

# Monthly Indicators



## July 2024

U.S. existing home sales fell 5.4% month-over-month and 5.4% year-over-year to a seasonally adjusted annual rate of 3.89 million units, with monthly sales down in all four regions, according to the National Association of REALTORS® (NAR). Higher mortgage rates, along with rising sales prices, have kept many prospective buyers on the sidelines, despite more home choices and less competition for those homes.

New Listings increased 1550.0 percent for Single Family Residence homes and 1060.0 percent for Condominium homes. Pending Sales increased 1043.5 percent for Single Family Residence homes and 600.0 percent for Condominium homes. Inventory increased 2031.4 percent for Single Family Residence homes and 887.5 percent for Condominium homes.

Median Sales Price decreased 15.2 percent to \$279,900 for Single Family Residence homes but increased 13.9 percent to \$238,550 for Condominium homes. Days on Market decreased 35.5 percent for Single Family Residence homes and 87.3 percent for Condominium homes. Months Supply of Inventory increased 142.9 percent for Single Family Residence homes and 75.0 percent for Condominium homes.

Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves. According to NAR, the national median existing-home sales price climbed 4.1% year-over-year to \$426,900 as of last measure, an all-time high. Meanwhile, total housing inventory increased 3.1% month-over-month to 1.32 million units heading into July, the highest level since 2020, for a 4.1-month supply at the current sales pace.

## Quick Facts

**+ 1,252.0%**

Change in  
**Closed Sales**  
All Properties

**- 8.3%**

Change in  
**Median Sales Price**  
All Properties

**+ 1,818.6%**

Change in  
**Homes for Sale**  
All Properties

Report provided by the Michigan Regional Information Center for Oakland, Wayne, and Macomb counties. Residential real estate activity is composed of single-family properties and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Residential Market Overview

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



Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		28	<b>462</b>	+ 1,550.0%	189	<b>3,374</b>	+ 1,685.2%
<b>Pending Sales</b>		23	<b>263</b>	+ 1,043.5%	180	<b>2,402</b>	+ 1,234.4%
<b>Closed Sales</b>		21	<b>290</b>	+ 1,281.0%	177	<b>2,135</b>	+ 1,106.2%
<b>Days on Market Until Sale</b>		31	<b>20</b>	- 35.5%	46	<b>19</b>	- 58.7%
<b>Median Sales Price</b>		\$330,000	<b>\$279,900</b>	- 15.2%	\$295,000	<b>\$250,000</b>	- 15.3%
<b>Average Sales Price</b>		\$351,538	<b>\$338,350</b>	- 3.8%	\$308,868	<b>\$302,990</b>	- 1.9%
<b>Percent of List Price Received</b>		101.8%	<b>101.2%</b>	- 0.6%	101.0%	<b>99.9%</b>	- 1.1%
<b>Housing Affordability Index</b>		105	<b>124</b>	+ 18.1%	118	<b>139</b>	+ 17.8%
<b>Inventory of Homes for Sale</b>		35	<b>746</b>	+ 2,031.4%	—	—	—
<b>Months Supply of Inventory</b>		1.4	<b>3.4</b>	+ 142.9%	—	—	—

# Condominium Market Overview

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



Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		5	<b>58</b>	+ 1,060.0%	39	<b>525</b>	+ 1,246.2%
<b>Pending Sales</b>		5	<b>35</b>	+ 600.0%	40	<b>425</b>	+ 962.5%
<b>Closed Sales</b>		4	<b>48</b>	+ 1,100.0%	40	<b>400</b>	+ 900.0%
<b>Days on Market Until Sale</b>		166	<b>21</b>	- 87.3%	56	<b>19</b>	- 66.1%
<b>Median Sales Price</b>		\$209,438	<b>\$238,550</b>	+ 13.9%	\$199,188	<b>\$245,000</b>	+ 23.0%
<b>Average Sales Price</b>		\$202,719	<b>\$260,945</b>	+ 28.7%	\$224,173	<b>\$276,021</b>	+ 23.1%
<b>Percent of List Price Received</b>		95.2%	<b>99.5%</b>	+ 4.5%	100.9%	<b>99.6%</b>	- 1.3%
<b>Housing Affordability Index</b>		166	<b>146</b>	- 12.0%	175	<b>142</b>	- 18.9%
<b>Inventory of Homes for Sale</b>		8	<b>79</b>	+ 887.5%	—	—	—
<b>Months Supply of Inventory</b>		1.2	<b>2.1</b>	+ 75.0%	—	—	—

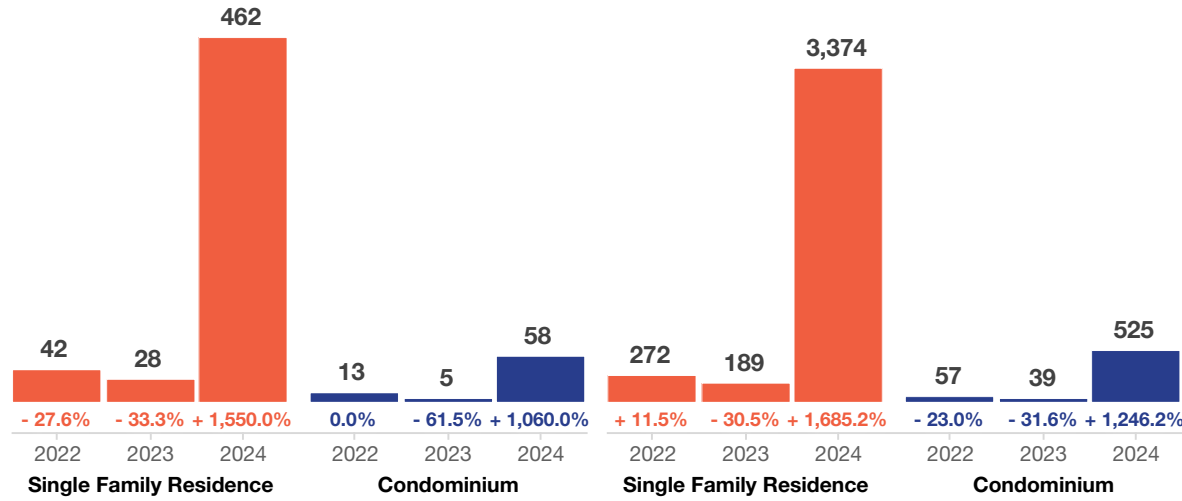
# New Listings

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



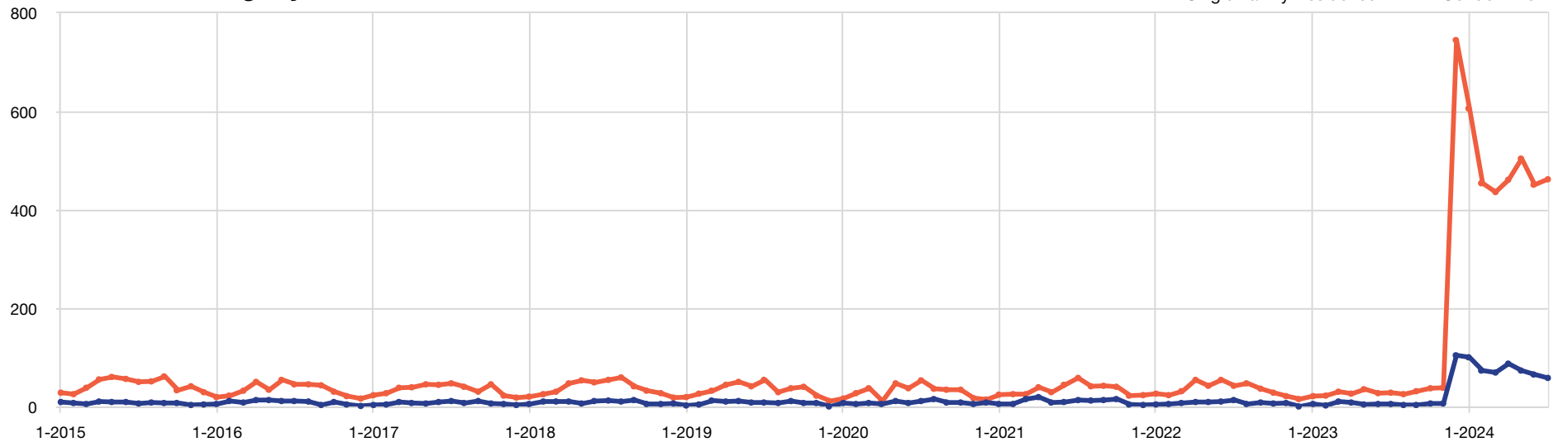
## July

## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	25	- 46.8%	3	- 40.0%
Sep-2023	31	- 13.9%	3	- 62.5%
Oct-2023	37	+ 32.1%	6	0.0%
Nov-2023	38	+ 81.0%	6	- 14.3%
Dec-2023	745	+ 4,866.7%	104	—
Jan-2024	606	+ 2,785.7%	100	+ 1,900.0%
Feb-2024	454	+ 1,963.6%	73	+ 3,550.0%
Mar-2024	436	+ 1,353.3%	69	+ 590.0%
Apr-2024	461	+ 1,673.1%	87	+ 987.5%
May-2024	504	+ 1,340.0%	73	+ 1,725.0%
Jun-2024	451	+ 1,570.4%	65	+ 1,200.0%
<b>Jul-2024</b>	<b>462</b>	<b>+ 1,550.0%</b>	<b>58</b>	<b>+ 1,060.0%</b>
12-Month Avg	354	+ 1,164.3%	54	+ 980.0%

## Historical New Listings by Month



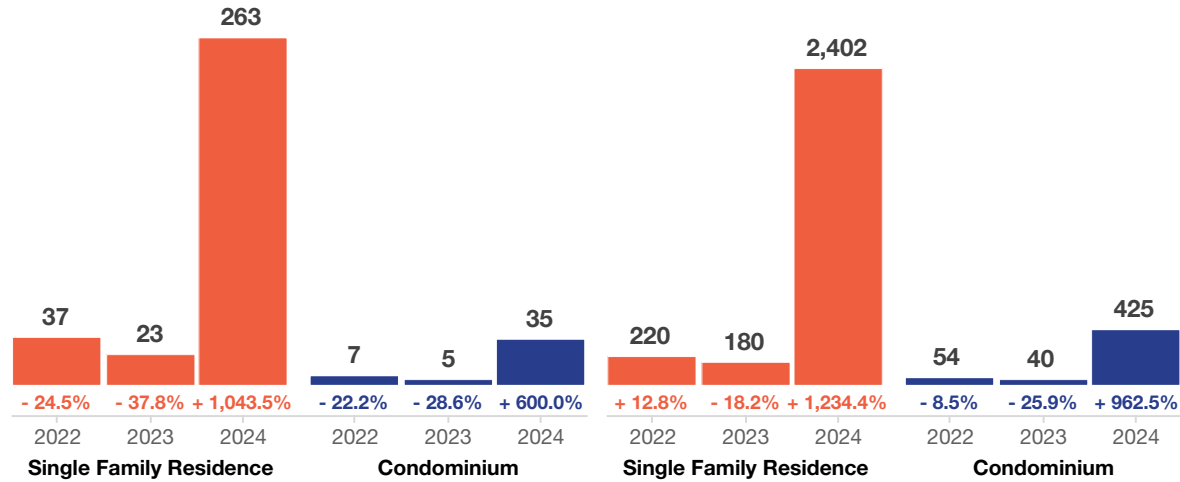
# Pending Sales

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



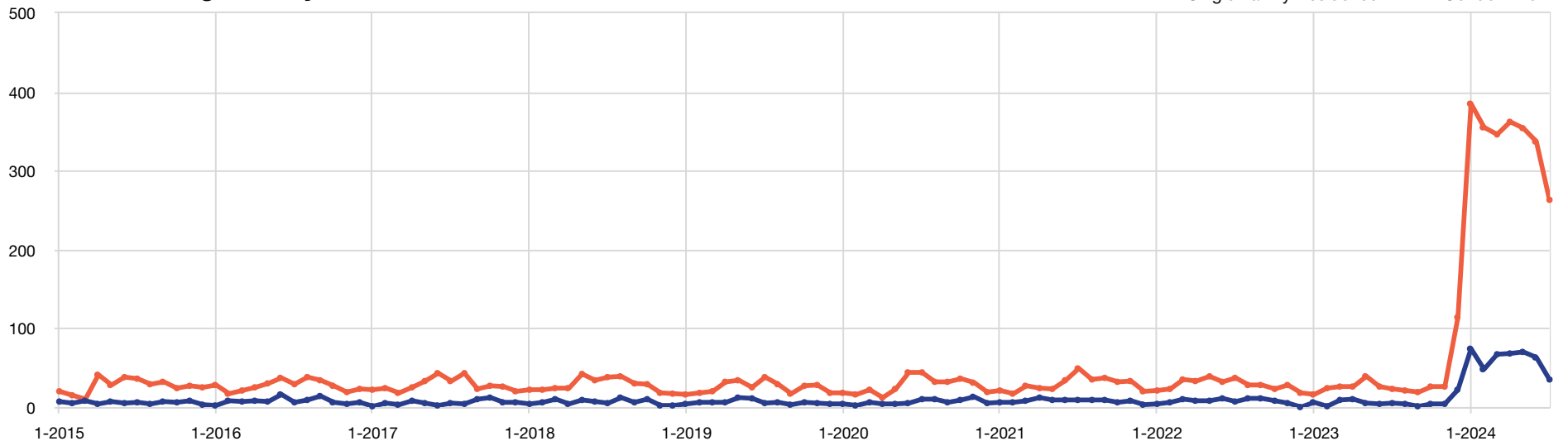
## July

## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	21	- 25.0%	4	- 63.6%
Sep-2023	19	- 32.1%	1	- 90.9%
Oct-2023	26	+ 13.0%	4	- 50.0%
Nov-2023	26	- 7.1%	4	- 20.0%
Dec-2023	114	+ 533.3%	22	—
Jan-2024	385	+ 2,306.3%	74	+ 1,133.3%
Feb-2024	355	+ 1,379.2%	48	+ 4,700.0%
Mar-2024	346	+ 1,230.8%	67	+ 644.4%
Apr-2024	362	+ 1,292.3%	68	+ 580.0%
May-2024	354	+ 807.7%	70	+ 1,300.0%
Jun-2024	337	+ 1,196.2%	63	+ 1,475.0%
<b>Jul-2024</b>	<b>263</b>	<b>+ 1,043.5%</b>	<b>35</b>	<b>+ 600.0%</b>
12-Month Avg	217	+ 768.0%	38	+ 533.3%

## Historical Pending Sales by Month



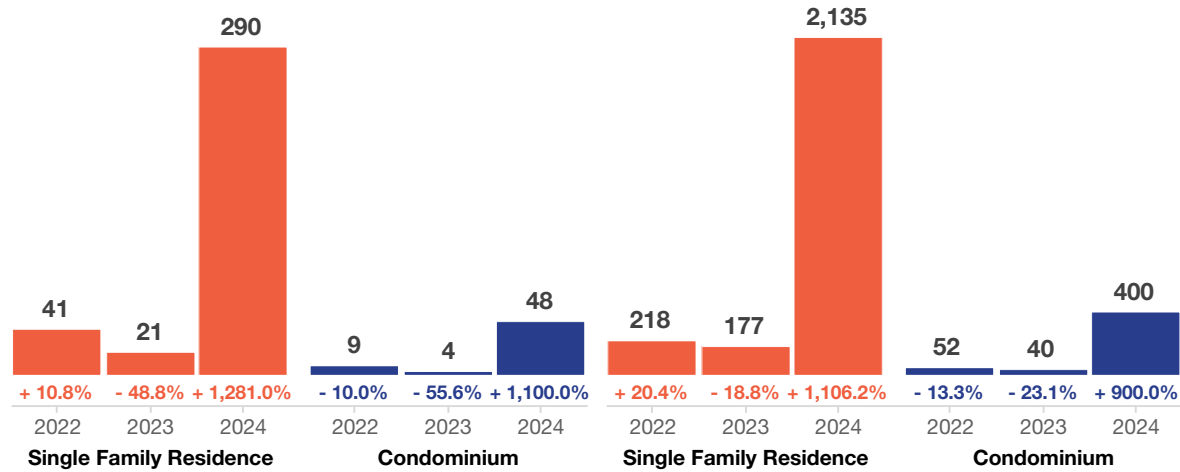
# Closed Sales

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



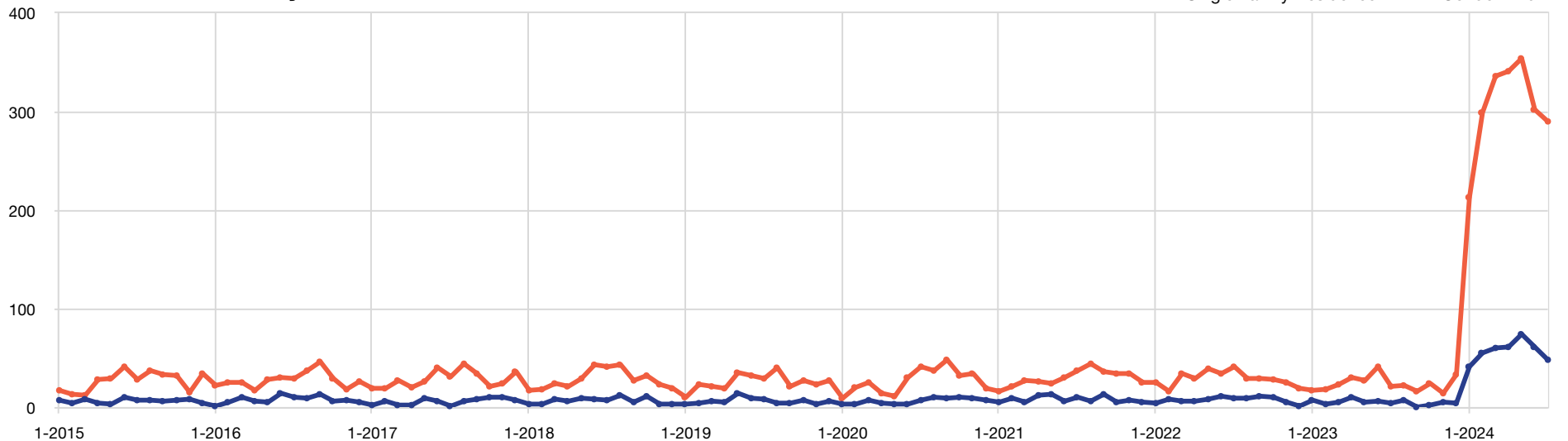
## July

## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	22	- 24.1%	7	- 22.2%
Sep-2023	16	- 44.8%	0	- 100.0%
Oct-2023	24	- 14.3%	2	- 80.0%
Nov-2023	14	- 44.0%	5	0.0%
Dec-2023	33	+ 73.7%	4	+ 300.0%
Jan-2024	213	+ 1,152.9%	41	+ 485.7%
Feb-2024	299	+ 1,561.1%	55	+ 1,733.3%
Mar-2024	336	+ 1,360.9%	60	+ 1,100.0%
Apr-2024	341	+ 1,036.7%	61	+ 510.0%
May-2024	354	+ 1,211.1%	74	+ 1,380.0%
Jun-2024	302	+ 636.6%	61	+ 916.7%
<b>Jul-2024</b>	<b>290</b>	<b>+ 1,281.0%</b>	<b>48</b>	<b>+ 1,100.0%</b>
12-Month Avg	187	+ 619.2%	35	+ 483.3%

