

Monthly Indicators



January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

New Listings decreased 59.1 percent for Single Family Residence homes and 55.0 percent for Condominium homes. Pending Sales decreased 46.0 percent for Single Family Residence homes and 66.2 percent for Condominium homes. Inventory decreased 37.1 percent for Single Family Residence homes and 23.7 percent for Condominium homes.

Median Sales Price decreased 16.5 percent to \$200,500 for Single Family Residence homes but increased 6.7 percent to \$240,000 for Condominium homes. Days on Market increased 263.6 percent for Single Family Residence homes and 133.3 percent for Condominium homes. Months Supply of Inventory decreased 86.5 percent for Single Family Residence homes and 81.7 percent for Condominium homes.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Quick Facts

- 26.1%

Change in
Closed Sales
All Properties

- 10.0%

Change in
Median Sales Price
All Properties

- 35.5%

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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		587	240	- 59.1%	587	240	- 59.1%
Pending Sales		359	194	- 46.0%	359	194	- 46.0%
Closed Sales		201	155	- 22.9%	201	155	- 22.9%
Days on Market Until Sale		11	40	+ 263.6%	11	40	+ 263.6%
Median Sales Price		\$240,000	\$200,500	- 16.5%	\$240,000	\$200,500	- 16.5%
Average Sales Price		\$279,290	\$283,057	+ 1.3%	\$279,290	\$283,057	+ 1.3%
Percent of List Price Received		97.5%	96.6%	- 0.9%	97.5%	96.6%	- 0.9%
Housing Affordability Index		146	171	+ 17.1%	146	171	+ 17.1%
Inventory of Homes for Sale		733	461	- 37.1%	—	—	—
Months Supply of Inventory		12.6	1.7	- 86.5%	—	—	—

Condominium Market Overview

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



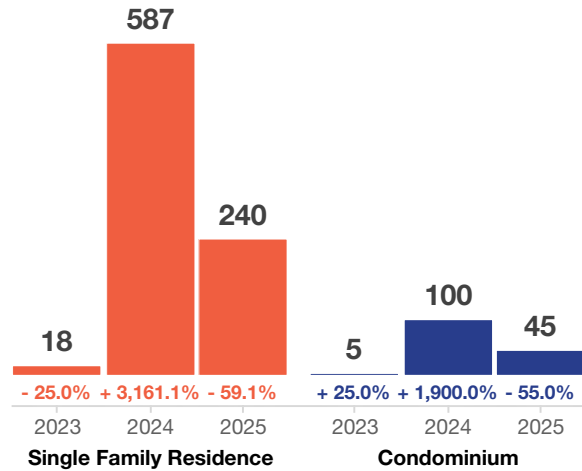
Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		100	45	- 55.0%	100	45	- 55.0%
Pending Sales		74	25	- 66.2%	74	25	- 66.2%
Closed Sales		40	23	- 42.5%	40	23	- 42.5%
Days on Market Until Sale		18	42	+ 133.3%	18	42	+ 133.3%
Median Sales Price		\$225,000	\$240,000	+ 6.7%	\$225,000	\$240,000	+ 6.7%
Average Sales Price		\$230,968	\$318,467	+ 37.9%	\$230,968	\$318,467	+ 37.9%
Percent of List Price Received		99.0%	98.5%	- 0.5%	99.0%	98.5%	- 0.5%
Housing Affordability Index		156	143	- 8.3%	156	143	- 8.3%
Inventory of Homes for Sale		97	74	- 23.7%	—	—	—
Months Supply of Inventory		8.2	1.5	- 81.7%	—	—	—

New Listings

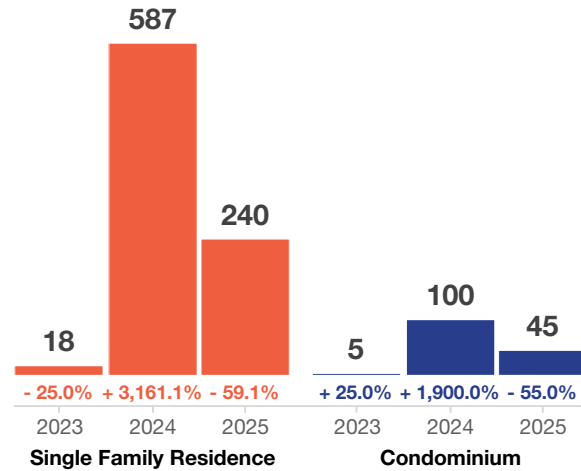
A count of the properties that have been newly listed on the market in a given month.



January

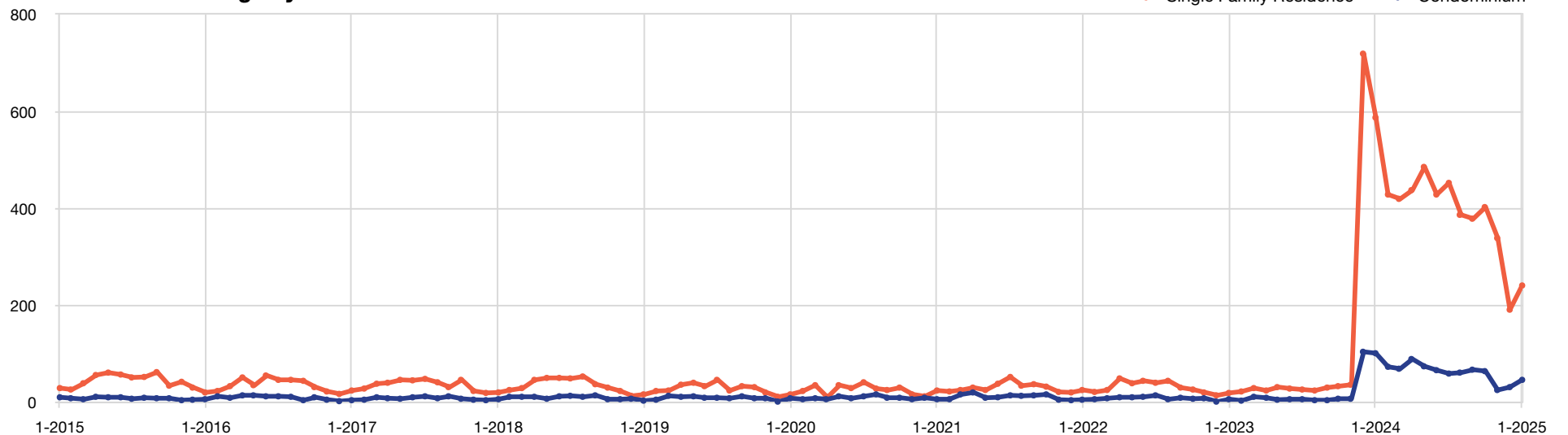


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	428	+ 1,938.1%	72	+ 3,500.0%
Mar-2024	419	+ 1,396.4%	68	+ 580.0%
Apr-2024	437	+ 1,800.0%	88	+ 1,000.0%
May-2024	485	+ 1,516.7%	73	+ 1,725.0%
Jun-2024	428	+ 1,485.2%	65	+ 1,200.0%
Jul-2024	452	+ 1,708.0%	58	+ 1,060.0%
Aug-2024	386	+ 1,578.3%	60	+ 1,900.0%
Sep-2024	378	+ 1,203.4%	66	+ 2,100.0%
Oct-2024	402	+ 1,156.3%	63	+ 950.0%
Nov-2024	338	+ 865.7%	24	+ 300.0%
Dec-2024	190	- 73.6%	30	- 70.9%
Jan-2025	240	- 59.1%	45	- 55.0%
12-Month Avg	382	+ 189.4%	59	+ 181.0%

Historical New Listings by Month

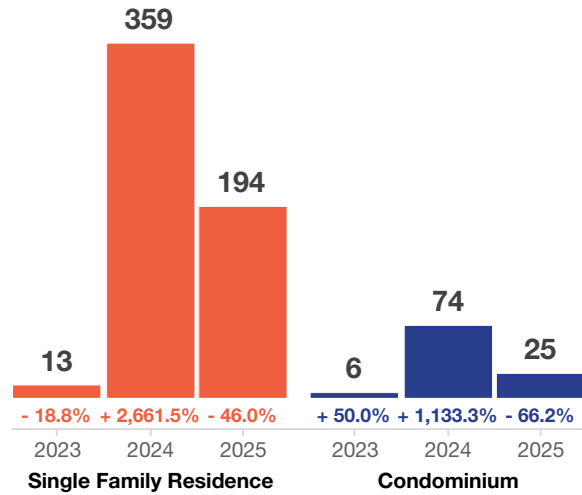


Pending Sales

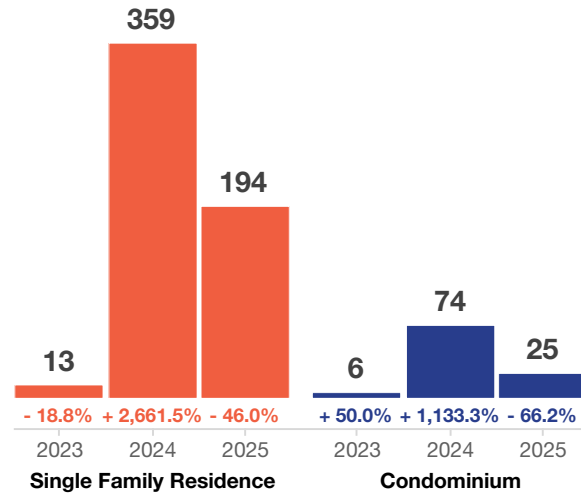
A count of the properties on which offers have been accepted in a given month.



