

## Media Release

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For immediate release  
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Low inventory, elevated sales prices, and decades-high interest rates continue to weigh on the housing market, causing sales of existing homes to fall to their slowest pace since August 2010. According to the National Association of REALTORS® (NAR), U.S. existing-home sales declined 4.1% month-over-month and 14.6% year-over-year as of last measure, as prospective buyers, faced with rising homeownership costs, wait for mortgage rates, and home prices, to drop.

New Listings in Washtenaw County increased 16.8 percent for Single Family homes and 21.9 percent for Townhouse/Condo homes. Pending Sales increased 27.3 percent for Single Family homes and 63.8 percent for Townhouse/Condo homes. Inventory decreased 31.7 percent for Single Family homes and 34.4 percent for Townhouse/Condo homes.

Median Sales Price in Washtenaw County increased 7.6 percent to \$406,000 for Single Family homes but decreased 1.2 percent to \$276,633 for Townhouse/Condo homes. Days on Market remained flat for Single Family homes but decreased 6.1 percent for Townhouse/Condo properties. Months Supply of Inventory decreased 22.7 percent for Single Family homes and 30.4 percent for Townhouse/Condo homes.

Inventory remains at historically low levels nationwide, with only 1.15 million homes for sale heading into November, a 5.7% decline compared to the same time last year, for a 3.6 months' supply at the current sales pace. The shortage of available properties for sale has kept pressure on home prices, which have continued to climb despite the slowdown in sales. According to NAR, the U.S. median existing-home sales price increased 3.4% from a year ago to \$391,800, an all-time high for the month, with annual price gains reported in all four regions of the country.

###

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

## November 2023

Low inventory, elevated sales prices, and decades-high interest rates continue to weigh on the housing market, causing sales of existing homes to fall to their slowest pace since August 2010. According to the National Association of REALTORS® (NAR), U.S. existing-home sales declined 4.1% month-over-month and 14.6% year-over-year as of last measure, as prospective buyers, faced with rising homeownership costs, wait for mortgage rates, and home prices, to drop.

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## Quick Facts

**- 10.8%**

Change in  
**Closed Sales**  
All Properties

**+ 0.7%**

Change in  
**Median Sales Price**  
All Properties

**- 32.3%**

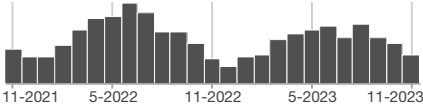
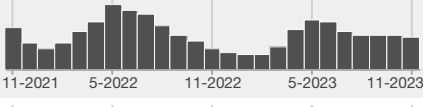
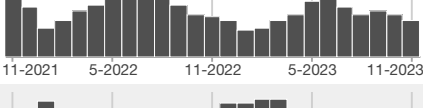
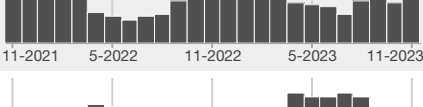
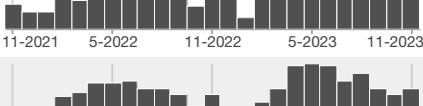
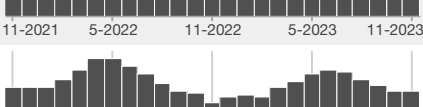
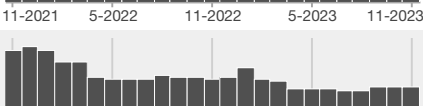
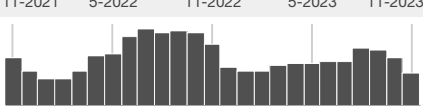


Change in  
**Homes for Sale**  
All Properties

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

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

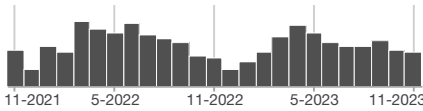
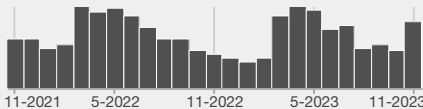
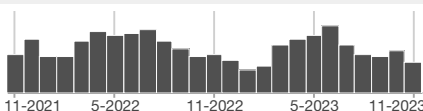
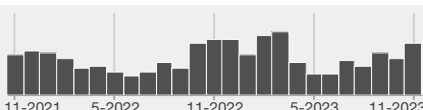
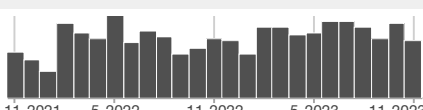
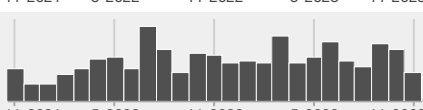
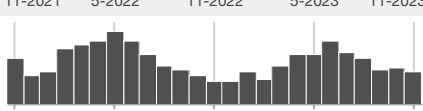

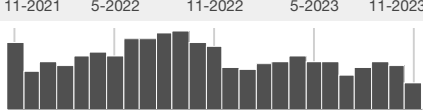
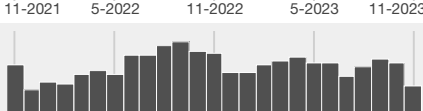
# Single Family Market Overview

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	11-2022	11-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		167	195	+ 16.8%	3,802	3,205	- 15.7%
Pending Sales		194	247	+ 27.3%	3,064	2,716	- 11.4%
Closed Sales		220	202	- 8.2%	3,098	2,560	- 17.4%
Days on Market Until Sale		26	26	0.0%	21	26	+ 23.8%
Median Sales Price		\$377,368	\$406,000	+ 7.6%	\$393,346	\$420,000	+ 6.8%
Average Sales Price		\$441,060	\$461,290	+ 4.6%	\$453,754	\$478,758	+ 5.5%
Percent of List Price Received		97.5%	99.5%	+ 2.1%	102.0%	101.1%	- 0.9%
Housing Affordability Index		111	97	- 12.6%	106	94	- 11.3%
Inventory of Homes for Sale		603	412	- 31.7%	—	—	—
Months Supply of Inventory		2.2	1.7	- 22.7%	—	—	—

# Townhouse/Condo Market Overview

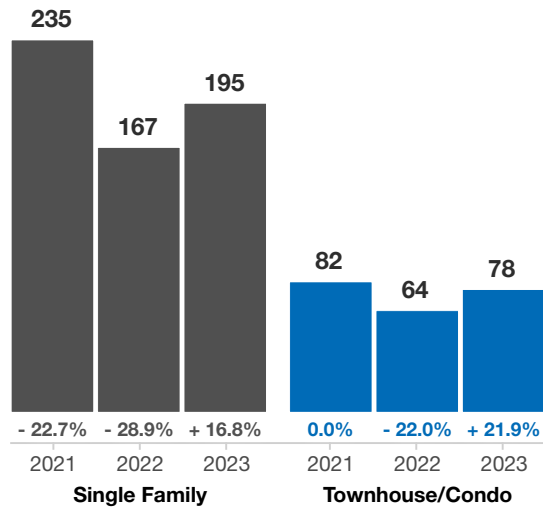
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	11-2022	11-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		64	78	+ 21.9%	1,148	1,034	- 9.9%
Pending Sales		58	95	+ 63.8%	924	893	- 3.4%
Closed Sales		67	54	- 19.4%	950	832	- 12.4%
Days on Market Until Sale		49	46	- 6.1%	28	33	+ 17.9%
Median Sales Price		\$280,000	\$276,633	- 1.2%	\$275,000	\$291,000	+ 5.8%
Average Sales Price		\$352,337	\$312,846	- 11.2%	\$343,432	\$353,806	+ 3.0%
Percent of List Price Received		98.5%	99.5%	+ 1.0%	101.5%	101.0%	- 0.5%
Housing Affordability Index		149	142	- 4.7%	152	135	- 11.2%
Inventory of Homes for Sale		192	126	- 34.4%	—	—	—
Months Supply of Inventory		2.3	1.6	- 30.4%	—	—	—

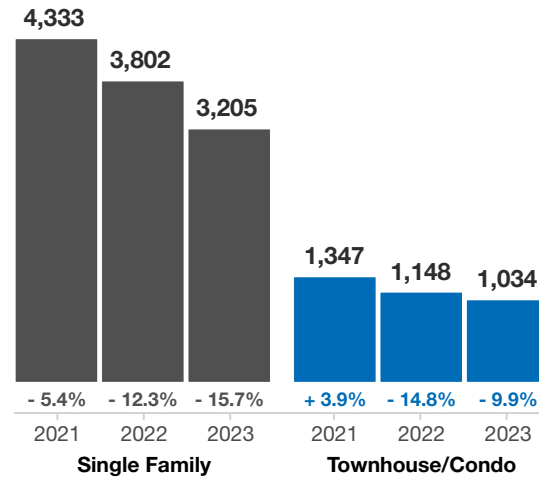
# New Listings

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

## November

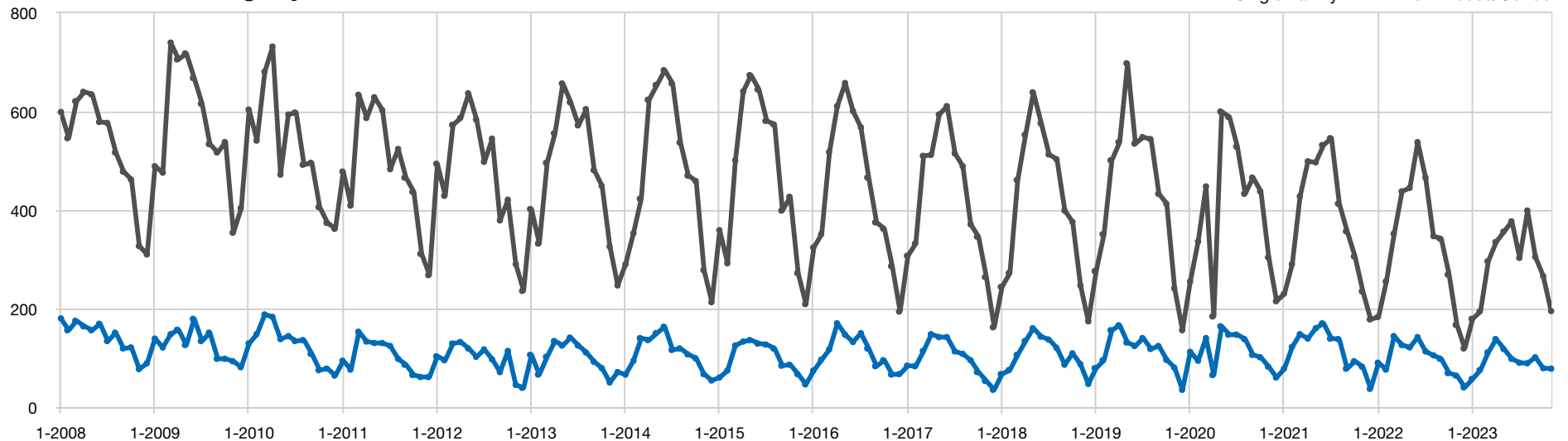


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	399	+ 15.0%	89	- 15.2%
Sep-2023	305	- 10.8%	101	+ 3.1%
Oct-2023	266	- 1.1%	79	+ 14.5%
<b>Nov-2023</b>	<b>195</b>	<b>+ 16.8%</b>	<b>78</b>	<b>+ 21.9%</b>
12-Month Avg	277	- 16.6%	90	- 9.1%

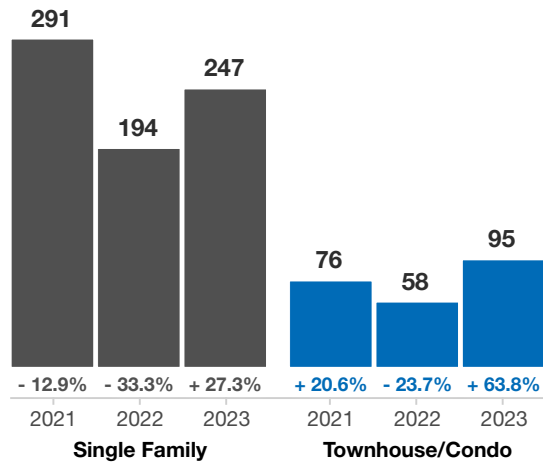
## Historical New Listings by Month



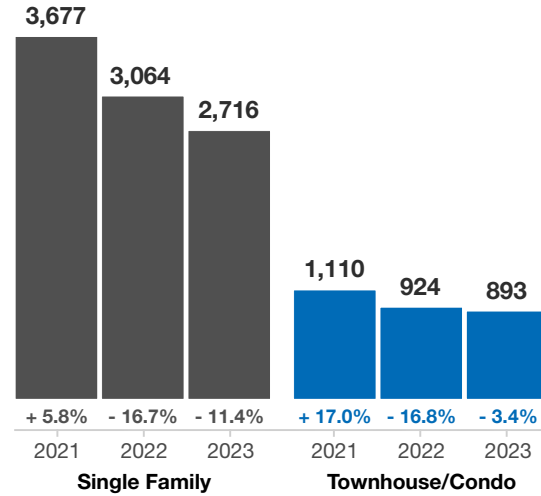
# Pending Sales

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

## November

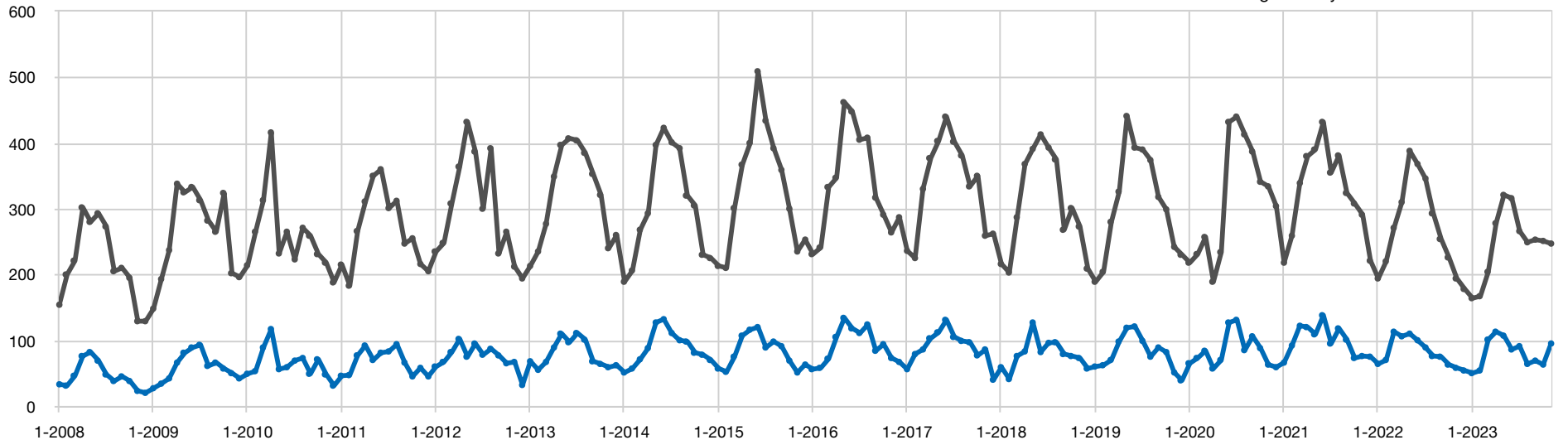


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 23.1%	91	+ 2.2%
Aug-2023	249	- 15.0%	64	- 15.8%
Sep-2023	253	- 0.4%	69	- 8.0%
Oct-2023	251	+ 11.1%	63	0.0%
<b>Nov-2023</b>	<b>247</b>	<b>+ 27.3%</b>	<b>95</b>	<b>+ 63.8%</b>
12-Month Avg	241	- 12.0%	79	- 4.8%

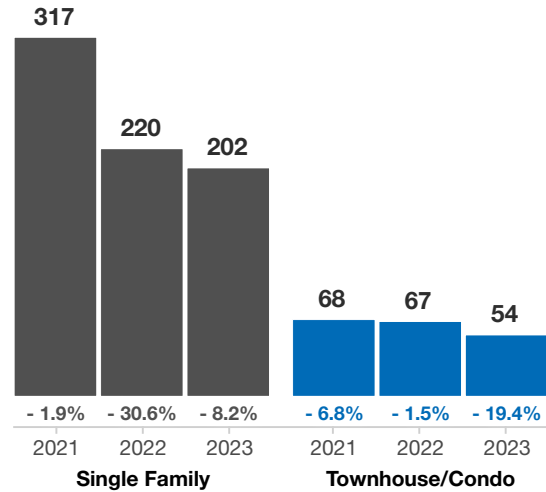
## Historical Pending Sales by Month



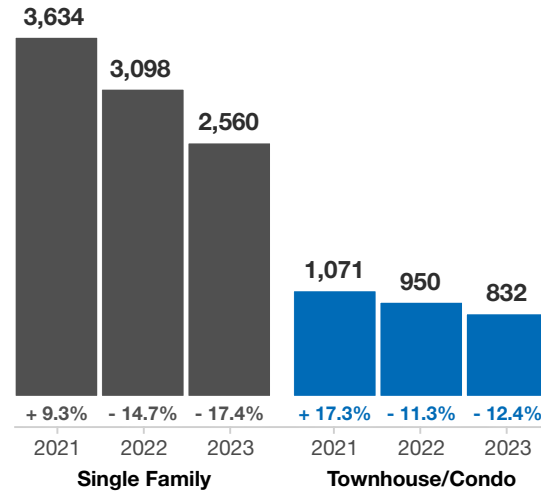
# Closed Sales

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

## November

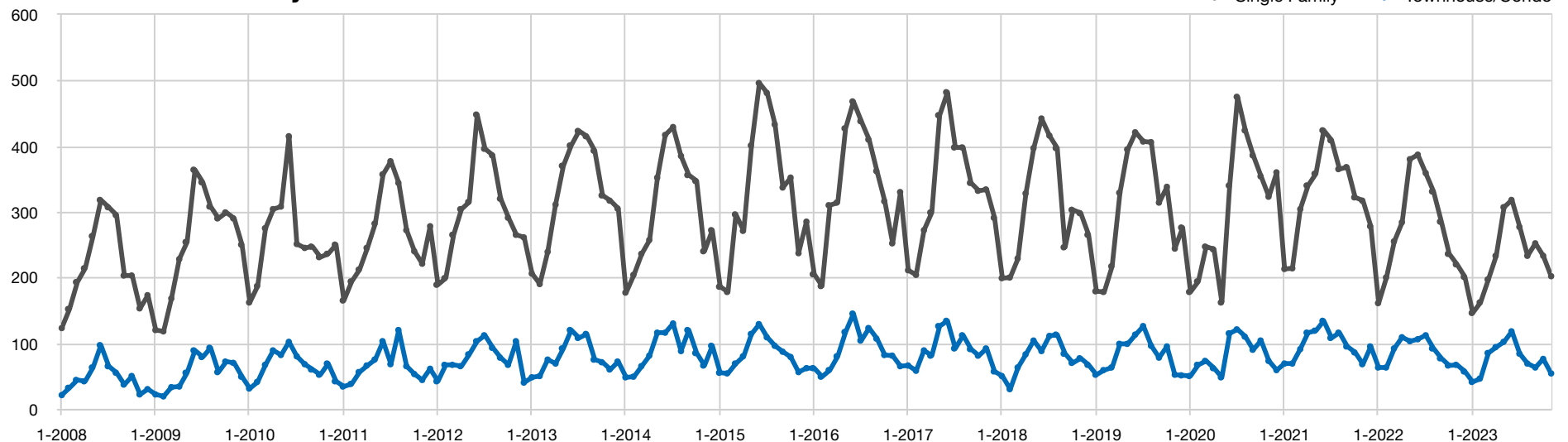


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	318	- 17.8%	118	+ 11.3%
Jul-2023	277	- 22.8%	84	- 25.0%
Aug-2023	233	- 29.6%	69	- 25.0%
Sep-2023	252	- 11.6%	63	- 18.2%
Oct-2023	233	- 1.3%	76	+ 15.2%
<b>Nov-2023</b>	<b>202</b>	<b>- 8.2%</b>	<b>54</b>	<b>- 19.4%</b>
12-Month Avg	230	- 18.1%	74	- 14.9%