## Historical Closed Sales by Month



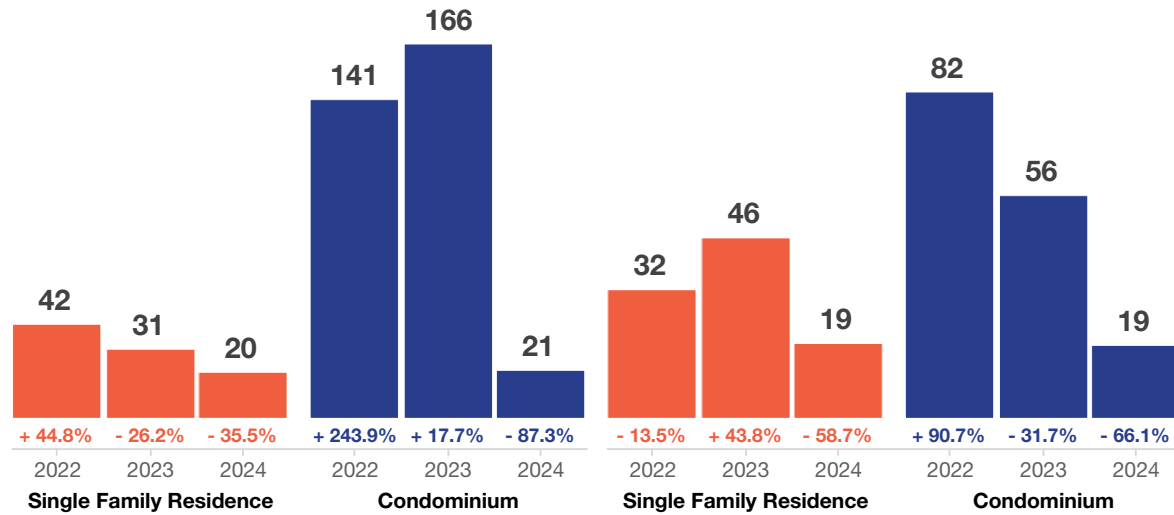
# Days on Market Until Sale

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



## July

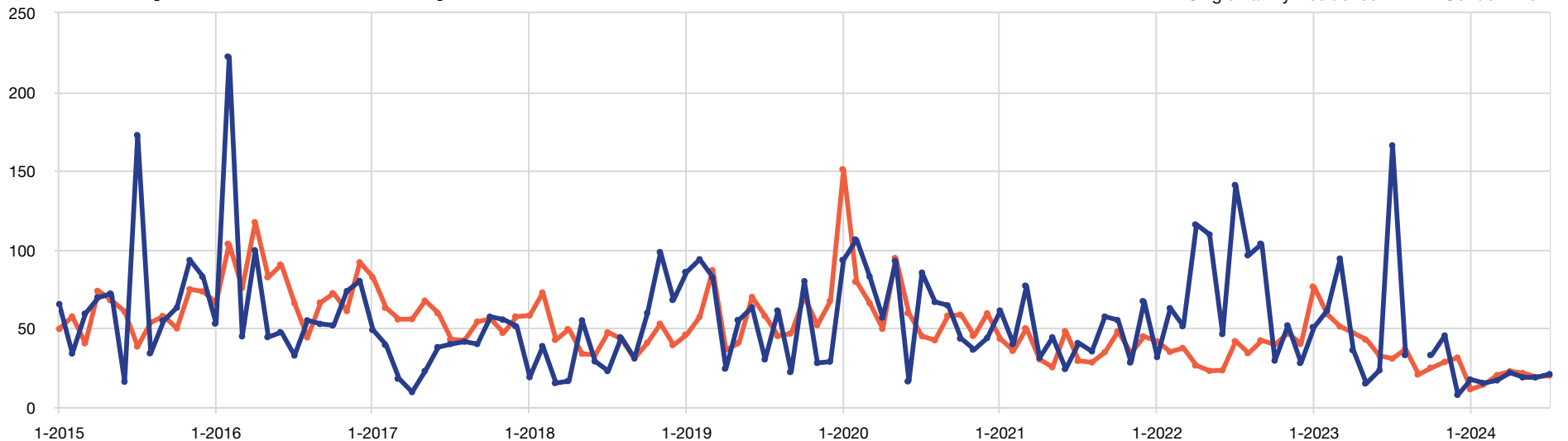
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	37	+ 8.8%	33	- 65.6%
Sep-2023	21	- 50.0%	—	—
Oct-2023	25	- 37.5%	33	+ 10.0%
Nov-2023	29	- 38.3%	45	- 13.5%
Dec-2023	31	- 22.5%	8	- 71.4%
Jan-2024	11	- 85.5%	17	- 66.7%
Feb-2024	14	- 76.3%	15	- 75.4%
Mar-2024	20	- 60.8%	17	- 81.9%
Apr-2024	23	- 51.1%	22	- 38.9%
May-2024	22	- 48.8%	19	+ 26.7%
Jun-2024	19	- 42.4%	19	- 17.4%
<b>Jul-2024</b>	<b>20</b>	<b>- 35.5%</b>	<b>21</b>	<b>- 87.3%</b>
12-Month Avg*	19	- 55.3%	19	- 69.9%

\* Days on Market for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

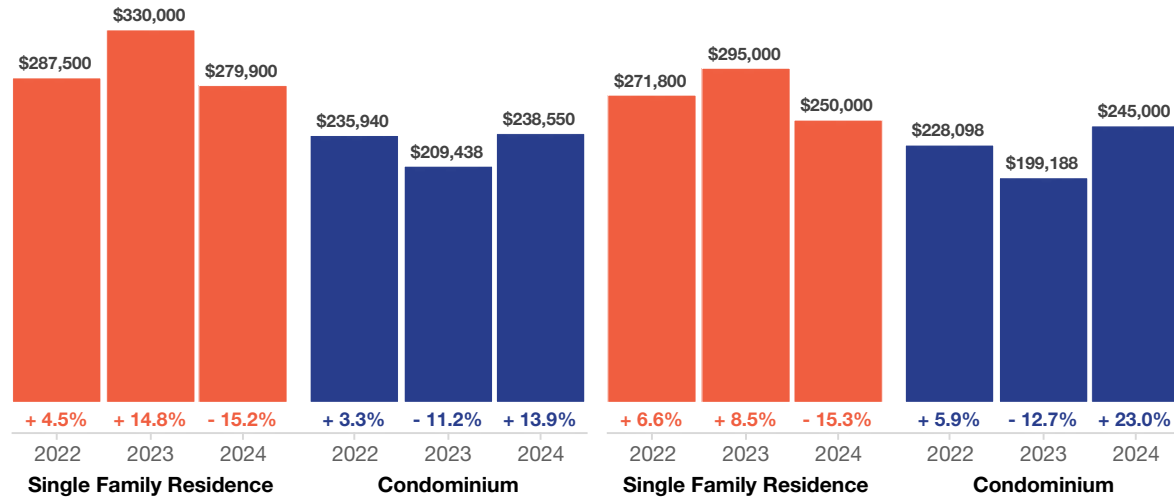


# Median Sales Price

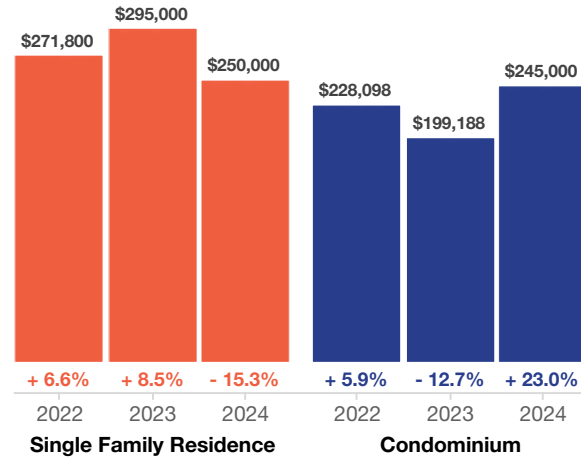
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



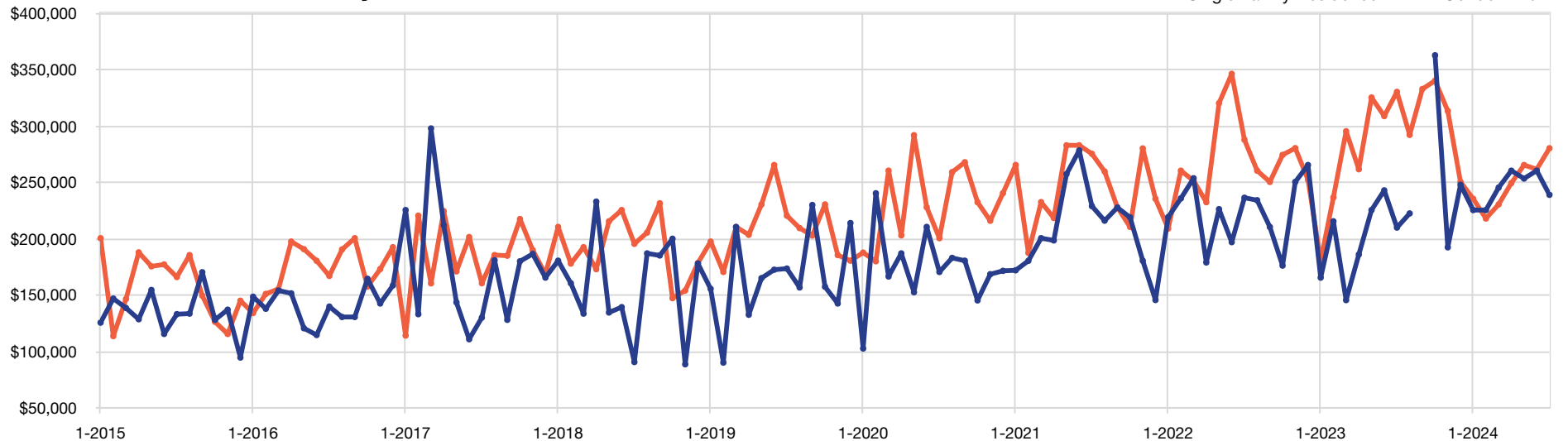
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	\$291,775	+ 12.2%	\$222,000	- 5.0%
Sep-2023	\$332,500	+ 33.0%	—	—
Oct-2023	\$339,950	+ 24.1%	\$362,500	+ 106.4%
Nov-2023	\$313,000	+ 11.8%	\$191,900	- 23.2%
Dec-2023	\$250,000	- 0.8%	\$247,500	- 6.6%
Jan-2024	\$235,000	+ 30.6%	\$225,000	+ 36.4%
Feb-2024	\$217,500	- 7.9%	\$225,000	+ 4.7%
Mar-2024	\$230,000	- 22.0%	\$244,950	+ 68.9%
Apr-2024	\$249,000	- 4.7%	\$260,000	+ 40.2%
May-2024	\$265,000	- 18.5%	\$253,000	+ 12.4%
Jun-2024	\$261,250	- 15.3%	\$260,000	+ 7.2%
<b>Jul-2024</b>	<b>\$279,900</b>	<b>- 15.2%</b>	<b>\$238,550</b>	<b>+ 13.9%</b>
12-Month Avg*	\$250,000	- 10.7%	\$245,000	+ 16.7%

\* Median Sales Price for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



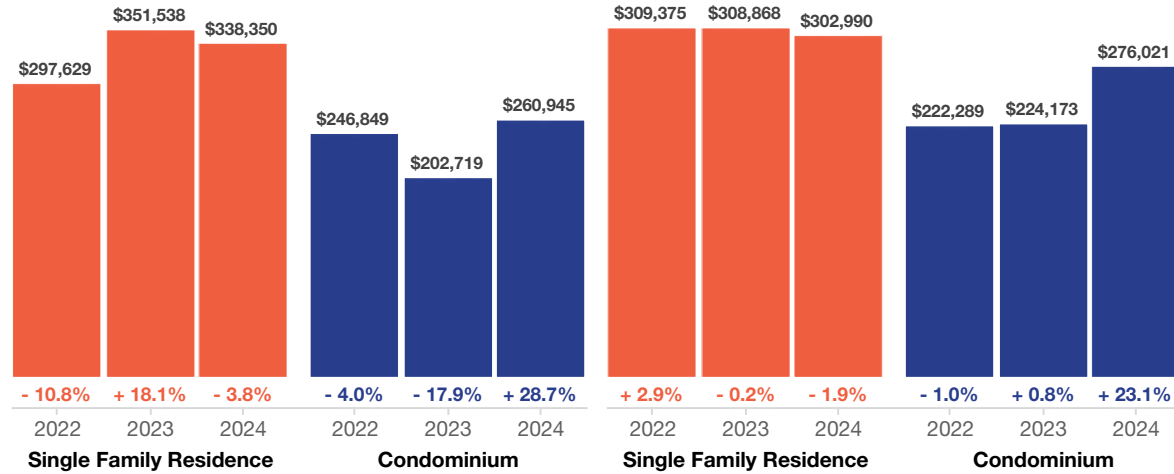


# Average Sales Price

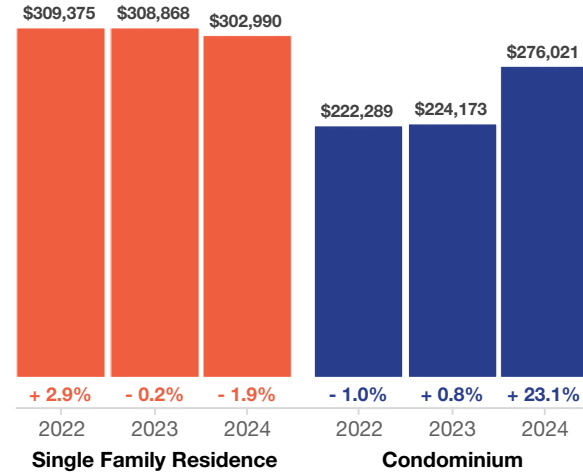
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



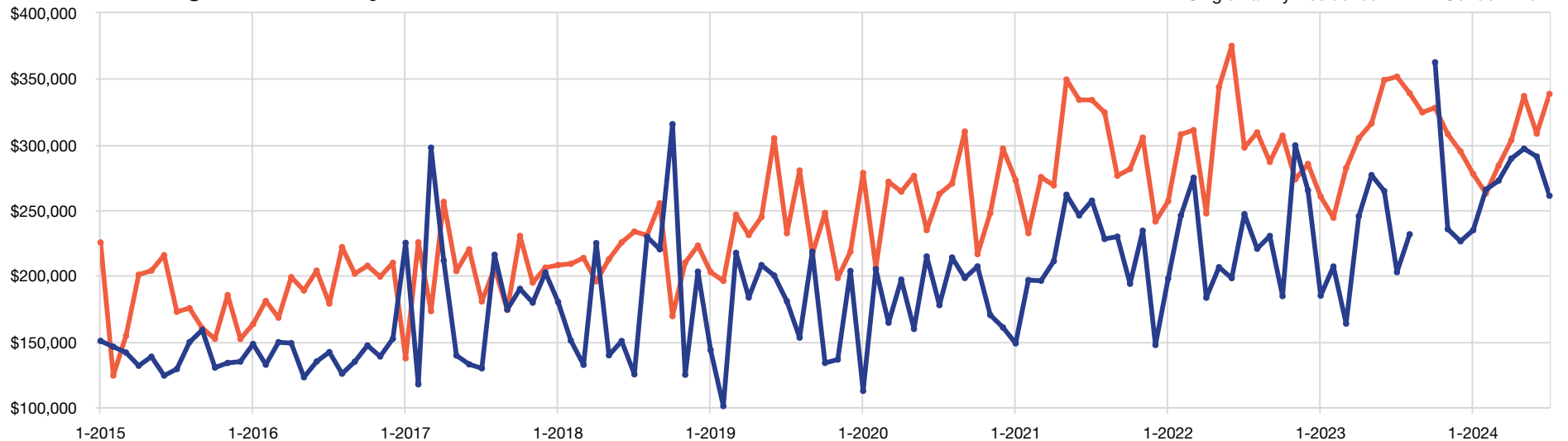
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	\$338,957	+ 9.7%	\$231,571	+ 5.0%
Sep-2023	\$324,406	+ 13.1%	—	—
Oct-2023	\$327,880	+ 6.9%	\$362,500	+ 96.4%
Nov-2023	\$307,814	+ 12.6%	\$235,480	- 21.3%
Dec-2023	\$294,705	+ 3.4%	\$226,225	- 14.6%
Jan-2024	\$277,522	+ 6.6%	\$234,724	+ 27.0%
Feb-2024	\$262,685	+ 7.6%	\$265,547	+ 28.3%
Mar-2024	\$283,905	+ 0.7%	\$272,363	+ 66.5%
Apr-2024	\$303,224	- 0.5%	\$289,192	+ 17.9%
May-2024	\$336,797	+ 6.6%	\$296,703	+ 7.3%
Jun-2024	\$308,234	- 11.7%	\$290,762	+ 9.9%
<b>Jul-2024</b>	<b>\$338,350</b>	<b>- 3.8%</b>	<b>\$260,945</b>	<b>+ 28.7%</b>
12-Month Avg*	\$303,671	+ 0.5%	\$274,726	+ 22.2%

\* Avg. Sales Price for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



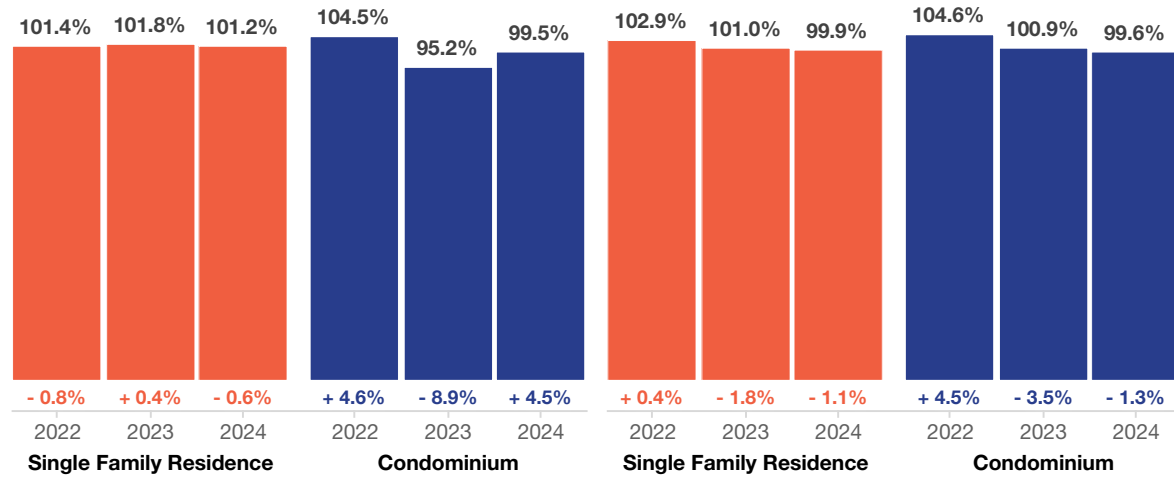
# Percent of List Price Received

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.