January

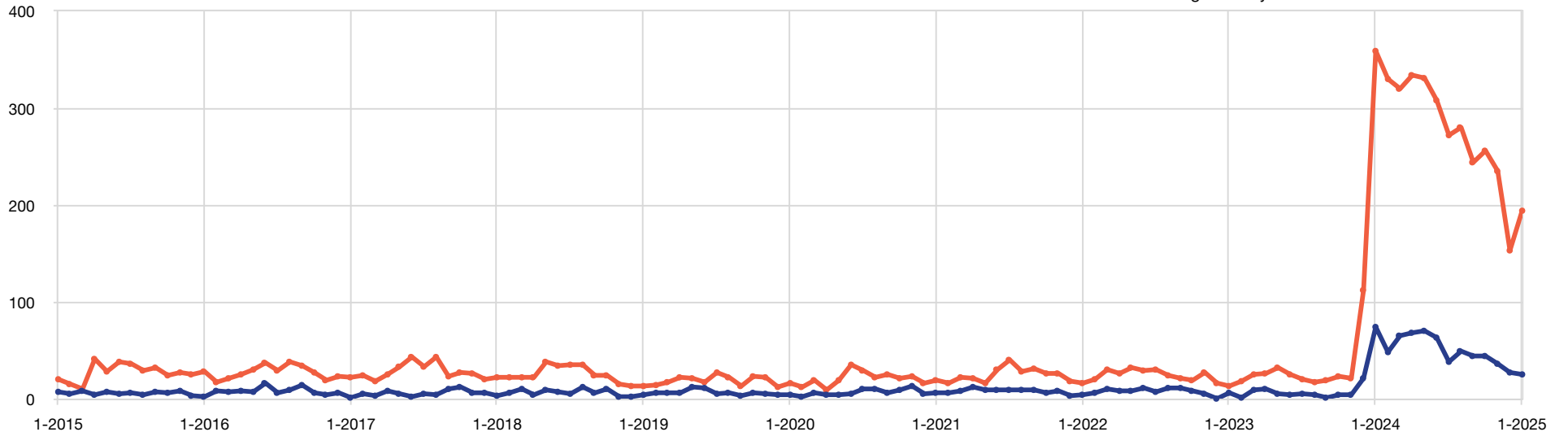


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	330	+ 1,733.3%	48	+ 4,700.0%
Mar-2024	320	+ 1,180.0%	65	+ 622.2%
Apr-2024	334	+ 1,184.6%	68	+ 580.0%
May-2024	331	+ 934.4%	70	+ 1,300.0%
Jun-2024	308	+ 1,132.0%	63	+ 1,475.0%
Jul-2024	272	+ 1,260.0%	38	+ 660.0%
Aug-2024	280	+ 1,547.1%	49	+ 1,125.0%
Sep-2024	244	+ 1,184.2%	44	+ 4,300.0%
Oct-2024	256	+ 1,013.0%	44	+ 1,000.0%
Nov-2024	235	+ 1,019.0%	36	+ 800.0%
Dec-2024	153	+ 36.6%	27	+ 28.6%
Jan-2025	194	- 46.0%	25	- 66.2%
12-Month Avg	271	+ 367.2%	48	+ 300.0%

Historical Pending Sales by Month

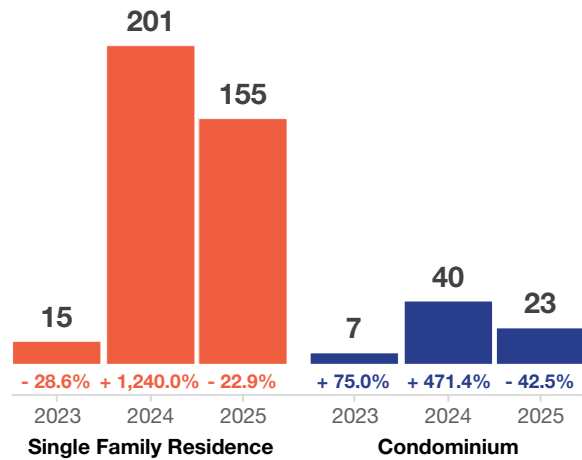


Closed Sales

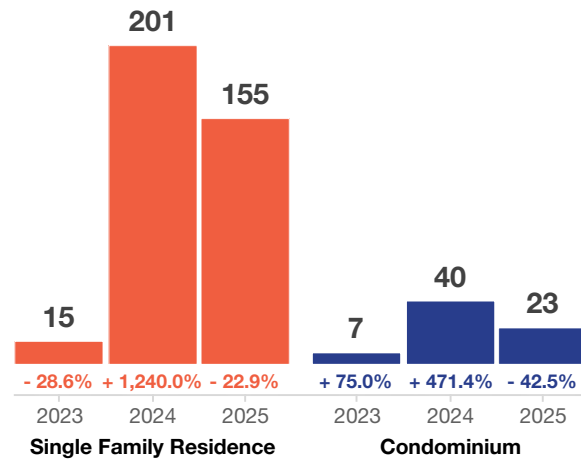
A count of the actual sales that closed in a given month.



January

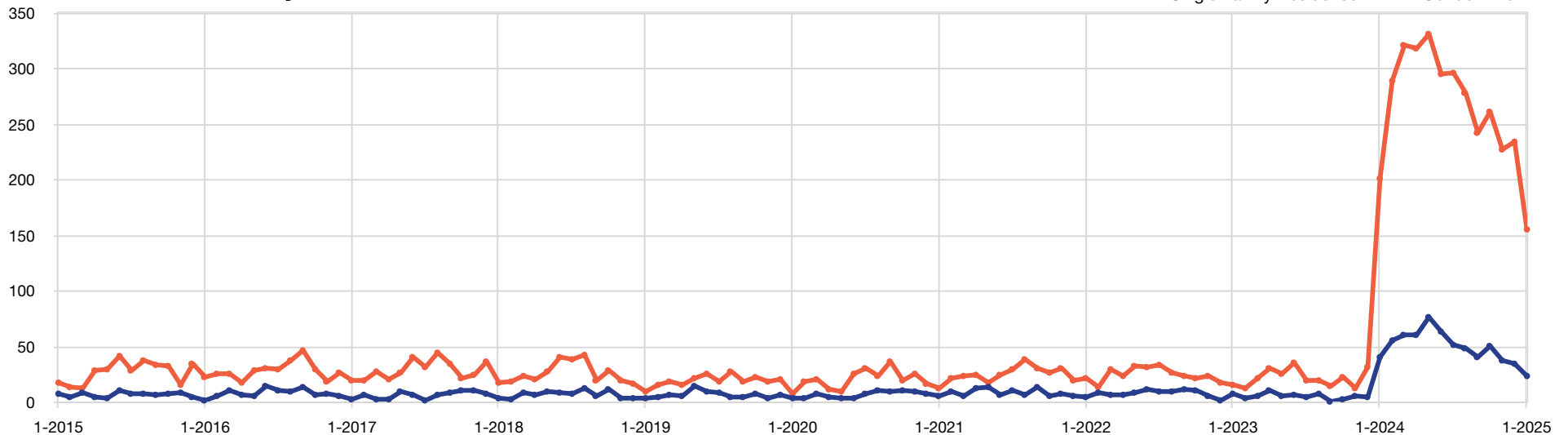


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	289	+ 2,308.3%	55	+ 1,733.3%
Mar-2024	321	+ 1,428.6%	60	+ 1,100.0%
Apr-2024	318	+ 960.0%	60	+ 500.0%
May-2024	331	+ 1,224.0%	76	+ 1,420.0%
Jun-2024	295	+ 742.9%	63	+ 950.0%
Jul-2024	296	+ 1,457.9%	51	+ 1,175.0%
Aug-2024	278	+ 1,363.2%	48	+ 585.7%
Sep-2024	242	+ 1,628.6%	40	—
Oct-2024	261	+ 1,086.4%	50	+ 2,400.0%
Nov-2024	227	+ 1,791.7%	37	+ 640.0%
Dec-2024	234	+ 654.8%	34	+ 750.0%
Jan-2025	155	- 22.9%	23	- 42.5%
12-Month Avg	271	+ 632.4%	50	+ 525.0%

Historical Closed Sales by Month

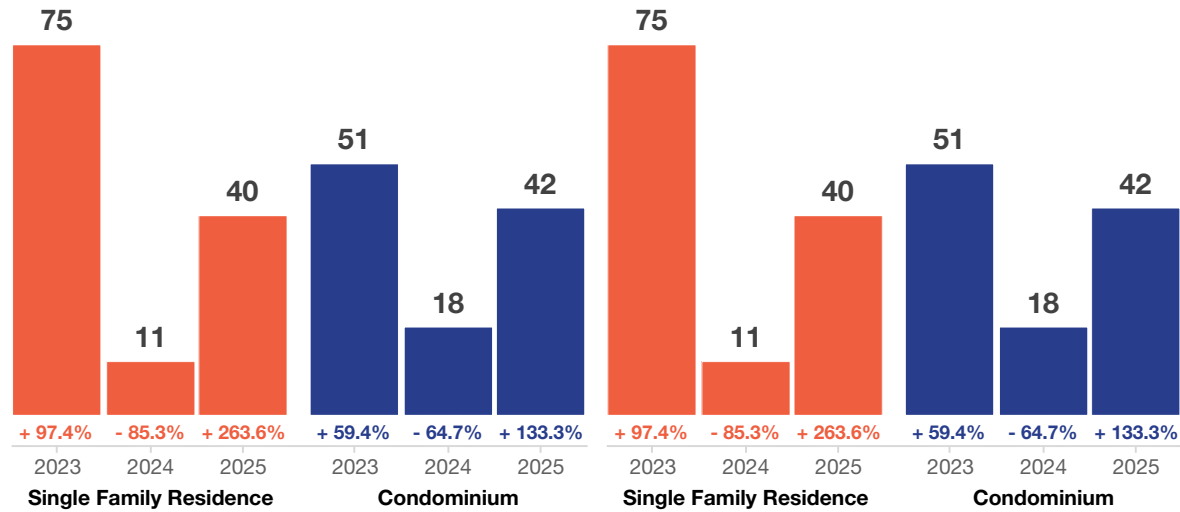


Days on Market Until Sale

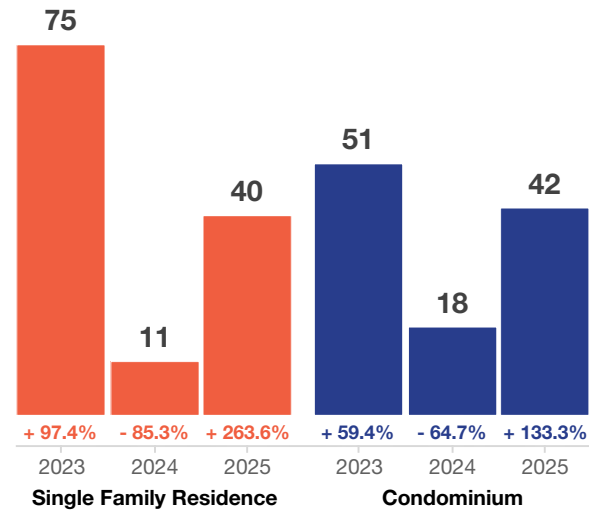
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