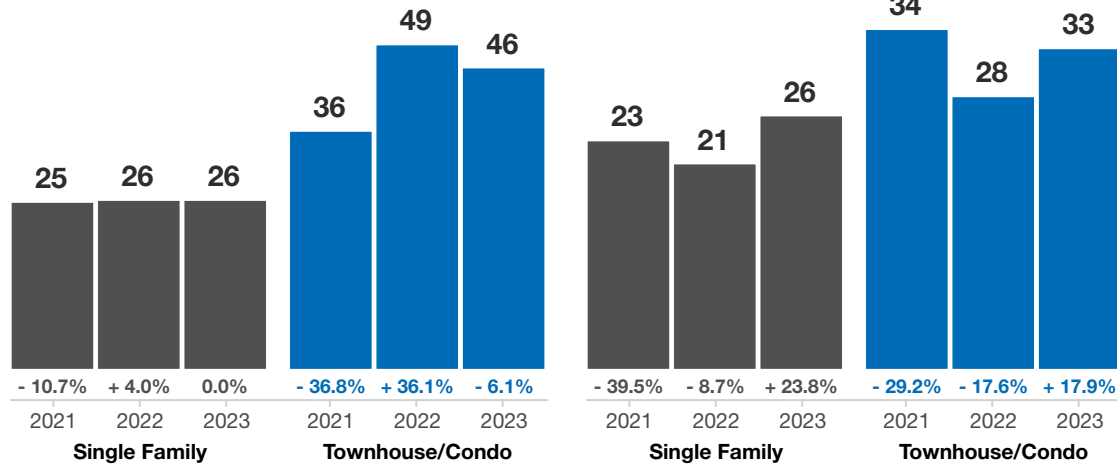
## Historical Closed Sales by Month



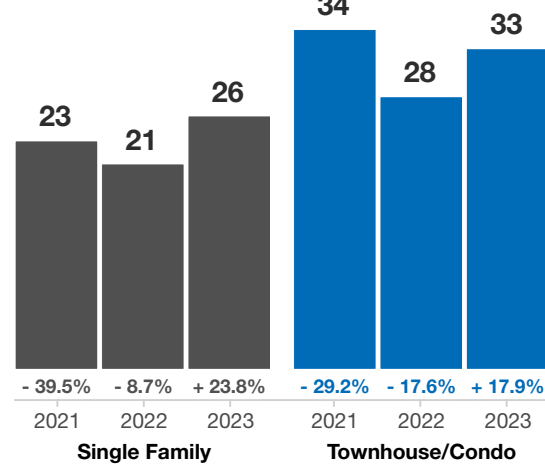
# Days on Market Until Sale

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

## November



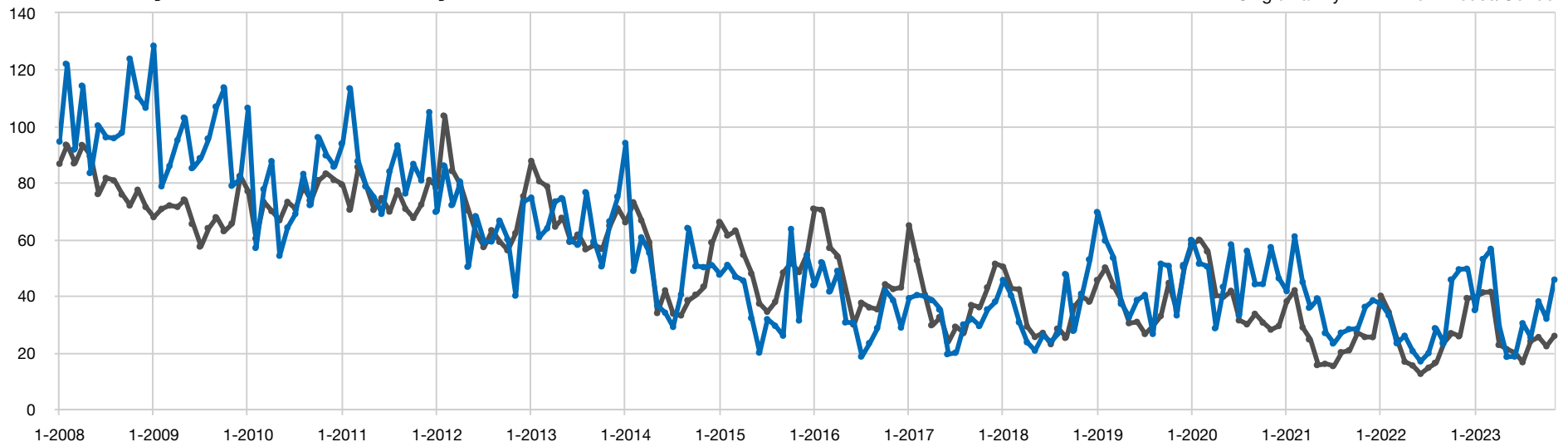
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2023	22	- 18.5%	32	- 30.4%
<b>Nov-2023</b>	<b>26</b>	<b>0.0%</b>	<b>46</b>	<b>- 6.1%</b>
12-Month Avg*	27	+ 26.1%	34	+ 17.8%

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

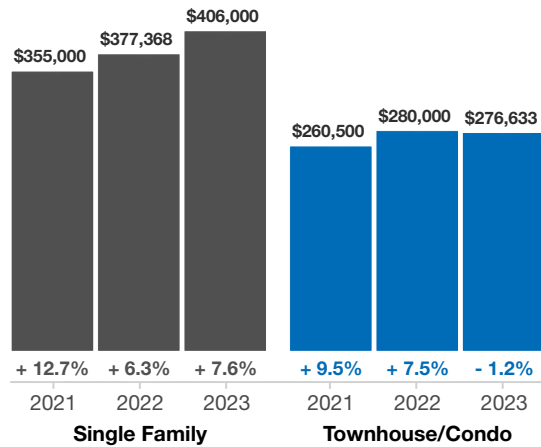
## Historical Days on Market Until Sale by Month



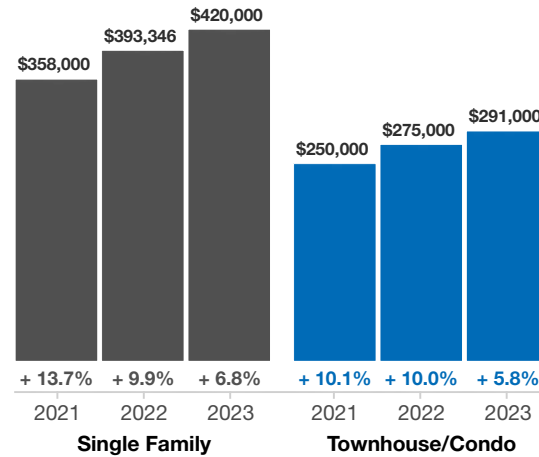
# Median Sales Price

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

## November



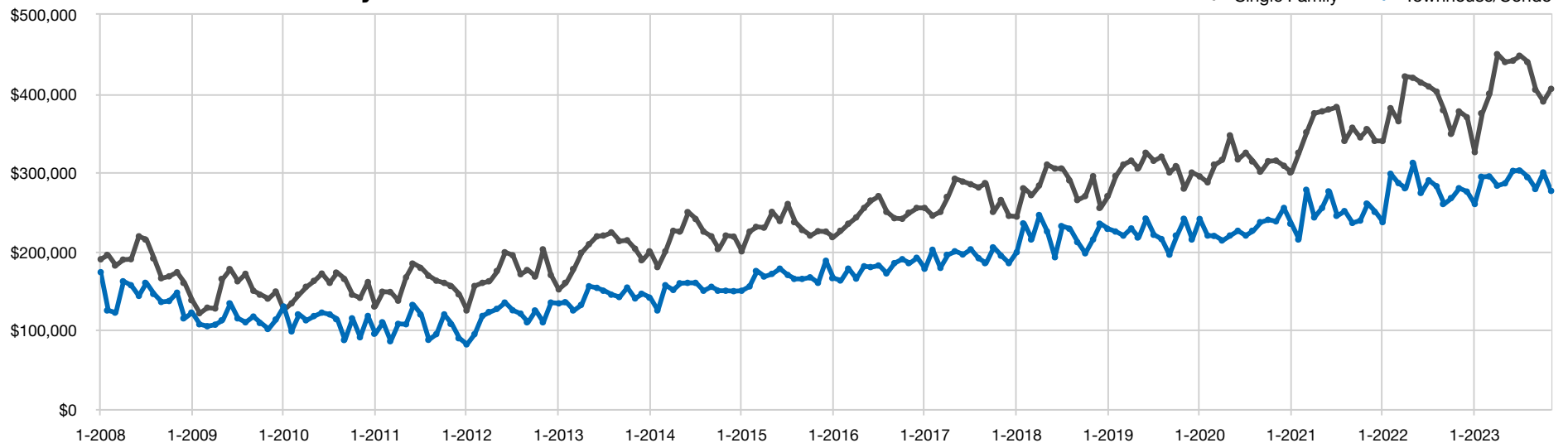
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$441,750	+ 6.7%	\$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%
Oct-2023	\$390,000	+ 11.8%	\$300,000	+ 12.1%
<b>Nov-2023</b>	<b>\$406,000</b>	<b>+ 7.6%</b>	<b>\$276,633</b>	<b>- 1.2%</b>
12-Month Avg*	\$415,000	+ 6.6%	\$290,500	+ 5.6%

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

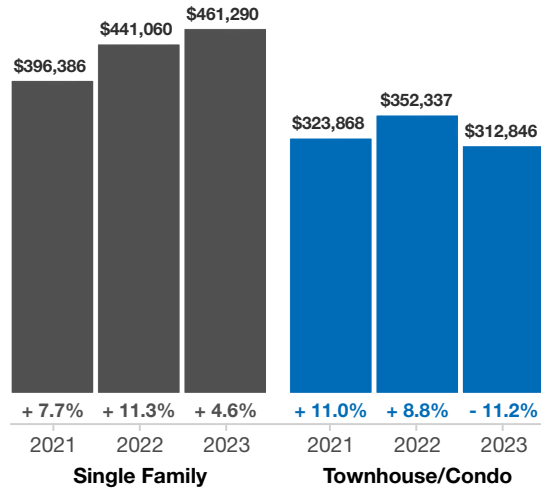
## Historical Median Sales Price by Month



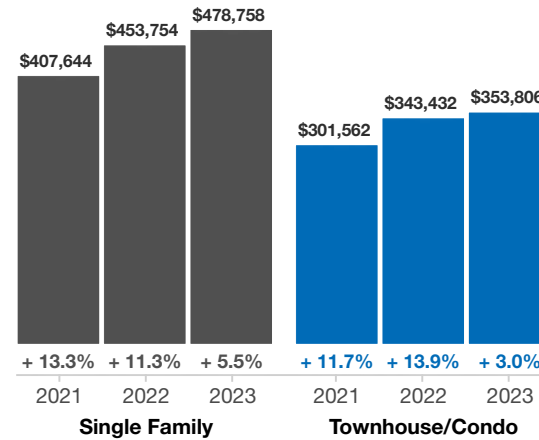
# Average Sales Price

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

## November



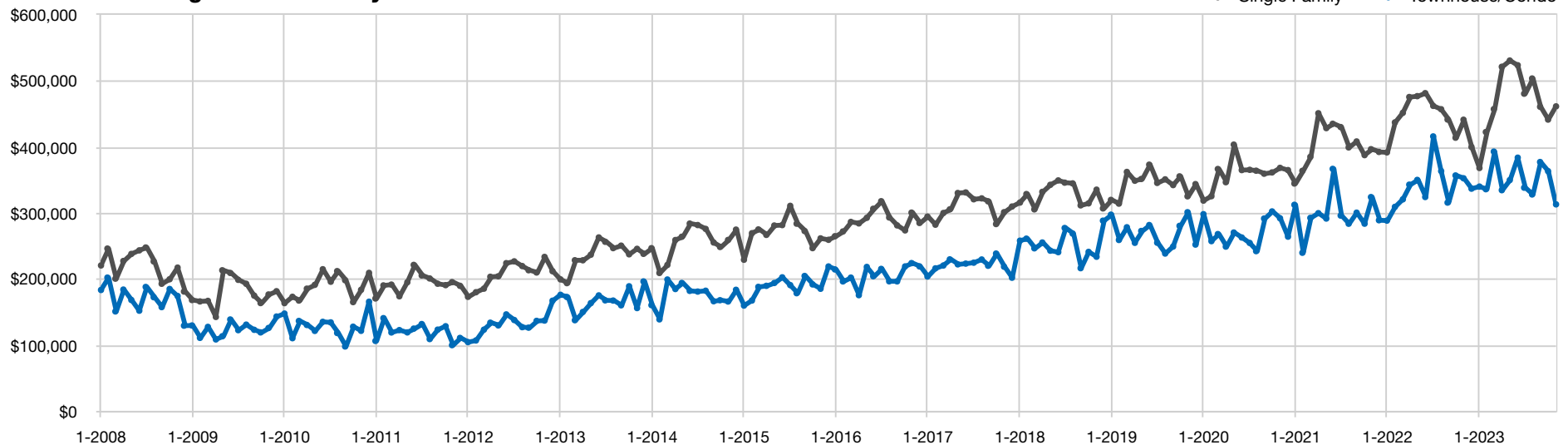
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$523,576	+ 8.8%	\$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	\$460,688	+ 4.4%	\$376,978	+ 19.5%
Oct-2023	\$441,257	+ 6.6%	\$363,104	+ 1.8%
<b>Nov-2023</b>	<b>\$461,290</b>	<b>+ 4.6%</b>	<b>\$312,846</b>	<b>- 11.2%</b>
12-Month Avg*	\$473,030	+ 5.4%	\$352,703	+ 4.2%

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

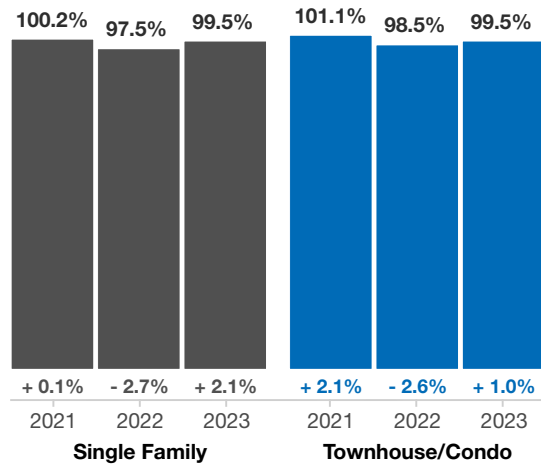
## Historical Average Sales Price by Month



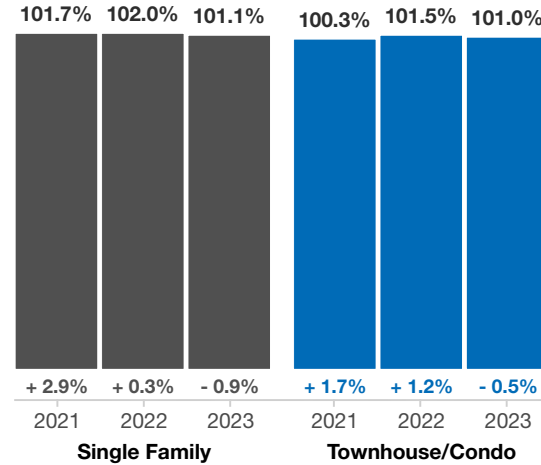
# Percent of List Price Received

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.

## November



## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2023	99.6%	+ 0.6%	100.0%	+ 0.8%
<b>Nov-2023</b>	<b>99.5%</b>	<b>+ 2.1%</b>	<b>99.5%</b>	<b>+ 1.0%</b>
12-Month Avg*	100.9%	- 0.9%	100.8%	- 0.5%

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

## Historical Percent of List Price Received by Month

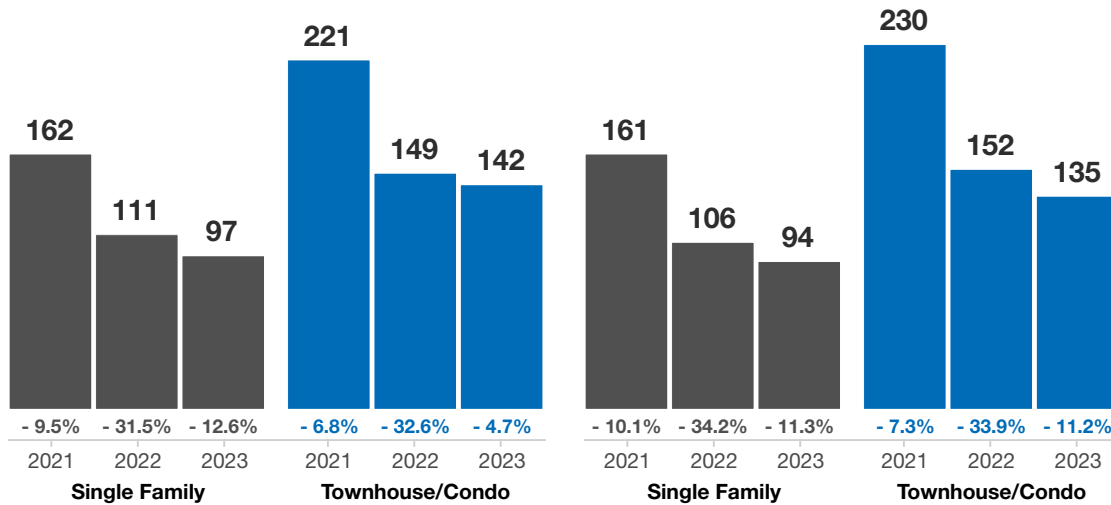


# Housing Affordability Index

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.

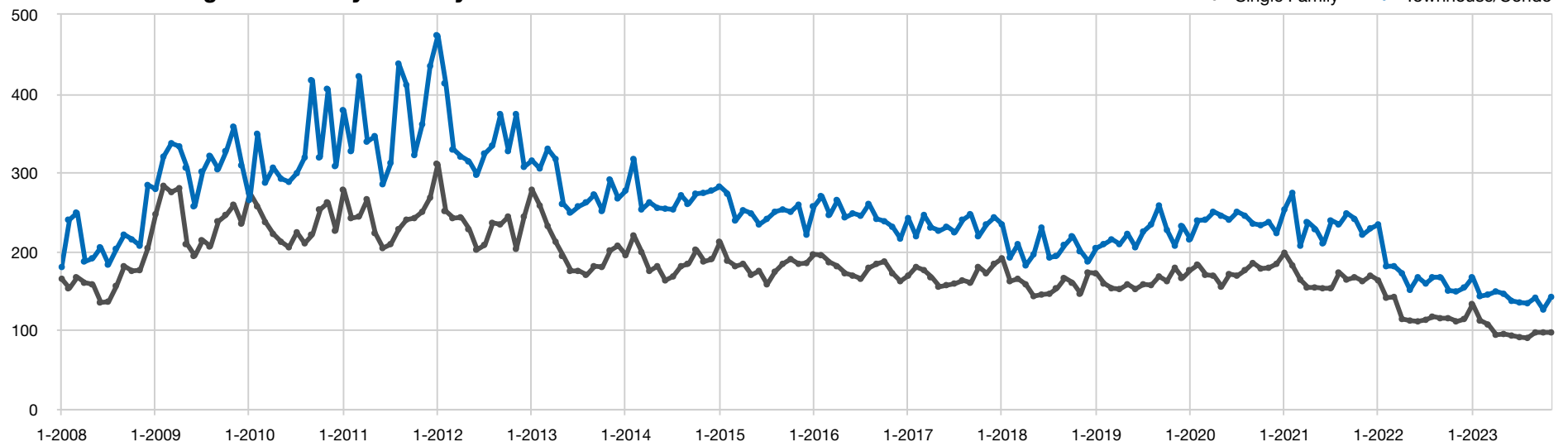
## November

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2023	97	- 15.7%	126	- 16.0%
<b>Nov-2023</b>	<b>97</b>	<b>- 12.6%</b>	<b>142</b>	<b>- 4.7%</b>
12-Month Avg	102	- 19.7%	143	- 18.8%

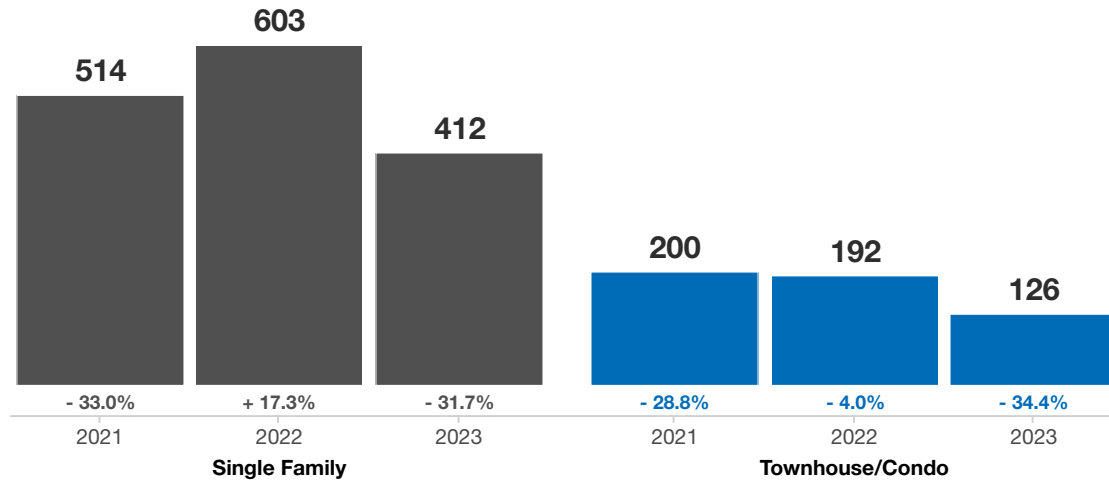
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

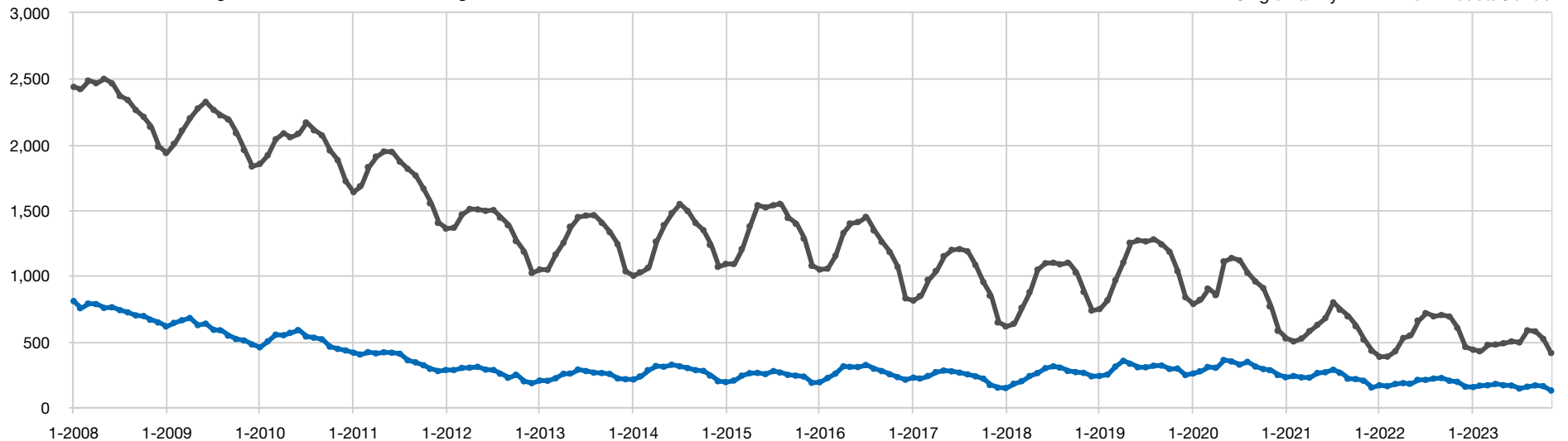
The number of properties available for sale in active status at the end of a given month.

