+ 39.3%
26	32	+ 23.1%	29	65	+ 124.1%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>28</b>	<b>34</b>	<b>+ 21.4%</b>

# 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.**

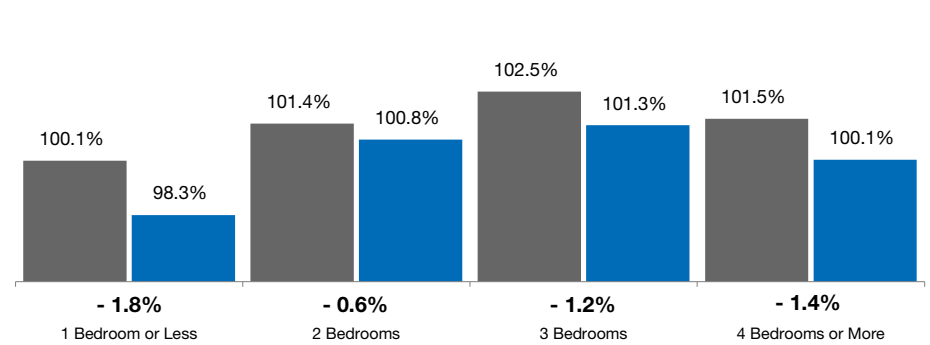
## By Price Range

■ 10-2022 ■ 10-2023



## By Bedroom

■ 10-2022 ■ 10-2023



### All Properties

By Price Range	10-2022	10-2023	Change
\$188,999 or Less	99.9%	98.8%	- 1.1%
\$189,000 to \$278,999	101.6%	100.4%	- 1.2%
\$279,000 to \$418,999	102.3%	100.8%	- 1.5%
\$419,000 or More	102.2%	101.2%	- 1.0%
<b>All Price Ranges</b>	<b>101.9%</b>	<b>100.7%</b>	<b>- 1.2%</b>

### Single Family Residence

10-2022	10-2023	Change	10-2022	10-2023	Change
99.2%	97.8%	- 1.4%	101.2%	100.4%	- 0.8%
101.7%	100.2%	- 1.5%	101.5%	100.7%	- 0.8%
102.4%	100.7%	- 1.7%	102.1%	101.2%	- 0.9%
102.4%	101.4%	- 1.0%	100.9%	100.2%	- 0.7%
<b>102.0%</b>	<b>100.7%</b>	<b>- 1.3%</b>	<b>101.5%</b>	<b>100.7%</b>	<b>- 0.8%</b>

### Townhouse/Condo

By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	100.1%	98.3%	- 1.8%
2 Bedrooms	101.4%	100.8%	- 0.6%
3 Bedrooms	102.5%	101.3%	- 1.2%
4 Bedrooms or More	101.5%	100.1%	- 1.4%
<b>All Bedroom Ranges</b>	<b>101.9%</b>	<b>100.7%</b>	<b>- 1.2%</b>

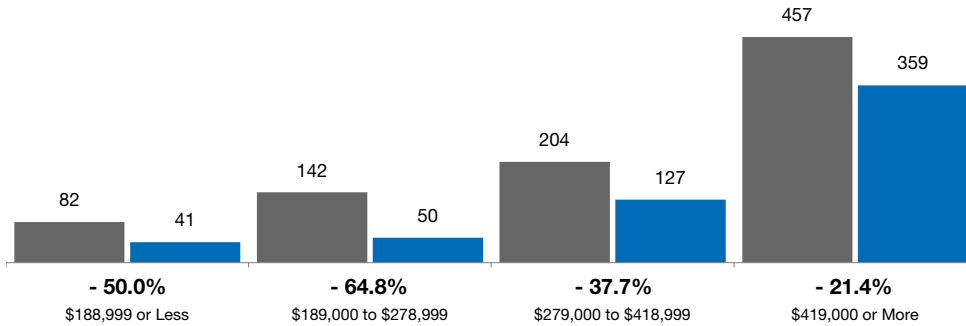
10-2022	10-2023	Change	10-2022	10-2023	Change
98.7%	96.5%	- 2.2%	100.4%	98.7%	- 1.7%
100.7%	99.6%	- 1.1%	101.6%	101.2%	- 0.4%
102.6%	101.5%	- 1.1%	101.5%	100.6%	- 0.9%
101.6%	100.2%	- 1.4%	101.2%	98.8%	- 2.4%
<b>102.0%</b>	<b>100.7%</b>	<b>- 1.3%</b>	<b>101.5%</b>	<b>100.7%</b>	<b>- 0.8%</b>

# 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.

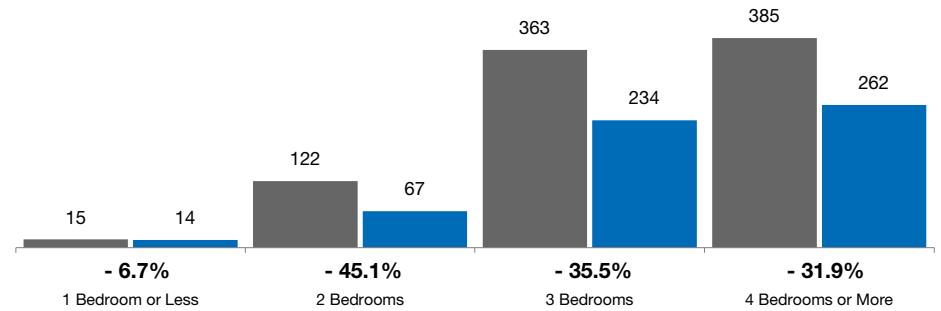
## By Price Range

■ 10-2022 ■ 10-2023



## By Bedroom

■ 10-2022 ■ 10-2023



### All Properties

By Price Range	10-2022	10-2023	Change
\$188,999 or Less	82	41	- 50.0%
\$189,000 to \$278,999	142	50	- 64.8%
\$279,000 to \$418,999	204	127	- 37.7%
\$419,000 or More	457	359	- 21.4%
All Price Ranges	885	577	- 34.8%

### Single Family Residence

10-2022	10-2023	Change	10-2022	10-2023	Change
62	32	- 48.4%	20	9	- 55.0%
86	32	- 62.8%	56	18	- 67.9%
166	85	- 48.8%	38	42	+ 10.5%
374	291	- 22.2%	83	68	- 18.1%
688	440	- 36.0%	197	137	- 30.5%

### Townhouse/Condo

By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	15	14	- 6.7%
2 Bedrooms	122	67	- 45.1%
3 Bedrooms	363	234	- 35.5%
4 Bedrooms or More	385	262	- 31.9%
All Bedroom Ranges	885	577	- 34.8%

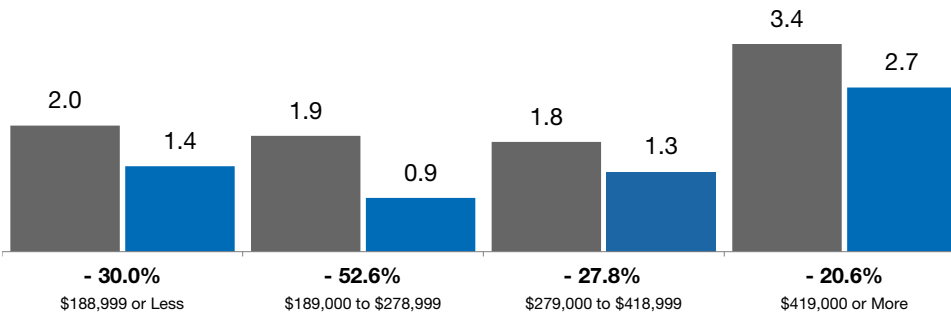
10-2022	10-2023	Change	10-2022	10-2023	Change
4	5	+ 25.0%	11	9	- 18.2%
28	9	- 67.9%	94	58	- 38.3%
300	183	- 39.0%	63	51	- 19.0%
356	243	- 31.7%	29	19	- 34.5%
688	440	- 36.0%	197	137	- 30.5%

# 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.

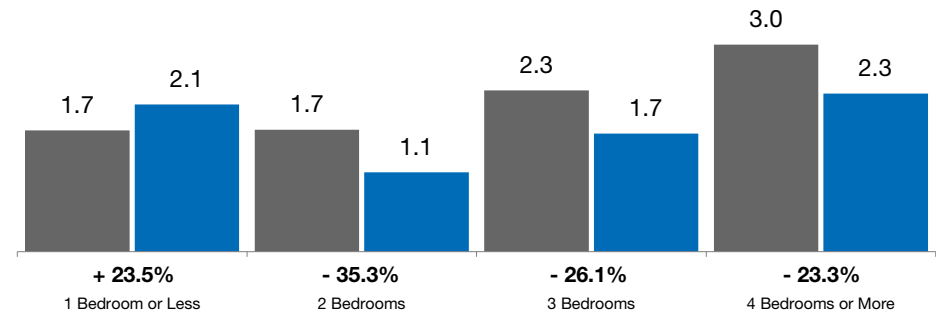
## By Price Range

■ 10-2022 ■ 10-2023



## By Bedroom

■ 10-2022 ■ 10-2023



### All Properties

By Price Range	10-2022	10-2023	Change
\$188,999 or Less	2.0	1.4	- 30.0%
\$189,000 to \$278,999	1.9	0.9	- 52.6%
\$279,000 to \$418,999	1.8	1.3	- 27.8%
\$419,000 or More	3.4	2.7	- 20.6%
<b>All Price Ranges</b>	<b>2.4</b>	<b>1.8</b>	<b>- 25.0%</b>

### Single Family Residence

10-2022	10-2023	Change	10-2022	10-2023	Change
2.5	1.7	- 32.0%	1.3	0.9	- 30.8%
1.9	1.0	- 47.4%	1.9	0.7	- 63.2%
1.8	1.1	- 38.9%	1.9	1.8	- 5.3%
3.2	2.5	- 21.9%	4.4	3.6	- 18.2%
<b>2.4</b>	<b>1.8</b>	<b>- 25.0%</b>	<b>2.3</b>	<b>1.8</b>	<b>- 21.7%</b>

### Townhouse/Condo

By Bedroom	10-2022	10-2023	Change
1 Bedroom or Less	1.7	2.1	+ 23.5%
2 Bedrooms	1.7	1.1	- 35.3%
3 Bedrooms	2.3	1.7	- 26.1%
4 Bedrooms or More	3.0	2.3	- 23.3%
<b>All Bedroom Ranges</b>	<b>2.4</b>	<b>1.8</b>	<b>- 25.0%</b>

10-2022	10-2023	Change	10-2022	10-2023	Change
2.8	3.3	+ 17.9%	1.5	1.7	+ 13.3%
1.5	0.6	- 60.0%	1.8	1.3	- 27.8%
2.2	1.6	- 27.3%	3.0	2.3	- 23.3%
2.8	2.2	- 21.4%	6.2	3.6	- 41.9%
<b>2.4</b>	<b>1.8</b>	<b>- 25.0%</b>	<b>2.3</b>	<b>1.8</b>	<b>- 21.7%</b>

## Ann Arbor School District

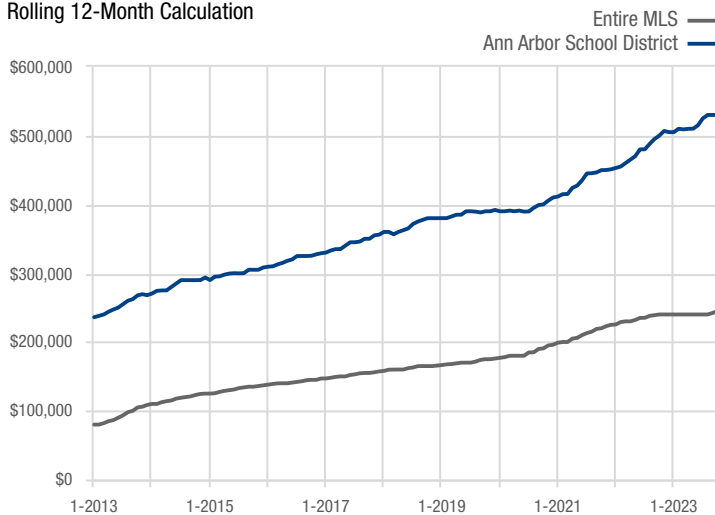
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	90	91	+ 1.1%	1,354	1,153	- 14.8%
Pending Sales	80	108	+ 35.0%	1,056	968	- 8.3%
Closed Sales	81	77	- 4.9%	1,062	893	- 15.9%
Days on Market Until Sale	30	16	- 46.7%	18	21	+ 16.7%
Median Sales Price*	\$505,000	\$525,000	+ 4.0%	\$509,950	\$540,000	+ 5.9%
Average Sales Price*	\$563,429	\$614,267	+ 9.0%	\$586,099	\$620,255	+ 5.8%
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	103.1%	102.4%	- 0.7%
Inventory of Homes for Sale	232	150	- 35.3%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	47	65	+ 38.3%	797	654	- 17.9%
Pending Sales	43	62	+ 44.2%	624	555	- 11.1%
Closed Sales	48	52	+ 8.3%	653	527	- 19.3%
Days on Market Until Sale	42	29	- 31.0%	22	27	+ 22.7%
Median Sales Price*	\$267,500	\$306,000	+ 14.4%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$372,968	\$390,723	+ 4.8%	\$364,144	\$389,695	+ 7.0%
Percent of List Price Received*	98.1%	100.5%	+ 2.4%	101.8%	101.2%	- 0.6%
Inventory of Homes for Sale	127	84	- 33.9%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

\* 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.