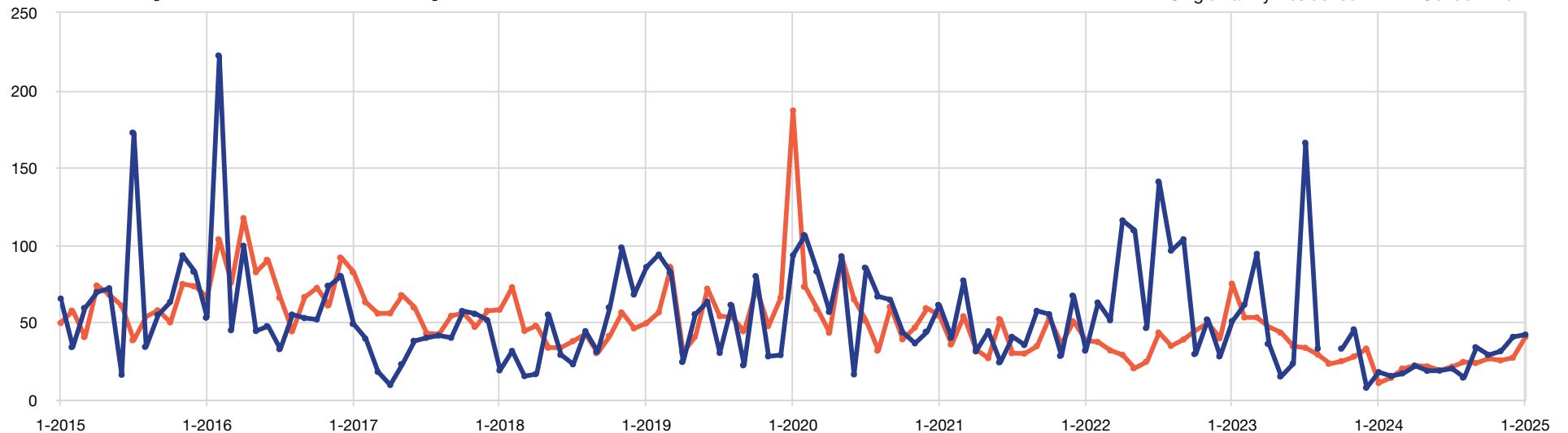
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	14	-73.6%	15	-75.4%
Mar-2024	20	-62.3%	17	-81.9%
Apr-2024	22	-53.2%	22	-38.9%
May-2024	22	-48.8%	19	+26.7%
Jun-2024	19	-45.7%	19	-17.4%
Jul-2024	21	-38.2%	20	-88.0%
Aug-2024	24	-17.2%	14	-57.6%
Sep-2024	24	+4.3%	34	—
Oct-2024	27	+8.0%	29	-12.1%
Nov-2024	25	-10.7%	31	-31.1%
Dec-2024	27	-18.2%	41	+412.5%
Jan-2025	40	+263.6%	42	+133.3%
12-Month Avg*	23	-8.5%	23	-33.6%

* Days on Market for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

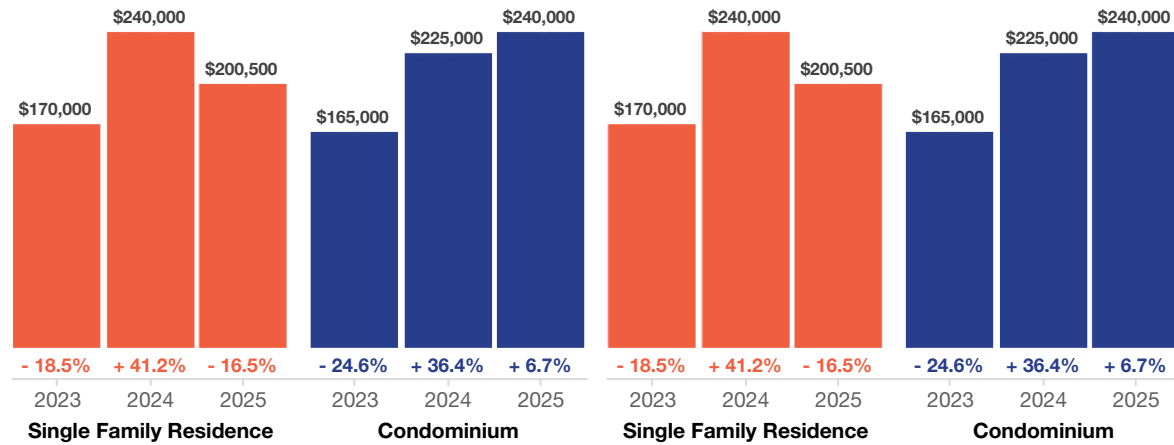


Median Sales Price

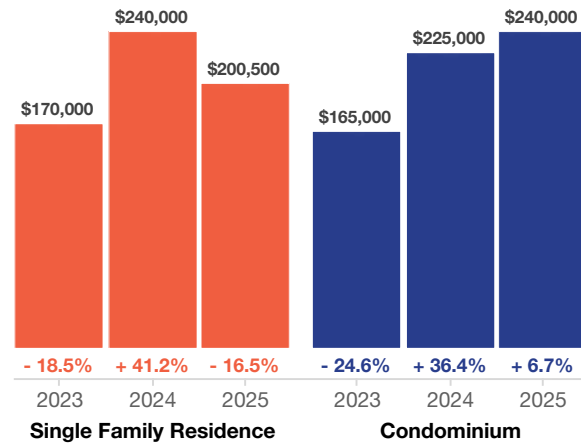
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



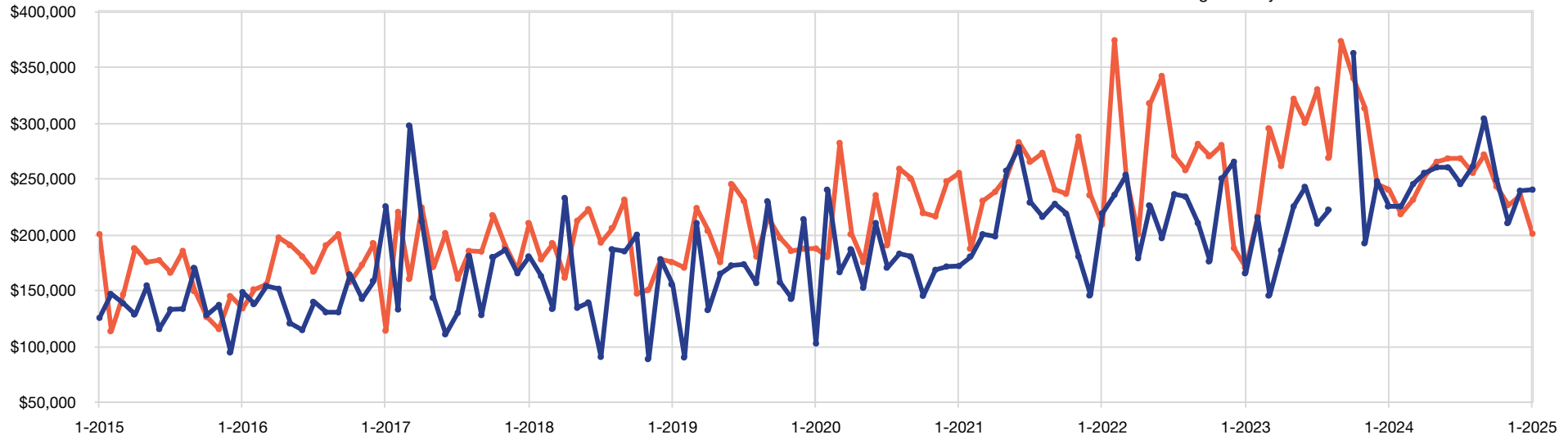
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	\$218,000	+ 0.8%	\$225,000	+ 4.7%
Mar-2024	\$231,000	- 21.7%	\$244,950	+ 68.9%
Apr-2024	\$252,151	- 3.5%	\$255,000	+ 37.5%
May-2024	\$265,000	- 17.6%	\$260,000	+ 15.6%
Jun-2024	\$268,000	- 10.7%	\$260,000	+ 7.2%
Jul-2024	\$268,000	- 18.8%	\$245,000	+ 17.0%
Aug-2024	\$255,000	- 5.0%	\$261,000	+ 17.6%
Sep-2024	\$271,500	- 27.3%	\$303,750	—
Oct-2024	\$242,900	- 28.5%	\$249,000	- 31.3%
Nov-2024	\$226,000	- 27.8%	\$210,000	+ 9.4%
Dec-2024	\$234,900	- 4.1%	\$239,000	- 3.4%
Jan-2025	\$200,500	- 16.5%	\$240,000	+ 6.7%
12-Month Avg*	\$250,000	- 5.7%	\$250,000	+ 12.6%