## November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2022	458	+ 6.8%	155	+ 4.0%
Jan-2023	436	+ 13.8%	152	- 8.4%
Feb-2023	425	+ 10.7%	163	+ 2.5%
Mar-2023	474	+ 11.5%	166	- 5.7%
Apr-2023	476	- 9.5%	176	- 3.3%
May-2023	486	- 10.7%	166	- 6.2%
Jun-2023	500	- 24.0%	164	- 20.8%
Jul-2023	492	- 31.2%	141	- 31.9%
Aug-2023	584	- 15.5%	155	- 28.6%
Sep-2023	576	- 17.8%	165	- 25.3%
Oct-2023	520	- 24.5%	159	- 20.5%
<b>Nov-2023</b>	<b>412</b>	<b>- 31.7%</b>	<b>126</b>	<b>- 34.4%</b>
12-Month Avg	487	- 13.3%	157	- 16.5%

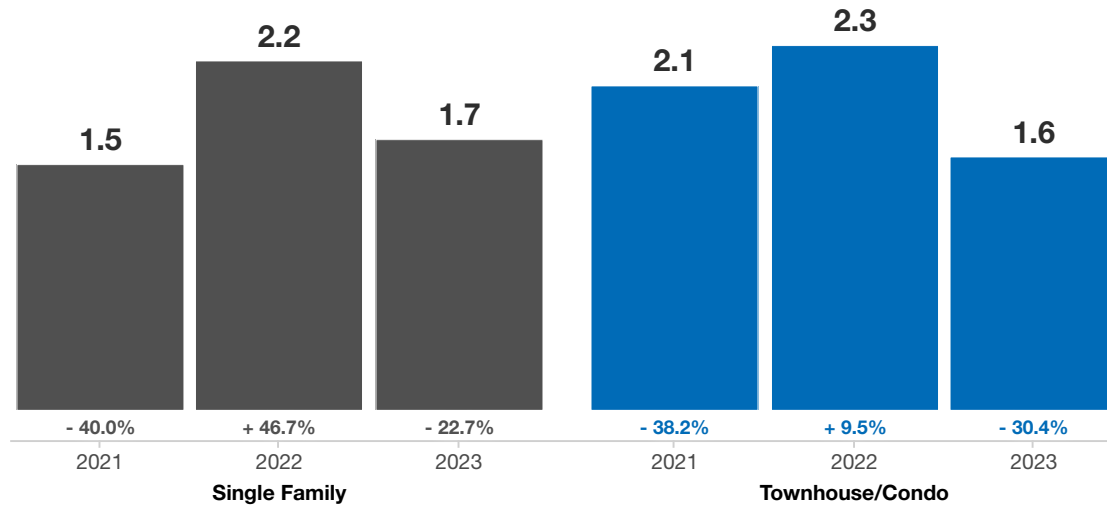
## Historical Inventory of Homes for Sale by Month



# 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.

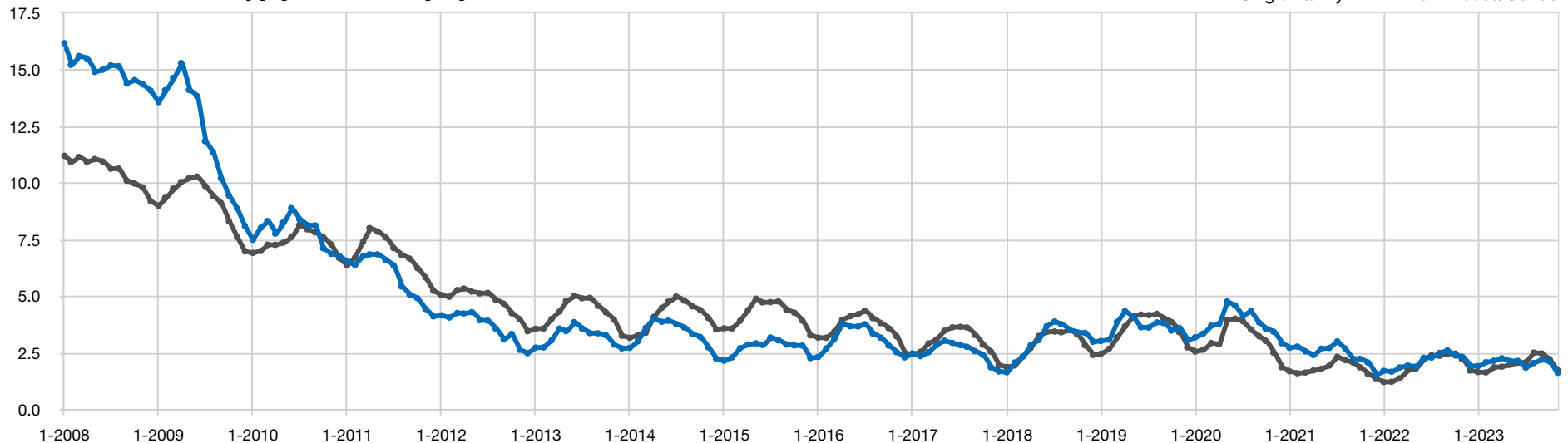
## November



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2022	1.7	+ 30.8%	1.9	+ 26.7%
Jan-2023	1.6	+ 33.3%	1.9	+ 11.8%
Feb-2023	1.6	+ 33.3%	2.1	+ 31.3%
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	+ 10.5%
Jun-2023	2.0	- 9.1%	2.1	- 8.7%
Jul-2023	2.1	- 12.5%	1.8	- 21.7%
Aug-2023	2.5	+ 8.7%	2.0	- 20.0%
Sep-2023	2.5	+ 4.2%	2.2	- 15.4%
Oct-2023	2.2	- 8.3%	2.1	- 12.5%
<b>Nov-2023</b>	<b>1.7</b>	<b>- 22.7%</b>	<b>1.6</b>	<b>- 30.4%</b>
12-Month Avg*	2.0	+ 4.6%	2.0	- 2.1%

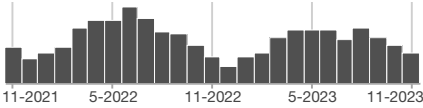
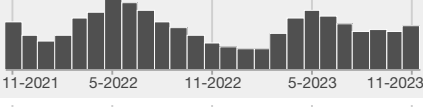
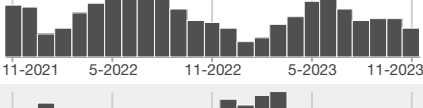
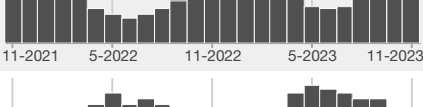
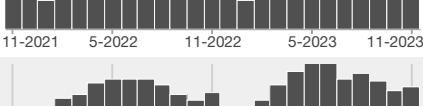
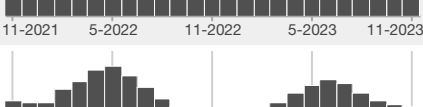

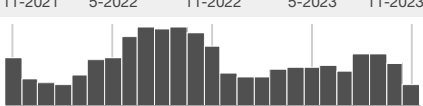


\* Months Supply for all properties from December 2022 through November 2023. This is not the average of the individual figures above.

## 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	11-2022	11-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		231	273	+ 18.2%	4,950	4,239	- 14.4%
Pending Sales		252	342	+ 35.7%	3,988	3,609	- 9.5%
Closed Sales		287	256	- 10.8%	4,048	3,392	- 16.2%
Days on Market Until Sale		31	30	- 3.2%	22	27	+ 22.7%
Median Sales Price		\$360,000	\$362,500	+ 0.7%	\$365,000	\$380,000	+ 4.1%
Average Sales Price		\$420,347	\$429,855	+ 2.3%	\$427,837	\$448,092	+ 4.7%
Percent of List Price Received		97.7%	99.5%	+ 1.8%	101.9%	101.1%	- 0.8%
Housing Affordability Index		116	108	- 6.9%	114	104	- 8.8%
Inventory of Homes for Sale		795	538	- 32.3%	—	—	—
Months Supply of Inventory		2.2	1.7	- 22.7%	—	—	—

# Housing Supply Overview

## November 2023

U.S. sales of new residential homes dropped 5.6% from the previous month to a seasonally adjusted annual rate of 679,000, according to the Census Bureau. However, sales were still up 17.7% year-over-year, as the lack of existing-home inventory continues to benefit the new-home market. Meanwhile, the median sales price of new homes declined for the seventh consecutive month, sliding 3.1% to \$409,300, as homebuilders trend toward building smaller homes to help offset rising costs and provide better affordability for homebuyers. For the 12-month period spanning December 2022 through November 2023, Pending sales in the Ann Arbor Area were down 10.3 percent overall. The price range with the largest gain in sales was the \$188,999 or Less range, where they increased 42.9 percent.

The overall Median Sales Price was up 5.4 percent to \$379,600. The property type with the largest price gain was the Single Family Residence segment, where prices increased 6.6 percent to \$415,000. The price range that tended to sell the quickest was the \$279,000 to \$418,999 range at 23 days; the price range that tended to sell the slowest was the \$419,000 or More range at 32 days.

Market-wide, inventory levels were down 32.3 percent. The property type with the smallest decline was the Single Family Residence segment, where they decreased 31.7 percent. That amounts to 1.7 months supply for Single-Family homes and 1.6 months supply for Townhouse/Condo.

## Quick Facts

+ 42.9%	- 8.1%	- 5.2%
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.

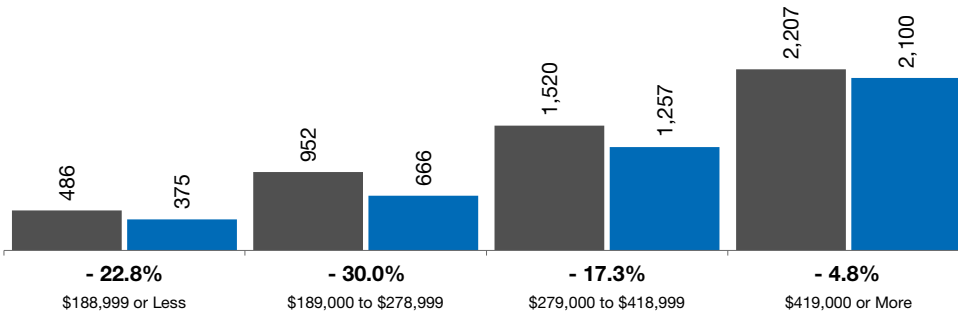
New Listings	2
Pending Sales	3
Median Sales Price	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

# 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.

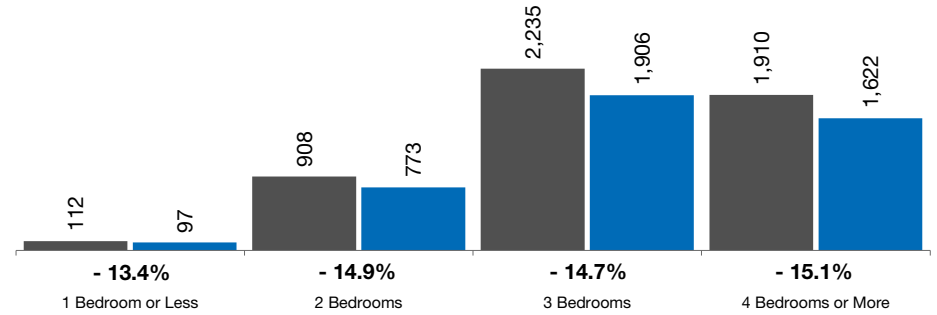
## By Price Range

■ 11-2022 ■ 11-2023



## By Bedroom

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$188,999 or Less	486	375	- 22.8%
\$189,000 to \$278,999	952	666	- 30.0%
\$279,000 to \$418,999	1,520	1,257	- 17.3%
\$419,000 or More	2,207	2,100	- 4.8%
<b>All Price Ranges</b>	<b>5,165</b>	<b>4,398</b>	<b>- 14.8%</b>

### Single Family Residence

11-2022	11-2023	Change
316	253	- 19.9%
585	369	- 36.9%
1,223	927	- 24.2%
1,856	1,775	- 4.4%
<b>3,980</b>	<b>3,324</b>	<b>- 16.5%</b>

### Townhouse/Condo

11-2022	11-2023	Change
170	122	- 28.2%
367	297	- 19.1%
297	330	+ 11.1%
351	325	- 7.4%
<b>1,185</b>	<b>1,074</b>	<b>- 9.4%</b>

### By Bedroom

	11-2022	11-2023	Change
1 Bedroom or Less	112	97	- 13.4%
2 Bedrooms	908	773	- 14.9%
3 Bedrooms	2,235	1,906	- 14.7%
4 Bedrooms or More	1,910	1,622	- 15.1%
<b>All Bedroom Ranges</b>	<b>5,165</b>	<b>4,398</b>	<b>- 14.8%</b>

11-2022	11-2023	Change
16	18	+ 12.5%
251	187	- 25.5%
1,889	1,572	- 16.8%
1,824	1,547	- 15.2%
<b>3,980</b>	<b>3,324</b>	<b>- 16.5%</b>

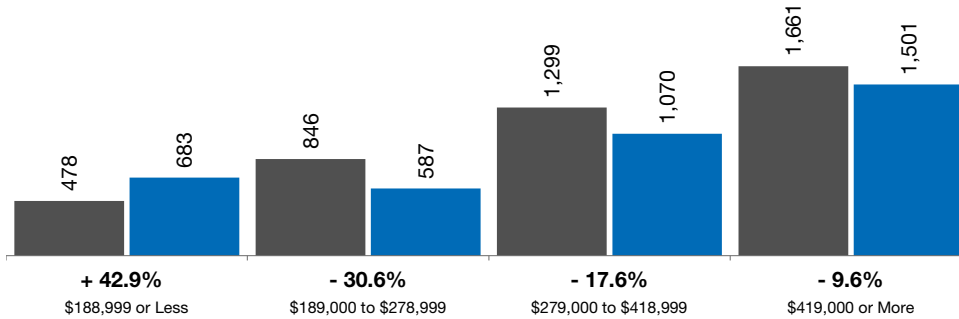
11-2022	11-2023	Change
96	79	- 17.7%
657	586	- 10.8%
346	334	- 3.5%
86	75	- 12.8%
<b>1,185</b>	<b>1,074</b>	<b>- 9.4%</b>

# Pending Sales

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

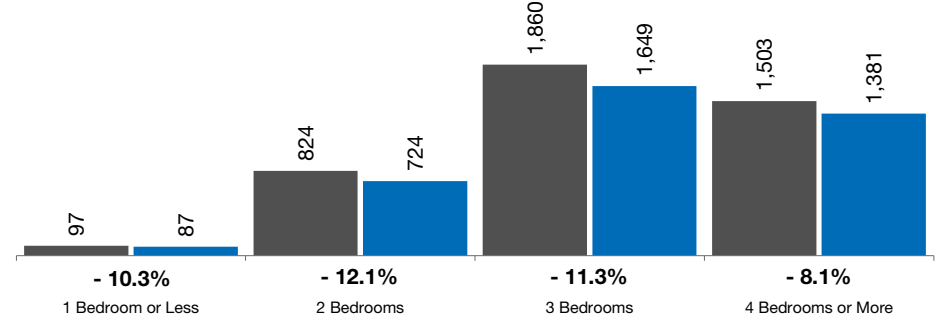
## By Price Range

■ 11-2022 ■ 11-2023



## By Bedroom

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$188,999 or Less	478	683	+ 42.9%
\$189,000 to \$278,999	846	587	- 30.6%
\$279,000 to \$418,999	1,299	1,070	- 17.6%
\$419,000 or More	1,661	1,501	- 9.6%
<b>All Price Ranges</b>	<b>4,284</b>	<b>3,841</b>	<b>- 10.3%</b>

### Single Family Residence

11-2022	11-2023	Change	11-2022	11-2023	Change
300	468	+ 56.0%	178	215	+ 20.8%
496	326	- 34.3%	350	261	- 25.4%
1,046	793	- 24.2%	253	277	+ 9.5%
1,443	1,307	- 9.4%	218	194	- 11.0%
<b>3,285</b>	<b>2,894</b>	<b>- 11.9%</b>	<b>999</b>	<b>947</b>	<b>- 5.2%</b>

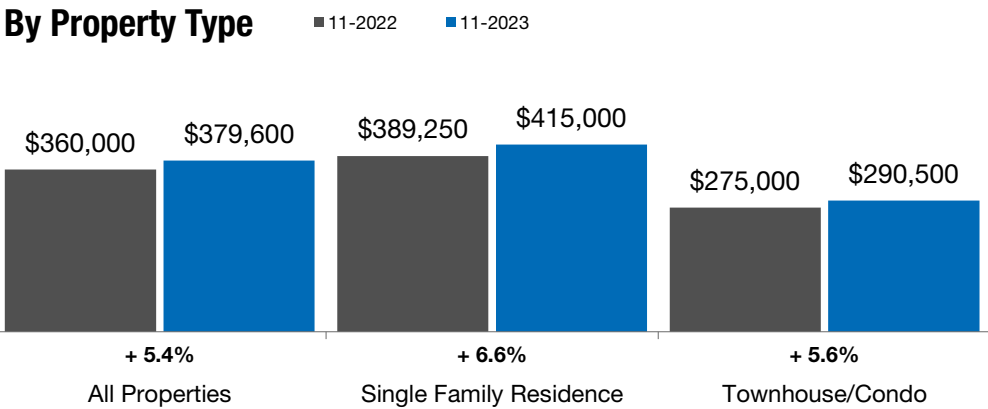
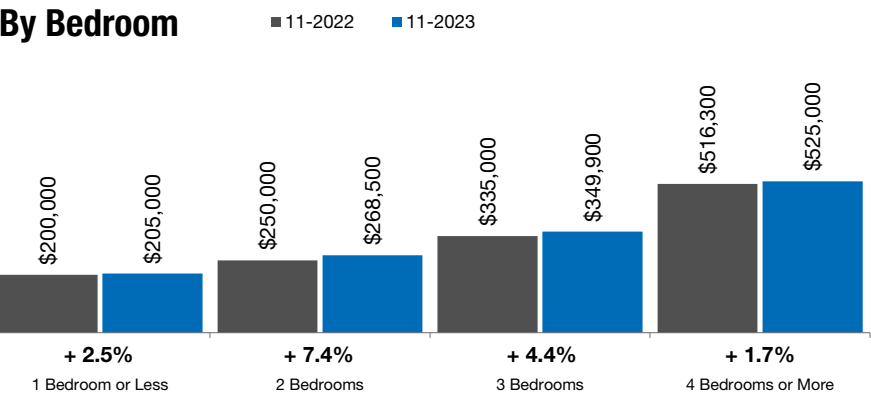
### Townhouse/Condo