## July

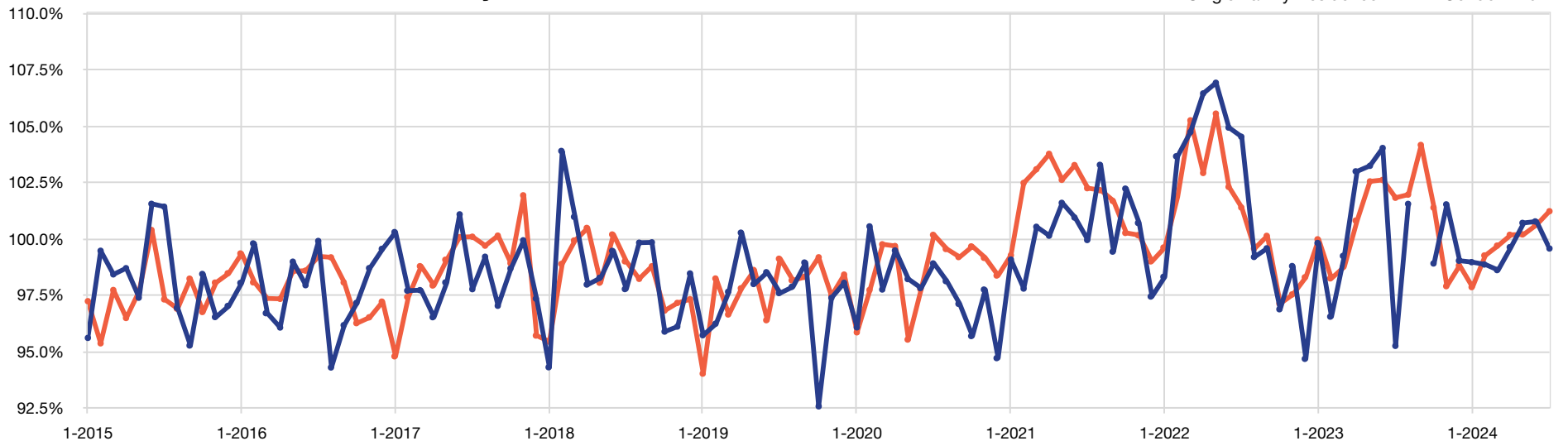
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	101.9%	+ 2.4%	101.5%	+ 2.3%
Sep-2023	104.1%	+ 4.0%	—	—
Oct-2023	101.4%	+ 4.4%	98.9%	+ 2.2%
Nov-2023	97.9%	+ 0.4%	101.5%	+ 2.7%
Dec-2023	98.8%	+ 0.5%	99.0%	+ 4.7%
Jan-2024	97.8%	- 2.2%	98.9%	- 0.9%
Feb-2024	99.2%	+ 1.0%	98.8%	+ 2.4%
Mar-2024	99.7%	+ 1.0%	98.6%	- 0.6%
Apr-2024	100.2%	- 0.6%	99.6%	- 3.3%
May-2024	100.2%	- 2.2%	100.7%	- 2.4%
Jun-2024	100.6%	- 1.9%	100.7%	- 3.2%
<b>Jul-2024</b>	<b>101.2%</b>	<b>- 0.6%</b>	<b>99.5%</b>	<b>+ 4.5%</b>
12-Month Avg*	100.0%	+ 0.0%	99.7%	- 0.0%

\* Pct. of List Price Received for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



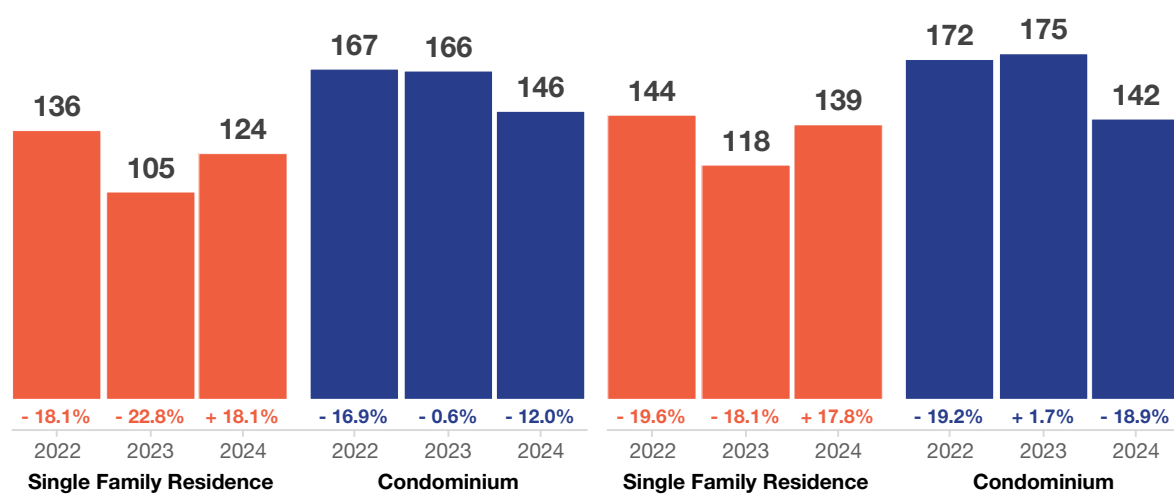
# Housing Affordability Index

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.



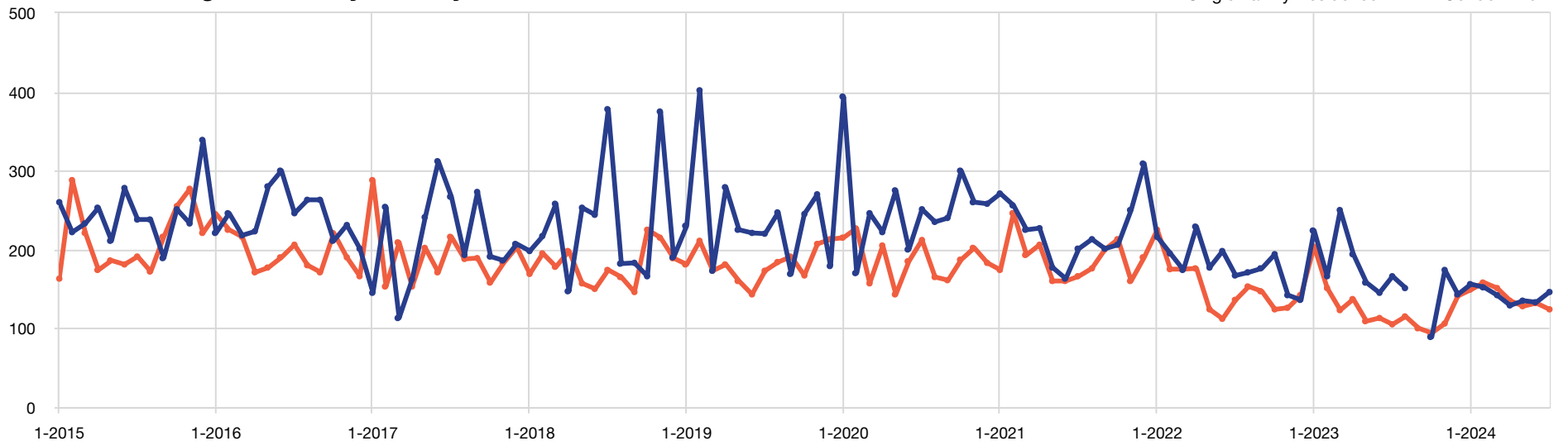
## July

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	115	- 24.8%	151	- 11.7%
Sep-2023	100	- 32.0%	—	—
Oct-2023	94	- 24.2%	89	- 54.1%
Nov-2023	106	- 15.9%	174	+ 22.5%
Dec-2023	141	- 0.7%	143	+ 5.1%
Jan-2024	149	- 27.0%	156	- 30.4%
Feb-2024	158	+ 4.6%	152	- 8.4%
Mar-2024	151	+ 22.8%	142	- 43.2%
Apr-2024	135	- 1.5%	129	- 33.5%
May-2024	128	+ 17.4%	135	- 14.6%
Jun-2024	132	+ 16.8%	133	- 8.3%
<b>Jul-2024</b>	<b>124</b>	<b>+ 18.1%</b>	<b>146</b>	<b>- 12.0%</b>
12-Month Avg	128	- 5.9%	141	- 20.3%

## Historical Housing Affordability Index by Month

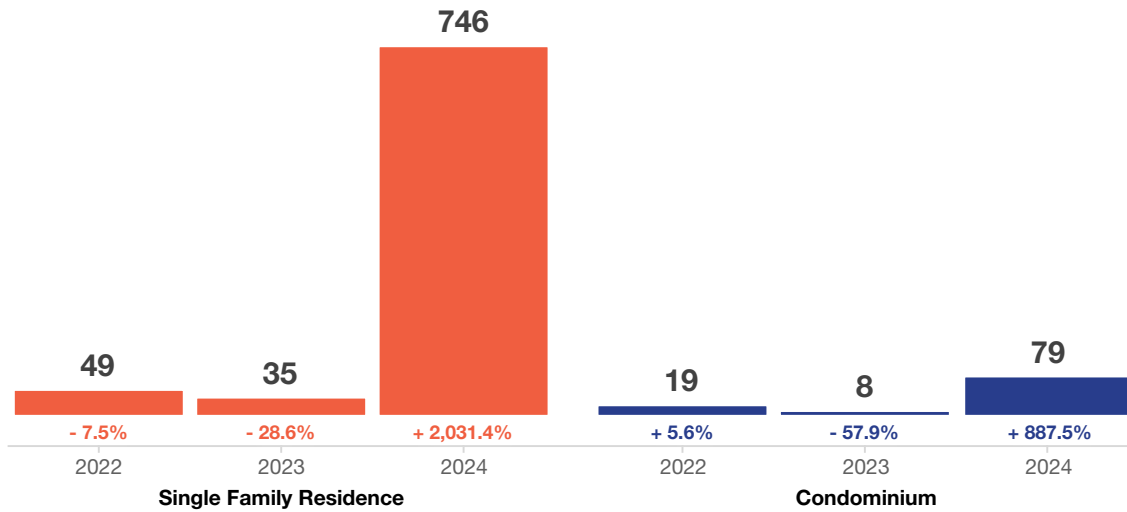


# Inventory of Homes for Sale

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

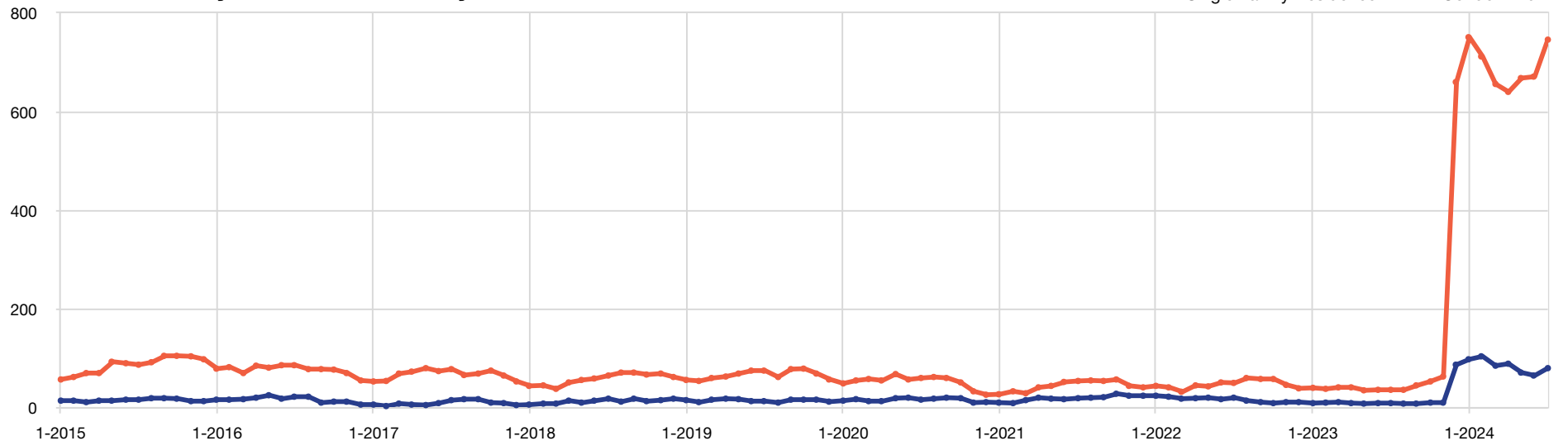


## July



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	35	-40.7%	7	-46.2%
Sep-2023	44	-22.8%	7	-30.0%
Oct-2023	52	-8.8%	9	+12.5%
Nov-2023	62	+37.8%	9	-10.0%
Dec-2023	660	+1,636.8%	86	+760.0%
Jan-2024	751	+1,825.6%	97	+1,112.5%
Feb-2024	712	+1,824.3%	103	+1,044.4%
Mar-2024	656	+1,540.0%	84	+740.0%
Apr-2024	640	+1,500.0%	88	+1,000.0%
May-2024	668	+1,864.7%	70	+900.0%
Jun-2024	671	+1,817.1%	64	+700.0%
<b>Jul-2024</b>	<b>746</b>	<b>+2,031.4%</b>	<b>79</b>	<b>+887.5%</b>
12-Month Avg	475	+1,004.7%	59	+555.6%

## Historical Inventory of Homes for Sale by Month

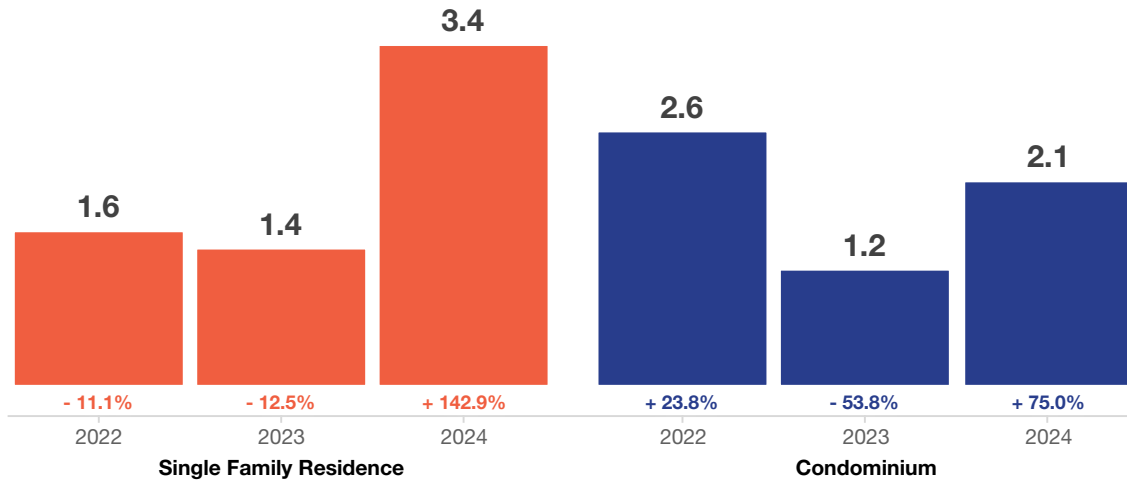


# Months Supply of Inventory

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.



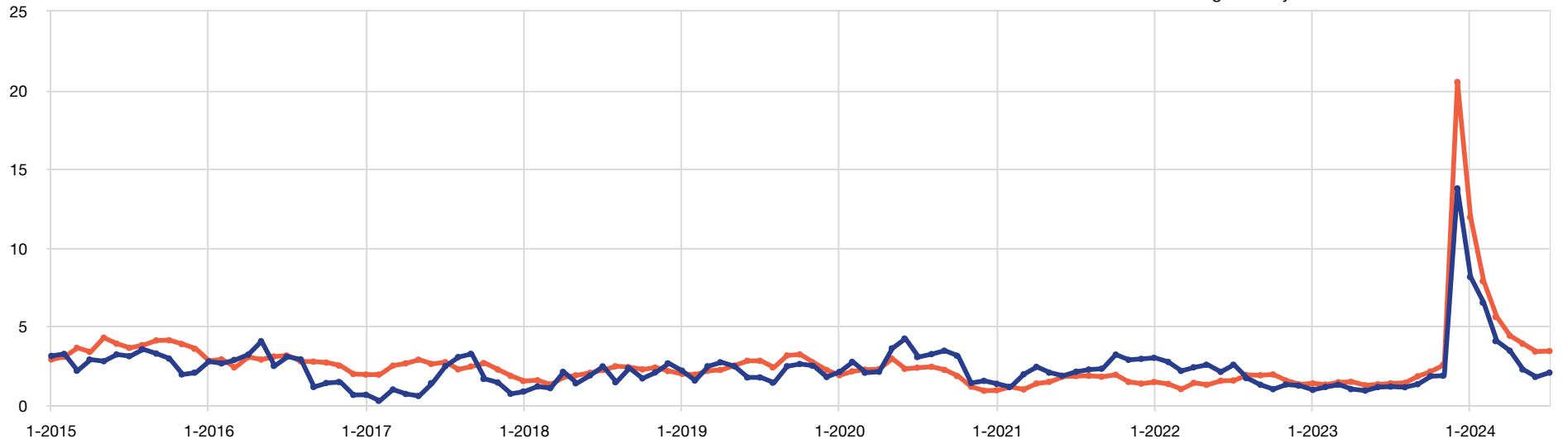
## July



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	1.4	- 26.3%	1.1	- 35.3%
Sep-2023	1.8	- 5.3%	1.3	0.0%
Oct-2023	2.1	+ 10.5%	1.8	+ 80.0%
Nov-2023	2.6	+ 62.5%	1.9	+ 46.2%
Dec-2023	20.5	+ 1,476.9%	13.8	+ 1,050.0%
Jan-2024	11.9	+ 750.0%	8.1	+ 710.0%
Feb-2024	7.9	+ 507.7%	6.5	+ 441.7%
Mar-2024	5.6	+ 300.0%	4.1	+ 215.4%
Apr-2024	4.4	+ 193.3%	3.5	+ 250.0%
May-2024	3.9	+ 200.0%	2.3	+ 155.6%
Jun-2024	3.4	+ 161.5%	1.8	+ 63.6%
<b>Jul-2024</b>	<b>3.4</b>	<b>+ 142.9%</b>	<b>2.1</b>	<b>+ 75.0%</b>
12-Month Avg*	5.7	+ 279.5%	4.0	+ 239.1%

\* Months Supply for all properties from August 2023 through July 2024. 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.



Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		33	<b>520</b>	+ 1,475.8%	228	<b>3,899</b>	+ 1,610.1%
<b>Pending Sales</b>		28	<b>298</b>	+ 964.3%	220	<b>2,827</b>	+ 1,185.0%
<b>Closed Sales</b>		25	<b>338</b>	+ 1,252.0%	217	<b>2,535</b>	+ 1,068.2%
<b>Days on Market Until Sale</b>		52	<b>20</b>	- 61.5%	48	<b>19</b>	- 60.4%
<b>Median Sales Price</b>		\$290,000	<b>\$266,000</b>	- 8.3%	\$265,000	<b>\$249,000</b>	- 6.0%
<b>Average Sales Price</b>		\$327,727	<b>\$327,325</b>	- 0.1%	\$293,256	<b>\$298,738</b>	+ 1.9%
<b>Percent of List Price Received</b>		100.7%	<b>101.0%</b>	+ 0.3%	101.0%	<b>99.9%</b>	- 1.1%
<b>Housing Affordability Index</b>		120	<b>131</b>	+ 9.2%	131	<b>140</b>	+ 6.9%
<b>Inventory of Homes for Sale</b>		43	<b>825</b>	+ 1,818.6%	—	—	—
<b>Months Supply of Inventory</b>		1.4	<b>3.2</b>	+ 128.6%	—	—	—

# Monthly Indicators



## July 2024

U.S. existing home sales fell 5.4% month-over-month and 5.4% year-over-year to a seasonally adjusted annual rate of 3.89 million units, with monthly sales down in all four regions, according to the National Association of REALTORS® (NAR). Higher mortgage rates, along with rising sales prices, have kept many prospective buyers on the sidelines, despite more home choices and less competition for those homes.

New Listings increased 11.3 percent for Single Family Residence homes and 5.5 percent for Condominium homes. Pending Sales decreased 17.9 percent for Single Family Residence homes and 19.1 percent for Condominium homes. Inventory increased 14.9 percent for Single Family Residence homes and 21.3 percent for Condominium homes.

Median Sales Price increased 10.9 percent to \$495,000 for Single Family Residence homes and 0.2 percent to \$305,750 for Condominium homes. Days on Market decreased 11.9 percent for Single Family Residence homes and 47.5 percent for Condominium homes. Months Supply of Inventory increased 26.3 percent for Single Family Residence homes and 25.0 percent for Condominium homes.

Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves. According to NAR, the national median existing-home sales price climbed 4.1% year-over-year to \$426,900 as of last measure, an all-time high. Meanwhile, total housing inventory increased 3.1% month-over-month to 1.32 million units heading into July, the highest level since 2020, for a 4.1-month supply at the current sales pace.

## Quick Facts

**- 2.5%**

Change in  
**Closed Sales**  
All Properties

**+ 9.7%**

Change in  
**Median Sales Price**  
All Properties

**+ 16.5%**

Change in  
**Homes for Sale**  
All Properties

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

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# Single Family Residential Market Overview

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



Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		301	<b>335</b>	+ 11.3%	2,046	<b>2,137</b>	+ 4.4%
<b>Pending Sales</b>		263	<b>216</b>	- 17.9%	1,721	<b>1,577</b>	- 8.4%
<b>Closed Sales</b>		282	<b>267</b>	- 5.3%	1,656	<b>1,495</b>	- 9.7%
<b>Days on Market Until Sale</b>		42	<b>37</b>	- 11.9%	53	<b>39</b>	- 26.4%
<b>Median Sales Price</b>		\$446,250	<b>\$495,000</b>	+ 10.9%	\$425,000	<b>\$450,000</b>	+ 5.9%
<b>Average Sales Price</b>		\$477,651	<b>\$553,648</b>	+ 15.9%	\$485,493	<b>\$514,203</b>	+ 5.9%
<b>Percent of List Price Received</b>		103.1%	<b>101.4%</b>	- 1.6%	101.6%	<b>101.5%</b>	- 0.1%
<b>Housing Affordability Index</b>		98	<b>89</b>	- 9.2%	103	<b>97</b>	- 5.8%
<b>Inventory of Homes for Sale</b>		462	<b>531</b>	+ 14.9%	—	—	—
<b>Months Supply of Inventory</b>		1.9	<b>2.4</b>	+ 26.3%	—	—	—



# Condominium Market Overview

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



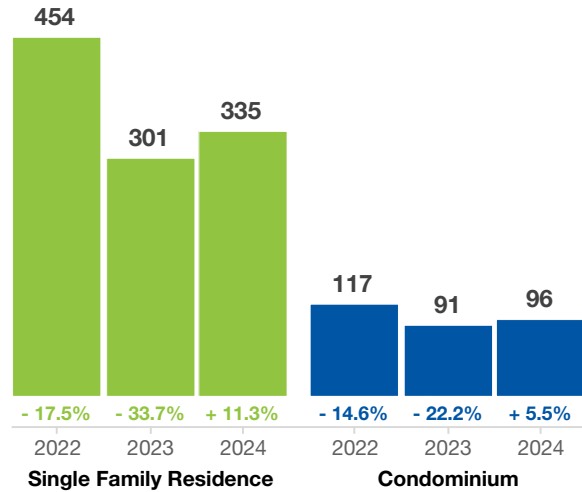
Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		91	<b>96</b>	+ 5.5%	692	<b>695</b>	+ 0.4%
<b>Pending Sales</b>		89	<b>72</b>	- 19.1%	595	<b>561</b>	- 5.7%
<b>Closed Sales</b>		83	<b>89</b>	+ 7.2%	574	<b>535</b>	- 6.8%
<b>Days on Market Until Sale</b>		61	<b>32</b>	- 47.5%	66	<b>41</b>	- 37.9%
<b>Median Sales Price</b>		\$305,000	<b>\$305,750</b>	+ 0.2%	\$294,500	<b>\$324,250</b>	+ 10.1%
<b>Average Sales Price</b>		\$339,819	<b>\$378,252</b>	+ 11.3%	\$357,382	<b>\$388,075</b>	+ 8.6%
<b>Percent of List Price Received</b>		101.9%	<b>99.8%</b>	- 2.1%	101.3%	<b>100.7%</b>	- 0.6%
<b>Housing Affordability Index</b>		143	<b>143</b>	0.0%	148	<b>135</b>	- 8.8%
<b>Inventory of Homes for Sale</b>		155	<b>188</b>	+ 21.3%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.5</b>	+ 25.0%	—	—	—

# New Listings

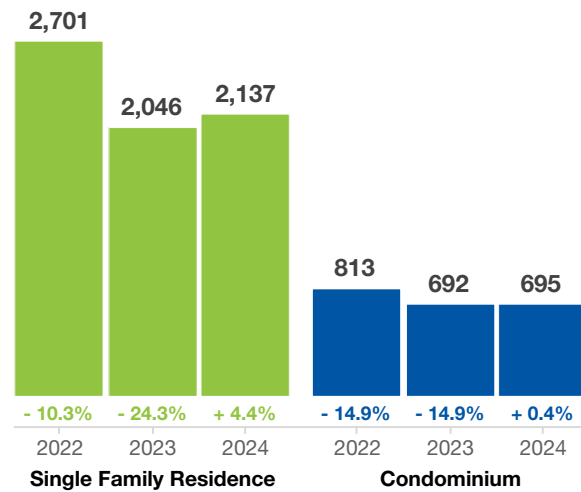
A count of the properties that have been newly listed on the market in a given month.



## July

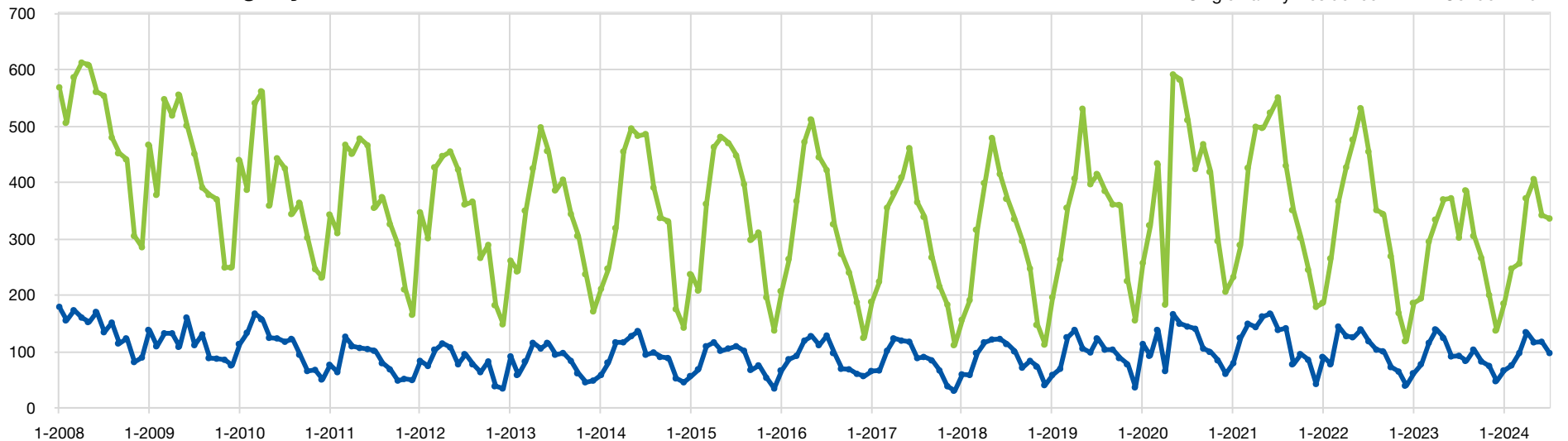


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	385	+ 10.0%	82	- 19.6%
Sep-2023	304	- 11.4%	102	+ 3.0%
Oct-2023	265	- 1.1%	81	+ 14.1%
Nov-2023	199	+ 19.2%	73	+ 15.9%
Dec-2023	136	+ 16.2%	46	+ 21.1%
Jan-2024	184	- 0.5%	65	+ 8.3%
Feb-2024	246	+ 27.5%	74	- 2.6%
Mar-2024	255	- 13.3%	96	- 15.8%
Apr-2024	371	+ 11.4%	133	- 3.6%
May-2024	405	+ 9.8%	115	- 6.5%
Jun-2024	341	- 8.1%	116	+ 28.9%
<b>Jul-2024</b>	<b>335</b>	<b>+ 11.3%</b>	<b>96</b>	<b>+ 5.5%</b>
12-Month Avg	286	+ 4.4%	90	+ 1.1%

## Historical New Listings by Month

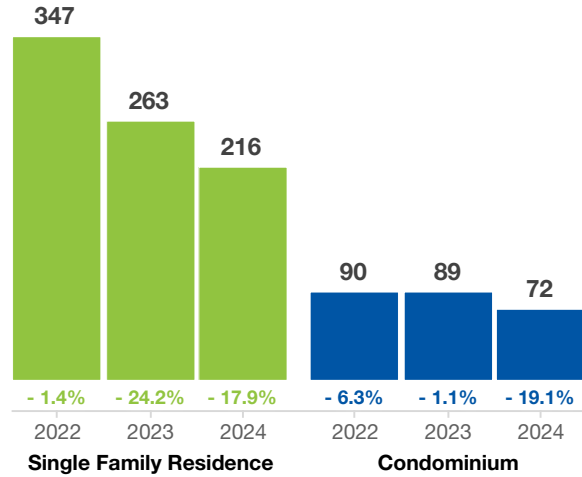


# Pending Sales

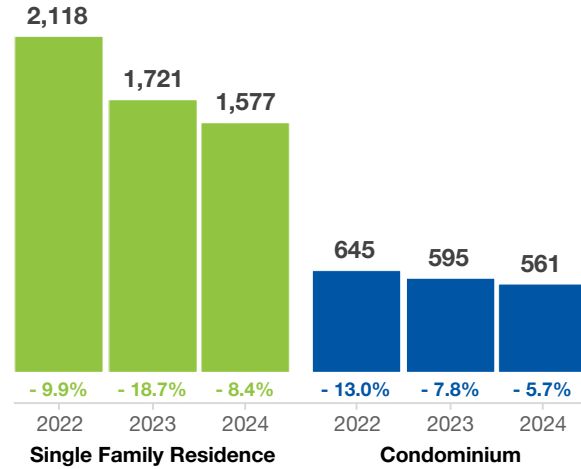
A count of the properties on which offers have been accepted in a given month.



## July

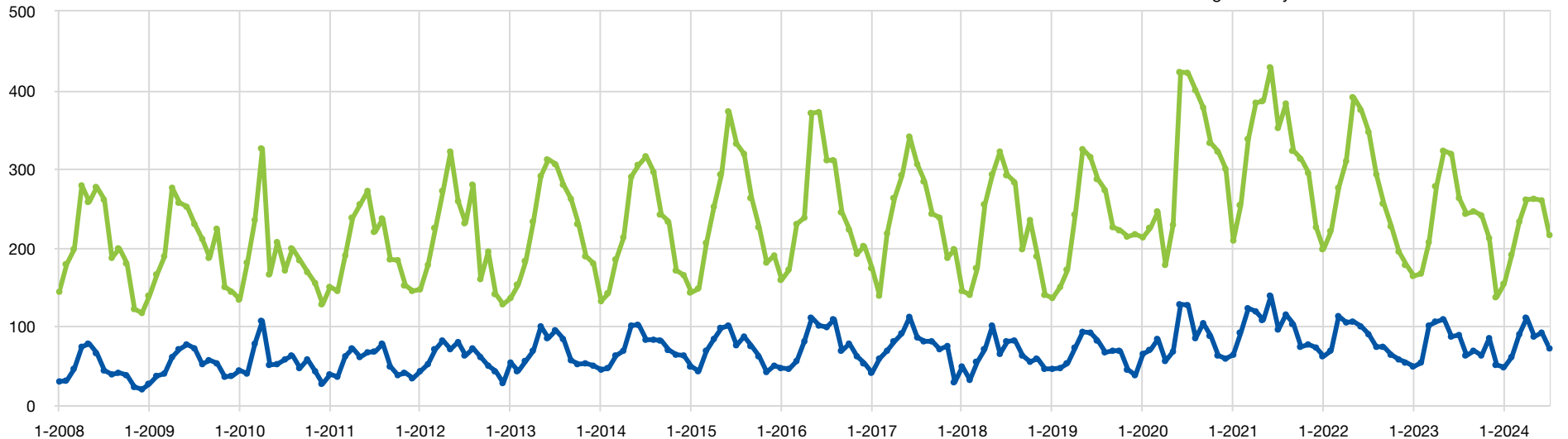


## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	243	- 17.1%	63	- 14.9%
Sep-2023	246	- 3.9%	69	- 6.8%
Oct-2023	241	+ 6.2%	63	- 1.6%
Nov-2023	212	+ 8.7%	85	+ 46.6%
Dec-2023	137	- 23.0%	51	- 5.6%
Jan-2024	154	- 6.1%	48	- 2.0%
Feb-2024	191	+ 14.4%	61	+ 13.0%
Mar-2024	233	+ 12.6%	90	- 10.9%
Apr-2024	261	- 6.1%	111	+ 4.7%
May-2024	262	- 18.9%	87	- 20.2%
Jun-2024	260	- 18.5%	92	+ 5.7%
<b>Jul-2024</b>	<b>216</b>	<b>- 17.9%</b>	<b>72</b>	<b>- 19.1%</b>
12-Month Avg	221	- 7.5%	74	- 3.9%

## Historical Pending Sales by Month

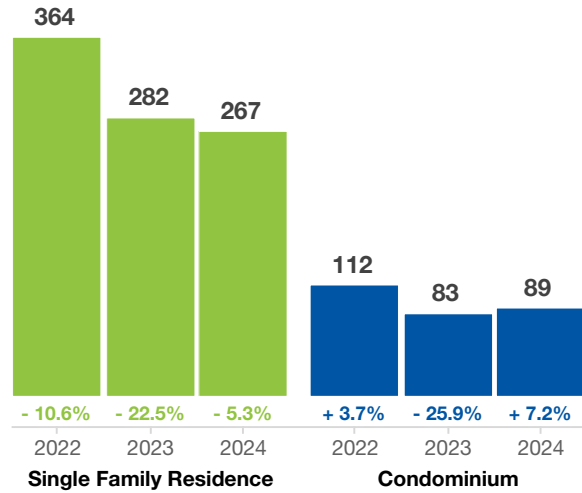


# Closed Sales

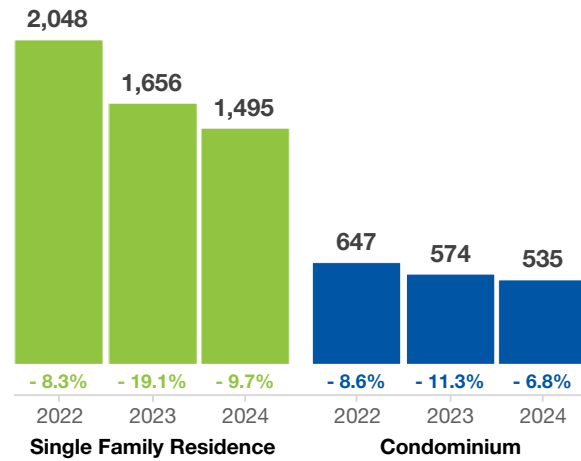
A count of the actual sales that closed in a given month.