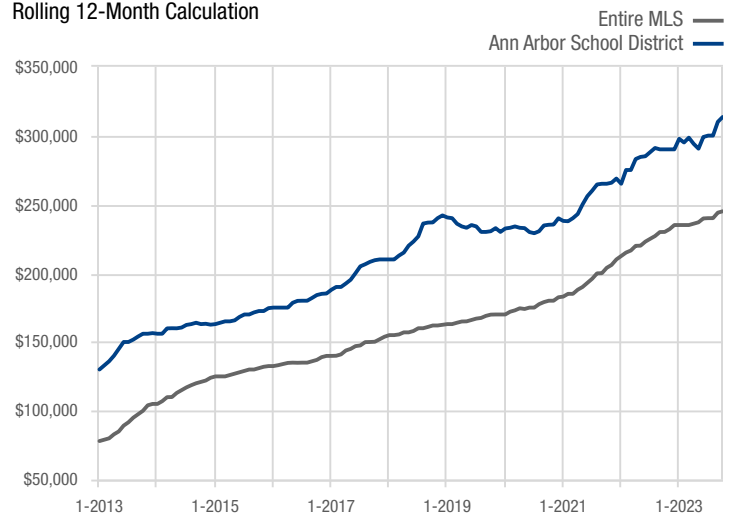
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Chelsea School District

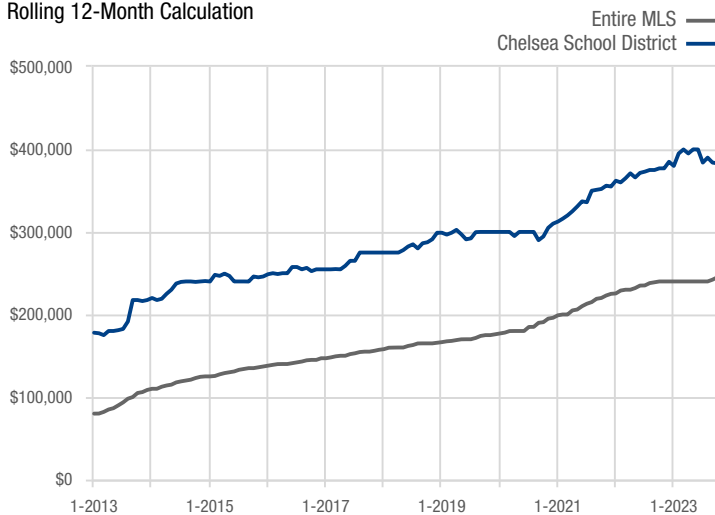
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	13	23	+ 76.9%	216	212	- 1.9%
Pending Sales	7	28	+ 300.0%	157	172	+ 9.6%
Closed Sales	11	14	+ 27.3%	159	149	- 6.3%
Days on Market Until Sale	25	16	- 36.0%	18	25	+ 38.9%
Median Sales Price*	\$380,000	\$347,450	- 8.6%	\$392,000	\$389,950	- 0.5%
Average Sales Price*	\$418,636	\$375,314	- 10.3%	\$421,488	\$422,138	+ 0.2%
Percent of List Price Received*	100.1%	100.6%	+ 0.5%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	43	39	- 9.3%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	0.0%	30	56	+ 86.7%
Pending Sales	2	2	0.0%	19	27	+ 42.1%
Closed Sales	2	6	+ 200.0%	18	23	+ 27.8%
Days on Market Until Sale	11	12	+ 9.1%	13	17	+ 30.8%
Median Sales Price*	\$264,950	\$286,000	+ 7.9%	\$245,000	\$299,900	+ 22.4%
Average Sales Price*	\$264,950	\$277,667	+ 4.8%	\$256,525	\$297,744	+ 16.1%
Percent of List Price Received*	99.2%	101.3%	+ 2.1%	102.2%	102.1%	- 0.1%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	2.6	+ 225.0%	—	—	—

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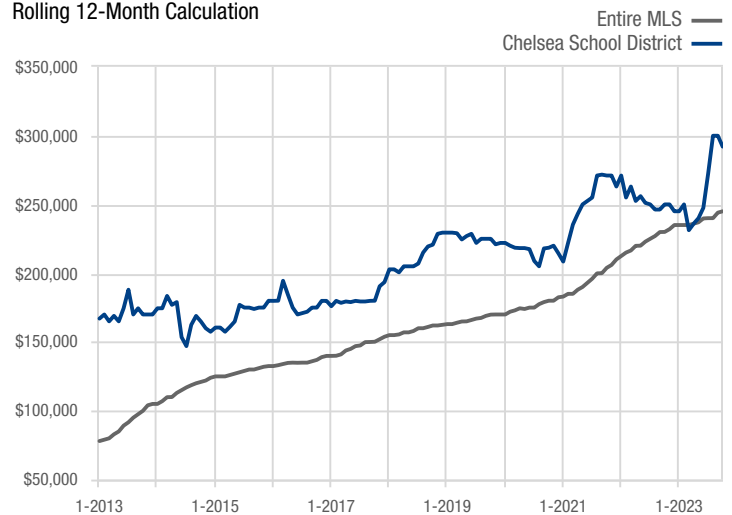
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Clinton School District

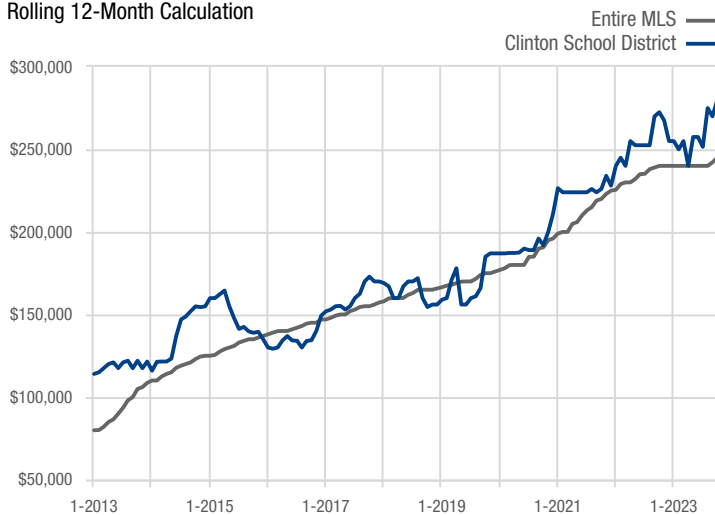
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	2	6	+ 200.0%	87	68	- 21.8%
Pending Sales	4	5	+ 25.0%	68	48	- 29.4%
Closed Sales	7	1	- 85.7%	69	43	- 37.7%
Days on Market Until Sale	36	4	- 88.9%	41	48	+ 17.1%
Median Sales Price*	\$188,600	<b>\$218,000</b>	+ 15.6%	\$265,000	<b>\$280,000</b>	+ 5.7%
Average Sales Price*	\$214,300	<b>\$218,000</b>	+ 1.7%	\$298,296	<b>\$288,916</b>	- 3.1%
Percent of List Price Received*	99.1%	<b>101.4%</b>	+ 2.3%	98.4%	<b>98.1%</b>	- 0.3%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	30	—
Median Sales Price*	—	—	—	—	<b>\$125,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$125,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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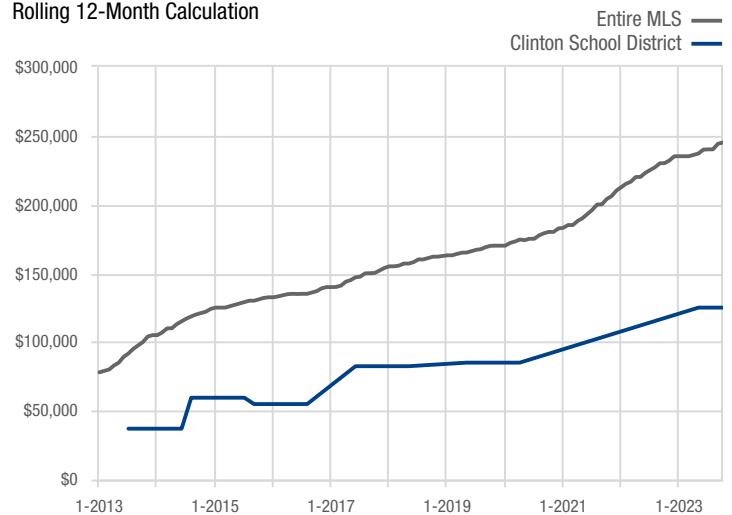
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Dexter School District

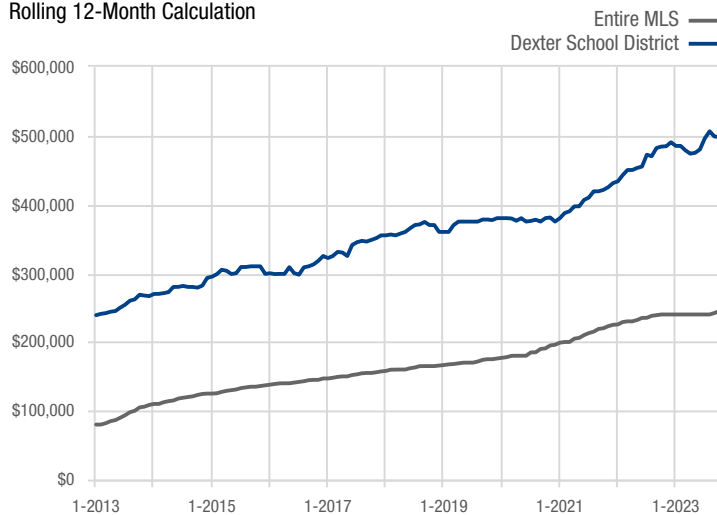
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	24	24	0.0%	284	284	0.0%
Pending Sales	16	23	+ 43.8%	211	222	+ 5.2%
Closed Sales	19	18	- 5.3%	214	207	- 3.3%
Days on Market Until Sale	21	30	+ 42.9%	23	31	+ 34.8%
Median Sales Price*	\$423,000	<b>\$453,845</b>	+ 7.3%	\$497,666	<b>\$500,000</b>	+ 0.5%
Average Sales Price*	\$482,078	<b>\$487,893</b>	+ 1.2%	\$536,405	<b>\$549,252</b>	+ 2.4%
Percent of List Price Received*	99.7%	<b>99.8%</b>	+ 0.1%	101.9%	<b>100.4%</b>	- 1.5%
Inventory of Homes for Sale	63	39	- 38.1%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	2	1	- 50.0%	26	27	+ 3.8%
Pending Sales	2	1	- 50.0%	22	25	+ 13.6%
Closed Sales	2	1	- 50.0%	22	23	+ 4.5%
Days on Market Until Sale	261	11	- 95.8%	63	82	+ 30.2%
Median Sales Price*	\$404,295	<b>\$530,000</b>	+ 31.1%	\$366,043	<b>\$440,000</b>	+ 20.2%
Average Sales Price*	\$404,295	<b>\$530,000</b>	+ 31.1%	\$355,305	<b>\$454,242</b>	+ 27.8%
Percent of List Price Received*	101.5%	<b>100.0%</b>	- 1.5%	101.6%	<b>101.4%</b>	- 0.2%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