* Median Sales Price for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

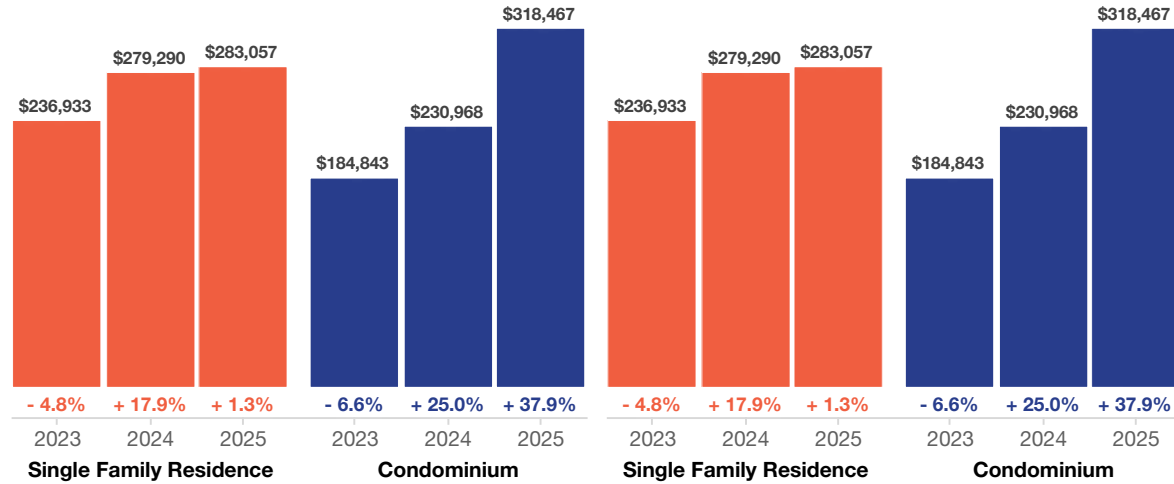


Average Sales Price

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



January

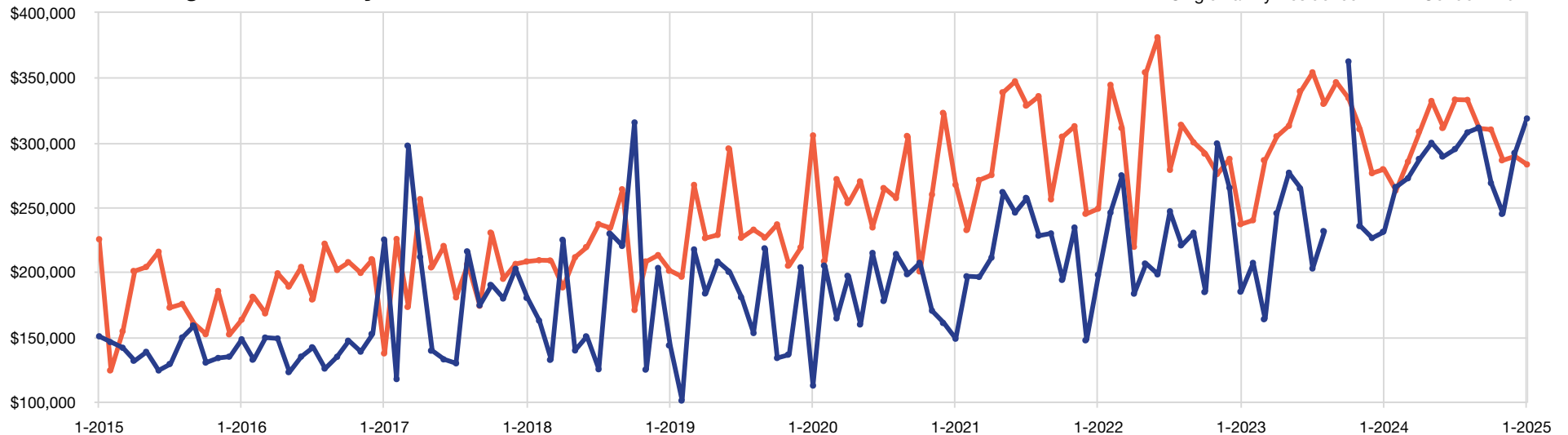


Year to Date

Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	\$262,795	+ 9.5%	\$265,547	+ 28.3%
Mar-2024	\$285,104	- 0.4%	\$272,363	+ 66.5%
Apr-2024	\$308,391	+ 1.2%	\$287,262	+ 17.1%
May-2024	\$331,979	+ 6.1%	\$299,676	+ 8.3%
Jun-2024	\$311,173	- 8.3%	\$289,151	+ 9.3%
Jul-2024	\$333,048	- 5.9%	\$294,903	+ 45.5%
Aug-2024	\$332,816	+ 0.9%	\$307,734	+ 32.9%
Sep-2024	\$310,829	- 10.3%	\$311,454	—
Oct-2024	\$309,921	- 7.3%	\$268,639	- 25.9%
Nov-2024	\$286,226	- 7.7%	\$244,862	+ 4.0%
Dec-2024	\$289,297	+ 4.7%	\$291,876	+ 29.0%
Jan-2025	\$283,057	+ 1.3%	\$318,467	+ 37.9%
12-Month Avg*	\$305,226	+ 2.5%	\$286,741	+ 22.3%

* Avg. Sales Price for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



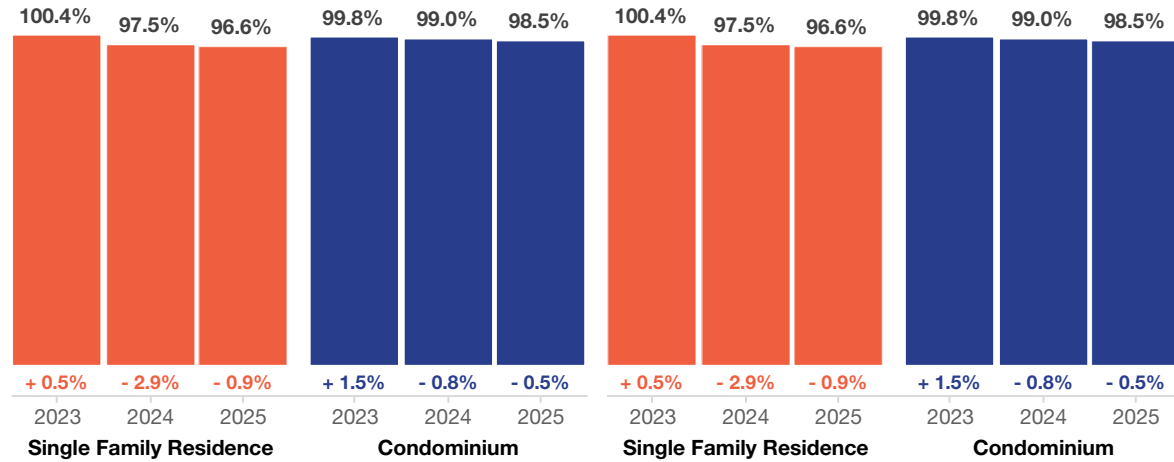
Percent of List Price Received

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.



January

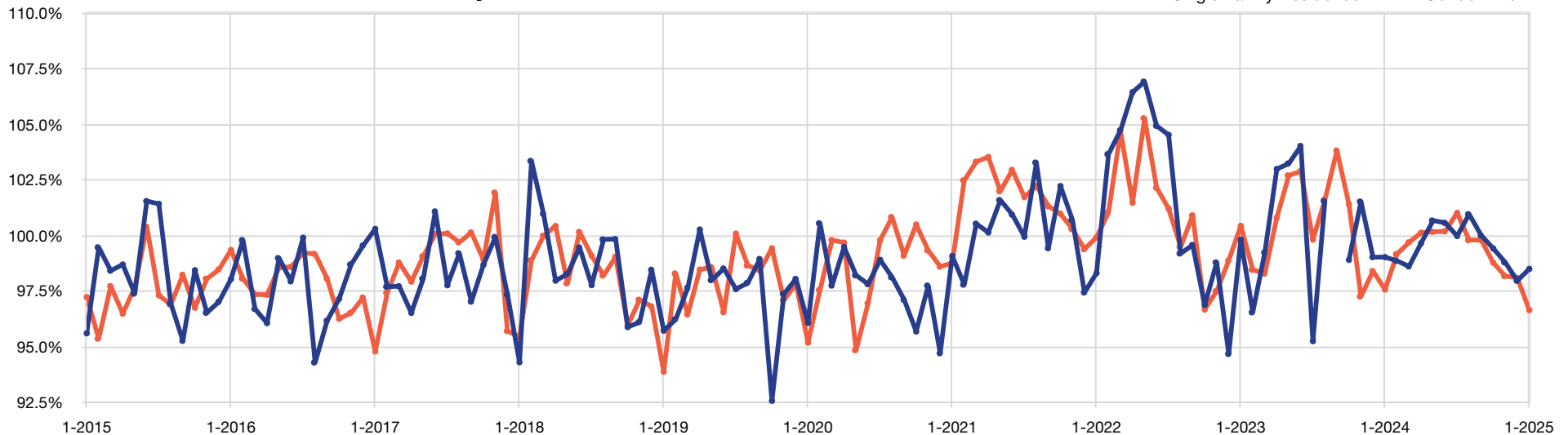
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	99.1%	+ 0.7%	98.8%	+ 2.4%
Mar-2024	99.7%	+ 1.4%	98.6%	- 0.6%
Apr-2024	100.1%	- 0.7%	99.6%	- 3.3%
May-2024	100.1%	- 2.5%	100.7%	- 2.4%
Jun-2024	100.2%	- 2.6%	100.5%	- 3.4%
Jul-2024	101.0%	+ 1.2%	100.0%	+ 5.0%
Aug-2024	99.8%	- 1.8%	100.9%	- 0.6%
Sep-2024	99.8%	- 3.9%	100.0%	—
Oct-2024	98.8%	- 2.6%	99.4%	+ 0.5%
Nov-2024	98.1%	+ 0.9%	98.8%	- 2.7%
Dec-2024	98.1%	- 0.3%	97.9%	- 1.1%
Jan-2025	96.6%	- 0.9%	98.5%	- 0.5%
12-Month Avg*	99.5%	+ 0.2%	99.6%	- 0.5%