## July

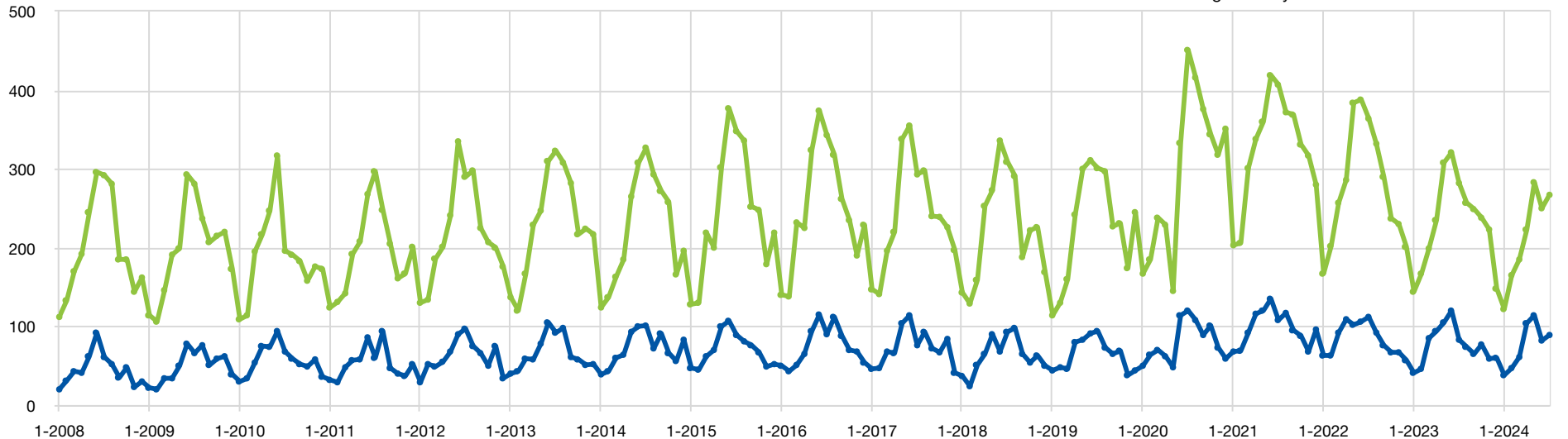


## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	257	-22.6%	74	-19.6%
Sep-2023	249	-14.1%	65	-14.5%
Oct-2023	238	+0.4%	77	+14.9%
Nov-2023	223	-3.0%	59	-11.9%
Dec-2023	148	-26.4%	60	+5.3%
Jan-2024	122	-15.3%	38	-7.3%
Feb-2024	165	-1.2%	47	+2.2%
Mar-2024	185	-7.0%	61	-28.2%
Apr-2024	223	-5.1%	104	+10.6%
May-2024	283	-8.1%	114	+8.6%
Jun-2024	250	-22.1%	82	-31.7%
<b>Jul-2024</b>	<b>267</b>	<b>-5.3%</b>	<b>89</b>	<b>+7.2%</b>
12-Month Avg	218	-11.4%	73	-6.4%

## Historical Closed Sales by Month

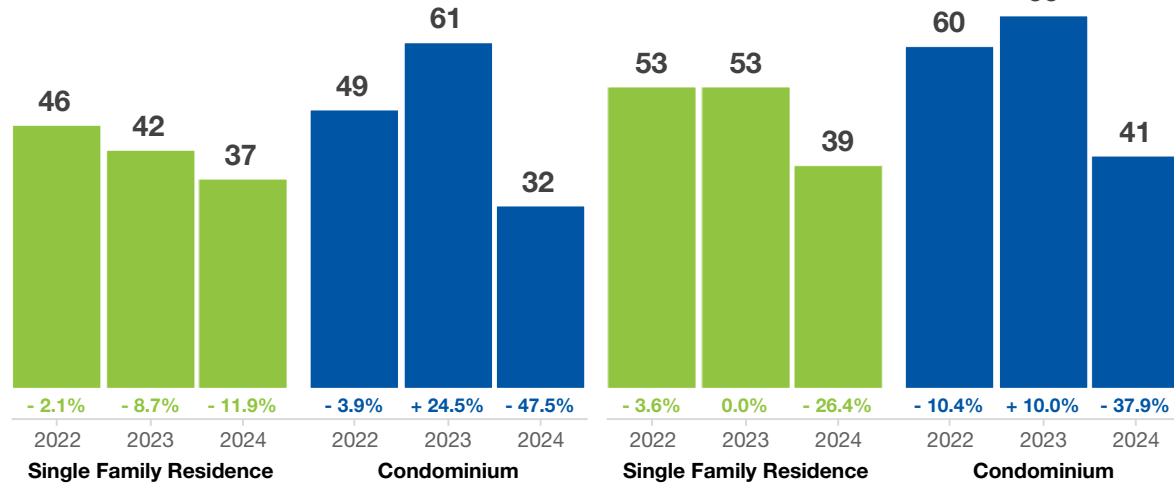


# Days on Market Until Sale

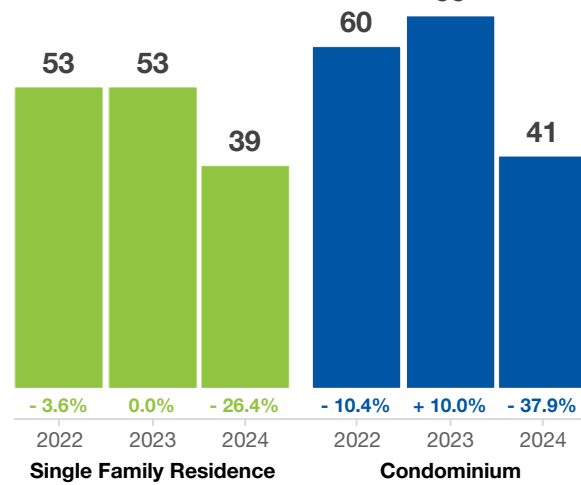
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



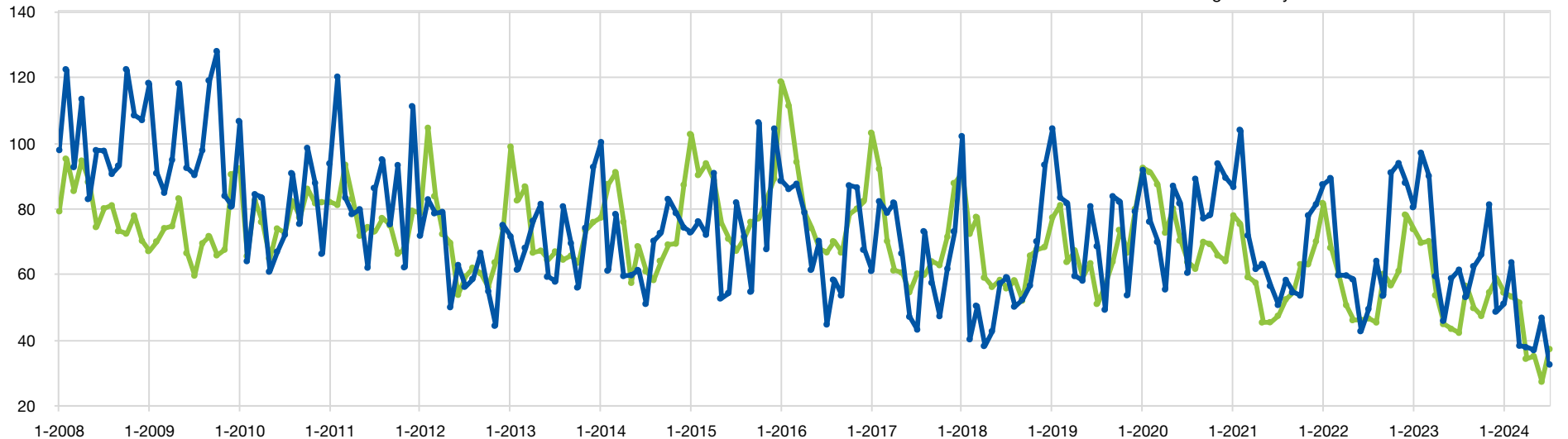
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	56	+ 24.4%	53	- 17.2%
Sep-2023	50	- 16.7%	62	+ 17.0%
Oct-2023	47	- 17.5%	66	- 27.5%
Nov-2023	54	- 11.5%	81	- 13.8%
Dec-2023	59	- 24.4%	48	- 45.5%
Jan-2024	54	- 27.0%	51	- 36.3%
Feb-2024	53	- 23.2%	64	- 34.0%
Mar-2024	51	- 27.1%	38	- 57.8%
Apr-2024	34	- 35.8%	38	- 35.6%
May-2024	35	- 22.2%	37	- 19.6%
Jun-2024	27	- 37.2%	47	- 20.3%
<b>Jul-2024</b>	<b>37</b>	<b>- 11.9%</b>	<b>32</b>	<b>- 47.5%</b>
12-Month Avg*	45	- 18.7%	49	- 29.6%

\* Days on Market for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

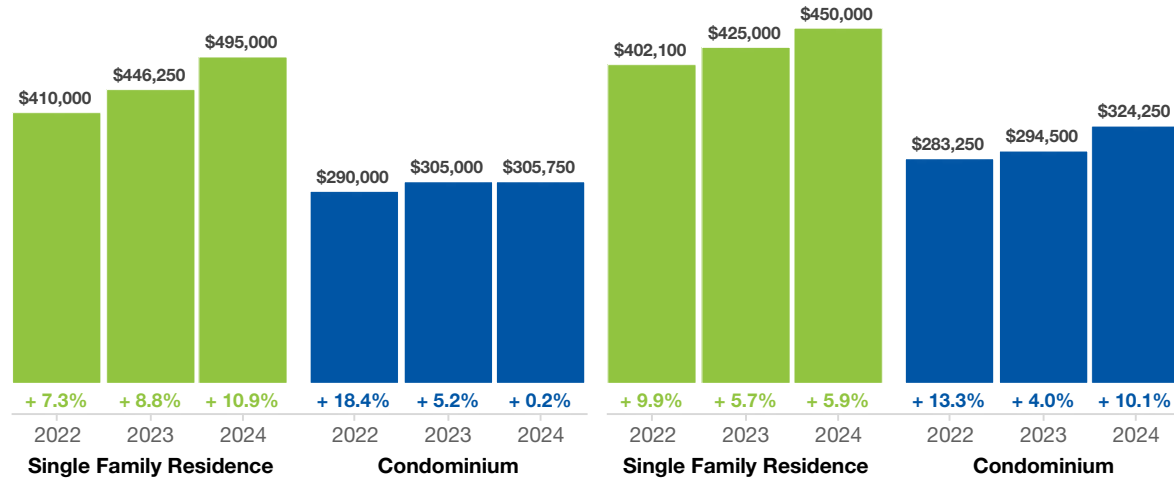


# Median Sales Price

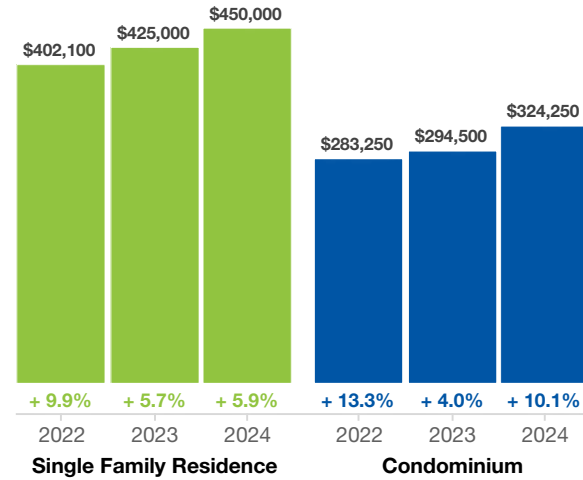
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



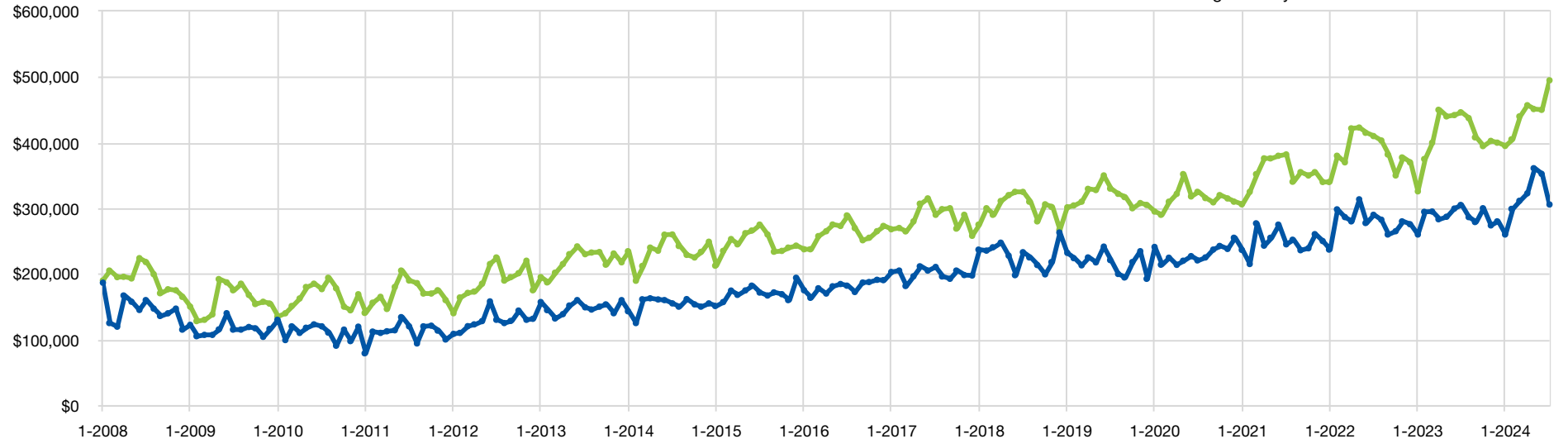
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	\$437,450	+ 8.5%	\$286,500	+ 1.4%
Sep-2023	\$408,045	+ 6.8%	\$279,000	+ 7.3%
Oct-2023	\$394,750	+ 12.8%	\$300,000	+ 13.2%
Nov-2023	\$402,625	+ 6.7%	\$273,875	- 2.2%
Dec-2023	\$399,950	+ 8.1%	\$280,000	+ 1.6%
Jan-2024	\$395,000	+ 21.2%	\$260,000	0.0%
Feb-2024	\$405,000	+ 8.0%	\$299,000	+ 1.5%
Mar-2024	\$440,000	+ 10.0%	\$311,320	+ 5.5%
Apr-2024	\$457,000	+ 1.6%	\$322,750	+ 13.9%
May-2024	\$451,200	+ 2.5%	\$361,000	+ 25.8%
Jun-2024	\$450,000	+ 1.8%	\$352,450	+ 17.7%
<b>Jul-2024</b>	<b>\$495,000</b>	<b>+ 10.9%</b>	<b>\$305,750</b>	<b>+ 0.2%</b>
12-Month Avg*	\$430,000	+ 6.8%	\$305,000	+ 7.2%

\* Median Sales Price for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

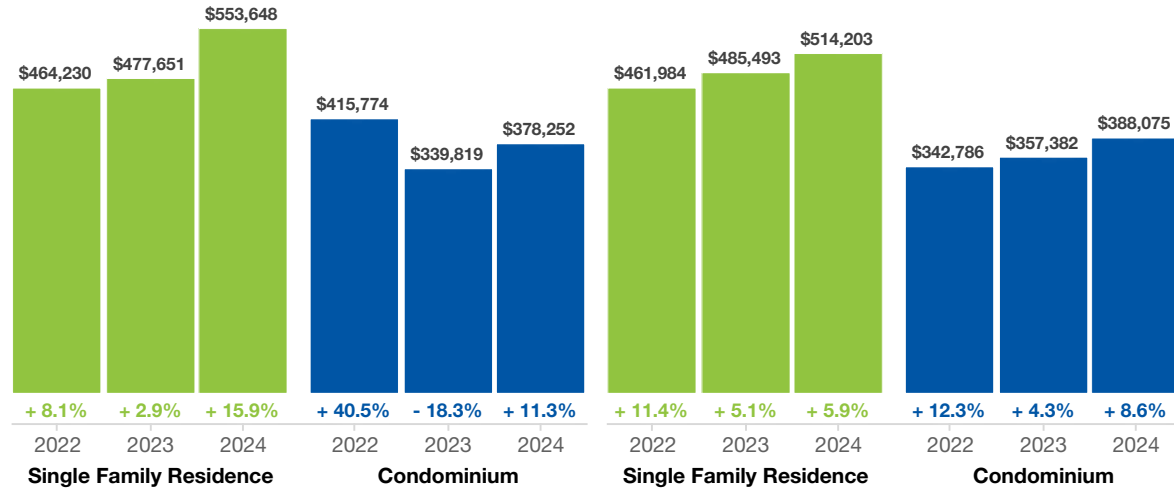


# Average Sales Price

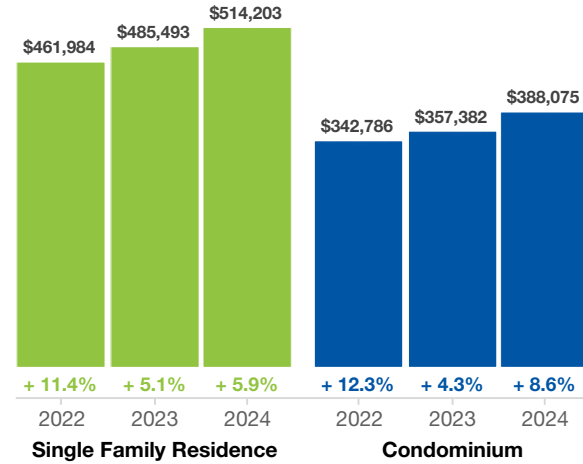
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