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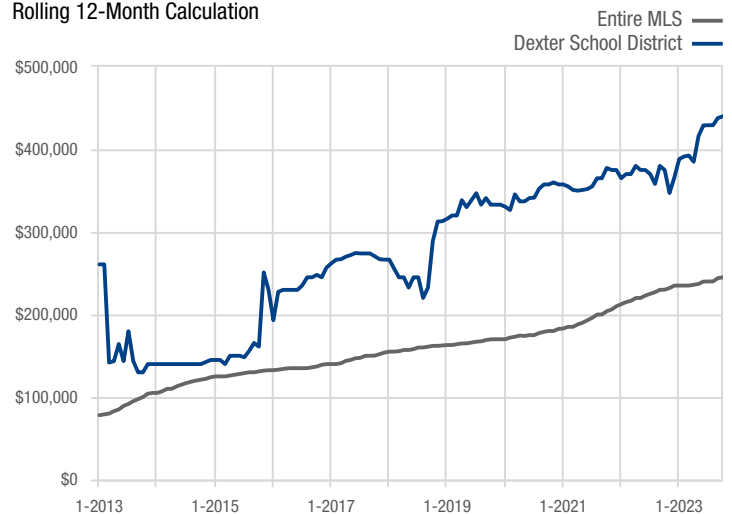
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lincoln Consolidated School District

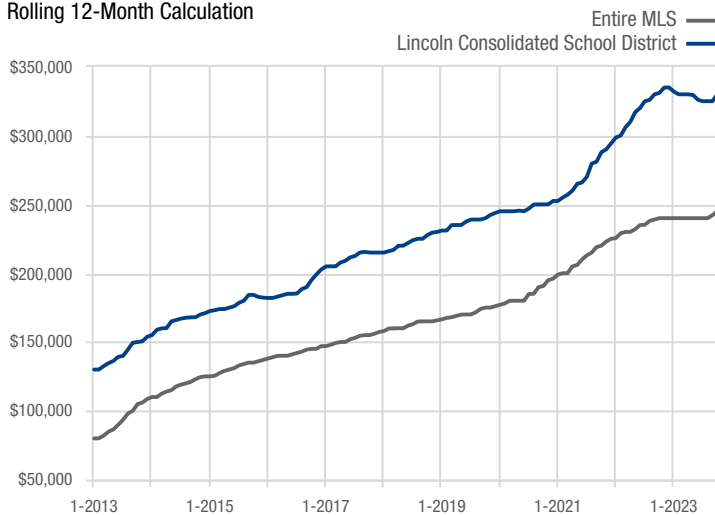
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	29	25	- 13.8%	348	283	- 18.7%
Pending Sales	26	34	+ 30.8%	274	253	- 7.7%
Closed Sales	25	38	+ 52.0%	267	239	- 10.5%
Days on Market Until Sale	26	25	- 3.8%	15	24	+ 60.0%
Median Sales Price*	\$301,000	<b>\$372,500</b>	+ 23.8%	\$337,000	<b>\$330,000</b>	- 2.1%
Average Sales Price*	\$306,876	<b>\$367,934</b>	+ 19.9%	\$340,109	<b>\$337,572</b>	- 0.7%
Percent of List Price Received*	98.2%	<b>99.3%</b>	+ 1.1%	103.2%	<b>101.3%</b>	- 1.8%
Inventory of Homes for Sale	60	32	- 46.7%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	3	0	- 100.0%	30	33	+ 10.0%
Pending Sales	5	1	- 80.0%	29	39	+ 34.5%
Closed Sales	0	1	—	24	42	+ 75.0%
Days on Market Until Sale	—	11	—	34	32	- 5.9%
Median Sales Price*	—	<b>\$163,000</b>	—	\$207,000	<b>\$242,703</b>	+ 17.2%
Average Sales Price*	—	<b>\$163,000</b>	—	\$197,483	<b>\$224,882</b>	+ 13.9%
Percent of List Price Received*	—	<b>90.6%</b>	—	103.0%	<b>99.0%</b>	- 3.9%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

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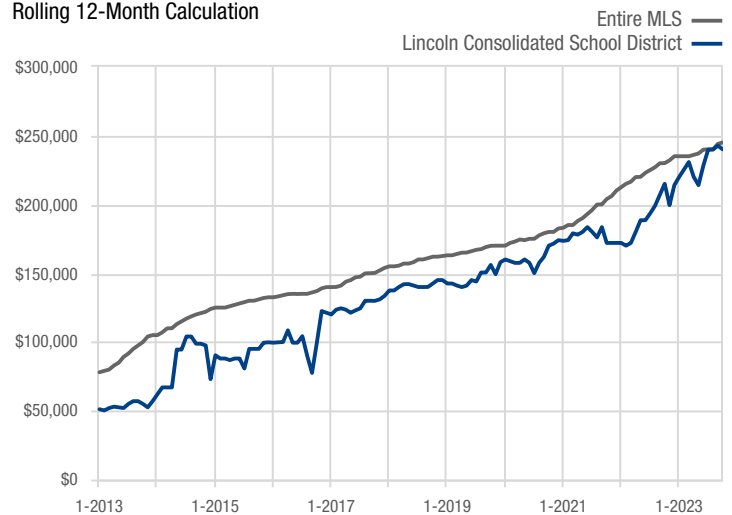
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Manchester School District

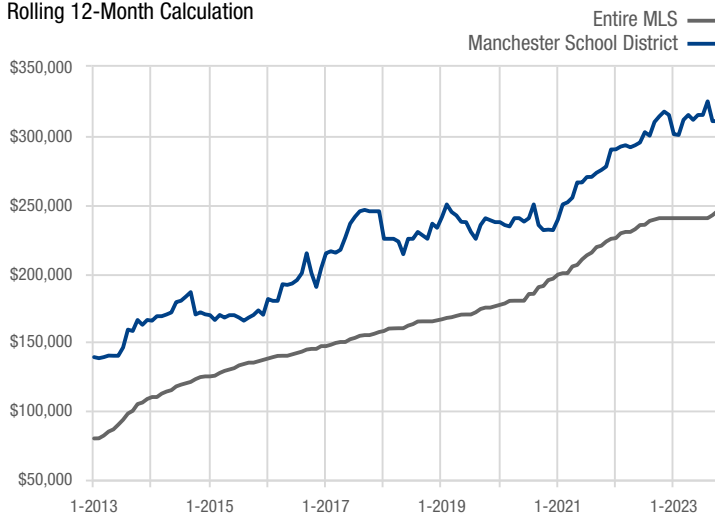
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	5	6	+ 20.0%	93	73	- 21.5%
Pending Sales	10	8	- 20.0%	71	67	- 5.6%
Closed Sales	8	8	0.0%	72	65	- 9.7%
Days on Market Until Sale	21	19	- 9.5%	28	41	+ 46.4%
Median Sales Price*	\$270,500	<b>\$285,000</b>	+ 5.4%	\$311,450	<b>\$299,900</b>	- 3.7%
Average Sales Price*	\$269,281	<b>\$310,375</b>	+ 15.3%	\$353,972	<b>\$327,182</b>	- 7.6%
Percent of List Price Received*	95.6%	<b>103.8%</b>	+ 8.6%	99.8%	<b>100.2%</b>	+ 0.4%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	1	0	- 100.0%	12	13	+ 8.3%
Pending Sales	1	0	- 100.0%	9	8	- 11.1%
Closed Sales	1	0	- 100.0%	9	7	- 22.2%
Days on Market Until Sale	29	—	—	20	8	- 60.0%
Median Sales Price*	\$140,000	—	—	\$145,000	<b>\$161,000</b>	+ 11.0%
Average Sales Price*	\$140,000	—	—	\$171,600	<b>\$198,500</b>	+ 15.7%
Percent of List Price Received*	93.3%	—	—	99.9%	<b>99.6%</b>	- 0.3%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

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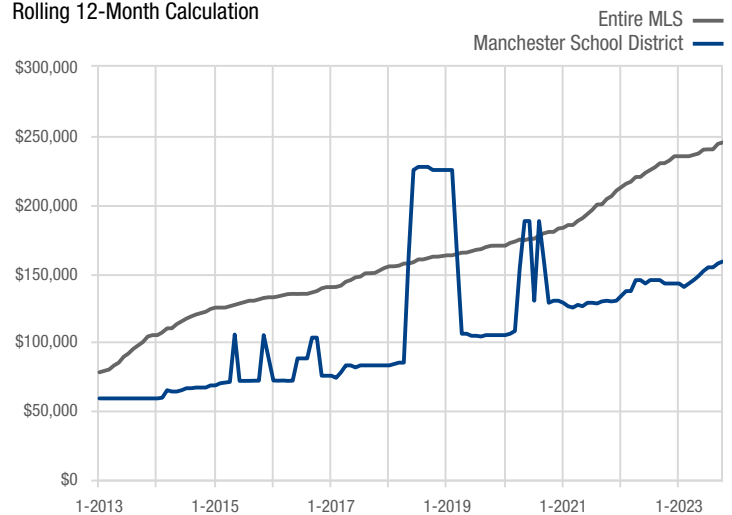
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Milan School District

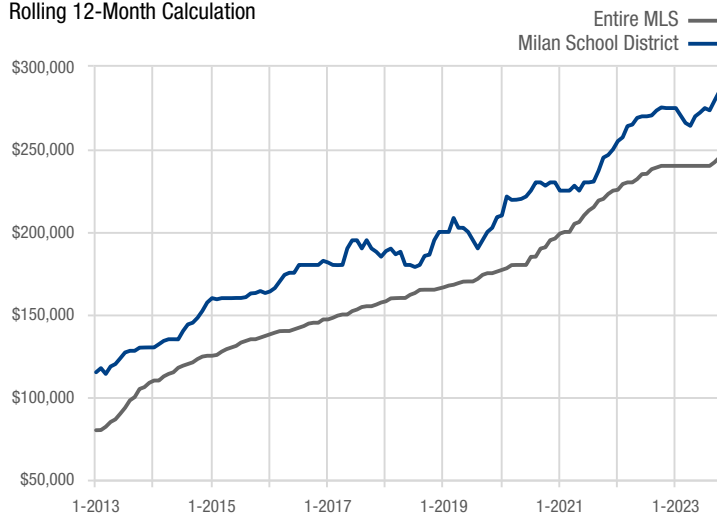
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	12	14	+ 16.7%	188	149	- 20.7%
Pending Sales	14	18	+ 28.6%	160	116	- 27.5%
Closed Sales	18	10	- 44.4%	164	103	- 37.2%
Days on Market Until Sale	32	22	- 31.3%	32	34	+ 6.3%
Median Sales Price*	\$265,000	<b>\$327,750</b>	+ 23.7%	\$273,543	<b>\$295,000</b>	+ 7.8%
Average Sales Price*	\$312,883	<b>\$301,350</b>	- 3.7%	\$283,994	<b>\$295,294</b>	+ 4.0%
Percent of List Price Received*	100.6%	<b>97.7%</b>	- 2.9%	101.1%	<b>99.8%</b>	- 1.3%
Inventory of Homes for Sale	38	30	- 21.1%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	4	2	- 50.0%	29	24	- 17.2%
Pending Sales	2	1	- 50.0%	24	18	- 25.0%
Closed Sales	3	1	- 66.7%	22	16	- 27.3%
Days on Market Until Sale	118	125	+ 5.9%	41	58	+ 41.5%
Median Sales Price*	\$542,266	<b>\$505,690</b>	- 6.7%	\$215,600	<b>\$229,000</b>	+ 6.2%
Average Sales Price*	\$431,519	<b>\$505,690</b>	+ 17.2%	\$305,293	<b>\$295,122</b>	- 3.3%
Percent of List Price Received*	104.8%	<b>101.1%</b>	- 3.5%	101.0%	<b>101.7%</b>	+ 0.7%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