* Pct. of List Price Received for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

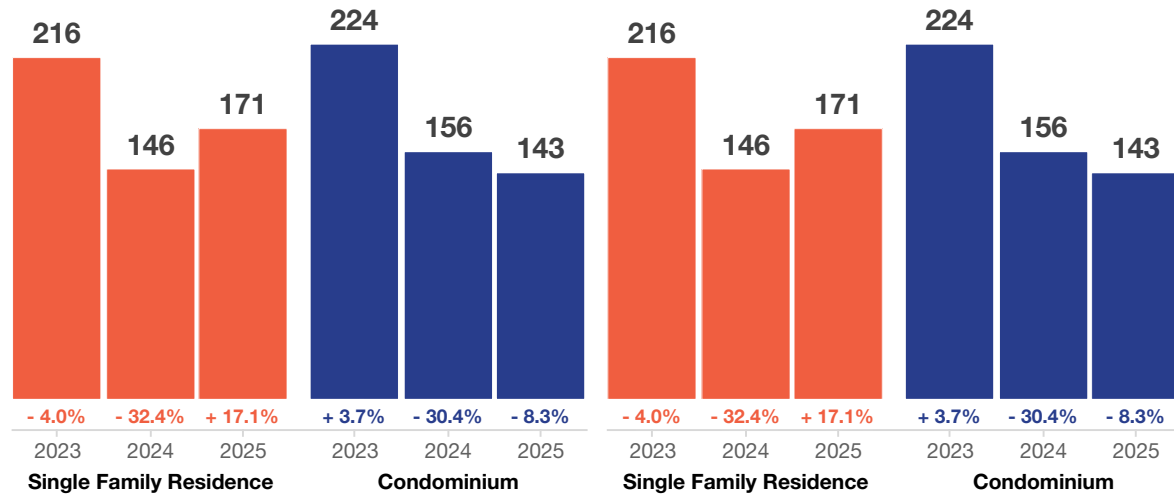


Housing Affordability Index

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.

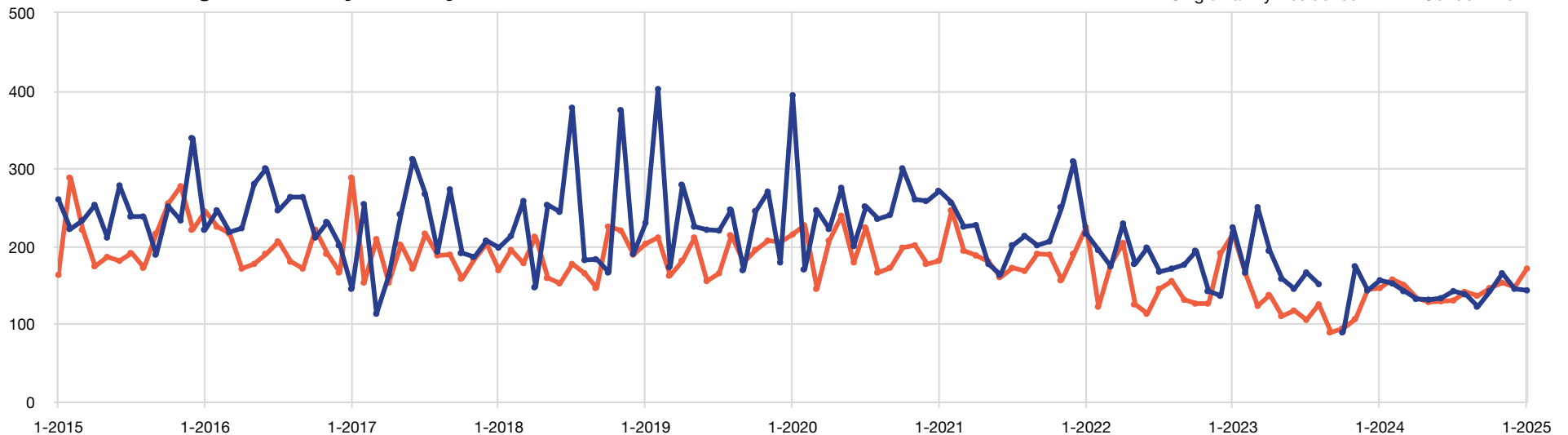


January



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	157	- 4.8%	152	- 8.4%
Mar-2024	150	+ 22.0%	142	- 43.2%
Apr-2024	133	- 2.9%	132	- 32.0%
May-2024	128	+ 16.4%	131	- 17.1%
Jun-2024	129	+ 10.3%	133	- 8.3%
Jul-2024	130	+ 23.8%	142	- 14.5%
Aug-2024	141	+ 12.8%	138	- 8.6%
Sep-2024	136	+ 52.8%	122	—
Oct-2024	146	+ 55.3%	142	+ 59.6%
Nov-2024	153	+ 44.3%	165	- 5.2%
Dec-2024	147	+ 2.1%	145	+ 1.4%
Jan-2025	171	+ 17.1%	143	- 8.3%
12-Month Avg	143	+ 17.2%	141	- 13.5%

Historical Housing Affordability Index by Month

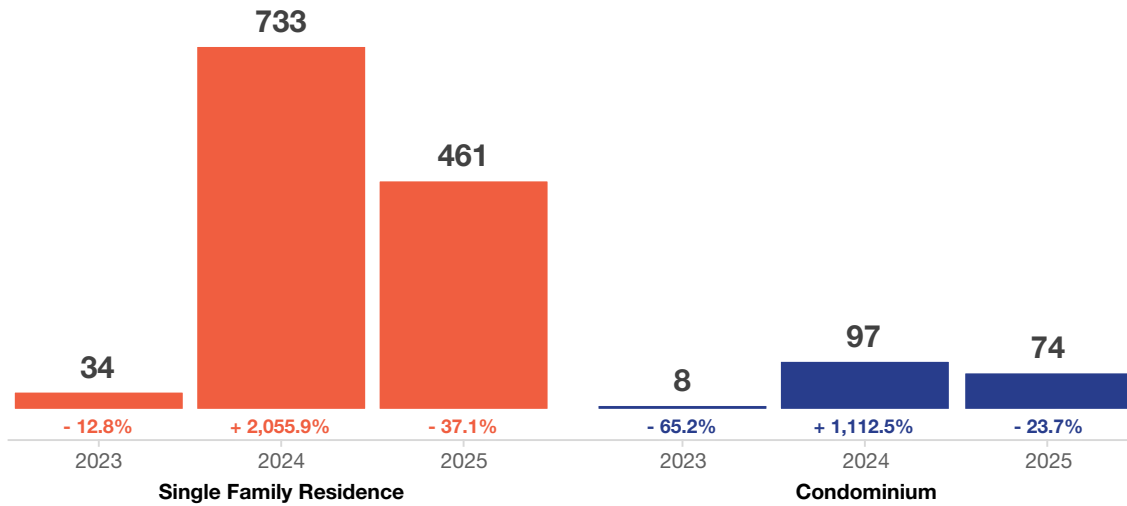


Inventory of Homes for Sale

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

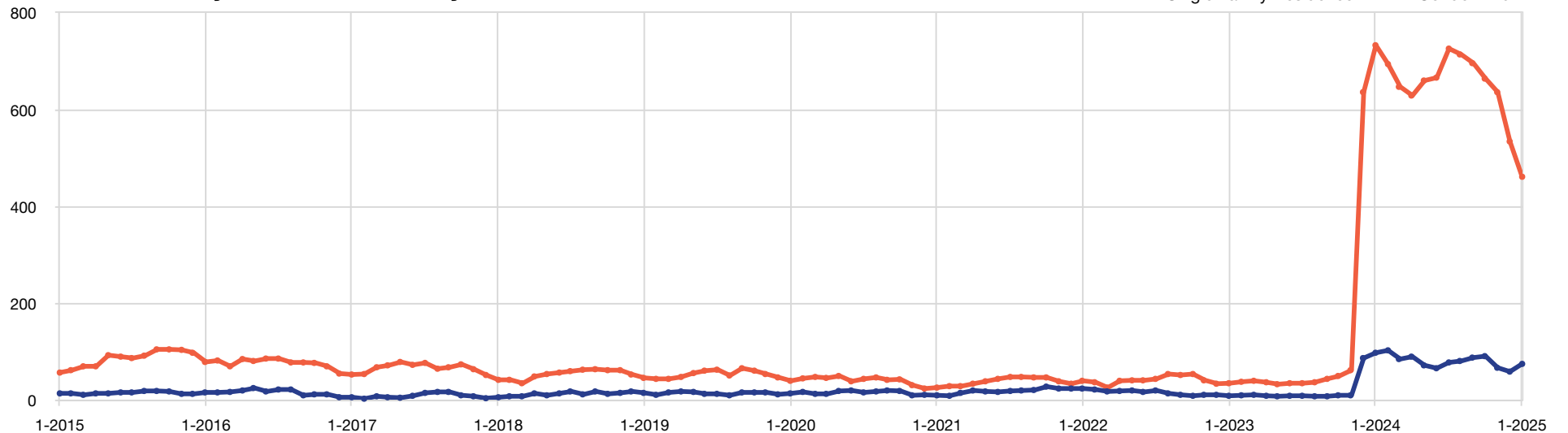


January



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	694	+ 1,775.7%	102	+ 1,033.3%
Mar-2024	647	+ 1,559.0%	84	+ 740.0%
Apr-2024	629	+ 1,647.2%	89	+ 1,012.5%
May-2024	660	+ 1,962.5%	71	+ 914.3%
Jun-2024	666	+ 1,858.8%	65	+ 712.5%
Jul-2024	726	+ 2,035.3%	77	+ 862.5%
Aug-2024	714	+ 1,883.3%	80	+ 1,042.9%
Sep-2024	696	+ 1,518.6%	87	+ 1,142.9%
Oct-2024	664	+ 1,255.1%	90	+ 900.0%
Nov-2024	636	+ 942.6%	66	+ 633.3%
Dec-2024	534	- 16.0%	58	- 32.6%
Jan-2025	461	- 37.1%	74	- 23.7%
12-Month Avg	644	+ 335.1%	79	+ 259.1%