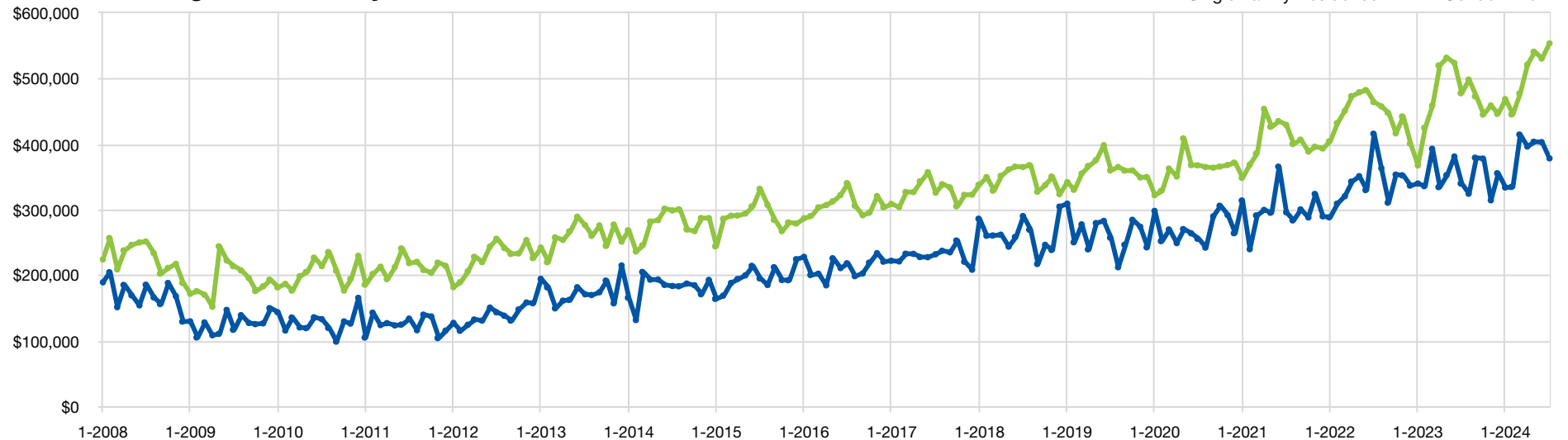
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	\$498,437	+ 8.9%	\$324,216	- 10.7%
Sep-2023	\$472,892	+ 5.6%	\$379,179	+ 22.1%
Oct-2023	\$445,114	+ 6.9%	\$377,817	+ 6.9%
Nov-2023	\$458,827	+ 3.8%	\$314,215	- 10.8%
Dec-2023	\$446,193	+ 11.3%	\$355,471	+ 5.6%
Jan-2024	\$468,612	+ 27.6%	\$333,720	- 1.8%
Feb-2024	\$445,260	+ 4.8%	\$334,621	- 0.3%
Mar-2024	\$477,296	+ 4.1%	\$414,492	+ 5.5%
Apr-2024	\$521,334	+ 0.3%	\$396,265	+ 18.5%
May-2024	\$540,922	+ 1.7%	\$403,507	+ 14.4%
Jun-2024	\$530,558	+ 1.3%	\$402,950	+ 5.7%
<b>Jul-2024</b>	<b>\$553,648</b>	<b>+ 15.9%</b>	<b>\$378,252</b>	<b>+ 11.3%</b>
12-Month Avg*	\$493,833	+ 6.4%	\$373,797	+ 6.1%

\* Avg. Sales Price for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



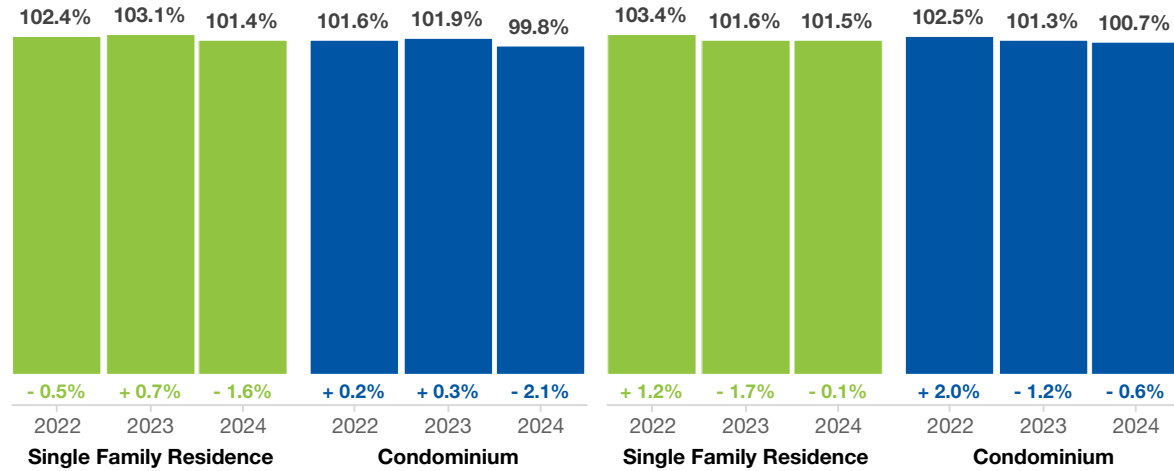
# Percent of List Price Received

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.



## July

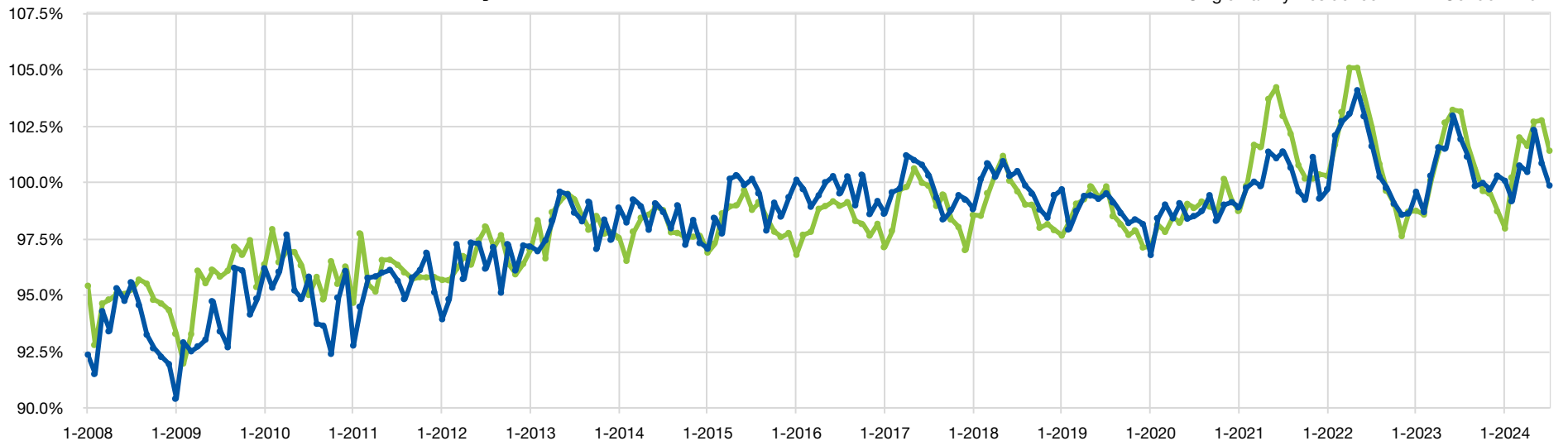
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	101.6%	+ 0.8%	101.1%	+ 0.9%
Sep-2023	100.6%	+ 1.0%	99.8%	+ 0.1%
Oct-2023	99.6%	+ 0.6%	100.0%	+ 1.0%
Nov-2023	99.5%	+ 1.9%	99.7%	+ 1.2%
Dec-2023	98.7%	0.0%	100.3%	+ 1.7%
Jan-2024	97.9%	- 0.8%	100.0%	+ 0.4%
Feb-2024	100.2%	+ 1.7%	99.1%	+ 0.4%
Mar-2024	102.0%	+ 1.9%	100.7%	+ 0.4%
Apr-2024	101.6%	+ 0.3%	100.4%	- 1.1%
May-2024	102.7%	+ 0.1%	102.3%	+ 0.8%
Jun-2024	102.7%	- 0.5%	100.8%	- 2.0%
<b>Jul-2024</b>	<b>101.4%</b>	<b>- 1.6%</b>	<b>99.8%</b>	<b>- 2.1%</b>
12-Month Avg*	100.9%	+ 0.4%	100.5%	- 0.1%

\* Pct. of List Price Received for all properties from August 2023 through July 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month





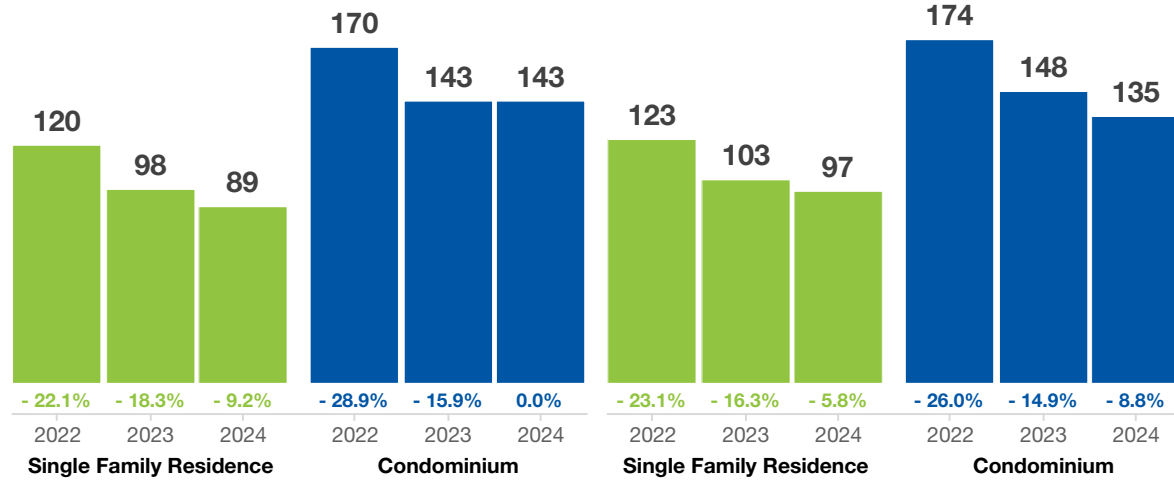
# Housing Affordability Index

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.



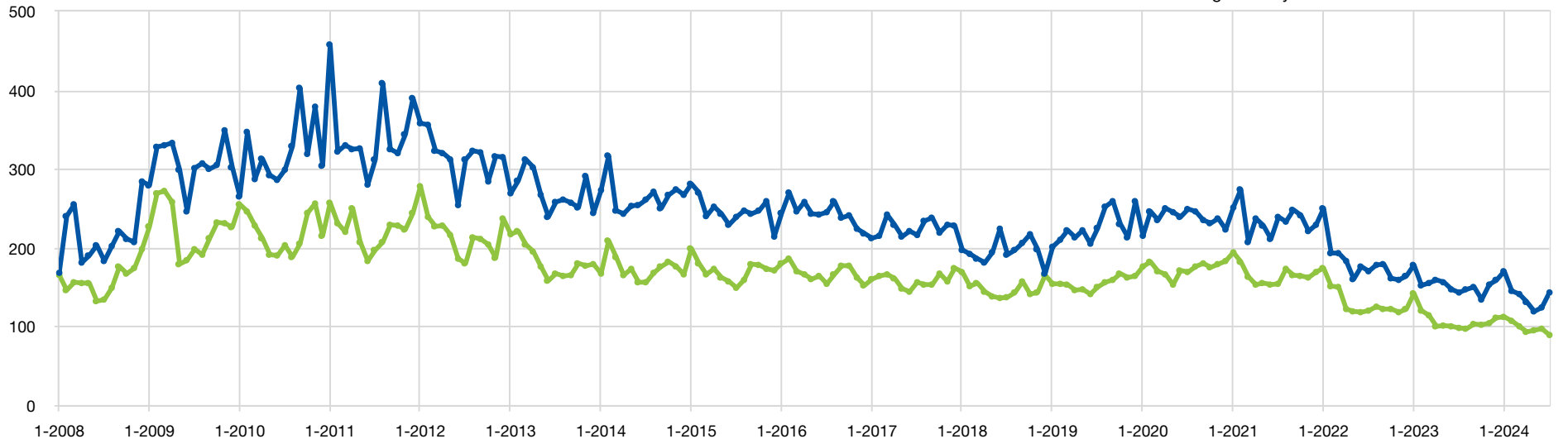
## July

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	97	-22.4%	147	-17.4%
Sep-2023	103	-15.6%	150	-16.2%
Oct-2023	102	-16.4%	134	-16.8%
Nov-2023	104	-11.9%	153	-3.8%
Dec-2023	111	-9.0%	159	-3.0%
Jan-2024	112	-21.1%	170	-4.5%
Feb-2024	107	-10.8%	145	-4.6%
Mar-2024	100	-12.3%	141	-9.0%
Apr-2024	93	-7.0%	131	-17.6%
May-2024	95	-5.9%	119	-23.7%
Jun-2024	97	-3.0%	124	-15.6%
<b>Jul-2024</b>	<b>89</b>	<b>-9.2%</b>	<b>143</b>	<b>0.0%</b>
12-Month Avg	101	-12.2%	143	-11.2%

## Historical Housing Affordability Index by Month

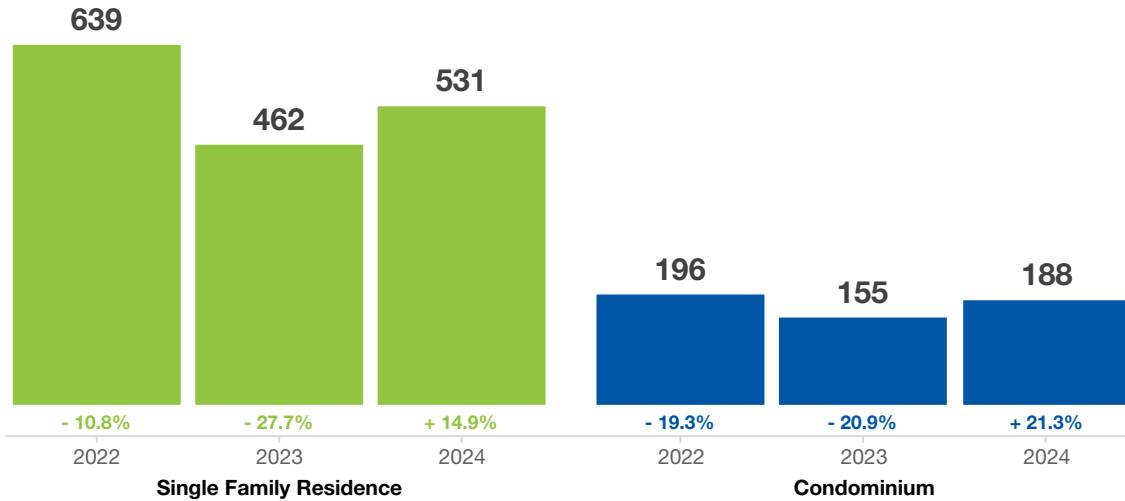


# Inventory of Homes for Sale

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

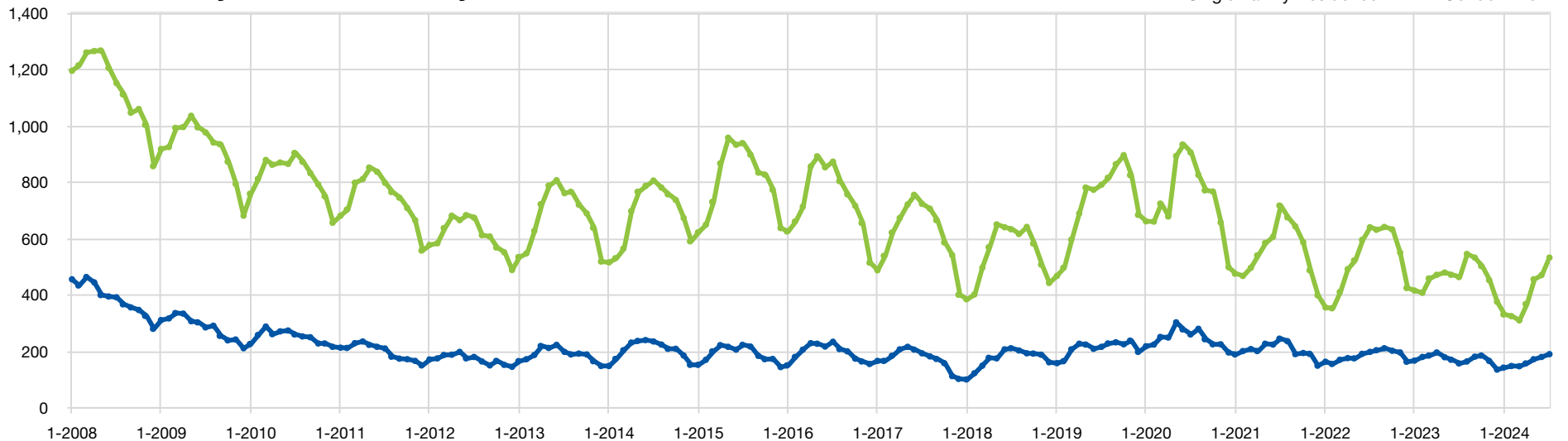


## July



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	544	-13.7%	162	-19.8%
Sep-2023	531	-17.0%	179	-14.4%
Oct-2023	501	-20.6%	183	-8.5%
Nov-2023	451	-17.9%	164	-15.5%
Dec-2023	374	-11.6%	133	-17.4%
Jan-2024	329	-20.5%	140	-15.2%
Feb-2024	323	-20.4%	146	-18.0%
Mar-2024	308	-32.6%	145	-20.8%
Apr-2024	366	-22.1%	155	-20.1%
May-2024	454	-5.0%	170	-4.0%
Jun-2024	469	-0.2%	178	+6.0%
<b>Jul-2024</b>	<b>531</b>	<b>+14.9%</b>	<b>188</b>	<b>+21.3%</b>
12-Month Avg	432	-14.1%	162	-11.0%