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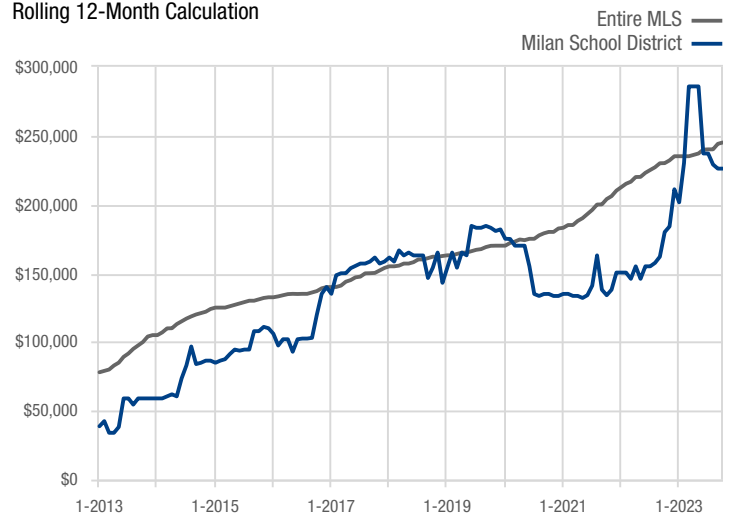
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Northville School District

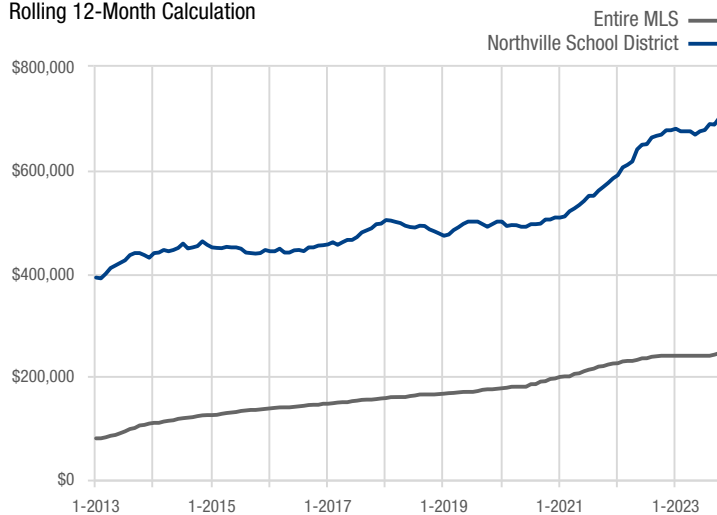
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	32	34	+ 6.3%	484	392	- 19.0%
Pending Sales	26	24	- 7.7%	353	282	- 20.1%
Closed Sales	35	21	- 40.0%	349	242	- 30.7%
Days on Market Until Sale	24	19	- 20.8%	20	18	- 10.0%
Median Sales Price*	\$679,000	<b>\$780,000</b>	+ 14.9%	\$678,500	<b>\$705,000</b>	+ 3.9%
Average Sales Price*	\$771,774	<b>\$907,036</b>	+ 17.5%	\$784,942	<b>\$766,232</b>	- 2.4%
Percent of List Price Received*	100.5%	<b>98.4%</b>	- 2.1%	102.4%	<b>101.3%</b>	- 1.1%
Inventory of Homes for Sale	72	56	- 22.2%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	18	23	+ 27.8%	198	184	- 7.1%
Pending Sales	17	21	+ 23.5%	158	156	- 1.3%
Closed Sales	11	18	+ 63.6%	157	143	- 8.9%
Days on Market Until Sale	20	16	- 20.0%	18	23	+ 27.8%
Median Sales Price*	\$269,000	<b>\$429,750</b>	+ 59.8%	\$327,500	<b>\$415,000</b>	+ 26.7%
Average Sales Price*	\$317,800	<b>\$393,456</b>	+ 23.8%	\$376,355	<b>\$409,576</b>	+ 8.8%
Percent of List Price Received*	98.4%	<b>100.9%</b>	+ 2.5%	101.9%	<b>101.1%</b>	- 0.8%
Inventory of Homes for Sale	29	27	- 6.9%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

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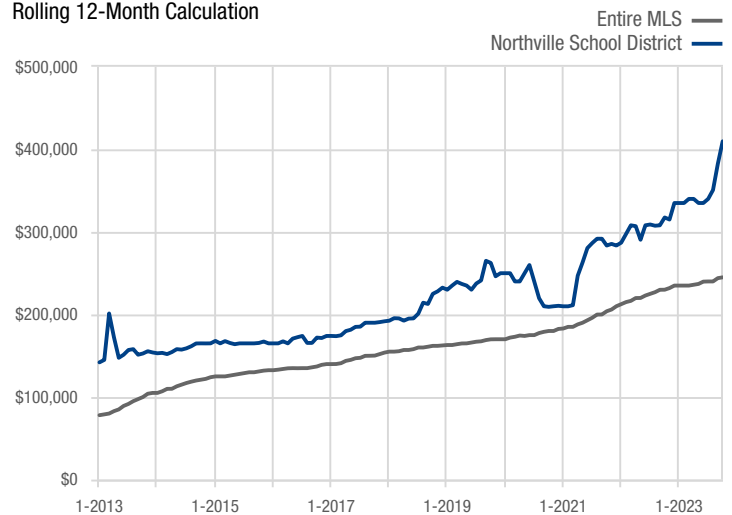
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Pinckney School District

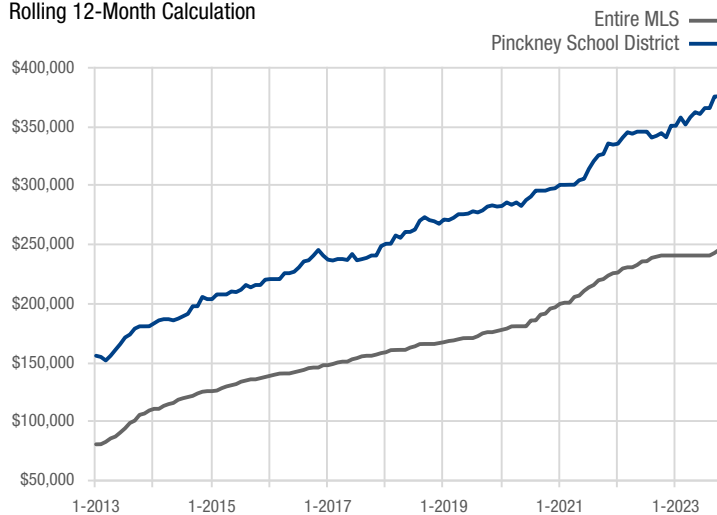
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	29	24	- 17.2%	372	324	- 12.9%
Pending Sales	27	24	- 11.1%	291	258	- 11.3%
Closed Sales	29	27	- 6.9%	298	233	- 21.8%
Days on Market Until Sale	24	30	+ 25.0%	20	27	+ 35.0%
Median Sales Price*	\$350,000	<b>\$340,000</b>	- 2.9%	\$352,089	<b>\$380,000</b>	+ 7.9%
Average Sales Price*	\$387,714	<b>\$435,388</b>	+ 12.3%	\$406,987	<b>\$416,384</b>	+ 2.3%
Percent of List Price Received*	100.2%	<b>97.4%</b>	- 2.8%	101.3%	<b>100.0%</b>	- 1.3%
Inventory of Homes for Sale	58	42	- 27.6%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	0.0%	4	6	+ 50.0%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	—	—	—	12	10	- 16.7%
Median Sales Price*	—	—	—	\$267,500	<b>\$327,400</b>	+ 22.4%
Average Sales Price*	—	—	—	\$283,950	<b>\$344,925</b>	+ 21.5%
Percent of List Price Received*	—	—	—	101.1%	<b>101.9%</b>	+ 0.8%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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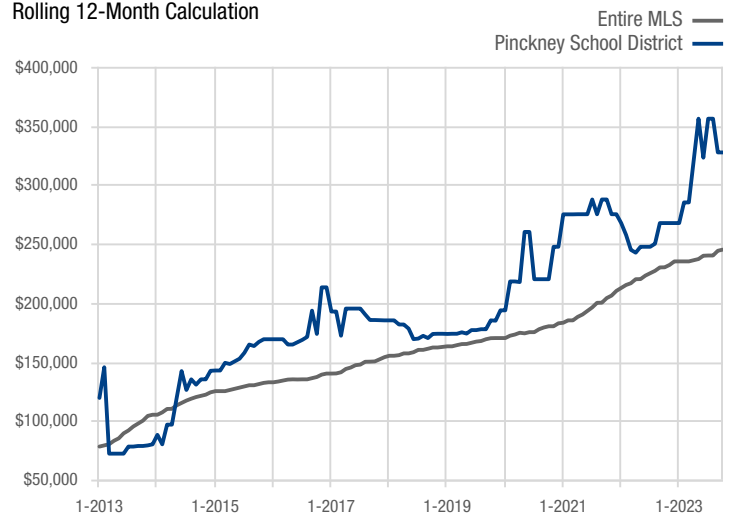
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Plymouth School District

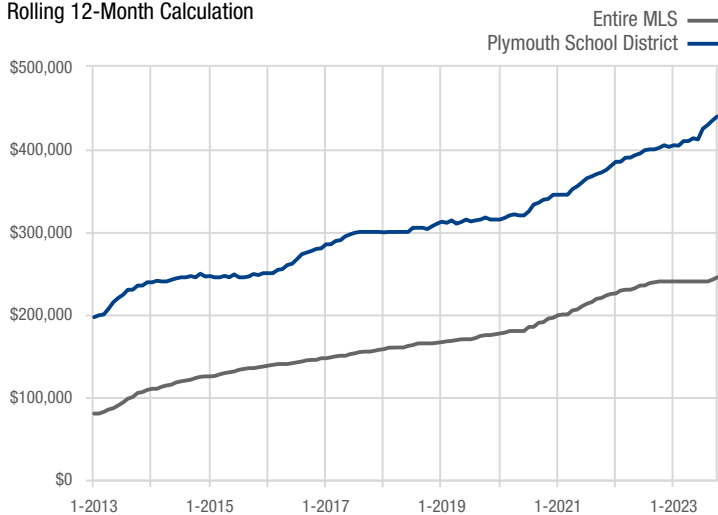
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	136	90	- 33.8%	1,416	1,016	- 28.2%
Pending Sales	102	86	- 15.7%	1,086	863	- 20.5%
Closed Sales	97	75	- 22.7%	1,068	772	- 27.7%
Days on Market Until Sale	19	24	+ 26.3%	15	20	+ 33.3%
Median Sales Price*	\$405,000	\$470,000	+ 16.0%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$442,975	\$487,740	+ 10.1%	\$451,481	\$482,880	+ 7.0%
Percent of List Price Received*	100.8%	99.6%	- 1.2%	102.9%	101.6%	- 1.3%
Inventory of Homes for Sale	180	97	- 46.1%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	57	49	- 14.0%	524	445	- 15.1%
Pending Sales	42	45	+ 7.1%	429	395	- 7.9%
Closed Sales	44	28	- 36.4%	451	368	- 18.4%
Days on Market Until Sale	25	16	- 36.0%	24	23	- 4.2%
Median Sales Price*	\$272,500	\$315,944	+ 15.9%	\$280,000	\$280,000	0.0%
Average Sales Price*	\$284,560	\$304,842	+ 7.1%	\$291,901	\$298,946	+ 2.4%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	101.7%	100.4%	- 1.3%
Inventory of Homes for Sale	64	52	- 18.8%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

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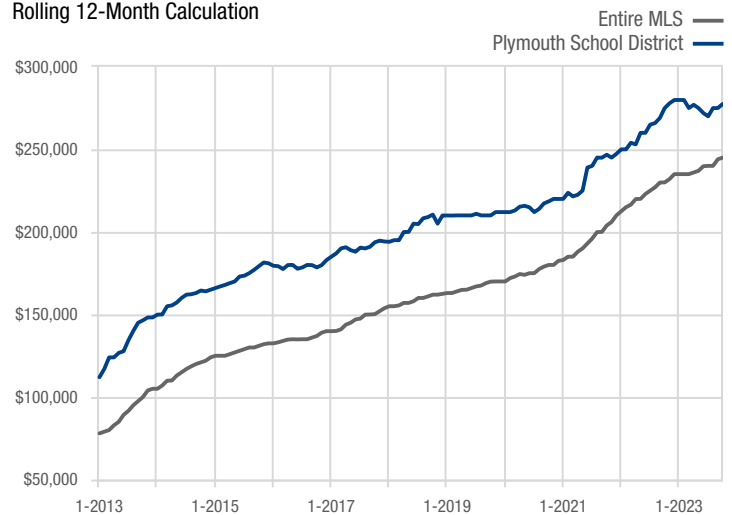
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Saline School District