Historical Inventory of Homes for Sale by Month

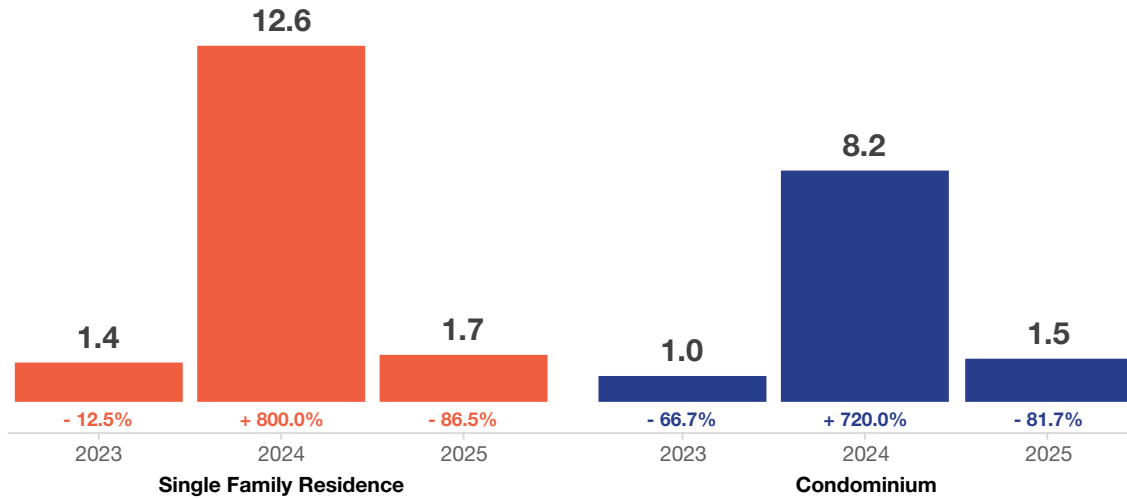


Months Supply of Inventory

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.



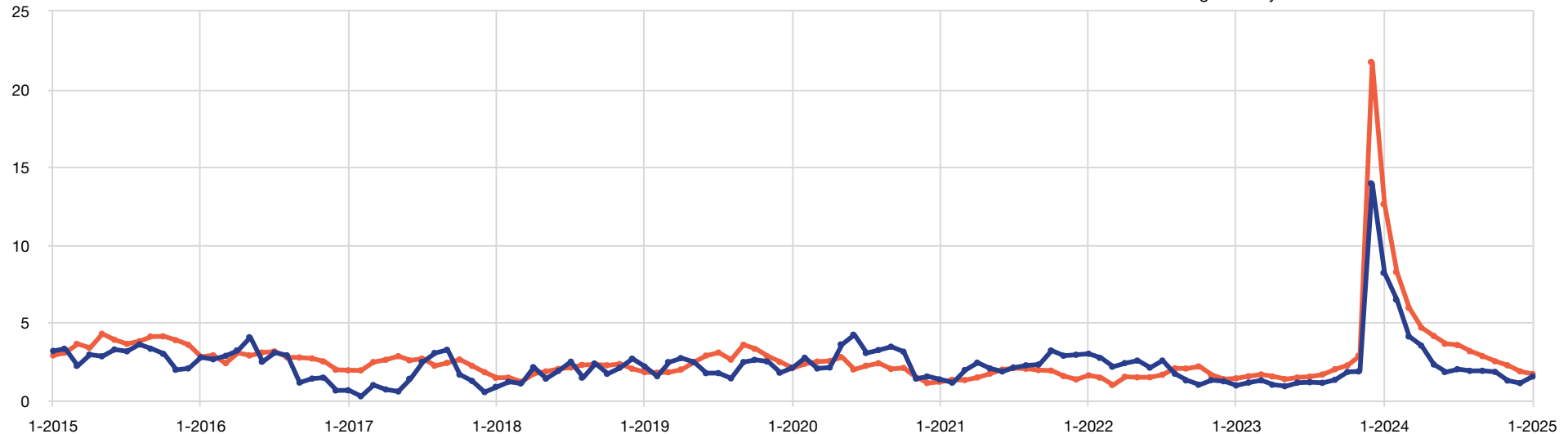
January



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	8.3	+ 418.8%	6.5	+ 441.7%
Mar-2024	6.0	+ 252.9%	4.1	+ 215.4%
Apr-2024	4.7	+ 213.3%	3.5	+ 250.0%
May-2024	4.1	+ 192.9%	2.3	+ 155.6%
Jun-2024	3.6	+ 140.0%	1.8	+ 63.6%
Jul-2024	3.6	+ 140.0%	2.0	+ 66.7%
Aug-2024	3.2	+ 88.2%	1.9	+ 72.7%
Sep-2024	2.8	+ 40.0%	1.9	+ 46.2%
Oct-2024	2.5	+ 8.7%	1.8	0.0%
Nov-2024	2.3	- 20.7%	1.3	- 31.6%
Dec-2024	1.9	- 91.2%	1.1	- 92.1%
Jan-2025	1.7	- 86.5%	1.5	- 81.7%
12-Month Avg*	3.7	- 14.8%	2.5	- 14.7%

* Months Supply for all properties from February 2024 through January 2025. 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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		687	285	- 58.5%	687	285	- 58.5%
Pending Sales		433	219	- 49.4%	433	219	- 49.4%
Closed Sales		241	178	- 26.1%	241	178	- 26.1%
Days on Market Until Sale		12	41	+ 241.7%	12	41	+ 241.7%
Median Sales Price		\$235,000	\$211,500	- 10.0%	\$235,000	\$211,500	- 10.0%
Average Sales Price		\$271,270	\$287,711	+ 6.1%	\$271,270	\$287,711	+ 6.1%
Percent of List Price Received		97.8%	96.9%	- 0.9%	97.8%	96.9%	- 0.9%
Housing Affordability Index		149	162	+ 8.7%	149	162	+ 8.7%
Inventory of Homes for Sale		830	535	- 35.5%	—	—	—
Months Supply of Inventory		11.9	1.7	- 85.7%	—	—	—

Housing Supply Overview



January 2025

U.S. new-home sales increased 3.6% month-over-month and 6.7% year-over-year to a seasonally adjusted annual rate of 698,000 units, according to the U.S. Census Bureau. The median sales price for new homes was up 2.1% year-over-year to \$427,000. There were about 494,000 new homes available for sale heading into January, representing an 8.5-month supply at the current sales pace. For the 12-month period spanning February 2024 through January 2025, Pending Sales in all Michigan counties rose 1.0 percent overall. The price range with the largest pending sales gain was the \$231,000 or More range, where sales were up 9.2 percent.

The overall Median Sales Price improved 6.8 percent to \$267,000. The property type with the largest gain was the Single Family Residence segment, where prices increased 6.8 percent to \$267,000. The bedroom count that tended to sell the quickest was the 2 Bedrooms segment at 39 days. The bedroom count that tended to sell the slowest was the 1 Bedroom or Less segment at 47 days.

Market-wide, inventory levels improved 5.7 percent. The property type with the largest gain was the Condominium segment, where the number of properties for sale improved 14.2 percent. That amounts to 1.9 months of inventory for Single Family Residence homes and 2.4 months of inventory for Condominium homes.