By Bedroom	11-2022	11-2023	Change
1 Bedroom or Less	97	87	- 10.3%
2 Bedrooms	824	724	- 12.1%
3 Bedrooms	1,860	1,649	- 11.3%
4 Bedrooms or More	1,503	1,381	- 8.1%
<b>All Bedroom Ranges</b>	<b>4,284</b>	<b>3,841</b>	<b>- 10.3%</b>

11-2022	11-2023	Change	11-2022	11-2023	Change
14	17	+ 21.4%	83	70	- 15.7%
221	177	- 19.9%	603	547	- 9.3%
1,606	1,379	- 14.1%	254	270	+ 6.3%
1,444	1,321	- 8.5%	59	60	+ 1.7%
<b>3,285</b>	<b>2,894</b>	<b>- 11.9%</b>	<b>999</b>	<b>947</b>	<b>- 5.2%</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.**



All Properties			
By Bedroom	11-2022	11-2023	Change
1 Bedroom or Less	\$200,000	\$205,000	+ 2.5%
2 Bedrooms	\$250,000	\$268,500	+ 7.4%
3 Bedrooms	\$335,000	\$349,900	+ 4.4%
4 Bedrooms or More	\$516,300	\$525,000	+ 1.7%
All Bedroom Ranges	\$360,000	\$379,600	+ 5.4%

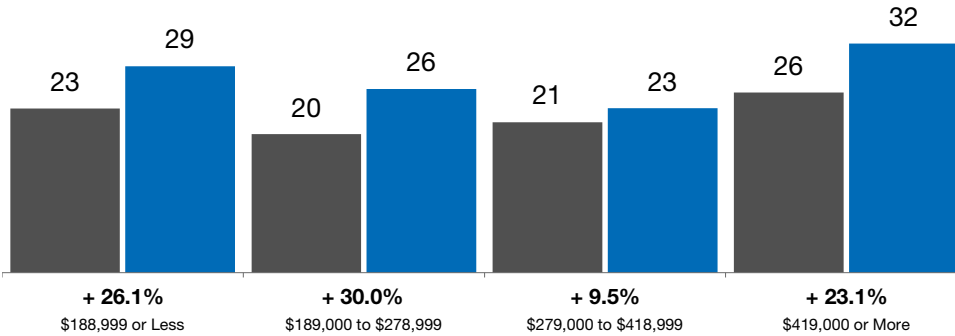
Single Family Residence			Townhouse/Condo		
11-2022	11-2023	Change	11-2022	11-2023	Change
\$176,150	\$202,000	+ 14.7%	\$206,000	\$207,500	+ 0.7%
\$240,000	\$274,500	+ 14.4%	\$252,000	\$266,765	+ 5.9%
\$330,000	\$340,000	+ 3.0%	\$389,805	\$379,900	- 2.5%
\$517,325	\$520,330	+ 0.6%	\$501,000	\$581,682	+ 16.1%
\$389,250	\$415,000	+ 6.6%	\$275,000	\$290,500	+ 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.

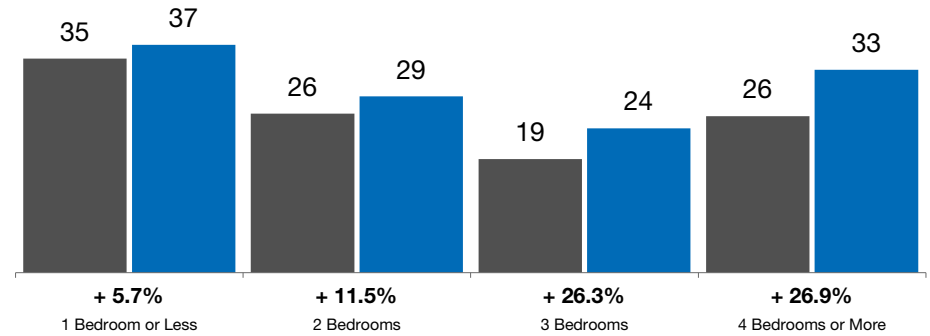
## By Price Range

■ 11-2022 ■ 11-2023



## By Bedroom

■ 11-2022 ■ 11-2023



## All Properties

By Price Range	11-2022	11-2023	Change
\$188,999 or Less	23	29	+ 26.1%
\$189,000 to \$278,999	20	26	+ 30.0%
\$279,000 to \$418,999	21	23	+ 9.5%
\$419,000 or More	26	32	+ 23.1%
<b>All Price Ranges</b>	<b>23</b>	<b>28</b>	<b>+ 21.7%</b>

## Single Family Residence

11-2022	11-2023	Change	11-2022	11-2023	Change
27	34	+ 25.9%	17	20	+ 17.6%
17	22	+ 29.4%	23	32	+ 39.1%
18	23	+ 27.8%	35	24	- 31.4%
23	29	+ 26.1%	39	56	+ 43.6%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>29</b>	<b>34</b>	<b>+ 17.2%</b>

## Townhouse/Condo

By Bedroom	11-2022	11-2023	Change
1 Bedroom or Less	35	37	+ 5.7%
2 Bedrooms	26	29	+ 11.5%
3 Bedrooms	19	24	+ 26.3%
4 Bedrooms or More	26	33	+ 26.9%
<b>All Bedroom Ranges</b>	<b>23</b>	<b>28</b>	<b>+ 21.7%</b>

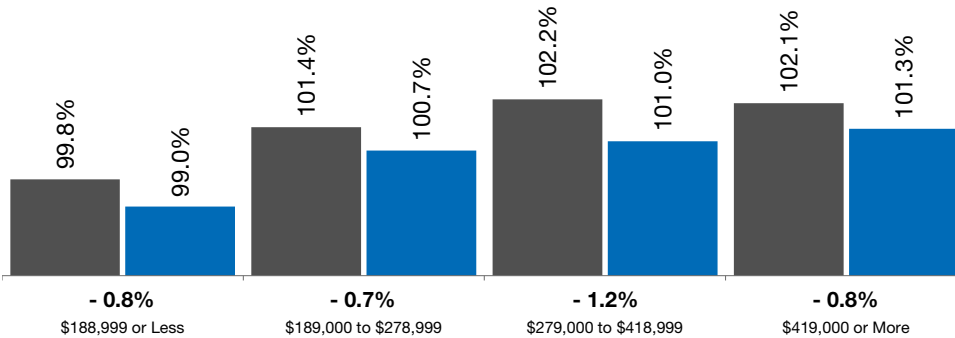
11-2022	11-2023	Change	11-2022	11-2023	Change
20	58	+ 190.0%	38	32	- 15.8%
23	30	+ 30.4%	27	28	+ 3.7%
17	21	+ 23.5%	29	38	+ 31.0%
25	32	+ 28.0%	29	65	+ 124.1%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>29</b>	<b>34</b>	<b>+ 17.2%</b>

# 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.**

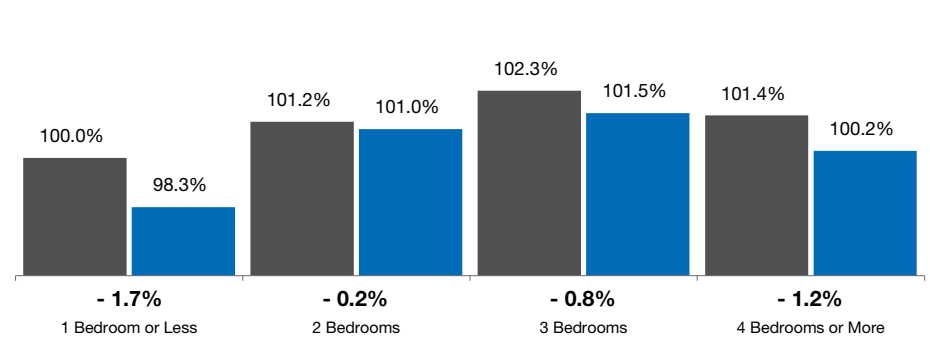
## By Price Range

■ 11-2022 ■ 11-2023



## By Bedroom

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$188,999 or Less	99.8%	99.0%	- 0.8%
\$189,000 to \$278,999	101.4%	100.7%	- 0.7%
\$279,000 to \$418,999	102.2%	101.0%	- 1.2%
\$419,000 or More	102.1%	101.3%	- 0.8%
<b>All Price Ranges</b>	<b>101.7%</b>	<b>100.9%</b>	<b>- 0.8%</b>

### Single Family Residence

11-2022	11-2023	Change	11-2022	11-2023	Change
99.1%	98.4%	- 0.7%	101.1%	100.3%	- 0.8%
101.4%	100.5%	- 0.9%	101.4%	100.9%	- 0.5%
102.3%	100.8%	- 1.5%	101.9%	101.4%	- 0.5%
102.3%	101.5%	- 0.8%	100.7%	100.2%	- 0.5%
<b>101.9%</b>	<b>100.9%</b>	<b>- 1.0%</b>	<b>101.3%</b>	<b>100.8%</b>	<b>- 0.5%</b>

### Townhouse/Condo

By Bedroom	11-2022	11-2023	Change
1 Bedroom or Less	100.0%	98.3%	- 1.7%
2 Bedrooms	101.2%	101.0%	- 0.2%
3 Bedrooms	102.3%	101.5%	- 0.8%
4 Bedrooms or More	101.4%	100.2%	- 1.2%
<b>All Bedroom Ranges</b>	<b>101.7%</b>	<b>100.9%</b>	<b>- 0.8%</b>

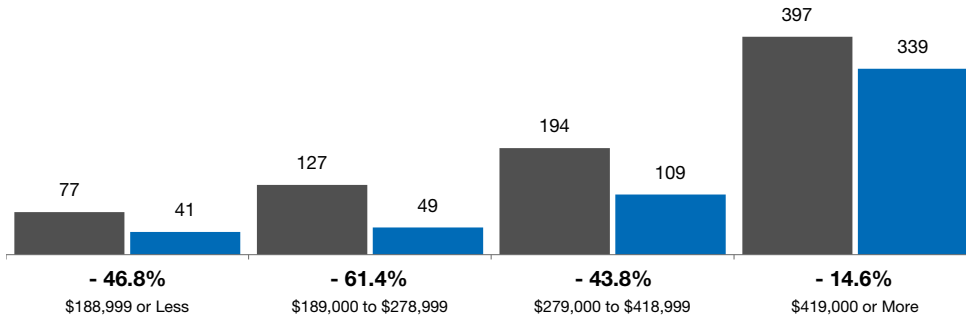
11-2022	11-2023	Change	11-2022	11-2023	Change
98.6%	95.3%	- 3.3%	100.3%	99.0%	- 1.3%
100.6%	100.0%	- 0.6%	101.5%	101.3%	- 0.2%
102.5%	101.7%	- 0.8%	101.3%	100.7%	- 0.6%
101.5%	100.3%	- 1.2%	101.1%	98.6%	- 2.5%
<b>101.9%</b>	<b>100.9%</b>	<b>- 1.0%</b>	<b>101.3%</b>	<b>100.8%</b>	<b>- 0.5%</b>

# 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.

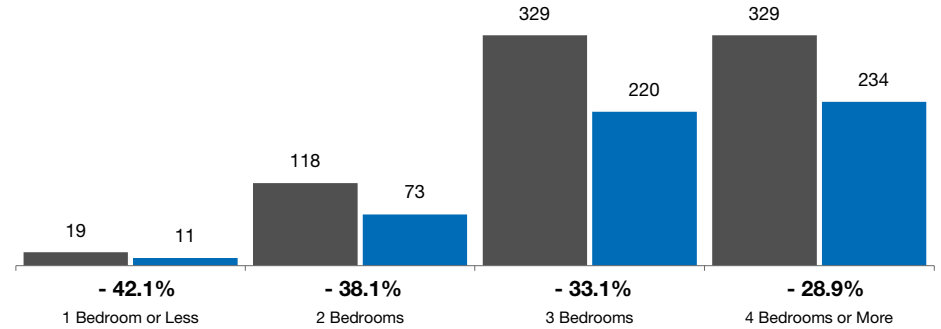
## By Price Range

■ 11-2022 ■ 11-2023



## By Bedroom

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$188,999 or Less	77	41	- 46.8%
\$189,000 to \$278,999	127	49	- 61.4%
\$279,000 to \$418,999	194	109	- 43.8%
\$419,000 or More	397	339	- 14.6%
<b>All Price Ranges</b>	<b>795</b>	<b>538</b>	<b>- 32.3%</b>

### Single Family Residence

11-2022	11-2023	Change	11-2022	11-2023	Change
58	30	- 48.3%	19	11	- 42.1%
72	35	- 51.4%	55	14	- 74.5%
151	74	- 51.0%	43	35	- 18.6%
322	273	- 15.2%	75	66	- 12.0%
<b>603</b>	<b>412</b>	<b>- 31.7%</b>	<b>192</b>	<b>126</b>	<b>- 34.4%</b>

### Townhouse/Condo

By Bedroom	11-2022	11-2023	Change
1 Bedroom or Less	19	11	- 42.1%
2 Bedrooms	118	73	- 38.1%
3 Bedrooms	329	220	- 33.1%
4 Bedrooms or More	329	234	- 28.9%
<b>All Bedroom Ranges</b>	<b>795</b>	<b>538</b>	<b>- 32.3%</b>

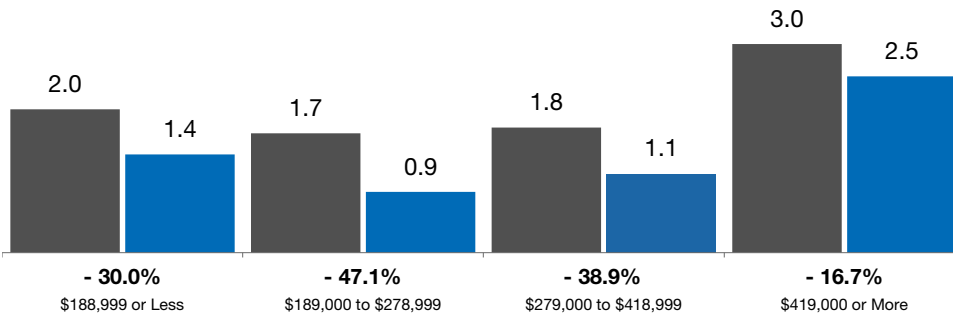
11-2022	11-2023	Change	11-2022	11-2023	Change
5	4	- 20.0%	14	7	- 50.0%
27	14	- 48.1%	91	59	- 35.2%
265	178	- 32.8%	64	42	- 34.4%
306	216	- 29.4%	23	18	- 21.7%
<b>603</b>	<b>412</b>	<b>- 31.7%</b>	<b>192</b>	<b>126</b>	<b>- 34.4%</b>

# 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.

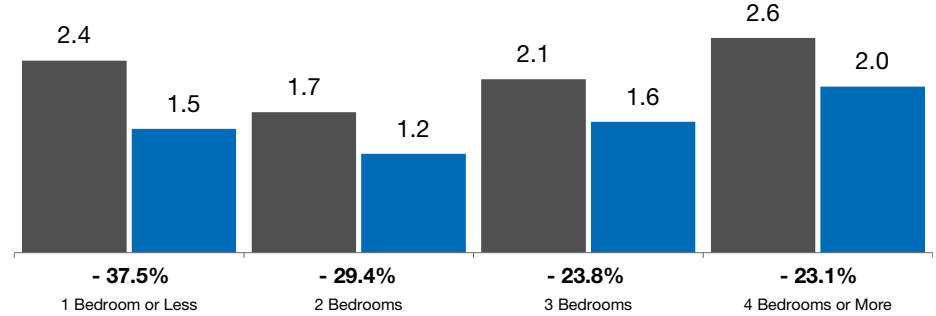
## By Price Range

■ 11-2022 ■ 11-2023



## By Bedroom

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$188,999 or Less	2.0	1.4	- 30.0%
\$189,000 to \$278,999	1.7	0.9	- 47.1%
\$279,000 to \$418,999	1.8	1.1	- 38.9%
\$419,000 or More	3.0	2.5	- 16.7%
<b>All Price Ranges</b>	<b>2.2</b>	<b>1.7</b>	<b>- 22.7%</b>

### Single Family Residence

11-2022	11-2023	Change	11-2022	11-2023	Change
2.5	1.6	- 36.0%	1.3	1.1	- 15.4%
1.6	1.1	- 31.3%	1.8	0.5	- 72.2%
1.7	1.0	- 41.2%	2.1	1.5	- 28.6%
2.8	2.3	- 17.9%	4.0	3.4	- 15.0%
<b>2.2</b>	<b>1.7</b>	<b>- 22.7%</b>	<b>2.3</b>	<b>1.6</b>	<b>- 30.4%</b>

### Townhouse/Condo

By Bedroom	11-2022	11-2023	Change
1 Bedroom or Less	2.4	1.5	- 37.5%
2 Bedrooms	1.7	1.2	- 29.4%
3 Bedrooms	2.1	1.6	- 23.8%
4 Bedrooms or More	2.6	2.0	- 23.1%
<b>All Bedroom Ranges</b>	<b>2.2</b>	<b>1.7</b>	<b>- 22.7%</b>

11-2022	11-2023	Change	11-2022	11-2023	Change
3.6	2.6	- 27.8%	2.0	1.2	- 40.0%
1.5	0.9	- 40.0%	1.8	1.3	- 27.8%
2.0	1.5	- 25.0%	3.0	1.9	- 36.7%
2.5	2.0	- 20.0%	4.7	3.6	- 23.4%
<b>2.2</b>	<b>1.7</b>	<b>- 22.7%</b>	<b>2.3</b>	<b>1.6</b>	<b>- 30.4%</b>

## Ann Arbor School District

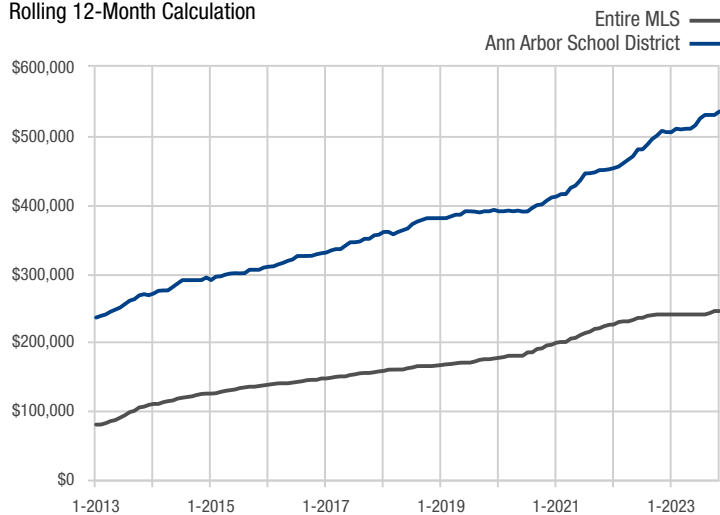
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	56	56	0.0%	1,410	1,210	- 14.2%
Pending Sales	67	81	+ 20.9%	1,123	1,026	- 8.6%
Closed Sales	76	66	- 13.2%	1,138	962	- 15.5%
Days on Market Until Sale	26	20	- 23.1%	18	21	+ 16.7%
Median Sales Price*	\$520,000	\$515,000	- 1.0%	\$510,000	\$540,000	+ 5.9%
Average Sales Price*	\$578,340	\$584,041	+ 1.0%	\$585,580	\$617,901	+ 5.5%
Percent of List Price Received*	96.9%	99.1%	+ 2.3%	102.7%	102.2%	- 0.5%
Inventory of Homes for Sale	193	128	- 33.7%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	40	47	+ 17.5%	837	701	- 16.2%
Pending Sales	40	63	+ 57.5%	664	604	- 9.0%
Closed Sales	45	33	- 26.7%	698	561	- 19.6%
Days on Market Until Sale	45	17	- 62.2%	23	26	+ 13.0%
Median Sales Price*	\$289,000	\$290,000	+ 0.3%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$392,184	\$356,035	- 9.2%	\$365,951	\$387,609	+ 5.9%
Percent of List Price Received*	97.4%	98.7%	+ 1.3%	101.5%	101.1%	- 0.4%
Inventory of Homes for Sale	116	72	- 37.9%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