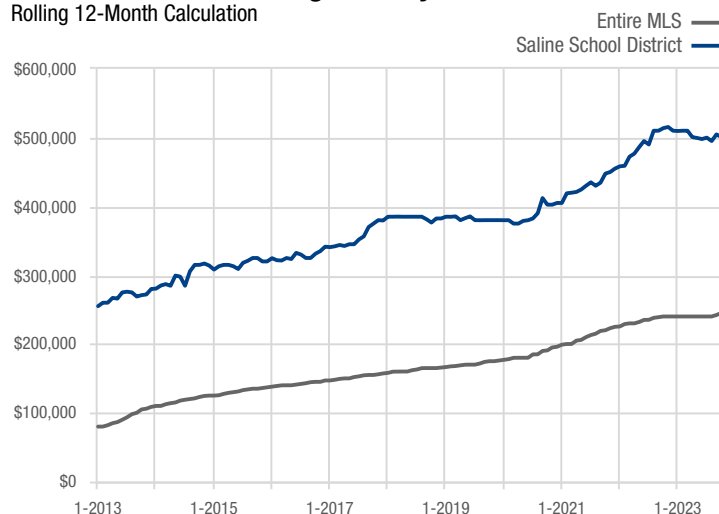
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	30	34	+ 13.3%	432	302	- 30.1%
Pending Sales	19	27	+ 42.1%	311	260	- 16.4%
Closed Sales	23	15	- 34.8%	312	238	- 23.7%
Days on Market Until Sale	31	29	- 6.5%	25	38	+ 52.0%
Median Sales Price*	\$450,000	<b>\$435,000</b>	- 3.3%	\$516,250	<b>\$512,780</b>	- 0.7%
Average Sales Price*	\$495,522	<b>\$460,073</b>	- 7.2%	\$543,690	<b>\$564,310</b>	+ 3.8%
Percent of List Price Received*	98.1%	<b>99.2%</b>	+ 1.1%	101.1%	<b>99.9%</b>	- 1.2%
Inventory of Homes for Sale	104	54	- 48.1%	—	—	—
Months Supply of Inventory	3.4	2.2	- 35.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	5	- 16.7%	93	90	- 3.2%
Pending Sales	4	5	+ 25.0%	80	92	+ 15.0%
Closed Sales	7	6	- 14.3%	74	81	+ 9.5%
Days on Market Until Sale	20	93	+ 365.0%	60	61	+ 1.7%
Median Sales Price*	\$322,905	<b>\$364,687</b>	+ 12.9%	\$335,000	<b>\$320,000</b>	- 4.5%
Average Sales Price*	\$335,258	<b>\$410,039</b>	+ 22.3%	\$372,536	<b>\$352,131</b>	- 5.5%
Percent of List Price Received*	104.5%	<b>98.0%</b>	- 6.2%	100.7%	<b>100.2%</b>	- 0.5%
Inventory of Homes for Sale	36	25	- 30.6%	—	—	—
Months Supply of Inventory	4.3	2.8	- 34.9%	—	—	—

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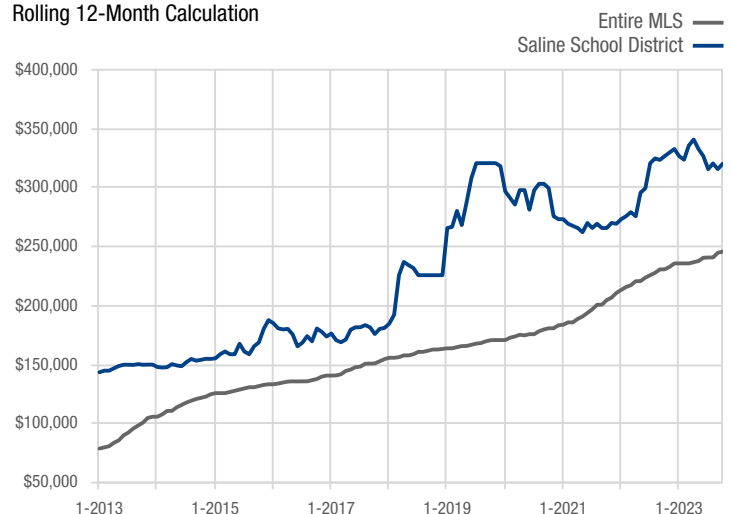
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## South Lyon School District

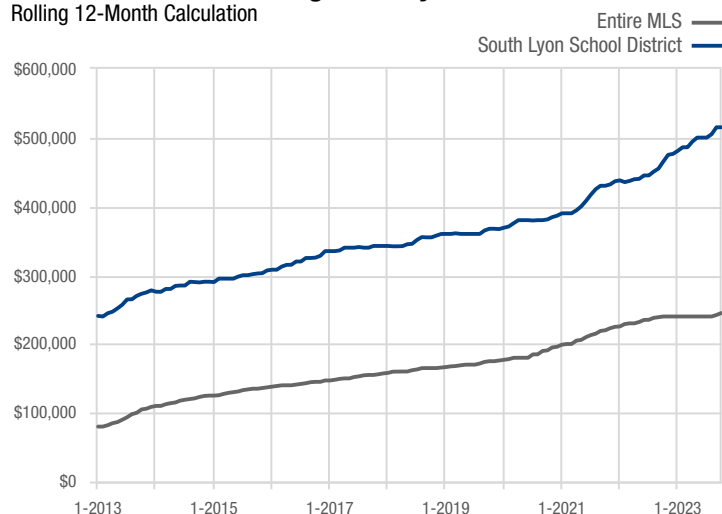
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	55	45	- 18.2%	728	518	- 28.8%
Pending Sales	37	39	+ 5.4%	509	407	- 20.0%
Closed Sales	38	36	- 5.3%	477	378	- 20.8%
Days on Market Until Sale	24	35	+ 45.8%	20	32	+ 60.0%
Median Sales Price*	\$486,500	<b>\$477,395</b>	- 1.9%	\$475,000	<b>\$519,990</b>	+ 9.5%
Average Sales Price*	\$496,773	<b>\$453,181</b>	- 8.8%	\$492,354	<b>\$520,908</b>	+ 5.8%
Percent of List Price Received*	99.9%	<b>99.9%</b>	0.0%	101.8%	<b>101.1%</b>	- 0.7%
Inventory of Homes for Sale	124	87	- 29.8%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	15	13	- 13.3%	161	165	+ 2.5%
Pending Sales	9	16	+ 77.8%	139	146	+ 5.0%
Closed Sales	11	16	+ 45.5%	138	138	0.0%
Days on Market Until Sale	18	42	+ 133.3%	18	33	+ 83.3%
Median Sales Price*	\$170,000	<b>\$129,000</b>	- 24.1%	\$166,500	<b>\$168,375</b>	+ 1.1%
Average Sales Price*	\$202,106	<b>\$143,294</b>	- 29.1%	\$187,220	<b>\$185,534</b>	- 0.9%
Percent of List Price Received*	102.4%	<b>97.4%</b>	- 4.9%	99.6%	<b>98.8%</b>	- 0.8%
Inventory of Homes for Sale	17	23	+ 35.3%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

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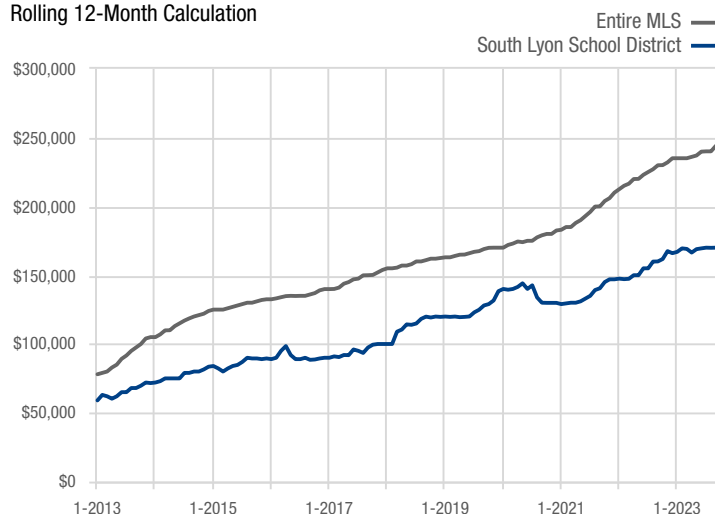
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – October 2023

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

## Van Buren School District

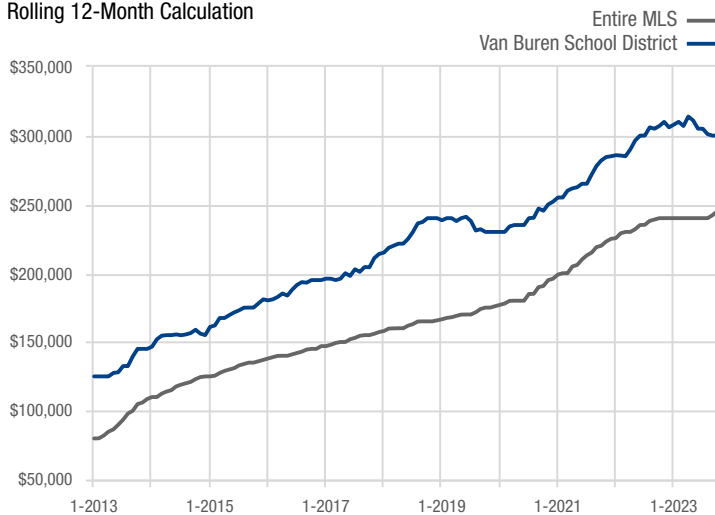
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	47	44	- 6.4%	477	435	- 8.8%
Pending Sales	26	37	+ 42.3%	366	374	+ 2.2%
Closed Sales	23	45	+ 95.7%	371	328	- 11.6%
Days on Market Until Sale	32	24	- 25.0%	24	34	+ 41.7%
Median Sales Price*	\$301,000	<b>\$320,000</b>	+ 6.3%	\$311,671	<b>\$310,000</b>	- 0.5%
Average Sales Price*	\$296,146	<b>\$320,780</b>	+ 8.3%	\$308,421	<b>\$309,461</b>	+ 0.3%
Percent of List Price Received*	98.6%	<b>98.6%</b>	0.0%	100.8%	<b>100.2%</b>	- 0.6%
Inventory of Homes for Sale	81	69	- 14.8%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	9	14	+ 55.6%	166	125	- 24.7%
Pending Sales	9	11	+ 22.2%	144	104	- 27.8%
Closed Sales	19	9	- 52.6%	149	99	- 33.6%
Days on Market Until Sale	13	22	+ 69.2%	14	17	+ 21.4%
Median Sales Price*	\$310,000	<b>\$265,000</b>	- 14.5%	\$233,000	<b>\$240,000</b>	+ 3.0%
Average Sales Price*	\$290,105	<b>\$278,833</b>	- 3.9%	\$259,349	<b>\$253,140</b>	- 2.4%
Percent of List Price Received*	99.3%	<b>97.9%</b>	- 1.4%	102.4%	<b>100.5%</b>	- 1.9%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

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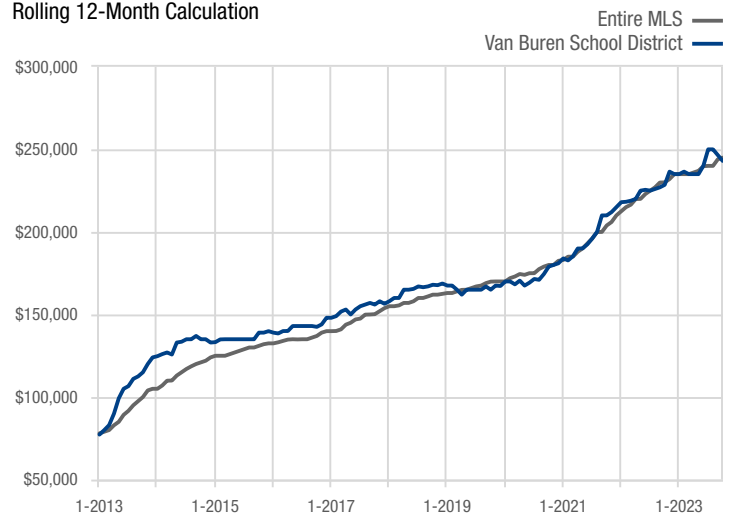
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Whitmore Lake School District