Quick Facts

+ 9.2%

Price Range with
Strongest Pending Sales:
\$231,000 or More

+ 1.9%

Bedroom Count with
Strongest Pending Sales:
4 Bedrooms or More

+ 1.0%

Property Type With
Strongest Pending Sales:
Single Family Residence

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 List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8



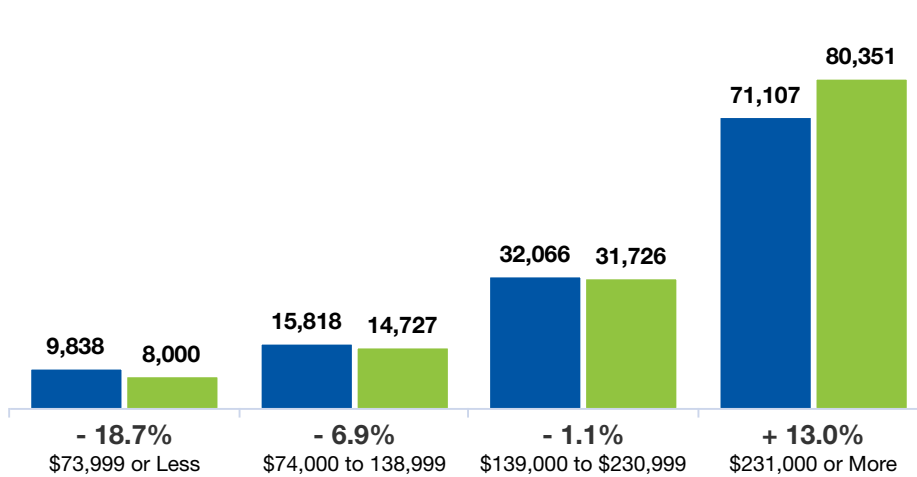
New Listings



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

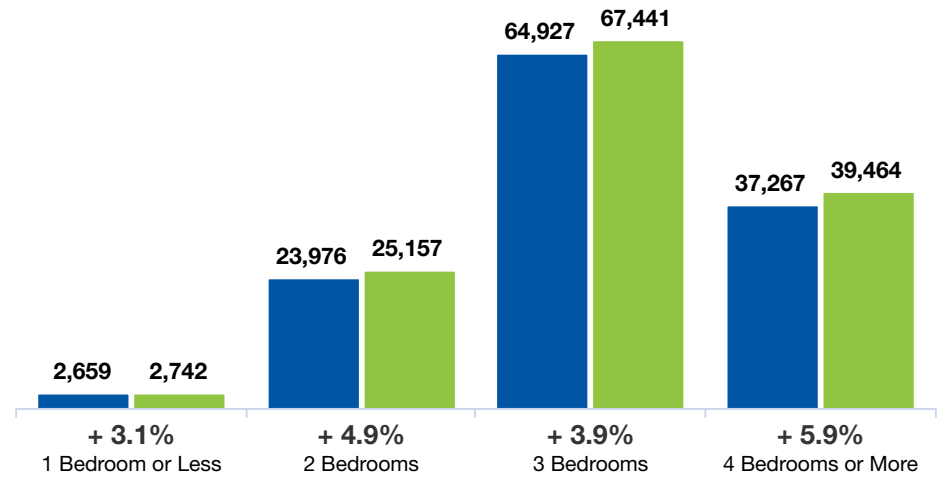
By Price Range

■ 1-2024 ■ 1-2025



By Bedroom Count

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	9,838	8,000	- 18.7%
\$74,000 to 138,999	15,818	14,727	- 6.9%
\$139,000 to \$230,999	32,066	31,726	- 1.1%
\$231,000 or More	71,107	80,351	+ 13.0%
All Price Ranges	128,829	134,804	+ 4.6%
By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	2,659	2,742	+ 3.1%
2 Bedrooms	23,976	25,157	+ 4.9%
3 Bedrooms	64,927	67,441	+ 3.9%
4 Bedrooms or More	37,267	39,464	+ 5.9%
All Bedroom Ranges	128,829	134,804	+ 4.6%

Single Family Residence

1-2024	1-2025	Change	1-2024	1-2025	Change
9,401	7,566	- 19.5%	437	434	- 0.7%
14,300	13,217	- 7.6%	1,518	1,510	- 0.5%
27,643	27,501	- 0.5%	4,423	4,225	- 4.5%
61,444	69,416	+ 13.0%	9,663	10,935	+ 13.2%
112,788	117,700	+ 4.4%	16,041	17,104	+ 6.6%
1-2024	1-2025	Change	1-2024	1-2025	Change
1,365	1,321	- 3.2%	1,294	1,421	+ 9.8%
14,222	14,808	+ 4.1%	9,754	10,349	+ 6.1%
60,506	62,764	+ 3.7%	4,421	4,677	+ 5.8%
36,695	38,807	+ 5.8%	572	657	+ 14.9%
112,788	117,700	+ 4.4%	16,041	17,104	+ 6.6%

Condominium

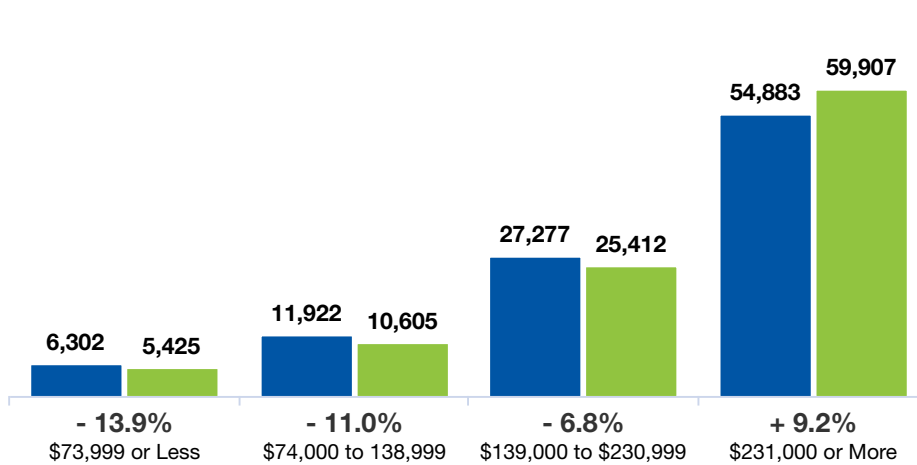
Pending Sales



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

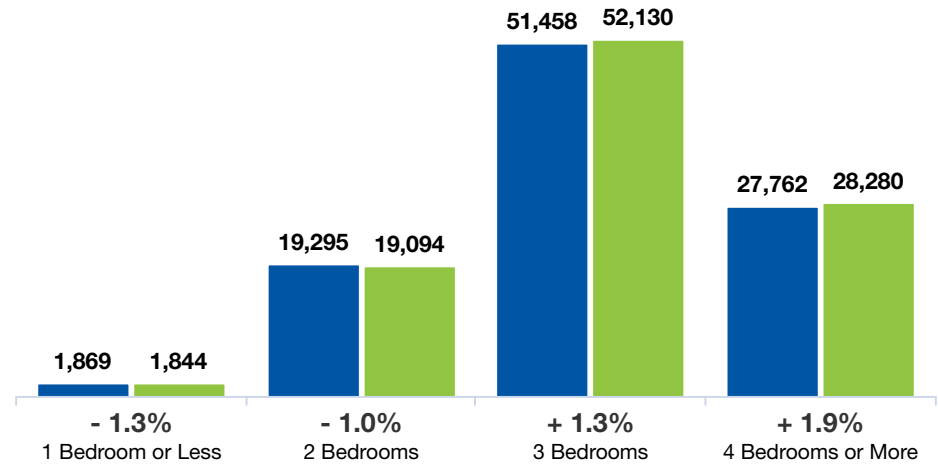
By Price Range

■ 1-2024 ■ 1-2025



By Bedroom Count

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	6,302	5,425	- 13.9%
\$74,000 to 138,999	11,922	10,605	- 11.0%
\$139,000 to \$230,999	27,277	25,412	- 6.8%
\$231,000 or More	54,883	59,907	+ 9.2%
All Price Ranges	100,384	101,349	+ 1.0%

Single Family Residence

1-2024	1-2025	Change
5,995	5,148	- 14.1%
10,605	9,395	- 11.4%
23,352	21,964	- 5.9%
47,575	51,902	+ 9.1%
87,527	88,409	+ 1.0%

Condominium

1-2024	1-2025	Change
307	277	- 9.8%
1,317	1,210	- 8.1%
3,925	3,448	- 12.2%
7,308	8,005	+ 9.5%
12,857	12,940	+ 0.6%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	1,869	1,844	- 1.3%
2 Bedrooms	19,295	19,094	- 1.0%
3 Bedrooms	51,458	52,130	+ 1.3%
4 Bedrooms or More	27,762	28,280	+ 1.9%
All Bedroom Ranges	100,384	101,349	+ 1.0%

1-2024	1-2025	Change	1-2024	1-2025	Change
953	930	- 2.4%	916	914	- 0.2%
11,249	11,152	- 0.9%	8,046	7,942	- 1.3%
47,982	48,529	+ 1.1%	3,476	3,601	+ 3.6%
27,343	27,798	+ 1.7%	419	482	+ 15.0%
87,527	88,409	+ 1.0%	12,857	12,940	+ 0.6%

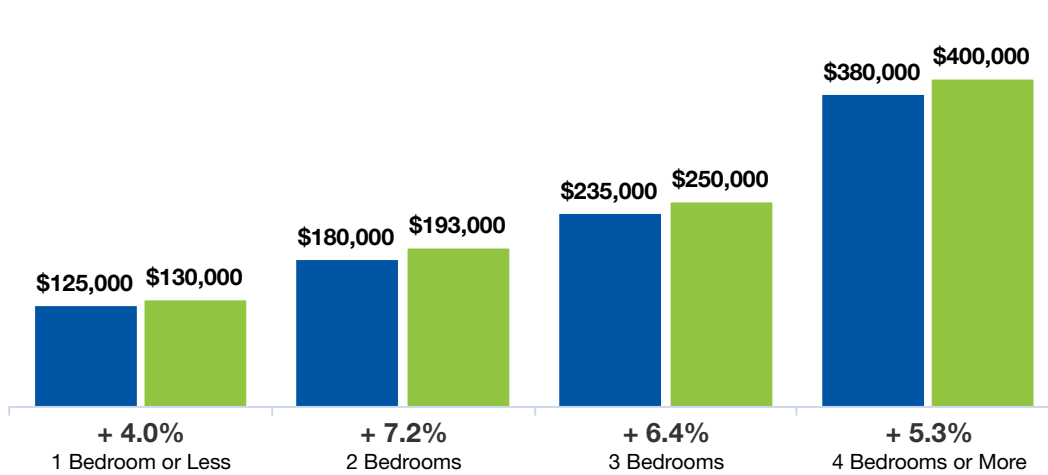
Median Sales Price



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

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Bedroom

	1-2024	1-2025	Change
1 Bedroom or Less	\$125,000	\$130,000	+ 4.0%
2 Bedrooms	\$180,000	\$193,000	+ 7.2%
3 Bedrooms	\$235,000	\$250,000	+ 6.4%
4 Bedrooms or More	\$380,000	\$400,000	+ 5.3%
All Bedroom Ranges	\$250,000	\$267,000	+ 6.8%