## Historical Inventory of Homes for Sale by Month

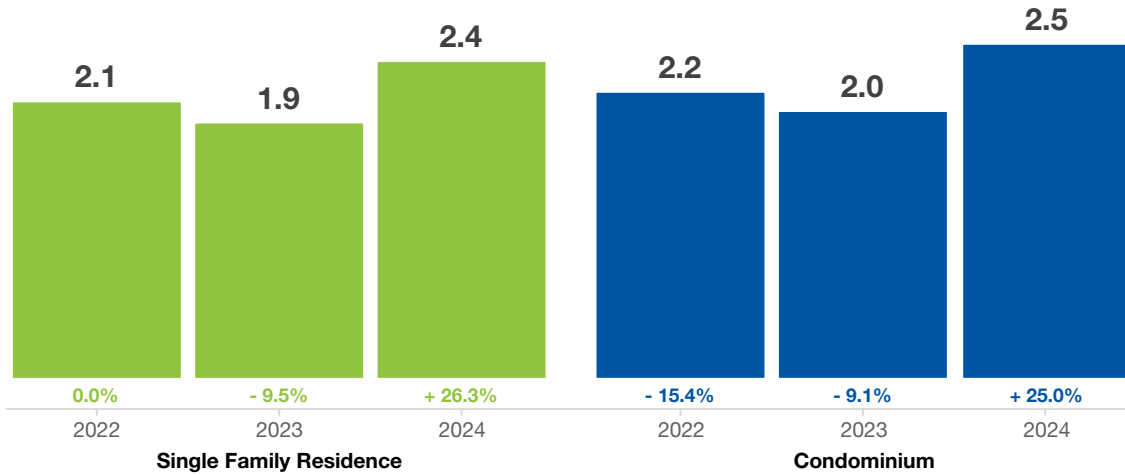


# Months Supply of Inventory

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



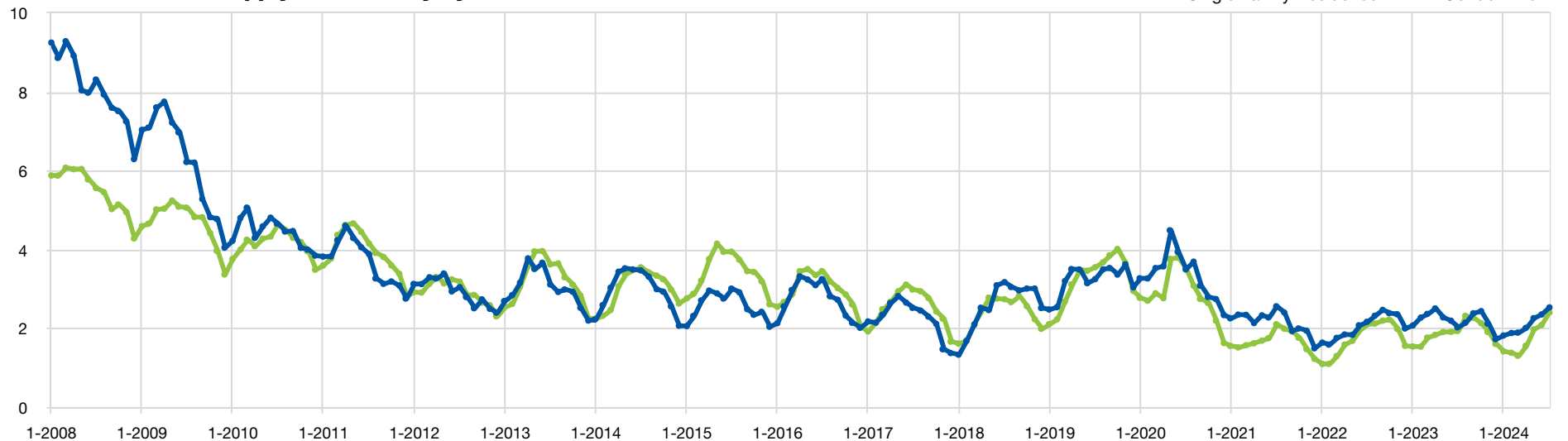
## July



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2023	2.3	+ 9.5%	2.1	- 8.7%
Sep-2023	2.3	+ 4.5%	2.4	- 4.0%
Oct-2023	2.1	- 4.5%	2.4	0.0%
Nov-2023	1.9	- 5.0%	2.1	- 12.5%
Dec-2023	1.6	0.0%	1.7	- 15.0%
Jan-2024	1.4	- 6.7%	1.8	- 14.3%
Feb-2024	1.4	- 6.7%	1.9	- 17.4%
Mar-2024	1.3	- 27.8%	1.9	- 20.8%
Apr-2024	1.6	- 11.1%	2.0	- 20.0%
May-2024	2.0	+ 5.3%	2.3	0.0%
Jun-2024	2.1	+ 10.5%	2.3	+ 4.5%
<b>Jul-2024</b>	<b>2.4</b>	<b>+ 26.3%</b>	<b>2.5</b>	<b>+ 25.0%</b>
12-Month Avg*	1.9	- 0.7%	2.1	- 6.2%

\* Months Supply for all properties from August 2023 through July 2024. 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	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		392	<b>431</b>	+ 9.9%	2,738	<b>2,832</b>	+ 3.4%
<b>Pending Sales</b>		352	<b>288</b>	- 18.2%	2,316	<b>2,138</b>	- 7.7%
<b>Closed Sales</b>		365	<b>356</b>	- 2.5%	2,230	<b>2,030</b>	- 9.0%
<b>Days on Market Until Sale</b>		46	<b>36</b>	- 21.7%	57	<b>40</b>	- 29.8%
<b>Median Sales Price</b>		\$401,000	<b>\$440,000</b>	+ 9.7%	\$382,663	<b>\$412,000</b>	+ 7.7%
<b>Average Sales Price</b>		\$446,308	<b>\$510,169</b>	+ 14.3%	\$452,517	<b>\$480,992</b>	+ 6.3%
<b>Percent of List Price Received</b>		102.8%	<b>101.0%</b>	- 1.8%	101.5%	<b>101.3%</b>	- 0.2%
<b>Housing Affordability Index</b>		109	<b>100</b>	- 8.3%	114	<b>106</b>	- 7.0%
<b>Inventory of Homes for Sale</b>		617	<b>719</b>	+ 16.5%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.4</b>	+ 20.0%	—	—	—

# Housing Supply Overview



## July 2024

U.S. sales of new residential homes slipped to a 7-month low, as higher mortgage rates and rising sales prices have caused demand to slump. According to the U.S. Census Bureau, sales of new single-family homes fell 0.6% month-over-month and 7.4% year-over-year to a seasonally adjusted annual rate of 617,000 units. The median sales price for new homes rose to \$417,300 as of last measure, with a 9.3-month supply of inventory at the current sales pace. For the 12-month period spanning August 2023 through July 2024, Pending Sales in all Washtenaw County dropped 6.4 percent overall. The price range with the largest pending sales gain was the \$419,000 or More range, where sales increased 6.9 percent.

The overall Median Sales Price went up 7.5 percent to \$399,900. The property type with the largest gain was the Condominium segment, where prices went up 7.2 percent to \$305,000. The bedroom count that tended to sell the quickest was the 1 Bedroom or Less segment at 32 days. The bedroom count that tended to sell the slowest was the 4 Bedrooms or More segment at 51 days.

Market-wide, inventory levels increased 16.5 percent. The property type with the largest gain was the Condominium segment, where the number of properties for sale improved 21.3 percent. That amounts to 2.4 months of inventory for Single Family Residence homes and 2.5 months of inventory for Condominium homes.

## Quick Facts

**+ 6.9%**

Price Range with  
Strongest Pending Sales:  
**\$419,000 or More**

**+ 23.3%**

Bedroom Count with  
Strongest Pending Sales:  
**1 Bedroom or Less**

**- 2.9%**

Property Type With  
Strongest Pending Sales:  
**Condominium**

Percent changes are calculated using rounded figures.

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

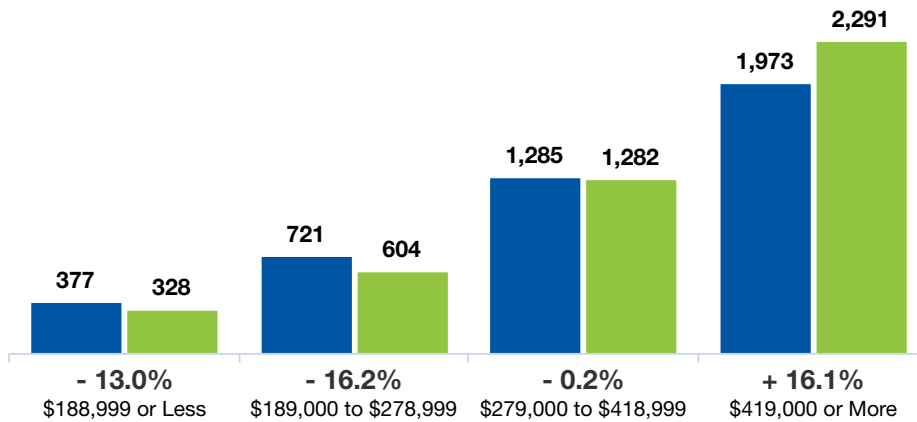
# New Listings



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

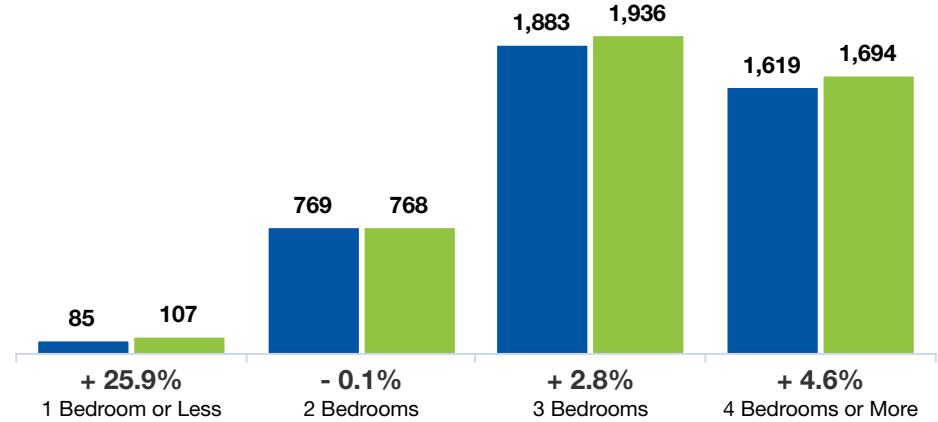
## By Price Range

■ 7-2023 ■ 7-2024



## By Bedroom Count

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$188,999 or Less	377	328	- 13.0%
\$189,000 to \$278,999	721	604	- 16.2%
\$279,000 to \$418,999	1,285	1,282	- 0.2%
\$419,000 or More	1,973	2,291	+ 16.1%
<b>All Price Ranges</b>	<b>4,356</b>	<b>4,505</b>	<b>+ 3.4%</b>

### Single Family Residence

7-2023	7-2024	Change
244	219	- 10.2%
398	358	- 10.1%
978	921	- 5.8%
1,671	1,928	+ 15.4%
<b>3,291</b>	<b>3,426</b>	<b>+ 4.1%</b>

### Condominium

7-2023	7-2024	Change
133	109	- 18.0%
323	246	- 23.8%
307	361	+ 17.6%
302	363	+ 20.2%
<b>1,065</b>	<b>1,079</b>	<b>+ 1.3%</b>

### By Bedroom

7-2023	7-2024	Change
85	107	+ 25.9%
769	768	- 0.1%
1,883	1,936	+ 2.8%
1,619	1,694	+ 4.6%
<b>4,356</b>	<b>4,505</b>	<b>+ 3.4%</b>

7-2023	7-2024	Change
16	27	+ 68.8%
172	215	+ 25.0%
1,558	1,590	+ 2.1%
1,545	1,594	+ 3.2%
<b>3,291</b>	<b>3,426</b>	<b>+ 4.1%</b>

7-2023	7-2024	Change
69	80	+ 15.9%
597	553	- 7.4%
325	346	+ 6.5%
74	100	+ 35.1%
<b>1,065</b>	<b>1,079</b>	<b>+ 1.3%</b>

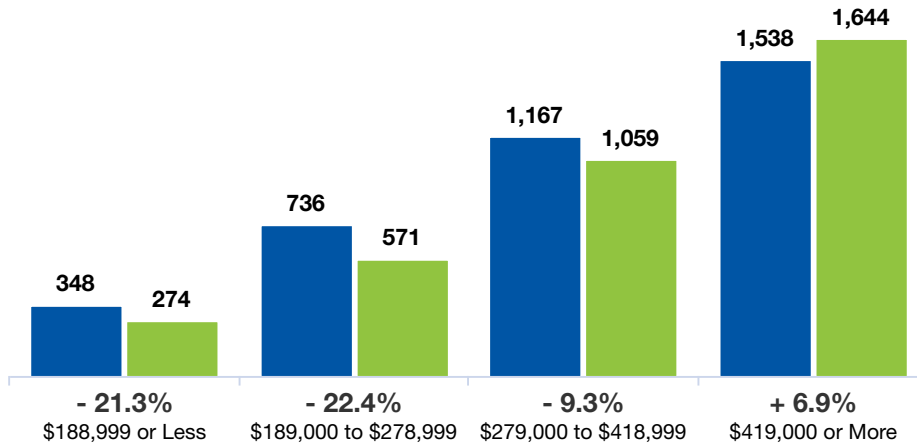
# Pending Sales



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

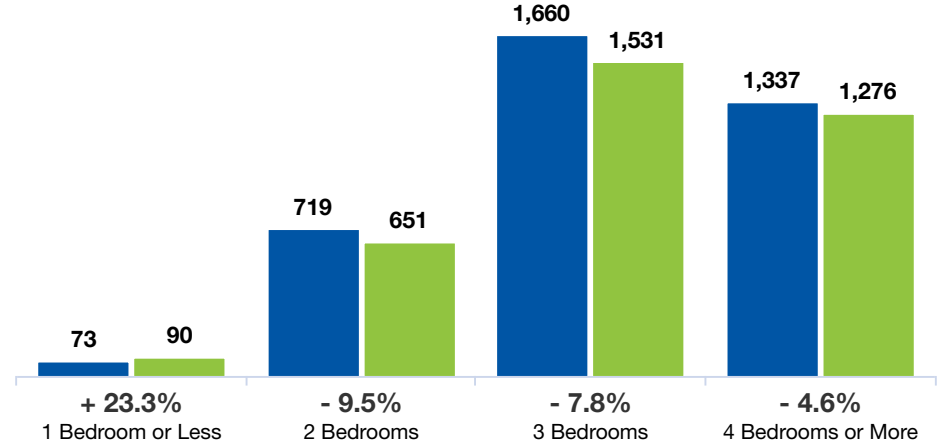
## By Price Range

■ 7-2023 ■ 7-2024



## By Bedroom Count

■ 7-2023 ■ 7-2024



### All Properties

#### By Price Range

	7-2023	7-2024	Change
\$188,999 or Less	348	274	- 21.3%
\$189,000 to \$278,999	736	571	- 22.4%
\$279,000 to \$418,999	1,167	1,059	- 9.3%
\$419,000 or More	1,538	1,644	+ 6.9%

#### All Price Ranges

**3,789**   **3,548**   **- 6.4%**

#### By Bedroom

	7-2023	7-2024	Change
1 Bedroom or Less	73	90	+ 23.3%
2 Bedrooms	719	651	- 9.5%
3 Bedrooms	1,660	1,531	- 7.8%
4 Bedrooms or More	1,337	1,276	- 4.6%

#### All Bedroom Ranges

**3,789**   **3,548**   **- 6.4%**

### Single Family Residence

#### By Price Range

	7-2023	7-2024	Change
\$188,999 or Less	212	189	- 10.8%
\$189,000 to \$278,999	413	332	- 19.6%
\$279,000 to \$418,999	916	761	- 16.9%
\$419,000 or More	1,329	1,374	+ 3.4%

#### All Price Ranges

**2,870**   **2,656**   **- 7.5%**

#### By Bedroom

	7-2023	7-2024	Change
1 Bedroom or Less	13	18	+ 38.5%
2 Bedrooms	167	181	+ 8.4%
3 Bedrooms	1,409	1,257	- 10.8%
4 Bedrooms or More	1,281	1,200	- 6.3%

#### All Bedroom Ranges

**2,870**   **2,656**   **- 7.5%**

### Condominium

#### By Price Range

	7-2023	7-2024	Change
\$188,999 or Less	136	85	- 37.5%
\$189,000 to \$278,999	323	239	- 26.0%
\$279,000 to \$418,999	251	298	+ 18.7%
\$419,000 or More	209	270	+ 29.2%

#### All Price Ranges

**919**   **892**   **- 2.9%**

#### By Bedroom

	7-2023	7-2024	Change
1 Bedroom or Less	60	72	+ 20.0%
2 Bedrooms	552	470	- 14.9%
3 Bedrooms	251	274	+ 9.2%
4 Bedrooms or More	56	76	+ 35.7%

#### All Bedroom Ranges

**919**   **892**   **- 2.9%**

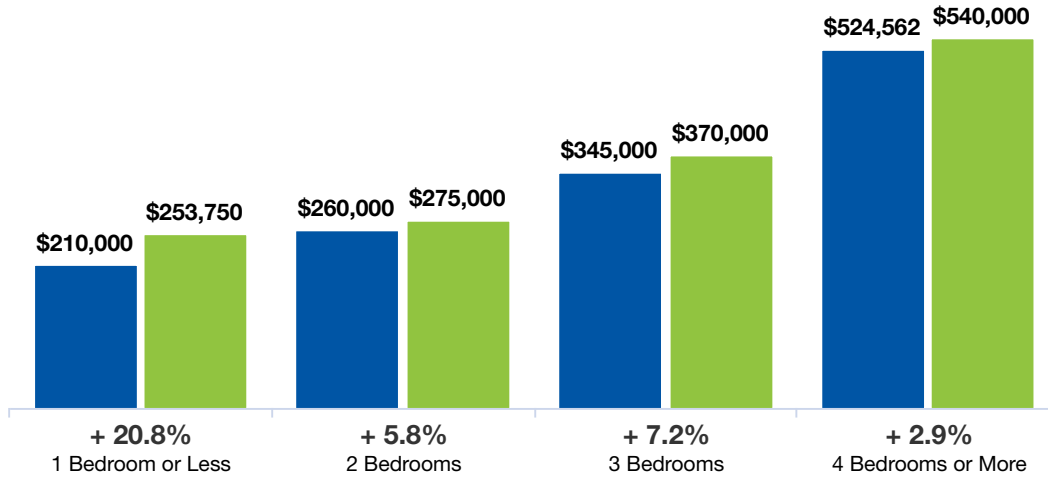
# Median Sales Price



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

## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



### All Properties

#### By Bedroom

	7-2023	7-2024	Change
1 Bedroom or Less	\$210,000	\$253,750	+ 20.8%
2 Bedrooms	\$260,000	\$275,000	+ 5.8%
3 Bedrooms	\$345,000	\$370,000	+ 7.2%
4 Bedrooms or More	\$524,562	\$540,000	+ 2.9%
<b>All Bedroom Ranges</b>	<b>\$372,000</b>	<b>\$399,900</b>	<b>+ 7.5%</b>

### Single Family Residence

	7-2023	7-2024	Change
1 Bedroom or Less	\$202,000	\$351,500	+ 74.0%
2 Bedrooms	\$250,000	\$250,000	0.0%
3 Bedrooms	\$340,000	\$361,000	+ 6.2%
4 Bedrooms or More	\$520,000	\$535,000	+ 2.9%
<b>All Bedroom Ranges</b>	<b>\$402,500</b>	<b>\$430,000</b>	<b>+ 6.8%</b>