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

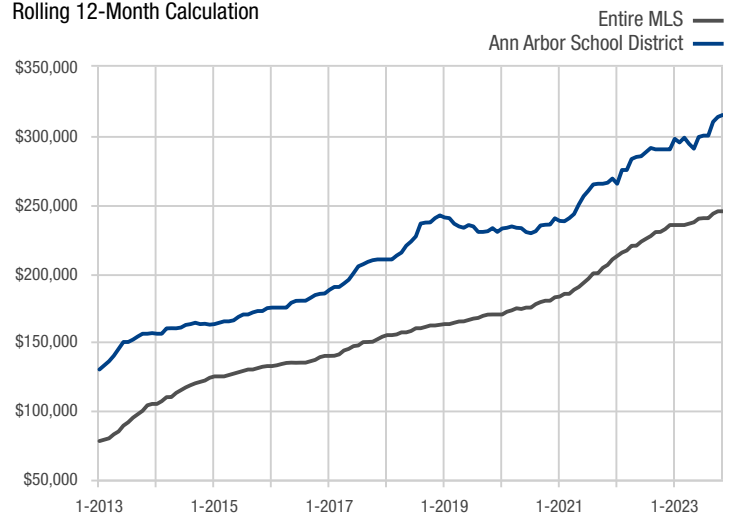
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Chelsea School District

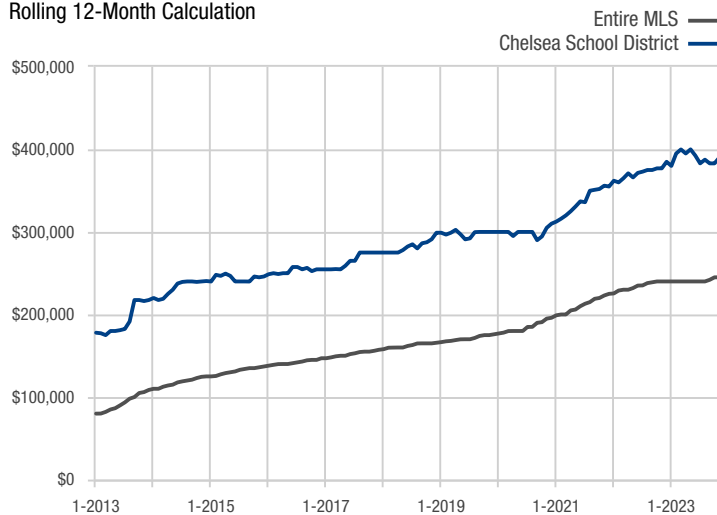
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	8	16	+ 100.0%	224	230	+ 2.7%
Pending Sales	8	30	+ 275.0%	165	191	+ 15.8%
Closed Sales	8	20	+ 150.0%	167	171	+ 2.4%
Days on Market Until Sale	12	22	+ 83.3%	17	25	+ 47.1%
Median Sales Price*	\$329,000	<b>\$425,000</b>	+ 29.2%	\$386,000	<b>\$399,900</b>	+ 3.6%
Average Sales Price*	\$357,125	<b>\$443,341</b>	+ 24.1%	\$418,404	<b>\$423,499</b>	+ 1.2%
Percent of List Price Received*	96.7%	<b>98.6%</b>	+ 2.0%	101.5%	<b>99.6%</b>	- 1.9%
Inventory of Homes for Sale	41	33	- 19.5%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	2	—	30	56	+ 86.7%
Pending Sales	0	1	—	19	28	+ 47.4%
Closed Sales	1	2	+ 100.0%	19	25	+ 31.6%
Days on Market Until Sale	7	43	+ 514.3%	12	19	+ 58.3%
Median Sales Price*	\$215,000	<b>\$290,000</b>	+ 34.9%	\$240,000	<b>\$292,000</b>	+ 21.7%
Average Sales Price*	\$215,000	<b>\$290,000</b>	+ 34.9%	\$254,339	<b>\$297,125</b>	+ 16.8%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	102.1%	<b>101.9%</b>	- 0.2%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.7	2.4	+ 242.9%	—	—	—

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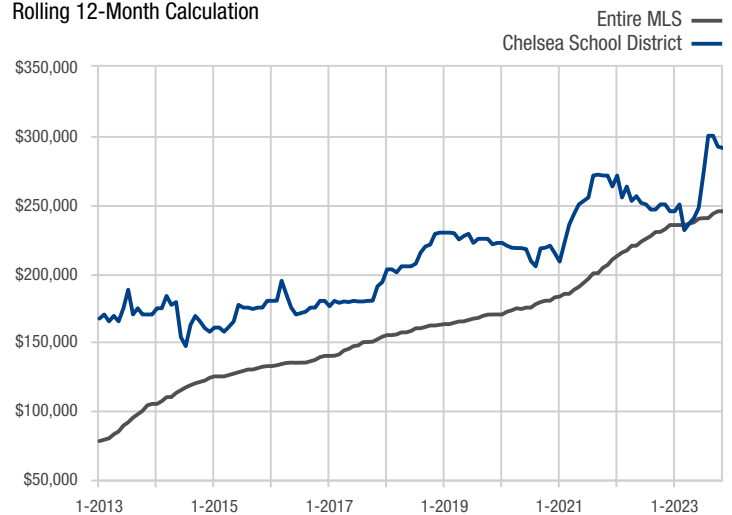
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Clinton School District

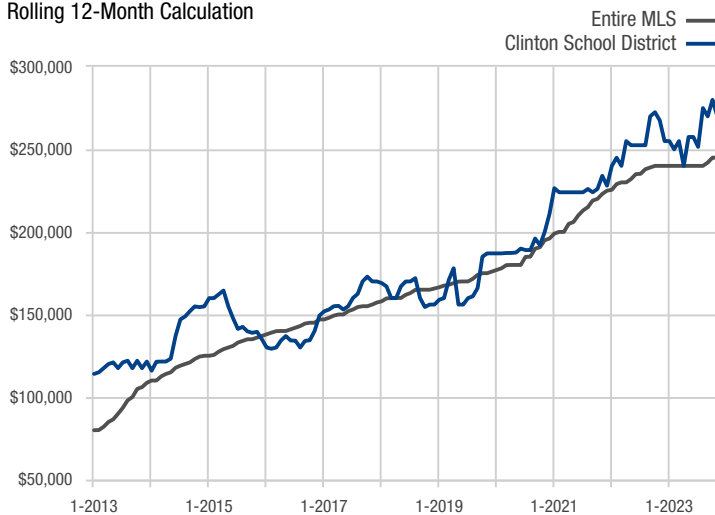
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	7	+ 133.3%	90	75	- 16.7%
Pending Sales	0	4	—	68	50	- 26.5%
Closed Sales	1	3	+ 200.0%	70	46	- 34.3%
Days on Market Until Sale	46	21	- 54.3%	41	46	+ 12.2%
Median Sales Price*	\$189,900	<b>\$161,000</b>	- 15.2%	\$255,000	<b>\$270,000</b>	+ 5.9%
Average Sales Price*	\$189,900	<b>\$175,667</b>	- 7.5%	\$296,725	<b>\$281,530</b>	- 5.1%
Percent of List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	98.5%	<b>98.1%</b>	- 0.4%
Inventory of Homes for Sale	15	17	+ 13.3%	—	—	—
Months Supply of Inventory	2.3	3.6	+ 56.5%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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

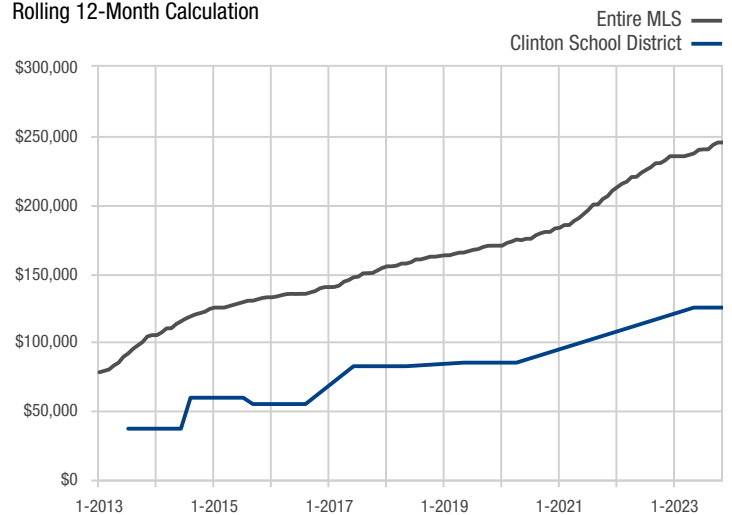
Rolling 12-Month Calculation



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### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



## Dexter School District

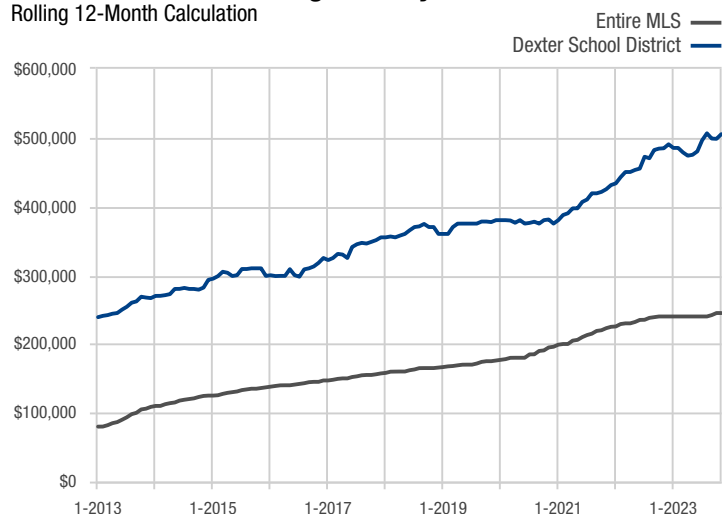
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	16	26	+ 62.5%	300	310	+ 3.3%
Pending Sales	16	22	+ 37.5%	227	235	+ 3.5%
Closed Sales	17	19	+ 11.8%	231	226	- 2.2%
Days on Market Until Sale	27	57	+ 111.1%	24	33	+ 37.5%
Median Sales Price*	\$408,000	\$562,000	+ 37.7%	\$485,000	\$503,445	+ 3.8%
Average Sales Price*	\$445,250	\$667,832	+ 50.0%	\$529,697	\$559,222	+ 5.6%
Percent of List Price Received*	97.2%	98.8%	+ 1.6%	101.6%	100.2%	- 1.4%
Inventory of Homes for Sale	57	41	- 28.1%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	3	+ 200.0%	27	30	+ 11.1%
Pending Sales	2	3	+ 50.0%	24	28	+ 16.7%
Closed Sales	2	0	- 100.0%	24	23	- 4.2%
Days on Market Until Sale	55	—	—	62	82	+ 32.3%
Median Sales Price*	\$432,703	—	—	\$366,043	\$440,000	+ 20.2%
Average Sales Price*	\$432,703	—	—	\$361,755	\$454,242	+ 25.6%
Percent of List Price Received*	102.6%	—	—	101.7%	101.4%	- 0.3%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

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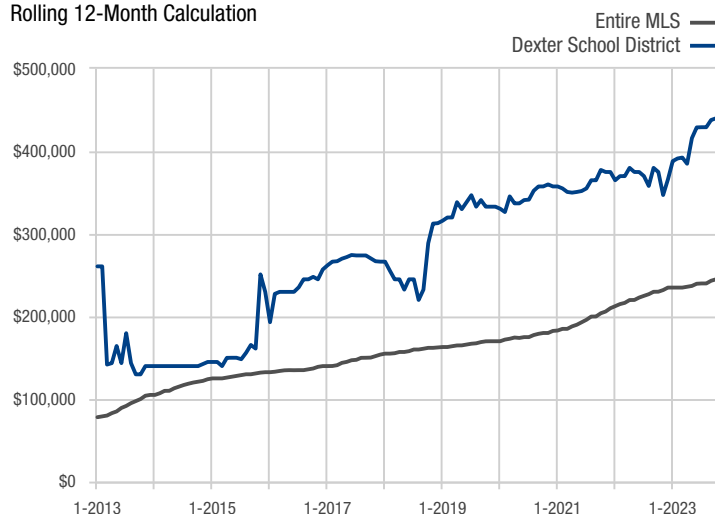
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Lincoln Consolidated School District

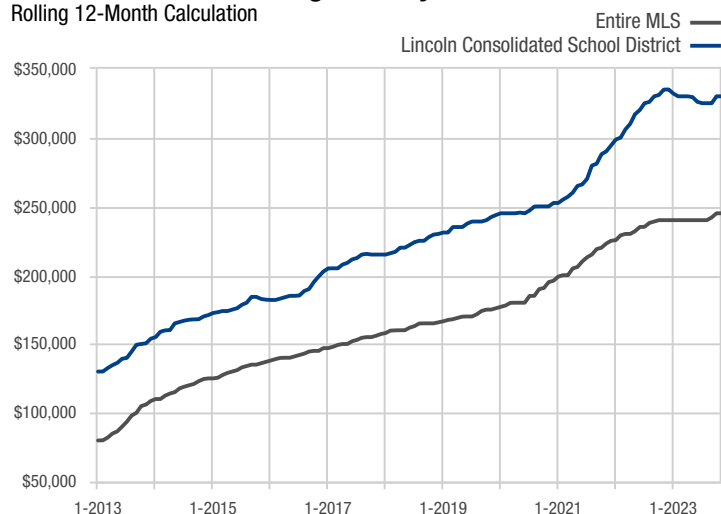
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	20	18	- 10.0%	368	301	- 18.2%
Pending Sales	25	22	- 12.0%	299	268	- 10.4%
Closed Sales	31	20	- 35.5%	298	260	- 12.8%
Days on Market Until Sale	25	31	+ 24.0%	16	24	+ 50.0%
Median Sales Price*	\$319,000	<b>\$332,500</b>	+ 4.2%	\$336,250	<b>\$330,000</b>	- 1.9%
Average Sales Price*	\$323,139	<b>\$334,563</b>	+ 3.5%	\$338,337	<b>\$338,369</b>	+ 0.0%
Percent of List Price Received*	99.2%	<b>99.4%</b>	+ 0.2%	102.8%	<b>101.1%</b>	- 1.7%
Inventory of Homes for Sale	52	28	- 46.2%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	1	- 66.7%	33	34	+ 3.0%
Pending Sales	4	1	- 75.0%	33	40	+ 21.2%
Closed Sales	6	2	- 66.7%	30	44	+ 46.7%
Days on Market Until Sale	15	13	- 13.3%	30	31	+ 3.3%
Median Sales Price*	\$198,200	<b>\$217,450</b>	+ 9.7%	\$199,450	<b>\$239,840</b>	+ 20.3%
Average Sales Price*	\$196,574	<b>\$217,450</b>	+ 10.6%	\$197,301	<b>\$224,544</b>	+ 13.8%
Percent of List Price Received*	100.6%	<b>99.2%</b>	- 1.4%	102.5%	<b>99.0%</b>	- 3.4%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

\* 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.

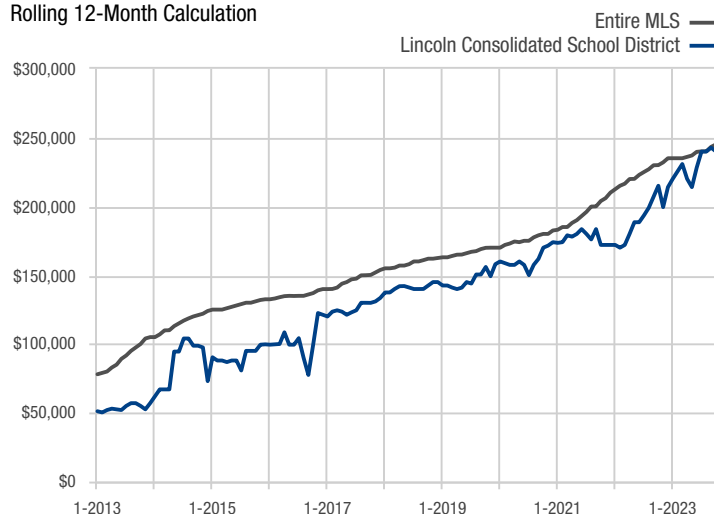
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Manchester School District

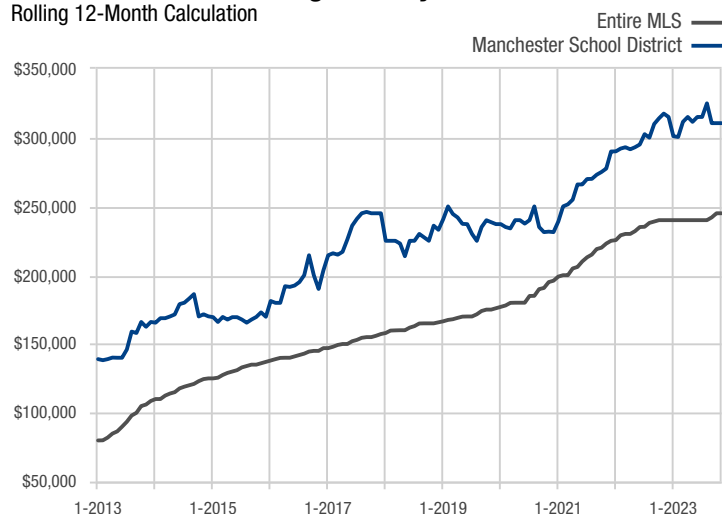
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	4	+ 33.3%	96	76	- 20.8%
Pending Sales	6	6	0.0%	76	70	- 7.9%
Closed Sales	6	4	- 33.3%	78	69	- 11.5%
Days on Market Until Sale	26	40	+ 53.8%	28	41	+ 46.4%
Median Sales Price*	\$346,018	<b>\$384,500</b>	+ 11.1%	\$315,000	<b>\$320,000</b>	+ 1.6%
Average Sales Price*	\$313,806	<b>\$428,500</b>	+ 36.5%	\$350,883	<b>\$333,056</b>	- 5.1%
Percent of List Price Received*	99.4%	<b>101.6%</b>	+ 2.2%	99.8%	<b>100.3%</b>	+ 0.5%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	0.0%	12	13	+ 8.3%
Pending Sales	2	0	- 100.0%	11	8	- 27.3%
Closed Sales	2	0	- 100.0%	11	8	- 27.3%
Days on Market Until Sale	24	—	—	21	8	- 61.9%
Median Sales Price*	\$143,950	—	—	\$145,000	<b>\$163,000</b>	+ 12.4%
Average Sales Price*	\$143,950	—	—	\$166,573	<b>\$226,063</b>	+ 35.7%
Percent of List Price Received*	101.5%	—	—	100.2%	<b>99.4%</b>	- 0.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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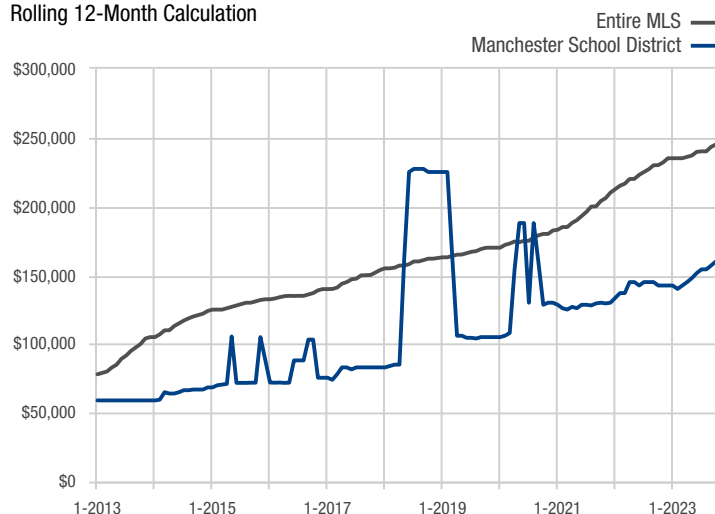
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Milan School District