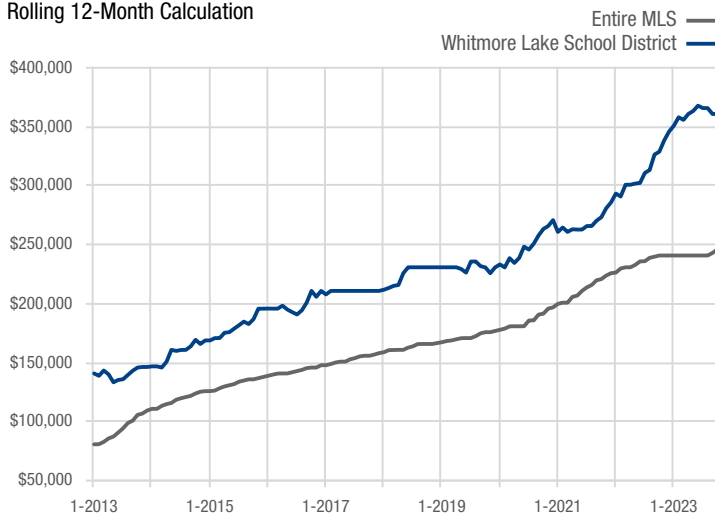
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	11	5	- 54.5%	103	99	- 3.9%
Pending Sales	10	10	0.0%	83	83	0.0%
Closed Sales	5	5	0.0%	79	69	- 12.7%
Days on Market Until Sale	27	15	- 44.4%	17	23	+ 35.3%
Median Sales Price*	\$285,000	<b>\$398,245</b>	+ 39.7%	\$350,000	<b>\$370,000</b>	+ 5.7%
Average Sales Price*	\$322,600	<b>\$416,349</b>	+ 29.1%	\$358,821	<b>\$381,780</b>	+ 6.4%
Percent of List Price Received*	98.6%	<b>99.8%</b>	+ 1.2%	102.3%	<b>101.5%</b>	- 0.8%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	0.0%	6	5	- 16.7%
Pending Sales	0	0	0.0%	5	4	- 20.0%
Closed Sales	0	0	0.0%	5	4	- 20.0%
Days on Market Until Sale	—	—	—	20	14	- 30.0%
Median Sales Price*	—	—	—	\$252,500	<b>\$248,500</b>	- 1.6%
Average Sales Price*	—	—	—	\$254,500	<b>\$242,000</b>	- 4.9%
Percent of List Price Received*	—	—	—	100.6%	<b>100.5%</b>	- 0.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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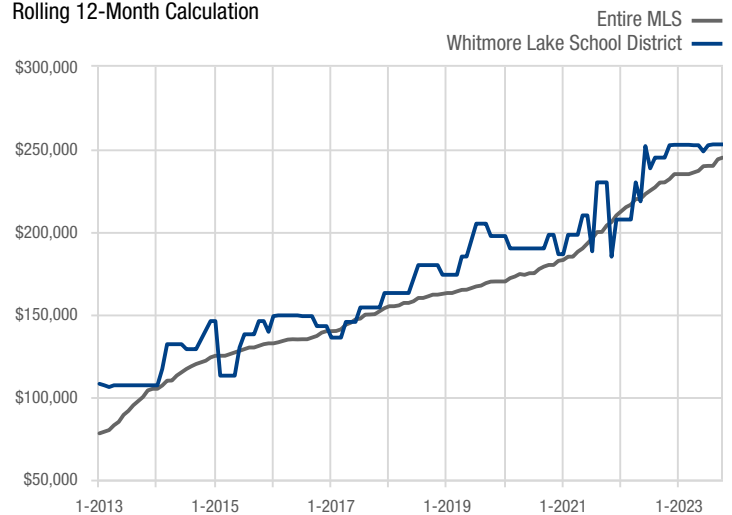
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Ypsilanti School District

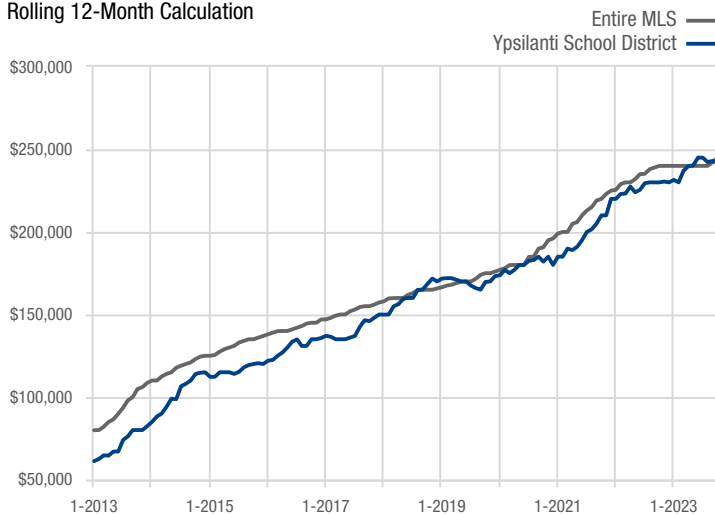
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	56	39	- 30.4%	604	440	- 27.2%
Pending Sales	53	53	0.0%	550	405	- 26.4%
Closed Sales	50	40	- 20.0%	548	383	- 30.1%
Days on Market Until Sale	24	25	+ 4.2%	20	20	0.0%
Median Sales Price*	\$208,000	<b>\$216,000</b>	+ 3.8%	\$230,000	<b>\$242,000</b>	+ 5.2%
Average Sales Price*	\$218,515	<b>\$239,577</b>	+ 9.6%	\$244,298	<b>\$260,176</b>	+ 6.5%
Percent of List Price Received*	99.2%	<b>99.3%</b>	+ 0.1%	102.3%	<b>100.9%</b>	- 1.4%
Inventory of Homes for Sale	93	49	- 47.3%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	7	3	- 57.1%	63	61	- 3.2%
Pending Sales	5	4	- 20.0%	60	59	- 1.7%
Closed Sales	4	6	+ 50.0%	61	59	- 3.3%
Days on Market Until Sale	15	17	+ 13.3%	15	19	+ 26.7%
Median Sales Price*	\$145,000	<b>\$173,000</b>	+ 19.3%	\$153,500	<b>\$167,000</b>	+ 8.8%
Average Sales Price*	\$161,250	<b>\$172,067</b>	+ 6.7%	\$175,211	<b>\$182,625</b>	+ 4.2%
Percent of List Price Received*	98.9%	<b>96.5%</b>	- 2.4%	102.6%	<b>101.4%</b>	- 1.2%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

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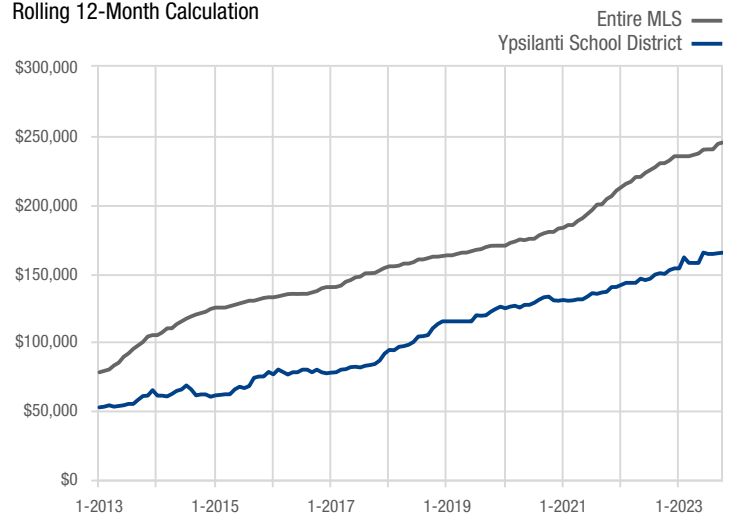
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Jackson County

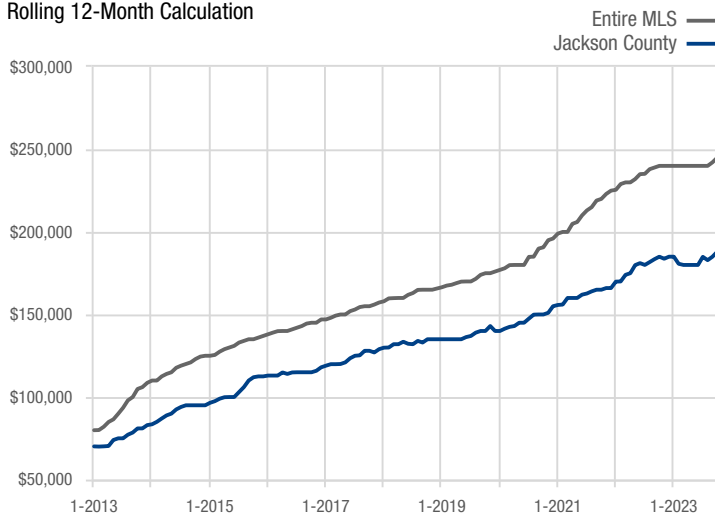
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	194	194	0.0%	2,238	1,851	- 17.3%
Pending Sales	169	154	- 8.9%	1,863	1,539	- 17.4%
Closed Sales	170	140	- 17.6%	1,877	1,416	- 24.6%
Days on Market Until Sale	49	50	+ 2.0%	45	48	+ 6.7%
Median Sales Price*	\$187,500	\$206,000	+ 9.9%	\$186,900	\$192,500	+ 3.0%
Average Sales Price*	\$221,116	\$234,275	+ 6.0%	\$217,599	\$229,293	+ 5.4%
Percent of List Price Received*	99.0%	97.9%	- 1.1%	100.2%	99.0%	- 1.2%
Inventory of Homes for Sale	549	492	- 10.4%	—	—	—
Months Supply of Inventory	3.0	3.3	+ 10.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	3	- 50.0%	64	85	+ 32.8%
Pending Sales	8	5	- 37.5%	56	75	+ 33.9%
Closed Sales	6	7	+ 16.7%	55	72	+ 30.9%
Days on Market Until Sale	30	52	+ 73.3%	45	42	- 6.7%
Median Sales Price*	\$157,500	\$155,000	- 1.6%	\$189,900	\$169,000	- 11.0%
Average Sales Price*	\$150,500	\$194,986	+ 29.6%	\$212,981	\$189,397	- 11.1%
Percent of List Price Received*	100.5%	98.7%	- 1.8%	99.7%	98.2%	- 1.5%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

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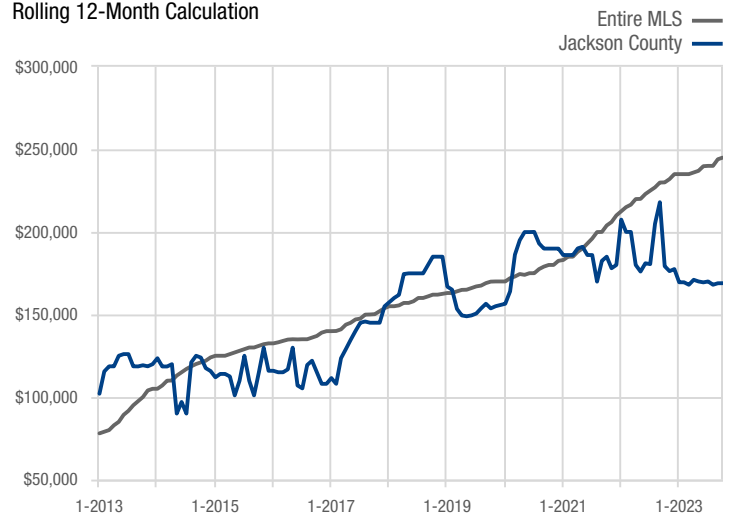
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