### Condominium

	7-2023	7-2024	Change
1 Bedroom or Less	\$210,000	\$245,500	+ 16.9%
2 Bedrooms	\$263,000	\$277,088	+ 5.4%
3 Bedrooms	\$383,500	\$412,500	+ 7.6%
4 Bedrooms or More	\$559,405	\$591,064	+ 5.7%
<b>All Bedroom Ranges</b>	<b>\$284,580</b>	<b>\$305,000</b>	<b>+ 7.2%</b>



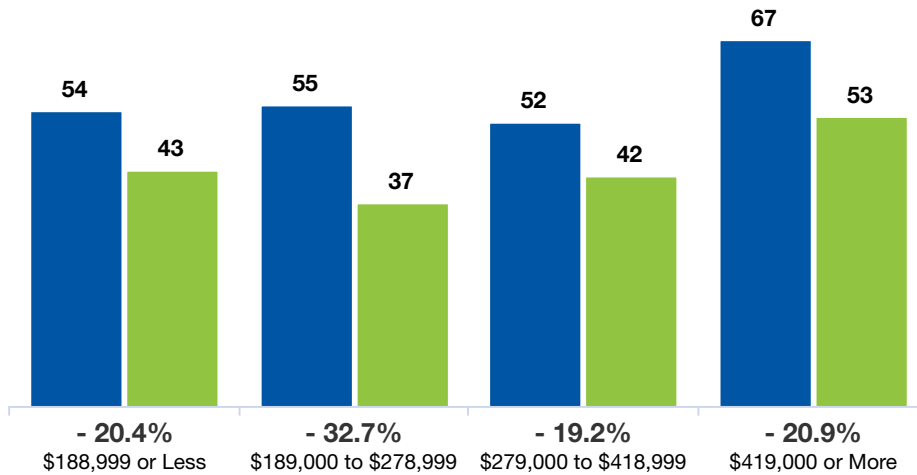
# Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month total.**

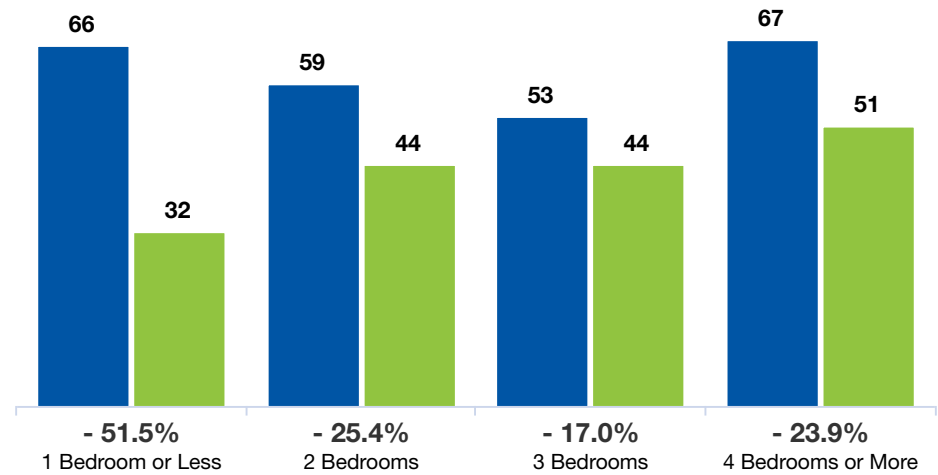
## By Price Range

■ 7-2023 ■ 7-2024



## By Bedroom Count

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$188,999 or Less	54	43	- 20.4%
\$189,000 to \$278,999	55	37	- 32.7%
\$279,000 to \$418,999	52	42	- 19.2%
\$419,000 or More	67	53	- 20.9%
<b>All Price Ranges</b>	<b>59</b>	<b>46</b>	<b>- 22.0%</b>

### Single Family Residence

7-2023	7-2024	Change
59	48	- 18.6%
50	38	- 24.0%
50	38	- 24.0%
60	50	- 16.7%
<b>56</b>	<b>45</b>	<b>- 19.6%</b>

### Condominium

7-2023	7-2024	Change
44	32	- 27.3%
62	35	- 43.5%
58	51	- 12.1%
109	66	- 39.4%
<b>70</b>	<b>49</b>	<b>- 30.0%</b>

### By Bedroom

7-2023	7-2024	Change
66	32	- 51.5%
59	44	- 25.4%
53	44	- 17.0%
67	51	- 23.9%
<b>59</b>	<b>46</b>	<b>- 22.0%</b>

### Single Family Residence

7-2023	7-2024	Change
91	35	- 61.5%
52	39	- 25.0%
47	42	- 10.6%
65	49	- 24.6%
<b>56</b>	<b>45</b>	<b>- 19.6%</b>

### Condominium

7-2023	7-2024	Change
61	31	- 49.2%
61	45	- 26.2%
83	52	- 37.3%
106	80	- 24.5%
<b>70</b>	<b>49</b>	<b>- 30.0%</b>

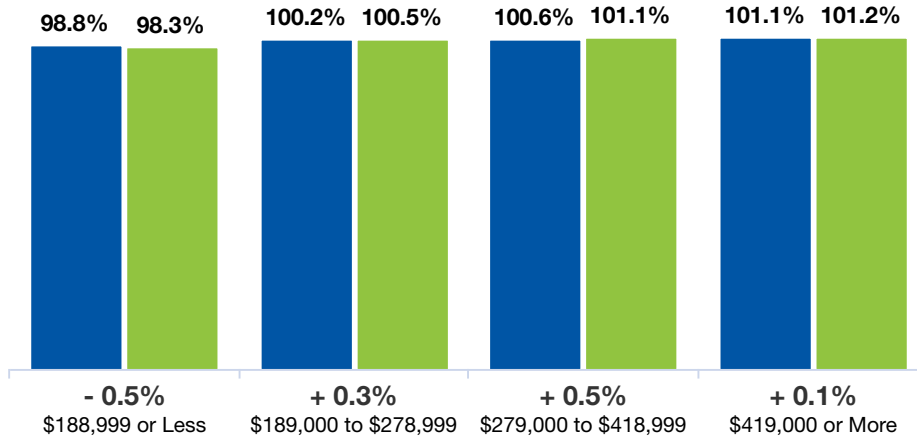
# Percent of List Price Received



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. **Based on a rolling 12-month total.**

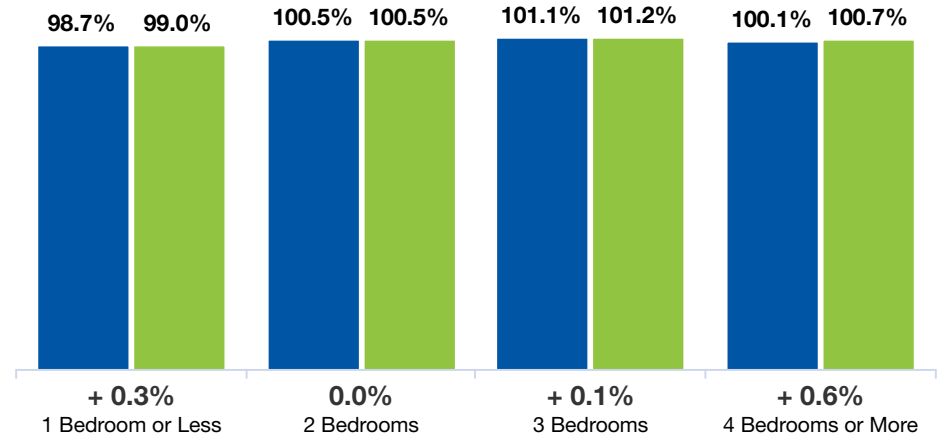
## By Price Range

■ 7-2023 ■ 7-2024



## By Bedroom Count

■ 7-2023 ■ 7-2024



### All Properties

#### By Price Range

	7-2023	7-2024	Change
\$188,999 or Less	98.8%	98.3%	- 0.5%
\$189,000 to \$278,999	100.2%	100.5%	+ 0.3%
\$279,000 to \$418,999	100.6%	101.1%	+ 0.5%
\$419,000 or More	101.1%	101.2%	+ 0.1%

#### All Price Ranges

**100.6%** **100.8%** **+ 0.2%**

#### By Bedroom

	7-2023	7-2024	Change
1 Bedroom or Less	98.7%	99.0%	+ 0.3%
2 Bedrooms	100.5%	100.5%	0.0%
3 Bedrooms	101.1%	101.2%	+ 0.1%
4 Bedrooms or More	100.1%	100.7%	+ 0.6%

#### All Bedroom Ranges

**100.6%** **100.8%** **+ 0.2%**

### Single Family Residence

	7-2023	7-2024	Change	7-2023	7-2024	Change
1 Bedroom or Less	98.0%	97.5%	- 0.5%	100.1%	99.9%	- 0.2%
2 Bedrooms	100.1%	100.5%	+ 0.4%	100.3%	100.5%	+ 0.2%
3 Bedrooms	100.4%	101.2%	+ 0.8%	101.3%	101.1%	- 0.2%
4 Bedrooms or More	101.3%	101.4%	+ 0.1%	100.4%	99.9%	- 0.5%

#### All Price Ranges

**100.6%** **100.9%** **+ 0.3%** **100.6%** **100.5%** **- 0.1%**

#### By Bedroom

	7-2023	7-2024	Change	7-2023	7-2024	Change
1 Bedroom or Less	96.6%	96.7%	+ 0.1%	99.1%	99.5%	+ 0.4%
2 Bedrooms	99.2%	99.8%	+ 0.6%	100.9%	100.8%	- 0.1%
3 Bedrooms	101.2%	101.3%	+ 0.1%	100.5%	100.6%	+ 0.1%
4 Bedrooms or More	100.2%	100.8%	+ 0.6%	99.4%	98.9%	- 0.5%

#### All Bedroom Ranges

**100.6%** **100.9%** **+ 0.3%** **100.6%** **100.5%** **- 0.1%**

### Condominium

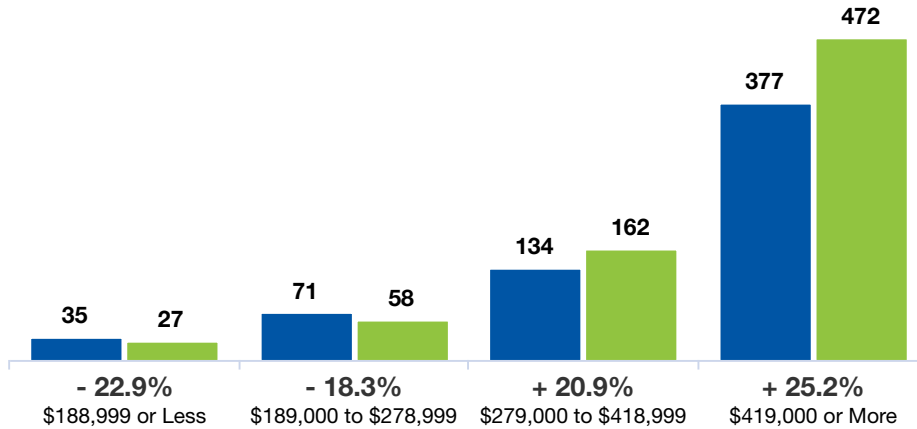
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of a given month. **Based on a rolling 12-month total.**

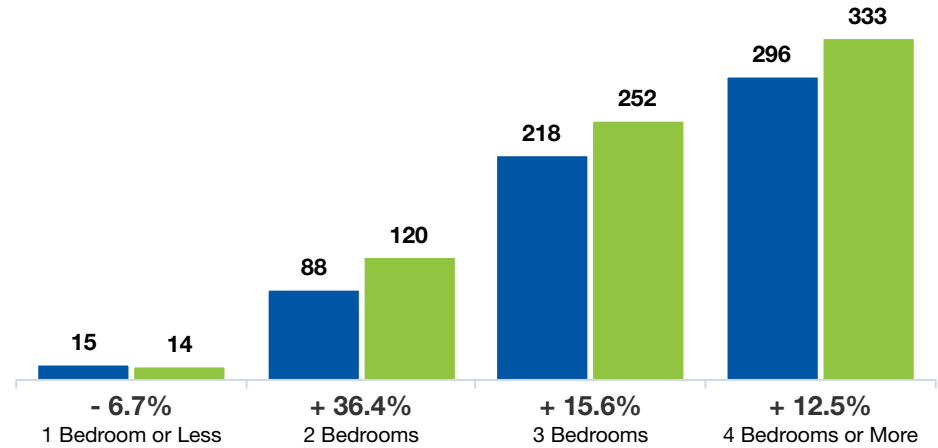
## By Price Range

■ 7-2023 ■ 7-2024



## By Bedroom Count

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$188,999 or Less	35	27	- 22.9%
\$189,000 to \$278,999	71	58	- 18.3%
\$279,000 to \$418,999	134	162	+ 20.9%
\$419,000 or More	377	472	+ 25.2%
<b>All Price Ranges</b>	<b>617</b>	<b>719</b>	<b>+ 16.5%</b>

### Single Family Residence

7-2023	7-2024	Change
31	15	- 51.6%
42	37	- 11.9%
97	111	+ 14.4%
292	368	+ 26.0%
<b>462</b>	<b>531</b>	<b>+ 14.9%</b>

### Condominium

7-2023	7-2024	Change
4	12	+ 200.0%
29	21	- 27.6%
37	51	+ 37.8%
85	104	+ 22.4%
<b>155</b>	<b>188</b>	<b>+ 21.3%</b>

## By Bedroom

By Bedroom	7-2023	7-2024	Change
1 Bedroom or Less	15	14	- 6.7%
2 Bedrooms	88	120	+ 36.4%
3 Bedrooms	218	252	+ 15.6%
4 Bedrooms or More	296	333	+ 12.5%
<b>All Bedroom Ranges</b>	<b>617</b>	<b>719</b>	<b>+ 16.5%</b>

7-2023	7-2024	Change
7	4	- 42.9%
15	27	+ 80.0%
167	190	+ 13.8%
273	310	+ 13.6%
<b>462</b>	<b>531</b>	<b>+ 14.9%</b>

7-2023	7-2024	Change
8	10	+ 25.0%
73	93	+ 27.4%
51	62	+ 21.6%
23	23	0.0%
<b>155</b>	<b>188</b>	<b>+ 21.3%</b>

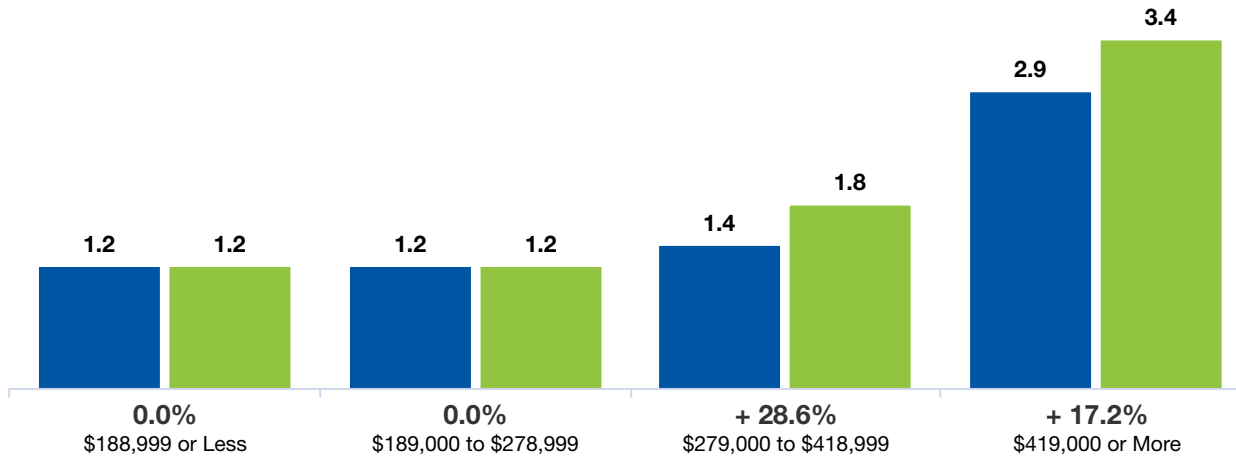
# Months Supply of Inventory



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. **Based on one month of activity.**

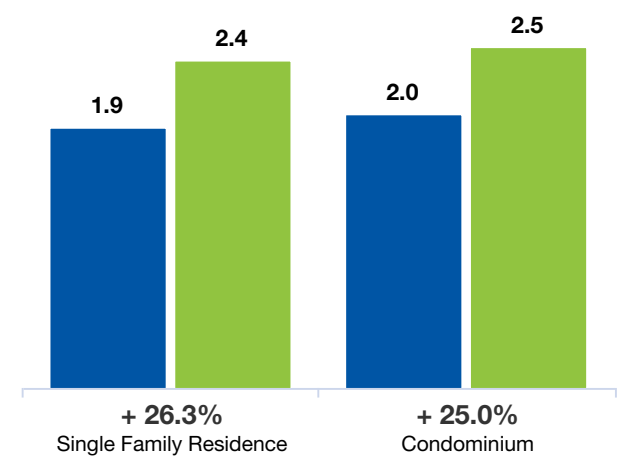
## By Price Range

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$188,999 or Less	1.2	1.2	0.0%
\$189,000 to \$278,999	1.2	1.2	0.0%
\$279,000 to \$418,999	1.4	1.8	+ 28.6%
\$419,000 or More	2.9	3.4	+ 17.2%
<b>All Price Ranges</b>	<b>2.0</b>	<b>2.4</b>	<b>+ 20.0%</b>

### Single Family Residence

7-2023	7-2024	Change
1.8	1.0	- 44.4%
1.2	1.3	+ 8.3%
1.3	1.8	+ 38.5%
2.6	3.2	+ 23.1%
<b>1.9</b>	<b>2.4</b>	<b>+ 26.3%</b>

### Condominium

7-2023	7-2024	Change
0.4	1.7	+ 325.0%
1.1	1.1	0.0%
1.8	2.1	+ 16.7%
4.9	4.6	- 6.1%
<b>2.0</b>	<b>2.5</b>	<b>+ 25.0%</b>

### By Bedroom

7-2023	7-2024	Change
2.5	1.9	- 24.0%
1.5	2.2	+ 46.7%
1.6	2.0	+ 25.0%
2.7	3.1	+ 14.8%
<b>2.0</b>	<b>2.4</b>	<b>+ 20.0%</b>

7-2023	7-2024	Change
5.4	1.6	- 70.4%
1.1	1.8	+ 63.6%
1.4	1.8	+ 28.6%
2.6	3.1	+ 19.2%
<b>1.9</b>	<b>2.4</b>	<b>+ 26.3%</b>