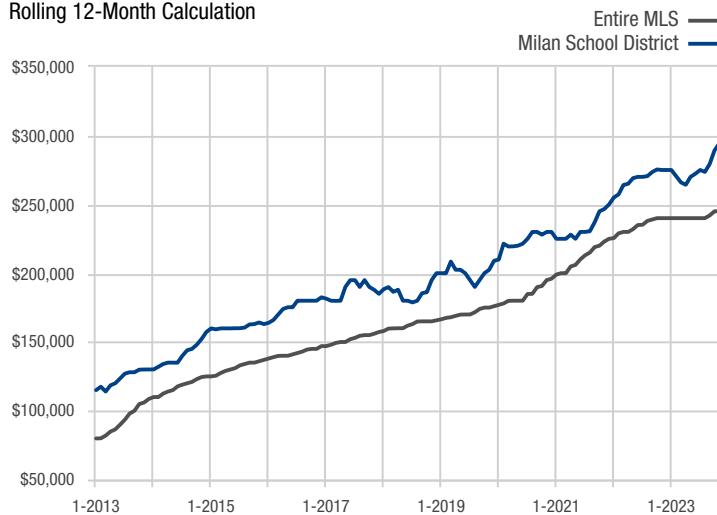
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	8	7	- 12.5%	196	156	- 20.4%
Pending Sales	14	11	- 21.4%	174	123	- 29.3%
Closed Sales	15	9	- 40.0%	179	114	- 36.3%
Days on Market Until Sale	39	34	- 12.8%	33	34	+ 3.0%
Median Sales Price*	\$238,000	<b>\$289,900</b>	+ 21.8%	\$272,035	<b>\$295,000</b>	+ 8.4%
Average Sales Price*	\$252,667	<b>\$294,639</b>	+ 16.6%	\$281,369	<b>\$296,412</b>	+ 5.3%
Percent of List Price Received*	96.1%	100.2%	+ 4.3%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	28	29	+ 3.6%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	0	- 100.0%	30	24	- 20.0%
Pending Sales	2	3	+ 50.0%	26	19	- 26.9%
Closed Sales	2	3	+ 50.0%	24	19	- 20.8%
Days on Market Until Sale	20	42	+ 110.0%	40	56	+ 40.0%
Median Sales Price*	\$185,500	<b>\$239,900</b>	+ 29.3%	\$201,500	<b>\$237,000</b>	+ 17.6%
Average Sales Price*	\$185,500	<b>\$254,933</b>	+ 37.4%	\$295,310	<b>\$288,776</b>	- 2.2%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.2	1.0	- 54.5%	—	—	—

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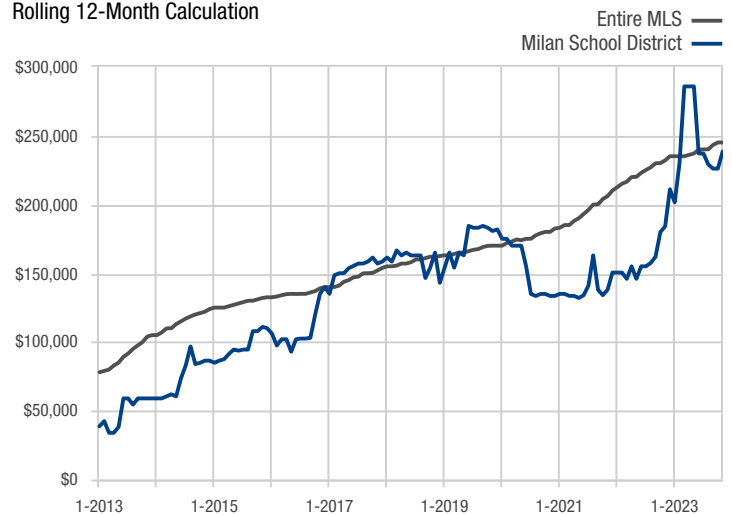
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Northville School District

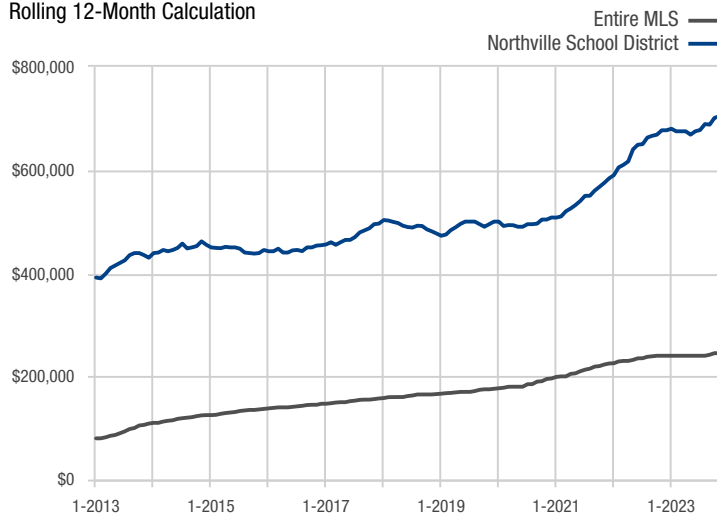
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	23	22	- 4.3%	507	414	- 18.3%
Pending Sales	23	18	- 21.7%	376	300	- 20.2%
Closed Sales	28	14	- 50.0%	377	256	- 32.1%
Days on Market Until Sale	41	12	- 70.7%	22	18	- 18.2%
Median Sales Price*	\$669,000	<b>\$802,500</b>	+ 20.0%	\$678,500	<b>\$715,000</b>	+ 5.4%
Average Sales Price*	\$797,593	<b>\$844,954</b>	+ 5.9%	\$785,884	<b>\$770,554</b>	- 2.0%
Percent of List Price Received*	98.4%	100.0%	+ 1.6%	102.1%	101.2%	- 0.9%
Inventory of Homes for Sale	65	53	- 18.5%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	16	19	+ 18.8%	214	203	- 5.1%
Pending Sales	15	12	- 20.0%	173	168	- 2.9%
Closed Sales	17	11	- 35.3%	174	157	- 9.8%
Days on Market Until Sale	44	15	- 65.9%	21	22	+ 4.8%
Median Sales Price*	\$335,000	<b>\$265,000</b>	- 20.9%	\$328,250	<b>\$375,000</b>	+ 14.2%
Average Sales Price*	\$371,788	<b>\$322,773</b>	- 13.2%	\$375,908	<b>\$399,935</b>	+ 6.4%
Percent of List Price Received*	97.8%	103.0%	+ 5.3%	101.5%	101.2%	- 0.3%
Inventory of Homes for Sale	26	27	+ 3.8%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

\* 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.

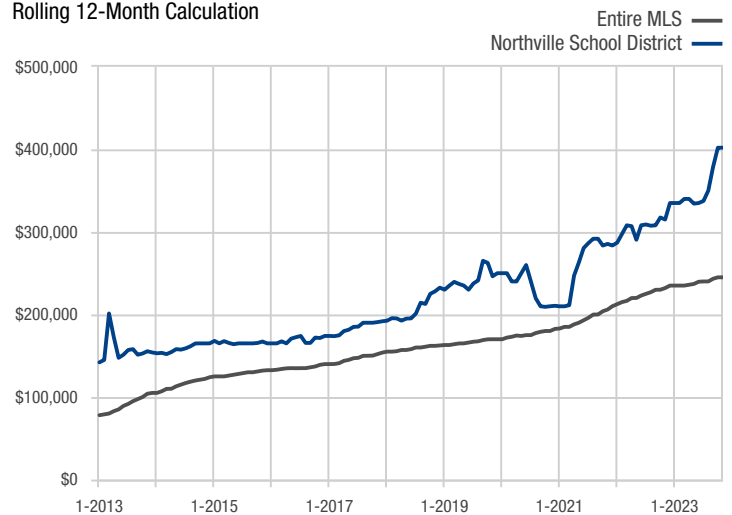
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Pinckney School District

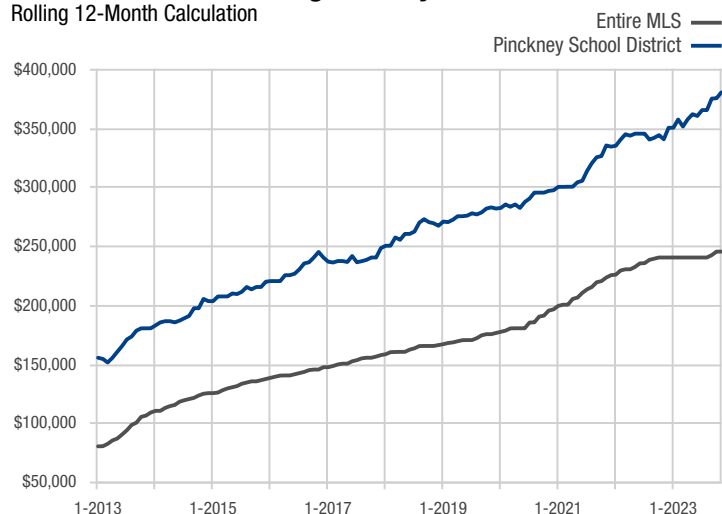
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	20	27	+ 35.0%	392	351	- 10.5%
Pending Sales	19	20	+ 5.3%	310	273	- 11.9%
Closed Sales	14	21	+ 50.0%	312	254	- 18.6%
Days on Market Until Sale	27	36	+ 33.3%	20	28	+ 40.0%
Median Sales Price*	\$287,450	<b>\$410,000</b>	+ 42.6%	\$350,000	<b>\$382,000</b>	+ 9.1%
Average Sales Price*	\$343,743	<b>\$442,026</b>	+ 28.6%	\$404,150	<b>\$418,504</b>	+ 3.6%
Percent of List Price Received*	99.3%	<b>99.5%</b>	+ 0.2%	101.2%	<b>100.0%</b>	- 1.2%
Inventory of Homes for Sale	50	47	- 6.0%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	0.0%	4	6	+ 50.0%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	2	—	4	6	+ 50.0%
Days on Market Until Sale	—	16	—	12	12	0.0%
Median Sales Price*	—	<b>\$443,000</b>	—	\$267,500	<b>\$402,400</b>	+ 50.4%
Average Sales Price*	—	<b>\$443,000</b>	—	\$283,950	<b>\$377,617</b>	+ 33.0%
Percent of List Price Received*	—	<b>96.5%</b>	—	101.1%	<b>100.1%</b>	- 1.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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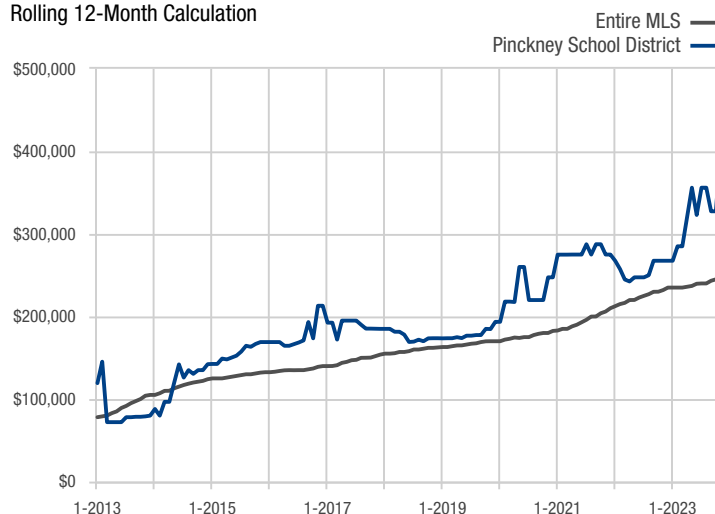
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Plymouth School District

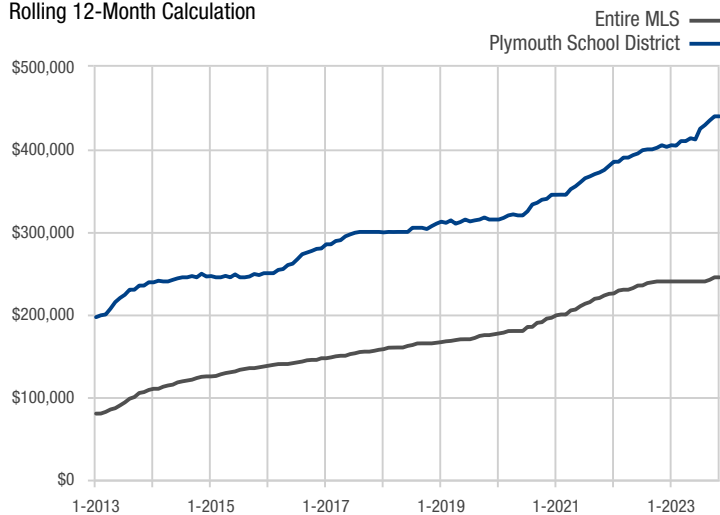
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	73	63	- 13.7%	1,489	1,082	- 27.3%
Pending Sales	79	64	- 19.0%	1,165	919	- 21.1%
Closed Sales	81	68	- 16.0%	1,149	841	- 26.8%
Days on Market Until Sale	27	16	- 40.7%	16	20	+ 25.0%
Median Sales Price*	\$405,000	\$449,250	+ 10.9%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$461,268	\$472,840	+ 2.5%	\$452,141	\$482,614	+ 6.7%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	102.6%	101.6%	- 1.0%
Inventory of Homes for Sale	141	90	- 36.2%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	45	41	- 8.9%	569	486	- 14.6%
Pending Sales	37	37	0.0%	466	429	- 7.9%
Closed Sales	38	34	- 10.5%	489	403	- 17.6%
Days on Market Until Sale	32	19	- 40.6%	25	23	- 8.0%
Median Sales Price*	\$269,950	\$270,000	+ 0.0%	\$280,000	\$280,000	0.0%
Average Sales Price*	\$295,271	\$279,829	- 5.2%	\$292,163	\$296,989	+ 1.7%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	101.6%	100.3%	- 1.3%
Inventory of Homes for Sale	63	48	- 23.8%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

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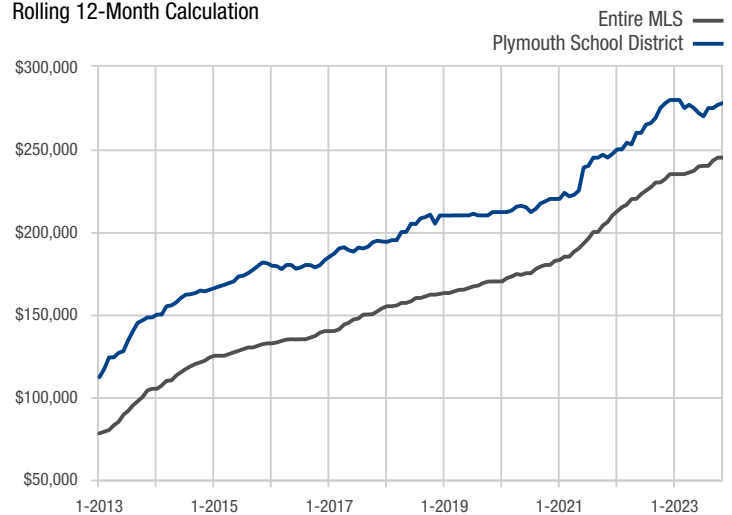
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Saline School District

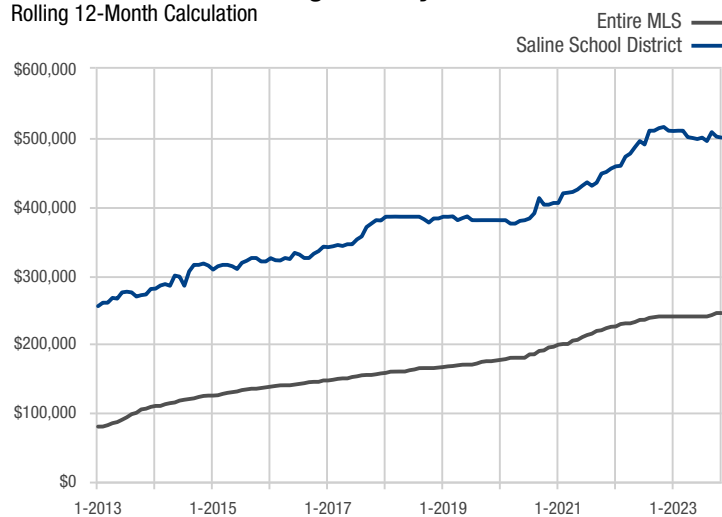
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	14	23	+ 64.3%	446	325	- 27.1%
Pending Sales	19	25	+ 31.6%	330	278	- 15.8%
Closed Sales	23	20	- 13.0%	335	259	- 22.7%
Days on Market Until Sale	37	23	- 37.8%	26	37	+ 42.3%
Median Sales Price*	\$524,000	<b>\$466,313</b>	- 11.0%	\$519,000	<b>\$510,000</b>	- 1.7%
Average Sales Price*	\$550,106	<b>\$486,991</b>	- 11.5%	\$544,130	<b>\$558,288</b>	+ 2.6%
Percent of List Price Received*	96.5%	100.7%	+ 4.4%	100.8%	100.0%	- 0.8%
Inventory of Homes for Sale	94	55	- 41.5%	—	—	—
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	10	10	0.0%	103	100	- 2.9%
Pending Sales	4	14	+ 250.0%	84	101	+ 20.2%
Closed Sales	6	9	+ 50.0%	80	90	+ 12.5%
Days on Market Until Sale	162	178	+ 9.9%	67	73	+ 9.0%
Median Sales Price*	\$433,145	<b>\$279,390</b>	- 35.5%	\$337,500	<b>\$314,950</b>	- 6.7%
Average Sales Price*	\$416,588	<b>\$276,873</b>	- 33.5%	\$375,840	<b>\$344,605</b>	- 8.3%
Percent of List Price Received*	101.9%	104.0%	+ 2.1%	100.8%	100.6%	- 0.2%
Inventory of Homes for Sale	44	29	- 34.1%	—	—	—
Months Supply of Inventory	5.3	3.1	- 41.5%	—	—	—

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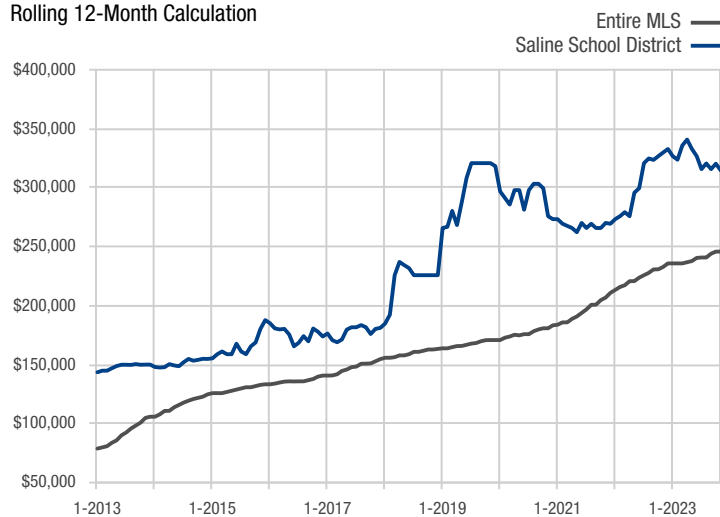
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## South Lyon School District

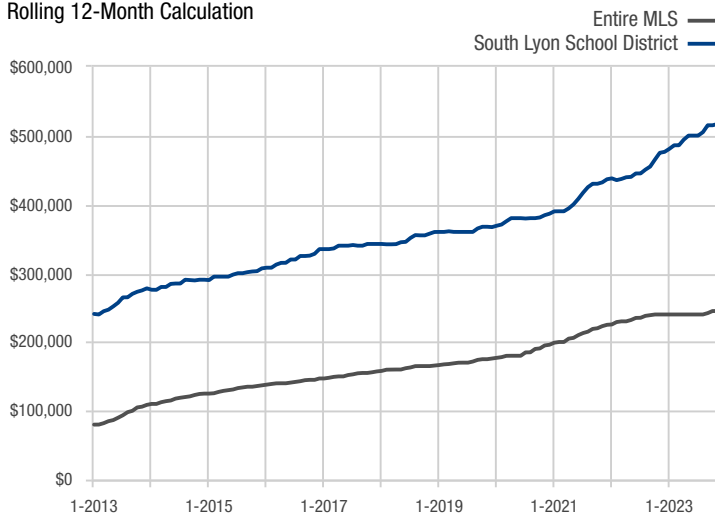
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	50	43	- 14.0%	778	561	- 27.9%
Pending Sales	41	47	+ 14.6%	550	448	- 18.5%
Closed Sales	54	28	- 48.1%	531	409	- 23.0%
Days on Market Until Sale	26	30	+ 15.4%	20	32	+ 60.0%
Median Sales Price*	\$487,601	<b>\$482,500</b>	- 1.0%	\$475,500	<b>\$517,000</b>	+ 8.7%
Average Sales Price*	\$474,023	<b>\$505,301</b>	+ 6.6%	\$490,490	<b>\$519,393</b>	+ 5.9%
Percent of List Price Received*	98.9%	<b>97.8%</b>	- 1.1%	101.5%	<b>100.9%</b>	- 0.6%
Inventory of Homes for Sale	110	81	- 26.4%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	16	17	+ 6.3%	177	182	+ 2.8%
Pending Sales	9	23	+ 155.6%	148	169	+ 14.2%
Closed Sales	7	14	+ 100.0%	145	152	+ 4.8%
Days on Market Until Sale	4	37	+ 825.0%	17	34	+ 100.0%
Median Sales Price*	\$239,000	<b>\$167,500</b>	- 29.9%	\$168,000	<b>\$168,375</b>	+ 0.2%
Average Sales Price*	\$208,429	<b>\$153,814</b>	- 26.2%	\$188,244	<b>\$182,560</b>	- 3.0%
Percent of List Price Received*	105.5%	<b>97.4%</b>	- 7.7%	99.9%	<b>98.7%</b>	- 1.2%
Inventory of Homes for Sale	21	17	- 19.0%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