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## Lenawee County

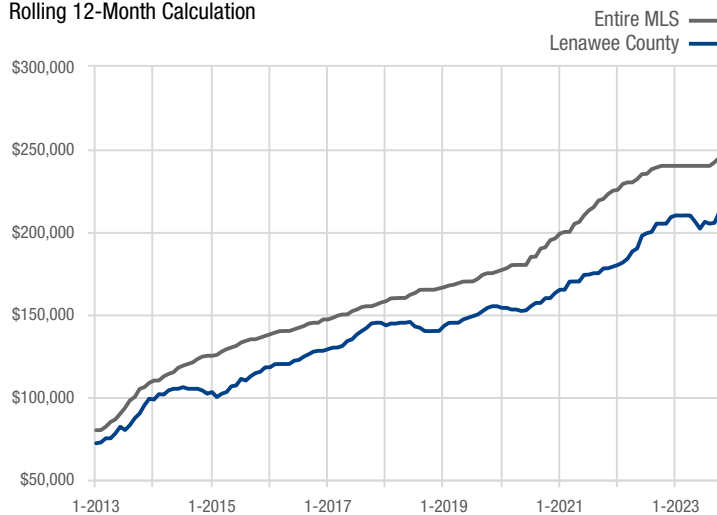
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	122	125	+ 2.5%	1,394	1,133	- 18.7%
Pending Sales	91	112	+ 23.1%	1,125	924	- 17.9%
Closed Sales	110	81	- 26.4%	1,129	829	- 26.6%
Days on Market Until Sale	54	58	+ 7.4%	48	56	+ 16.7%
Median Sales Price*	\$185,000	\$220,500	+ 19.2%	\$209,000	\$215,000	+ 2.9%
Average Sales Price*	\$219,600	\$233,073	+ 6.1%	\$242,302	\$243,050	+ 0.3%
Percent of List Price Received*	98.0%	96.1%	- 1.9%	99.2%	98.2%	- 1.0%
Inventory of Homes for Sale	299	265	- 11.4%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	5	2	- 60.0%	58	46	- 20.7%
Pending Sales	6	4	- 33.3%	45	47	+ 4.4%
Closed Sales	8	3	- 62.5%	48	41	- 14.6%
Days on Market Until Sale	60	82	+ 36.7%	56	93	+ 66.1%
Median Sales Price*	\$260,000	\$224,000	- 13.8%	\$222,250	\$248,000	+ 11.6%
Average Sales Price*	\$270,096	\$244,633	- 9.4%	\$233,199	\$250,621	+ 7.5%
Percent of List Price Received*	103.5%	97.1%	- 6.2%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	3.5	2.0	- 42.9%	—	—	—

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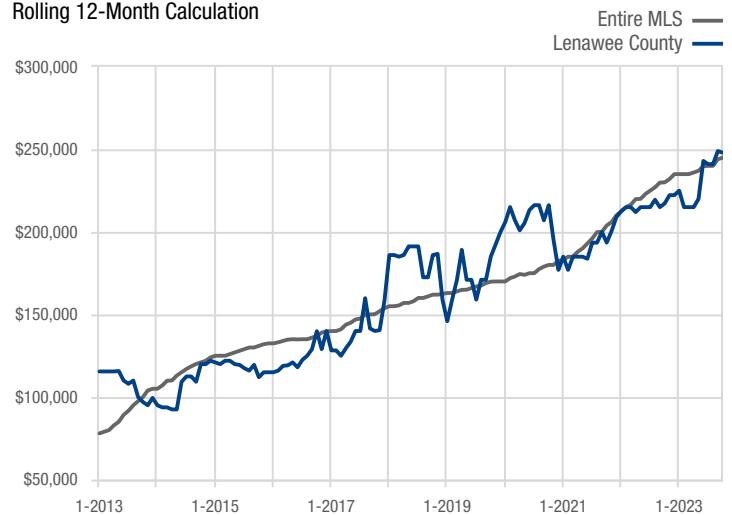
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – October 2023

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

## Livingston County

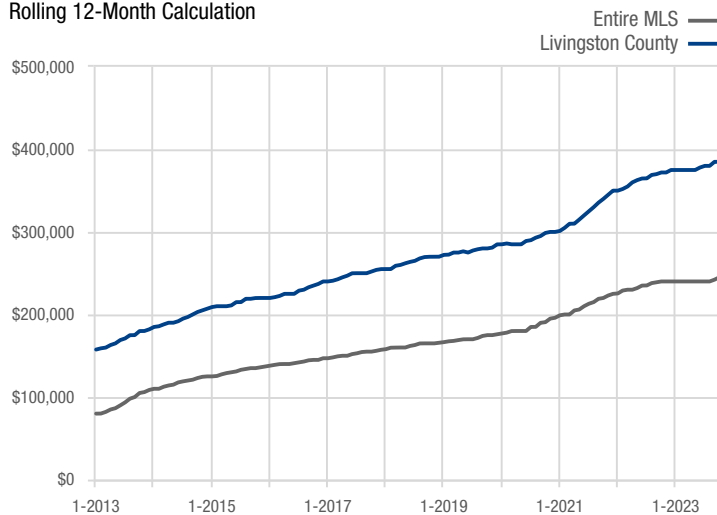
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	222	203	- 8.6%	2,705	2,196	- 18.8%
Pending Sales	179	191	+ 6.7%	2,072	1,733	- 16.4%
Closed Sales	189	154	- 18.5%	2,053	1,578	- 23.1%
Days on Market Until Sale	27	27	0.0%	22	28	+ 27.3%
Median Sales Price*	\$380,000	\$380,000	0.0%	\$378,185	\$390,000	+ 3.1%
Average Sales Price*	\$415,051	\$424,478	+ 2.3%	\$415,613	\$426,017	+ 2.5%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	101.1%	100.2%	- 0.9%
Inventory of Homes for Sale	424	346	- 18.4%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	49	41	- 16.3%	521	431	- 17.3%
Pending Sales	40	42	+ 5.0%	432	358	- 17.1%
Closed Sales	54	32	- 40.7%	448	328	- 26.8%
Days on Market Until Sale	26	24	- 7.7%	20	31	+ 55.0%
Median Sales Price*	\$276,500	\$295,000	+ 6.7%	\$258,273	\$291,500	+ 12.9%
Average Sales Price*	\$279,329	\$297,242	+ 6.4%	\$274,288	\$302,241	+ 10.2%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	69	68	- 1.4%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

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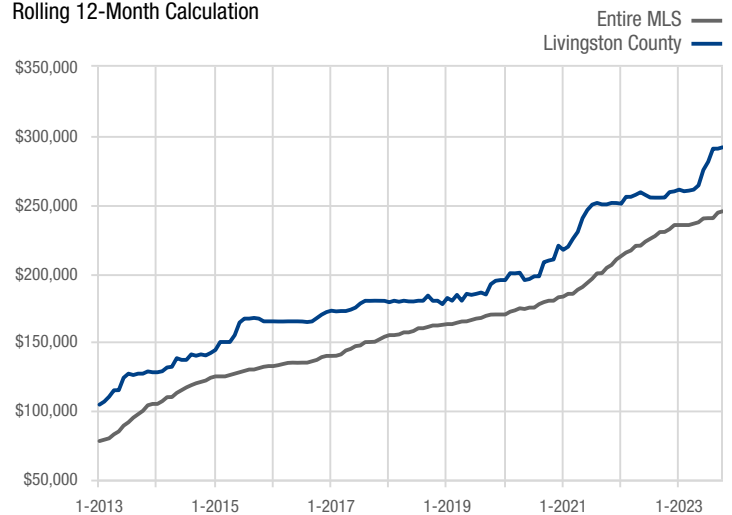
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – October 2023

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## Monroe County

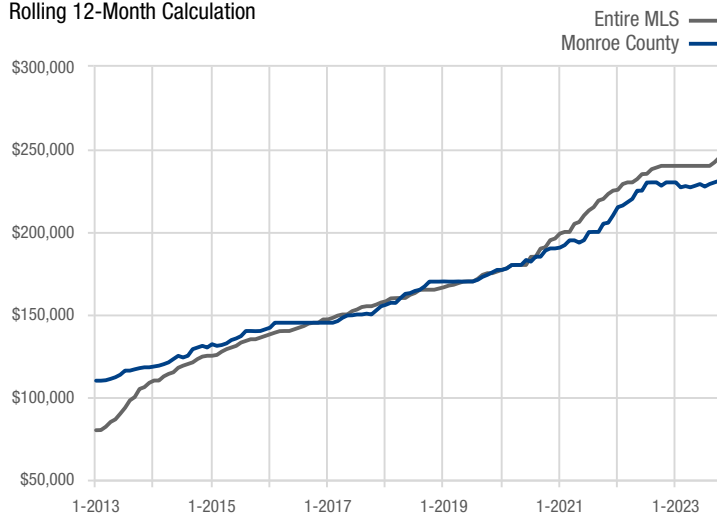
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	160	<b>169</b>	+ 5.6%	1,788	<b>1,577</b>	- 11.8%
Pending Sales	125	<b>154</b>	+ 23.2%	1,515	<b>1,334</b>	- 11.9%
Closed Sales	145	<b>141</b>	- 2.8%	1,494	<b>1,206</b>	- 19.3%
Days on Market Until Sale	34	<b>35</b>	+ 2.9%	32	<b>33</b>	+ 3.1%
Median Sales Price*	\$219,000	<b>\$232,000</b>	+ 5.9%	\$231,000	<b>\$235,000</b>	+ 1.7%
Average Sales Price*	\$239,680	<b>\$253,138</b>	+ 5.6%	\$251,477	<b>\$253,583</b>	+ 0.8%
Percent of List Price Received*	98.9%	<b>99.1%</b>	+ 0.2%	100.4%	<b>99.6%</b>	- 0.8%
Inventory of Homes for Sale	282	<b>267</b>	- 5.3%	—	—	—
Months Supply of Inventory	1.9	<b>2.1</b>	+ 10.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	5	<b>5</b>	0.0%	87	<b>80</b>	- 8.0%
Pending Sales	4	<b>7</b>	+ 75.0%	84	<b>65</b>	- 22.6%
Closed Sales	5	<b>6</b>	+ 20.0%	76	<b>60</b>	- 21.1%
Days on Market Until Sale	49	<b>18</b>	- 63.3%	38	<b>54</b>	+ 42.1%
Median Sales Price*	\$150,000	<b>\$242,500</b>	+ 61.7%	\$207,000	<b>\$217,450</b>	+ 5.0%
Average Sales Price*	\$174,980	<b>\$253,217</b>	+ 44.7%	\$212,445	<b>\$210,951</b>	- 0.7%
Percent of List Price Received*	99.5%	<b>98.0%</b>	- 1.5%	101.4%	<b>100.0%</b>	- 1.4%
Inventory of Homes for Sale	26	<b>19</b>	- 26.9%	—	—	—
Months Supply of Inventory	3.2	<b>3.0</b>	- 6.3%	—	—	—

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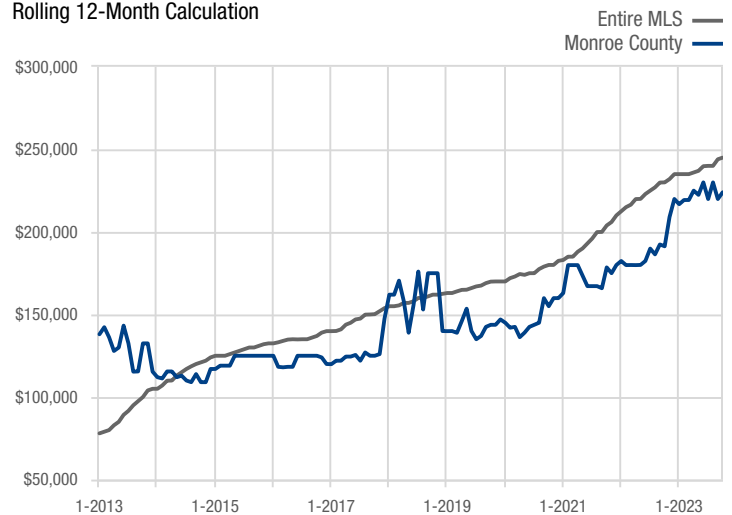
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – October 2023