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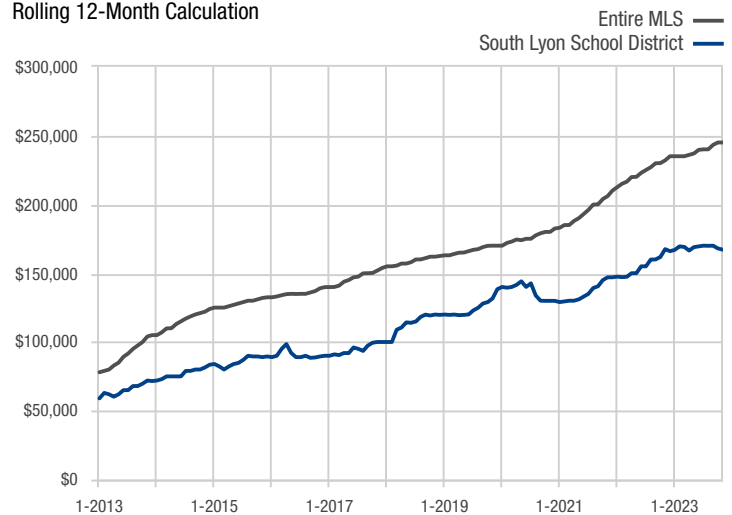
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Van Buren School District

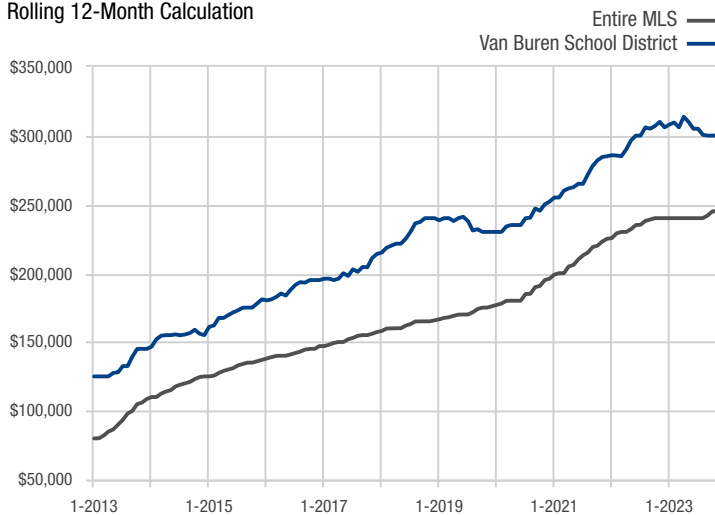
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	40	28	- 30.0%	517	463	- 10.4%
Pending Sales	20	32	+ 60.0%	386	401	+ 3.9%
Closed Sales	26	27	+ 3.8%	397	358	- 9.8%
Days on Market Until Sale	20	24	+ 20.0%	24	33	+ 37.5%
Median Sales Price*	\$295,000	<b>\$285,000</b>	- 3.4%	\$310,000	<b>\$306,500</b>	- 1.1%
Average Sales Price*	\$293,010	<b>\$366,677</b>	+ 25.1%	\$307,411	<b>\$313,711</b>	+ 2.0%
Percent of List Price Received*	100.3%	<b>101.0%</b>	+ 0.7%	100.8%	<b>100.3%</b>	- 0.5%
Inventory of Homes for Sale	95	59	- 37.9%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	12	9	- 25.0%	178	134	- 24.7%
Pending Sales	7	10	+ 42.9%	151	114	- 24.5%
Closed Sales	10	7	- 30.0%	159	107	- 32.7%
Days on Market Until Sale	44	21	- 52.3%	16	17	+ 6.3%
Median Sales Price*	\$374,000	<b>\$300,000</b>	- 19.8%	\$235,000	<b>\$243,000</b>	+ 3.4%
Average Sales Price*	\$366,105	<b>\$282,714</b>	- 22.8%	\$266,063	<b>\$254,770</b>	- 4.2%
Percent of List Price Received*	102.3%	<b>98.2%</b>	- 4.0%	102.4%	<b>100.4%</b>	- 2.0%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

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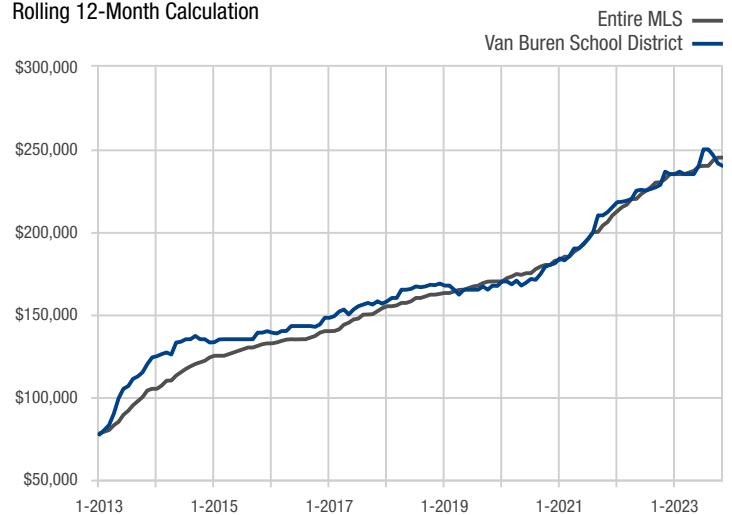
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Whitmore Lake School District

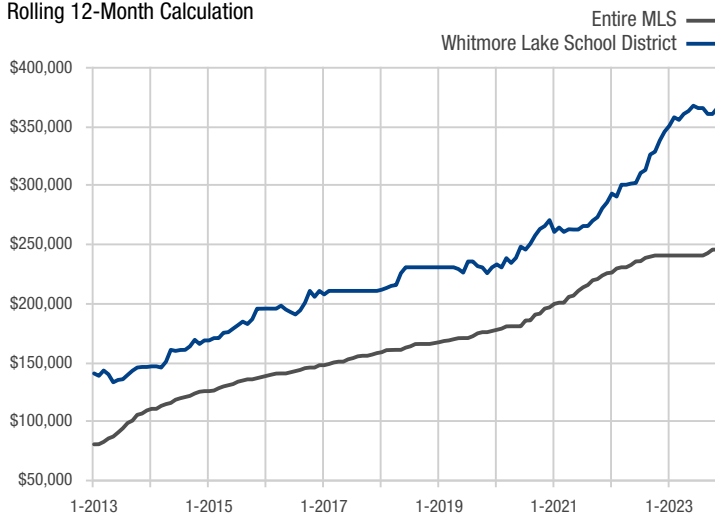
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	6	+ 100.0%	106	105	- 0.9%
Pending Sales	4	4	0.0%	87	87	0.0%
Closed Sales	11	11	0.0%	90	80	- 11.1%
Days on Market Until Sale	17	31	+ 82.4%	17	24	+ 41.2%
Median Sales Price*	\$290,000	<b>\$375,000</b>	+ 29.3%	\$347,500	<b>\$372,500</b>	+ 7.2%
Average Sales Price*	\$352,138	<b>\$396,854</b>	+ 12.7%	\$358,004	<b>\$383,853</b>	+ 7.2%
Percent of List Price Received*	97.8%	<b>96.8%</b>	- 1.0%	101.7%	<b>100.9%</b>	- 0.8%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	2	—	6	7	+ 16.7%
Pending Sales	1	1	0.0%	6	5	- 16.7%
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	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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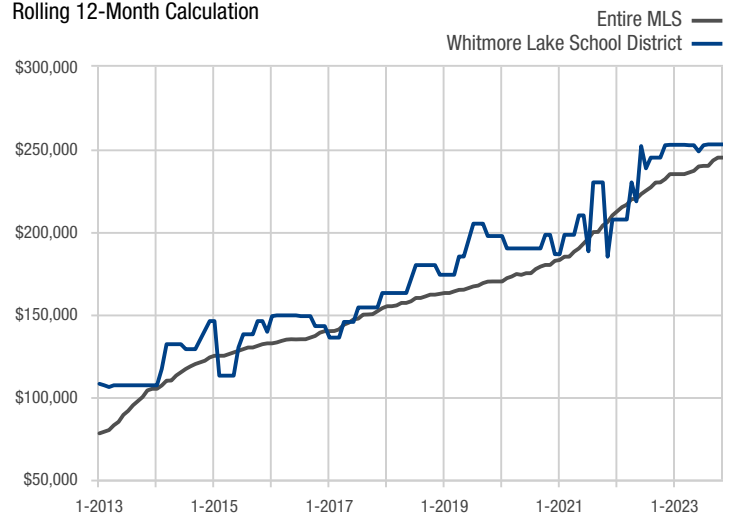
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Ypsilanti School District

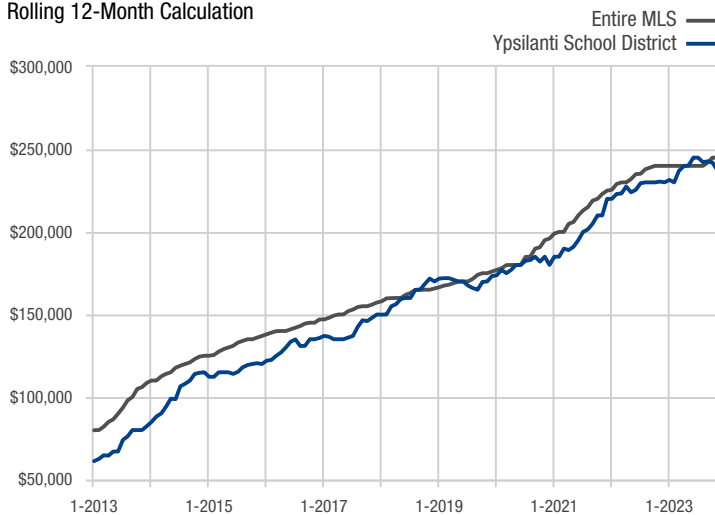
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	36	29	- 19.4%	640	469	- 26.7%
Pending Sales	36	37	+ 2.8%	586	434	- 25.9%
Closed Sales	38	31	- 18.4%	586	416	- 29.0%
Days on Market Until Sale	17	23	+ 35.3%	20	20	0.0%
Median Sales Price*	\$268,450	\$220,000	- 18.0%	\$230,000	\$240,000	+ 4.3%
Average Sales Price*	\$257,566	\$238,510	- 7.4%	\$245,160	\$258,332	+ 5.4%
Percent of List Price Received*	98.4%	101.7%	+ 3.4%	102.0%	100.9%	- 1.1%
Inventory of Homes for Sale	82	44	- 46.3%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	9	12	+ 33.3%	72	73	+ 1.4%
Pending Sales	3	8	+ 166.7%	63	66	+ 4.8%
Closed Sales	4	5	+ 25.0%	65	64	- 1.5%
Days on Market Until Sale	7	12	+ 71.4%	14	18	+ 28.6%
Median Sales Price*	\$165,500	\$175,000	+ 5.7%	\$153,500	\$171,500	+ 11.7%
Average Sales Price*	\$183,000	\$174,600	- 4.6%	\$175,690	\$181,998	+ 3.6%
Percent of List Price Received*	98.8%	96.8%	- 2.0%	102.3%	101.1%	- 1.2%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

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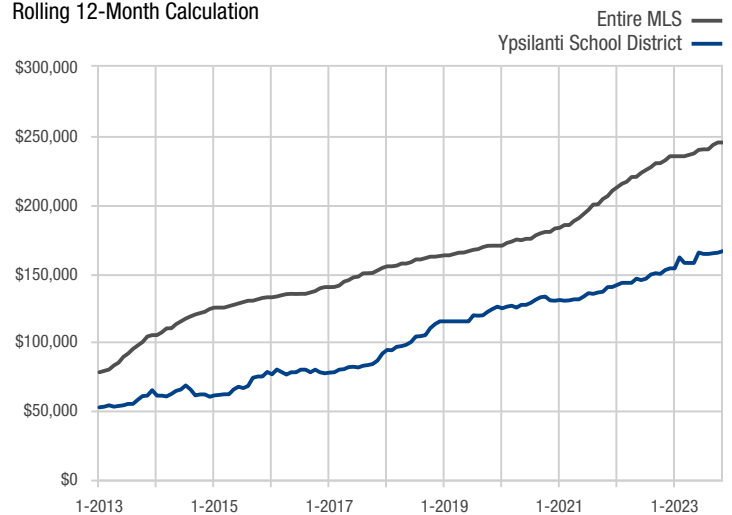
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Jackson County

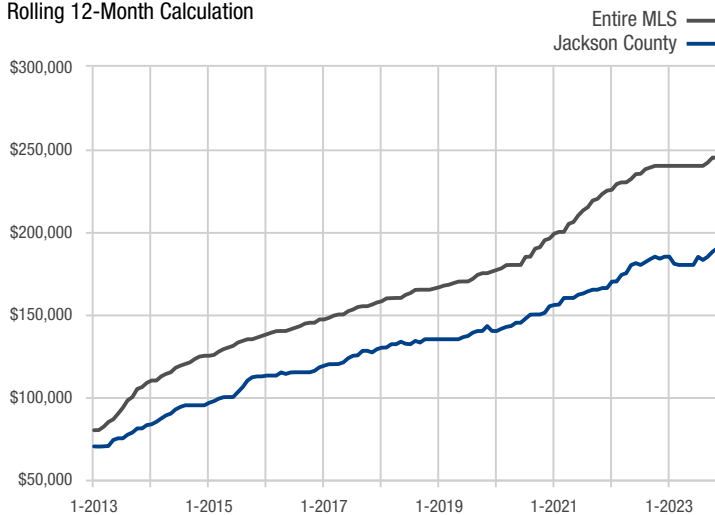
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	176	141	- 19.9%	2,414	2,003	- 17.0%
Pending Sales	146	129	- 11.6%	2,009	1,656	- 17.6%
Closed Sales	148	132	- 10.8%	2,025	1,555	- 23.2%
Days on Market Until Sale	49	37	- 24.5%	45	47	+ 4.4%
Median Sales Price*	\$167,500	\$205,000	+ 22.4%	\$185,000	\$193,000	+ 4.3%
Average Sales Price*	\$201,953	\$224,111	+ 11.0%	\$216,454	\$228,808	+ 5.7%
Percent of List Price Received*	96.9%	99.4%	+ 2.6%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	540	478	- 11.5%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	7	6	- 14.3%	71	91	+ 28.2%
Pending Sales	5	8	+ 60.0%	61	83	+ 36.1%
Closed Sales	8	7	- 12.5%	63	79	+ 25.4%
Days on Market Until Sale	29	43	+ 48.3%	43	42	- 2.3%
Median Sales Price*	\$116,500	\$222,000	+ 90.6%	\$177,500	\$169,900	- 4.3%
Average Sales Price*	\$129,000	\$207,557	+ 60.9%	\$202,317	\$191,006	- 5.6%
Percent of List Price Received*	96.7%	96.5%	- 0.2%	99.3%	98.1%	- 1.2%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

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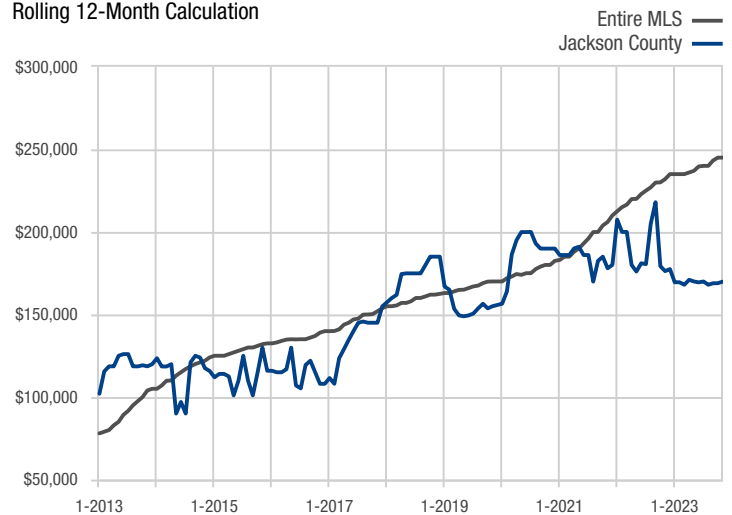
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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# Local Market Update – November 2023

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

## Lenawee County

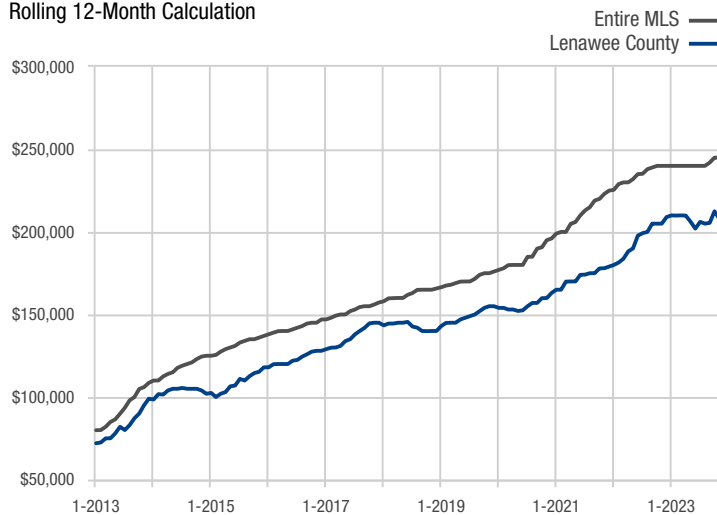
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	85	89	+ 4.7%	1,479	1,224	- 17.2%
Pending Sales	85	101	+ 18.8%	1,210	998	- 17.5%
Closed Sales	80	95	+ 18.8%	1,209	925	- 23.5%
Days on Market Until Sale	63	46	- 27.0%	49	55	+ 12.2%
Median Sales Price*	\$219,000	\$188,000	- 14.2%	\$209,000	\$208,500	- 0.2%
Average Sales Price*	\$266,115	\$227,035	- 14.7%	\$243,884	\$241,508	- 1.0%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	270	255	- 5.6%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	5	+ 25.0%	62	51	- 17.7%
Pending Sales	3	3	0.0%	48	50	+ 4.2%
Closed Sales	3	2	- 33.3%	51	44	- 13.7%
Days on Market Until Sale	130	5	- 96.2%	61	87	+ 42.6%
Median Sales Price*	\$300,000	\$305,427	+ 1.8%	\$225,000	\$244,500	+ 8.7%
Average Sales Price*	\$268,442	\$305,427	+ 13.8%	\$235,272	\$252,644	+ 7.4%
Percent of List Price Received*	103.1%	103.5%	+ 0.4%	100.4%	98.9%	- 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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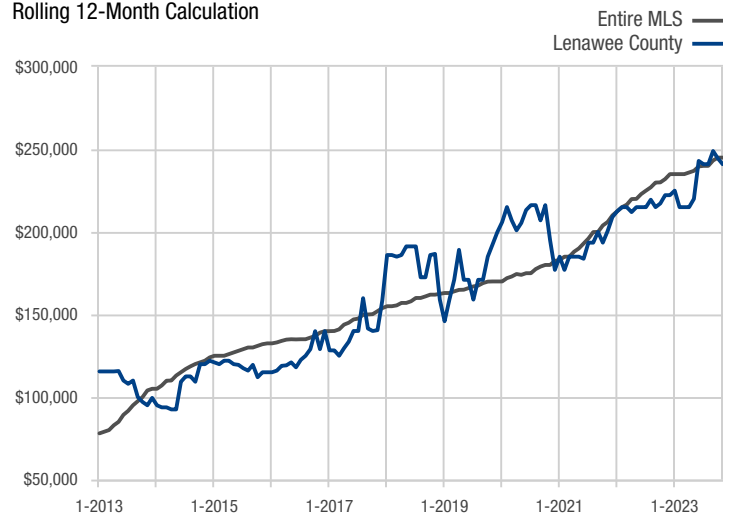
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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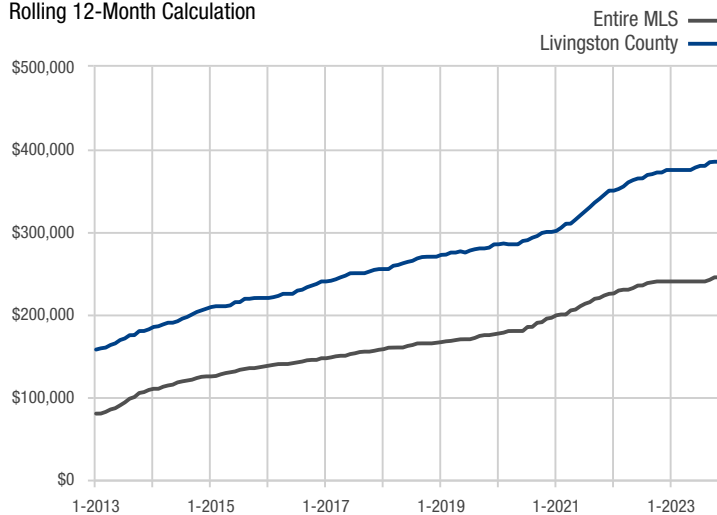
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	168	171	+ 1.8%	2,873	2,369	- 17.5%
Pending Sales	114	139	+ 21.9%	2,186	1,857	- 15.1%
Closed Sales	144	140	- 2.8%	2,197	1,727	- 21.4%
Days on Market Until Sale	29	33	+ 13.8%	23	29	+ 26.1%
Median Sales Price*	\$352,500	\$377,500	+ 7.1%	\$375,000	\$389,900	+ 4.0%
Average Sales Price*	\$408,750	\$420,798	+ 2.9%	\$415,163	\$425,695	+ 2.5%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	100.9%	100.1%	- 0.8%
Inventory of Homes for Sale	391	324	- 17.1%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	38	24	- 36.8%	559	455	- 18.6%
Pending Sales	20	33	+ 65.0%	452	388	- 14.2%
Closed Sales	27	34	+ 25.9%	475	362	- 23.8%
Days on Market Until Sale	39	27	- 30.8%	21	30	+ 42.9%
Median Sales Price*	\$298,000	\$230,000	- 22.8%	\$259,245	\$289,950	+ 11.8%
Average Sales Price*	\$302,511	\$281,904	- 6.8%	\$275,895	\$300,308	+ 8.8%
Percent of List Price Received*	100.8%	99.0%	- 1.8%	101.1%	99.6%	- 1.5%
Inventory of Homes for Sale	70	60	- 14.3%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