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## Oakland County

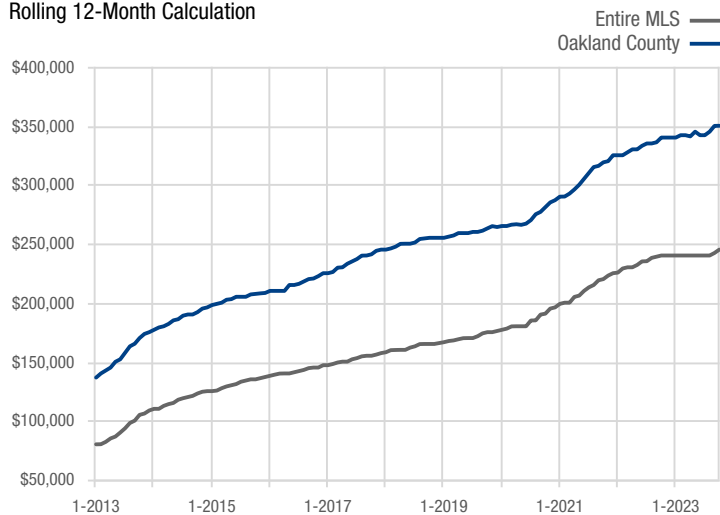
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	1,539	<b>1,352</b>	- 12.2%	18,164	<b>14,146</b>	- 22.1%
Pending Sales	1,101	<b>1,035</b>	- 6.0%	13,166	<b>10,700</b>	- 18.7%
Closed Sales	1,204	<b>984</b>	- 18.3%	13,082	<b>9,906</b>	- 24.3%
Days on Market Until Sale	29	<b>24</b>	- 17.2%	21	<b>26</b>	+ 23.8%
Median Sales Price*	\$335,000	<b>\$345,000</b>	+ 3.0%	\$343,000	<b>\$355,000</b>	+ 3.5%
Average Sales Price*	\$400,837	<b>\$409,495</b>	+ 2.2%	\$415,397	<b>\$432,174</b>	+ 4.0%
Percent of List Price Received*	98.4%	<b>100.0%</b>	+ 1.6%	101.1%	<b>100.4%</b>	- 0.7%
Inventory of Homes for Sale	2,807	<b>2,156</b>	- 23.2%	—	—	—
Months Supply of Inventory	2.2	<b>2.1</b>	- 4.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	315	<b>339</b>	+ 7.6%	3,676	<b>3,233</b>	- 12.1%
Pending Sales	241	<b>265</b>	+ 10.0%	2,887	<b>2,554</b>	- 11.5%
Closed Sales	265	<b>240</b>	- 9.4%	2,945	<b>2,348</b>	- 20.3%
Days on Market Until Sale	31	<b>24</b>	- 22.6%	23	<b>27</b>	+ 17.4%
Median Sales Price*	\$233,000	<b>\$241,000</b>	+ 3.4%	\$250,000	<b>\$259,950</b>	+ 4.0%
Average Sales Price*	\$285,166	<b>\$303,264</b>	+ 6.3%	\$286,376	<b>\$297,883</b>	+ 4.0%
Percent of List Price Received*	99.2%	<b>99.5%</b>	+ 0.3%	100.6%	<b>99.7%</b>	- 0.9%
Inventory of Homes for Sale	501	<b>491</b>	- 2.0%	—	—	—
Months Supply of Inventory	1.8	<b>2.0</b>	+ 11.1%	—	—	—

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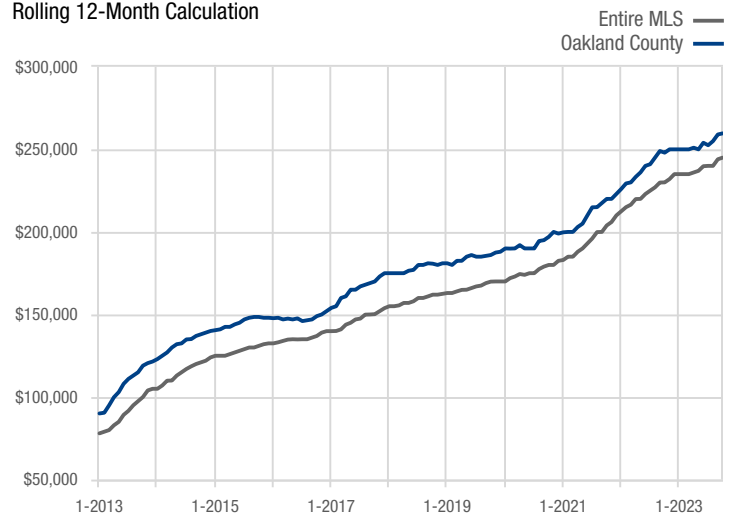
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Washtenaw County

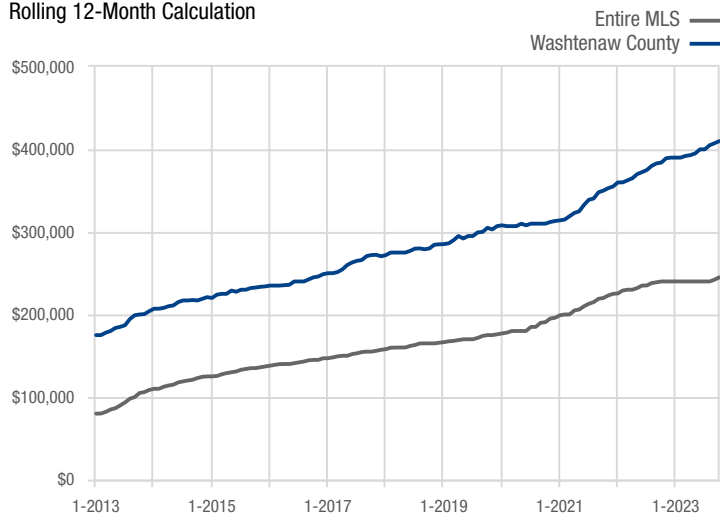
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	269	266	- 1.1%	3,635	3,009	- 17.2%
Pending Sales	226	314	+ 38.9%	2,871	2,544	- 11.4%
Closed Sales	236	225	- 4.7%	2,878	2,347	- 18.5%
Days on Market Until Sale	27	22	- 18.5%	20	26	+ 30.0%
Median Sales Price*	\$348,980	\$390,000	+ 11.8%	\$395,000	\$420,000	+ 6.3%
Average Sales Price*	\$413,819	\$439,140	+ 6.1%	\$454,725	\$480,415	+ 5.6%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	102.4%	101.2%	- 1.2%
Inventory of Homes for Sale	688	440	- 36.0%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	69	79	+ 14.5%	1,084	958	- 11.6%
Pending Sales	63	76	+ 20.6%	866	820	- 5.3%
Closed Sales	66	74	+ 12.1%	883	776	- 12.1%
Days on Market Until Sale	46	32	- 30.4%	26	32	+ 23.1%
Median Sales Price*	\$267,500	\$299,950	+ 12.1%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$356,626	\$362,796	+ 1.7%	\$342,756	\$356,603	+ 4.0%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	101.8%	101.1%	- 0.7%
Inventory of Homes for Sale	197	137	- 30.5%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

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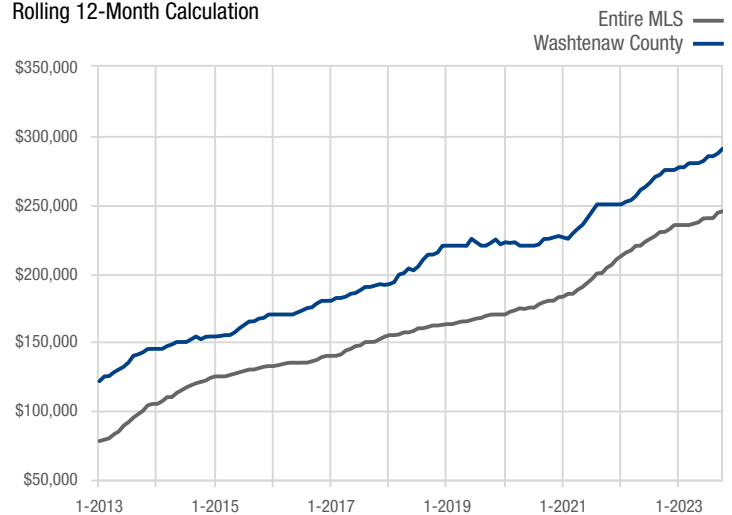
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Wayne County

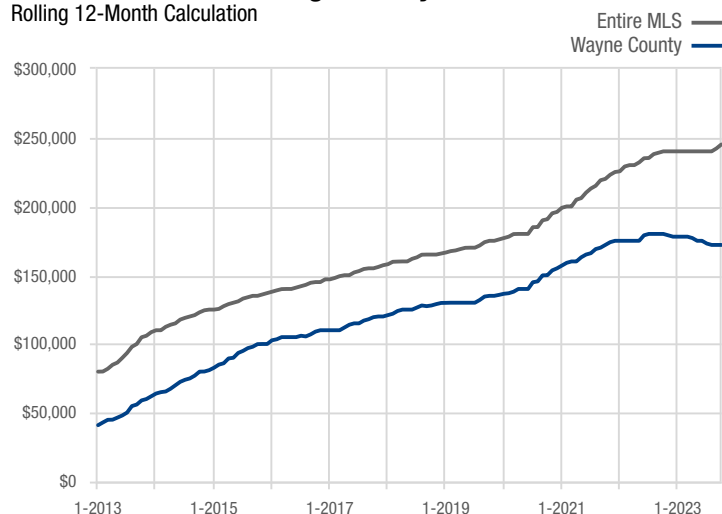
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	2,206	<b>2,157</b>	- 2.2%	22,751	<b>20,350</b>	- 10.6%
Pending Sales	1,398	<b>1,604</b>	+ 14.7%	15,214	<b>14,598</b>	- 4.0%
Closed Sales	1,442	<b>1,329</b>	- 7.8%	15,127	<b>13,085</b>	- 13.5%
Days on Market Until Sale	31	<b>28</b>	- 9.7%	25	<b>31</b>	+ 24.0%
Median Sales Price*	\$175,000	<b>\$185,000</b>	+ 5.7%	\$180,000	<b>\$175,000</b>	- 2.8%
Average Sales Price*	\$219,149	<b>\$219,971</b>	+ 0.4%	\$224,594	<b>\$215,373</b>	- 4.1%
Percent of List Price Received*	98.1%	<b>99.2%</b>	+ 1.1%	100.1%	<b>99.0%</b>	- 1.1%
Inventory of Homes for Sale	4,563	<b>3,822</b>	- 16.2%	—	—	—
Months Supply of Inventory	3.0	<b>2.7</b>	- 10.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	210	<b>220</b>	+ 4.8%	2,563	<b>2,272</b>	- 11.4%
Pending Sales	153	<b>160</b>	+ 4.6%	1,867	<b>1,714</b>	- 8.2%
Closed Sales	192	<b>149</b>	- 22.4%	1,889	<b>1,590</b>	- 15.8%
Days on Market Until Sale	26	<b>23</b>	- 11.5%	29	<b>32</b>	+ 10.3%
Median Sales Price*	\$219,450	<b>\$215,000</b>	- 2.0%	\$217,500	<b>\$220,000</b>	+ 1.1%
Average Sales Price*	\$241,258	<b>\$267,613</b>	+ 10.9%	\$242,457	<b>\$259,559</b>	+ 7.1%
Percent of List Price Received*	99.4%	<b>99.1%</b>	- 0.3%	100.6%	<b>99.2%</b>	- 1.4%
Inventory of Homes for Sale	515	<b>414</b>	- 19.6%	—	—	—
Months Supply of Inventory	2.8	<b>2.5</b>	- 10.7%	—	—	—

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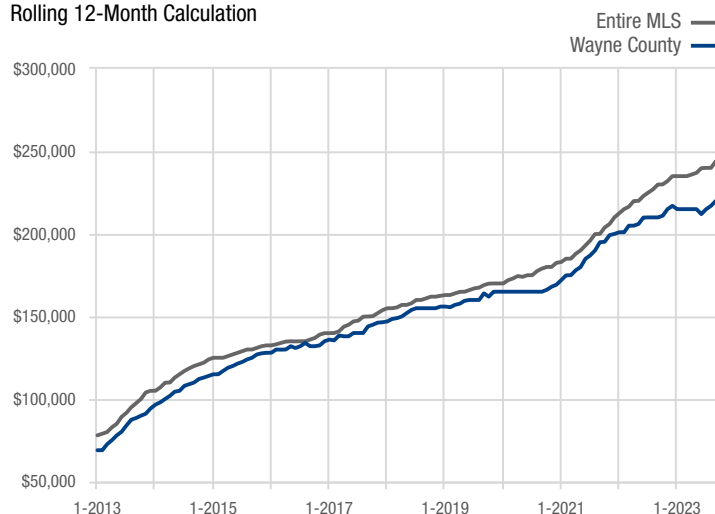
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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