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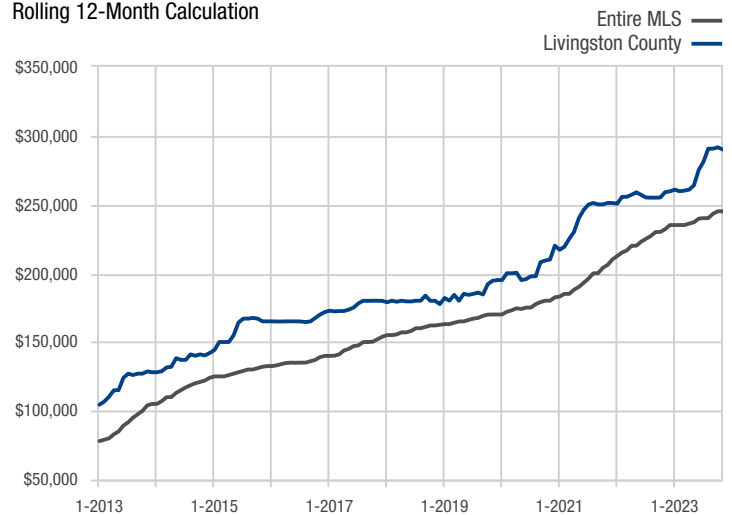
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Monroe County

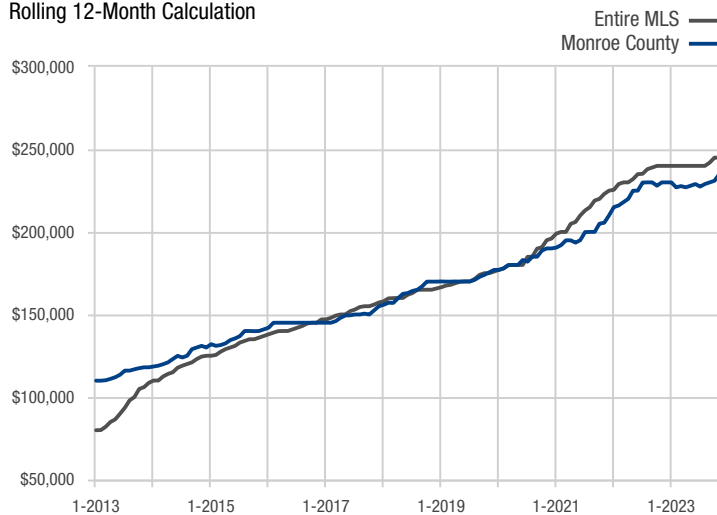
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	109	162	+ 48.6%	1,897	1,742	- 8.2%
Pending Sales	121	150	+ 24.0%	1,636	1,461	- 10.7%
Closed Sales	119	110	- 7.6%	1,613	1,320	- 18.2%
Days on Market Until Sale	40	35	- 12.5%	32	34	+ 6.3%
Median Sales Price*	\$230,000	\$264,000	+ 14.8%	\$231,000	\$235,900	+ 2.1%
Average Sales Price*	\$249,274	\$277,295	+ 11.2%	\$251,314	\$255,760	+ 1.8%
Percent of List Price Received*	97.6%	99.8%	+ 2.3%	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	248	282	+ 13.7%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	9	6	- 33.3%	96	86	- 10.4%
Pending Sales	6	5	- 16.7%	90	67	- 25.6%
Closed Sales	11	4	- 63.6%	87	64	- 26.4%
Days on Market Until Sale	85	41	- 51.8%	44	53	+ 20.5%
Median Sales Price*	\$245,000	\$229,250	- 6.4%	\$213,650	\$217,450	+ 1.8%
Average Sales Price*	\$238,142	\$207,125	- 13.0%	\$215,694	\$210,712	- 2.3%
Percent of List Price Received*	98.3%	102.0%	+ 3.8%	101.0%	100.1%	- 0.9%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	2.8	3.6	+ 28.6%	—	—	—

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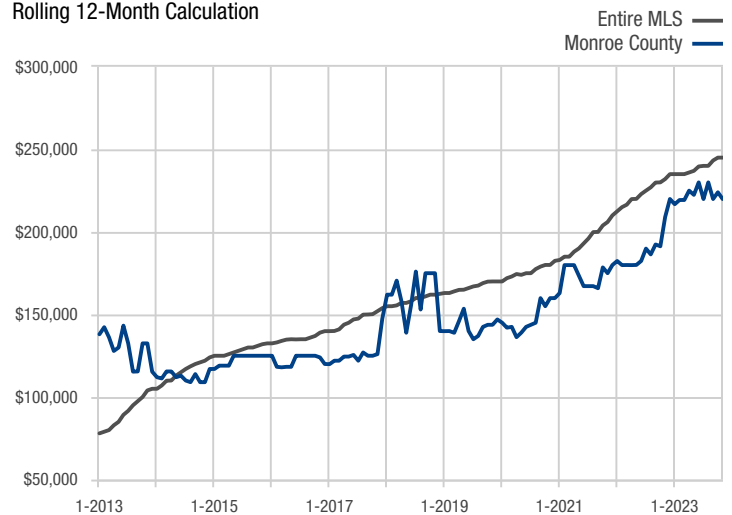
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Oakland County

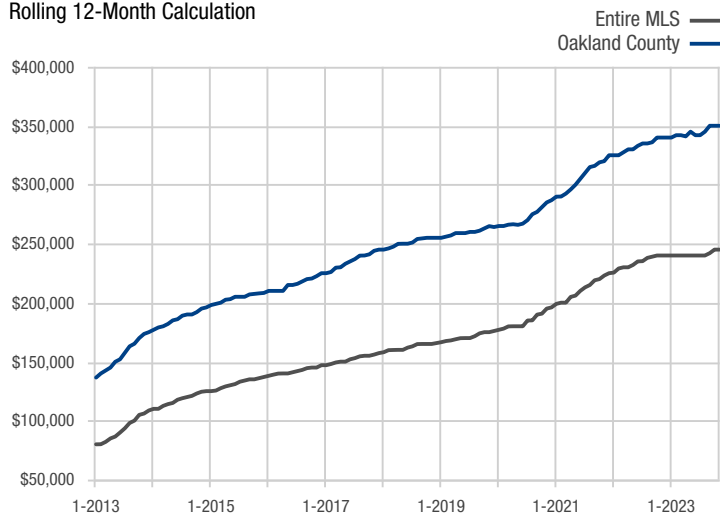
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1,126	<b>1,159</b>	+ 2.9%	19,291	<b>15,317</b>	- 20.6%
Pending Sales	856	<b>924</b>	+ 7.9%	14,022	<b>11,520</b>	- 17.8%
Closed Sales	941	<b>780</b>	- 17.1%	14,023	<b>10,734</b>	- 23.5%
Days on Market Until Sale	29	<b>24</b>	- 17.2%	22	<b>26</b>	+ 18.2%
Median Sales Price*	\$325,000	<b>\$340,250</b>	+ 4.7%	\$340,000	<b>\$355,000</b>	+ 4.4%
Average Sales Price*	\$391,426	<b>\$416,727</b>	+ 6.5%	\$413,790	<b>\$431,127</b>	+ 4.2%
Percent of List Price Received*	98.1%	<b>99.1%</b>	+ 1.0%	100.9%	<b>100.3%</b>	- 0.6%
Inventory of Homes for Sale	2,557	<b>2,096</b>	- 18.0%	—	—	—
Months Supply of Inventory	2.0	<b>2.1</b>	+ 5.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	230	<b>286</b>	+ 24.3%	3,906	<b>3,522</b>	- 9.8%
Pending Sales	179	<b>235</b>	+ 31.3%	3,065	<b>2,773</b>	- 9.5%
Closed Sales	222	<b>205</b>	- 7.7%	3,167	<b>2,565</b>	- 19.0%
Days on Market Until Sale	25	<b>24</b>	- 4.0%	23	<b>27</b>	+ 17.4%
Median Sales Price*	\$258,750	<b>\$246,499</b>	- 4.7%	\$250,000	<b>\$259,000</b>	+ 3.6%
Average Sales Price*	\$322,067	<b>\$303,422</b>	- 5.8%	\$288,879	<b>\$298,252</b>	+ 3.2%
Percent of List Price Received*	98.5%	<b>98.7%</b>	+ 0.2%	100.5%	<b>99.6%</b>	- 0.9%
Inventory of Homes for Sale	462	<b>495</b>	+ 7.1%	—	—	—
Months Supply of Inventory	1.7	<b>2.0</b>	+ 17.6%	—	—	—

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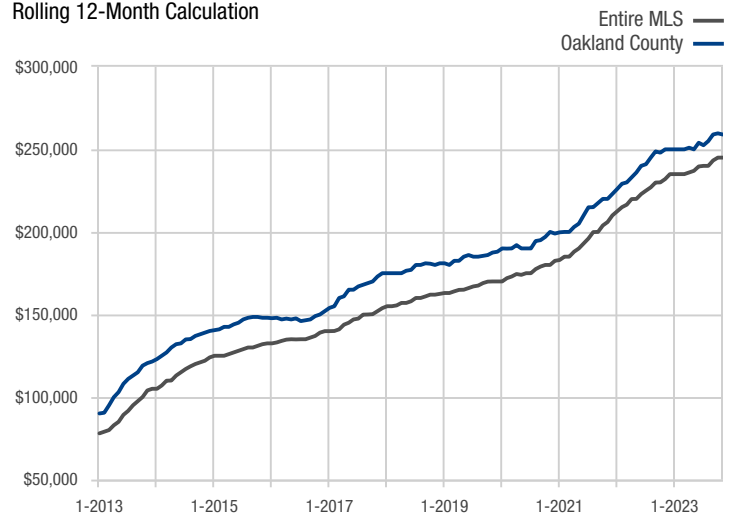
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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## Washtenaw County

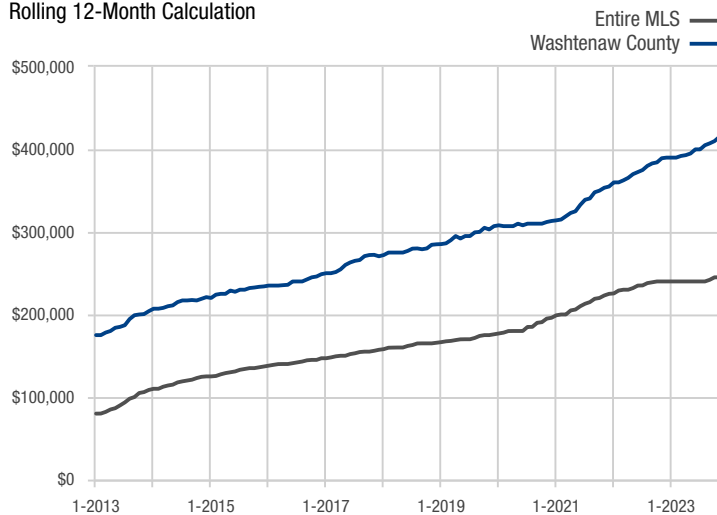
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	167	195	+ 16.8%	3,802	3,205	- 15.7%
Pending Sales	194	247	+ 27.3%	3,064	2,716	- 11.4%
Closed Sales	220	202	- 8.2%	3,098	2,560	- 17.4%
Days on Market Until Sale	26	26	0.0%	21	26	+ 23.8%
Median Sales Price*	\$377,368	\$406,000	+ 7.6%	\$393,346	\$420,000	+ 6.8%
Average Sales Price*	\$441,060	\$461,290	+ 4.6%	\$453,754	\$478,758	+ 5.5%
Percent of List Price Received*	97.5%	99.5%	+ 2.1%	102.0%	101.1%	- 0.9%
Inventory of Homes for Sale	603	412	- 31.7%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	64	78	+ 21.9%	1,148	1,034	- 9.9%
Pending Sales	58	95	+ 63.8%	924	893	- 3.4%
Closed Sales	67	54	- 19.4%	950	832	- 12.4%
Days on Market Until Sale	49	46	- 6.1%	28	33	+ 17.9%
Median Sales Price*	\$280,000	\$276,633	- 1.2%	\$275,000	\$291,000	+ 5.8%
Average Sales Price*	\$352,337	\$312,846	- 11.2%	\$343,432	\$353,806	+ 3.0%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	101.5%	101.0%	- 0.5%
Inventory of Homes for Sale	192	126	- 34.4%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

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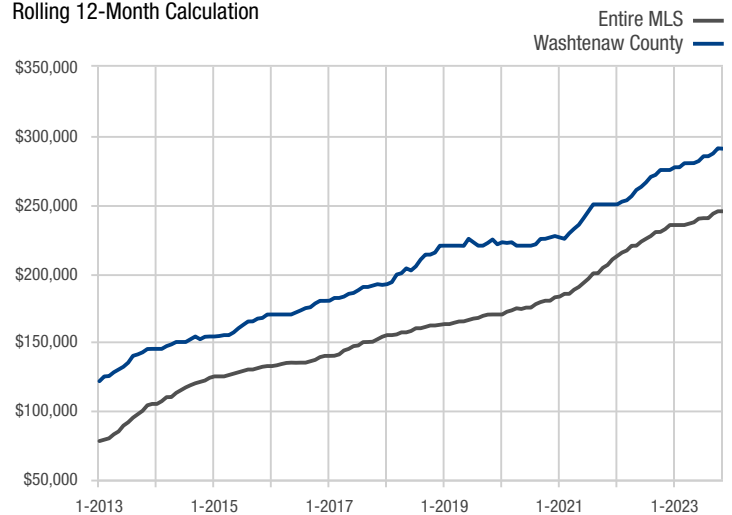
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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ANN ARBOR AREA  BOARD OF REALTORS®

## Wayne County

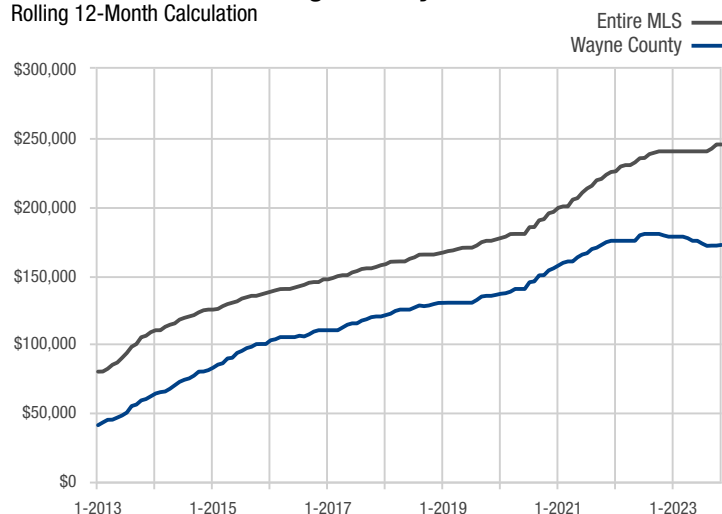
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1,716	<b>1,831</b>	+ 6.7%	24,467	<b>22,209</b>	- 9.2%
Pending Sales	1,224	<b>1,436</b>	+ 17.3%	16,436	<b>15,830</b>	- 3.7%
Closed Sales	1,187	<b>1,162</b>	- 2.1%	16,315	<b>14,388</b>	- 11.8%
Days on Market Until Sale	34	<b>28</b>	- 17.6%	25	<b>31</b>	+ 24.0%
Median Sales Price*	\$169,000	<b>\$170,000</b>	+ 0.6%	\$180,000	<b>\$174,000</b>	- 3.3%
Average Sales Price*	\$211,838	<b>\$210,688</b>	- 0.5%	\$223,657	<b>\$214,514</b>	- 4.1%
Percent of List Price Received*	97.4%	<b>98.0%</b>	+ 0.6%	99.9%	<b>98.9%</b>	- 1.0%
Inventory of Homes for Sale	4,321	<b>3,764</b>	- 12.9%	—	—	—
Months Supply of Inventory	2.9	<b>2.7</b>	- 6.9%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	214	<b>168</b>	- 21.5%	2,777	<b>2,442</b>	- 12.1%
Pending Sales	140	<b>148</b>	+ 5.7%	2,007	<b>1,845</b>	- 8.1%
Closed Sales	141	<b>141</b>	0.0%	2,030	<b>1,742</b>	- 14.2%
Days on Market Until Sale	36	<b>34</b>	- 5.6%	29	<b>32</b>	+ 10.3%
Median Sales Price*	\$215,000	<b>\$210,000</b>	- 2.3%	\$217,250	<b>\$219,000</b>	+ 0.8%
Average Sales Price*	\$248,552	<b>\$237,687</b>	- 4.4%	\$242,881	<b>\$257,607</b>	+ 6.1%
Percent of List Price Received*	98.9%	<b>98.7%</b>	- 0.2%	100.5%	<b>99.2%</b>	- 1.3%
Inventory of Homes for Sale	512	<b>395</b>	- 22.9%	—	—	—
Months Supply of Inventory	2.8	<b>2.4</b>	- 14.3%	—	—	—

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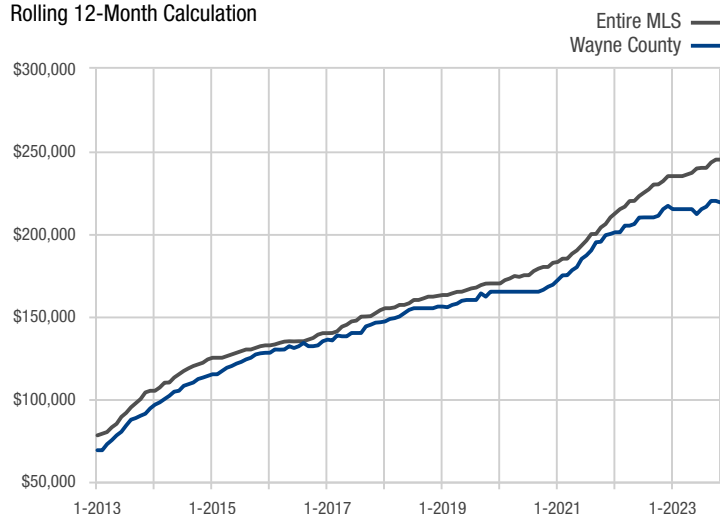
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