Single Family Residence

	1-2024	1-2025	Change
1 Bedroom or Less	\$118,000	\$122,400	+ 3.7%
2 Bedrooms	\$145,000	\$158,500	+ 9.3%
3 Bedrooms	\$230,000	\$245,000	+ 6.5%
4 Bedrooms or More	\$377,788	\$400,000	+ 5.9%
All Bedroom Ranges	\$250,000	\$267,000	+ 6.8%

Condominium

	1-2024	1-2025	Change
1 Bedroom or Less	\$130,000	\$140,000	+ 7.7%
2 Bedrooms	\$225,500	\$239,000	+ 6.0%
3 Bedrooms	\$330,000	\$345,000	+ 4.5%
4 Bedrooms or More	\$445,000	\$474,400	+ 6.6%
All Bedroom Ranges	\$250,000	\$265,000	+ 6.0%

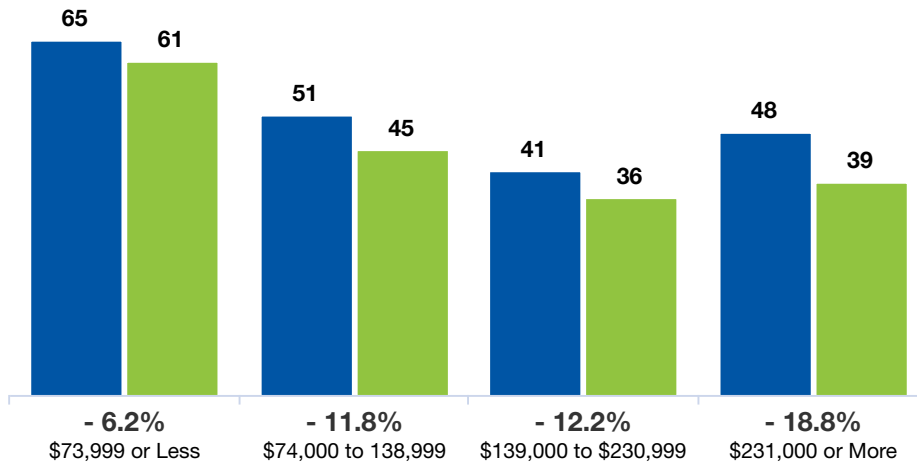
Days on Market Until Sale



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

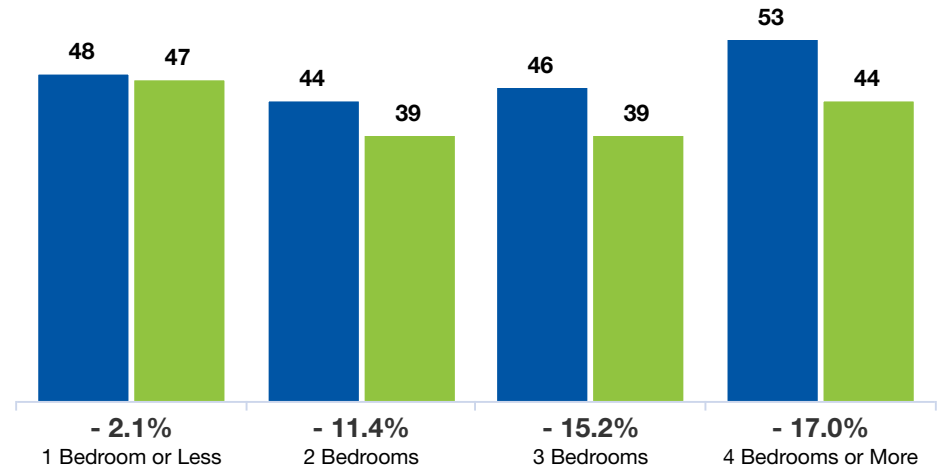
By Price Range

■ 1-2024 ■ 1-2025



By Bedroom Count

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	65	61	- 6.2%
\$74,000 to 138,999	51	45	- 11.8%
\$139,000 to \$230,999	41	36	- 12.2%
\$231,000 or More	48	39	- 18.8%
All Price Ranges	48	40	- 16.7%

Single Family Residence

1-2024	1-2025	Change
65	62	- 4.6%
52	46	- 11.5%
41	36	- 12.2%
47	38	- 19.1%
47	40	- 14.9%

Condominium

1-2024	1-2025	Change
65	47	- 27.7%
44	41	- 6.8%
39	36	- 7.7%
56	46	- 17.9%
50	43	- 14.0%

By Bedroom

1-2024	1-2025	Change
48	47	- 2.1%
44	39	- 11.4%
46	39	- 15.2%
53	44	- 17.0%
48	40	- 16.7%

Single Family Residence

1-2024	1-2025	Change
43	45	+ 4.7%
42	38	- 9.5%
45	38	- 15.6%
53	44	- 17.0%
47	40	- 14.9%

Condominium

1-2024	1-2025	Change
54	50	- 7.4%
48	41	- 14.6%
53	46	- 13.2%
57	46	- 19.3%
50	43	- 14.0%

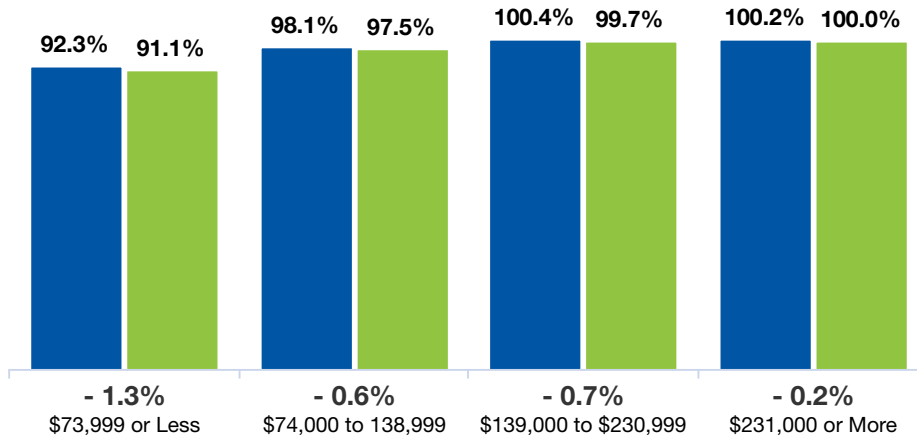
Percent of List Price Received



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.**

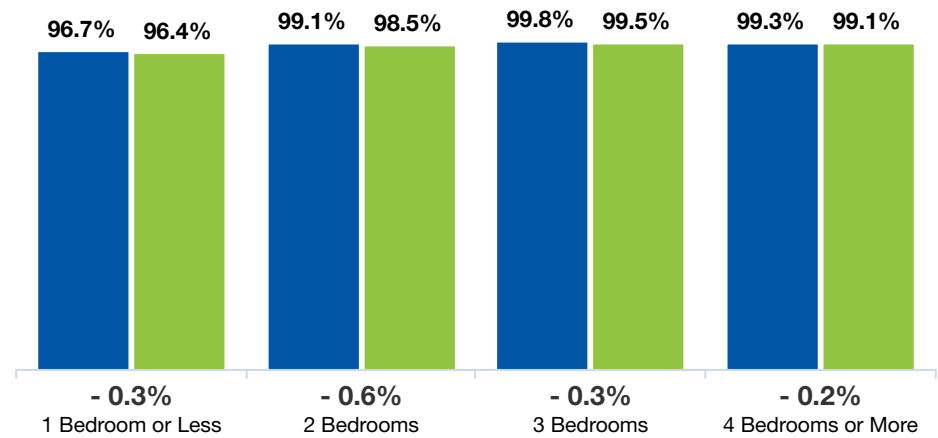
By Price Range

■ 1-2024 ■ 1-2025



By Bedroom Count

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	92.3%	91.1%	- 1.3%
\$74,000 to 138,999	98.1%	97.5%	- 0.6%
\$139,000 to \$230,999	100.4%	99.7%	- 0.7%
\$231,000 or More	100.2%	100.0%	- 0.2%
All Price Ranges	99.5%	99.1%	- 0.4%

Single Family Residence

1-2024	1-2025	Change	1-2024	1-2025	Change
92.1%	90.9%	- 1.3%	95.3%	94.3%	- 1.0%
98.1%	97.4%	- 0.7%	98.3%	98.0%	- 0.3%
100.5%	99.7%	- 0.8%	99.7%	99.2%	- 0.5%
100.3%	100.1%	- 0.2%	99.8%	99.4%	- 0.4%
99.5%	99.1%	- 0.4%	99.5%	99.1%	- 0.4%

Condominium

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	96.7%	96.4%	- 0.3%
2 Bedrooms	99.1%	98.5%	- 0.6%
3 Bedrooms	99.8%	99.5%	- 0.3%
4 Bedrooms or More	99.3%	99.1%	- 0.2%
All Bedroom Ranges	99.5%	99.1%	- 0.4%

1-2024	1-2025	Change	1-2024	1-2025	Change
95.6%	95.0%	- 0.6%	97.9%	97.7%	- 0.2%
98.7%	98.0%	- 0.7%	99.7%	99.2%	- 0.5%
99.9%	99.5%	- 0.4%	99.7%	99.3%	- 0.4%
99.3%	99.1%	- 0.2%	98.6%	98.8%	+ 0.2%
99.5%	99.1%	- 0.4%	99.5%	99.1%	- 0.4%

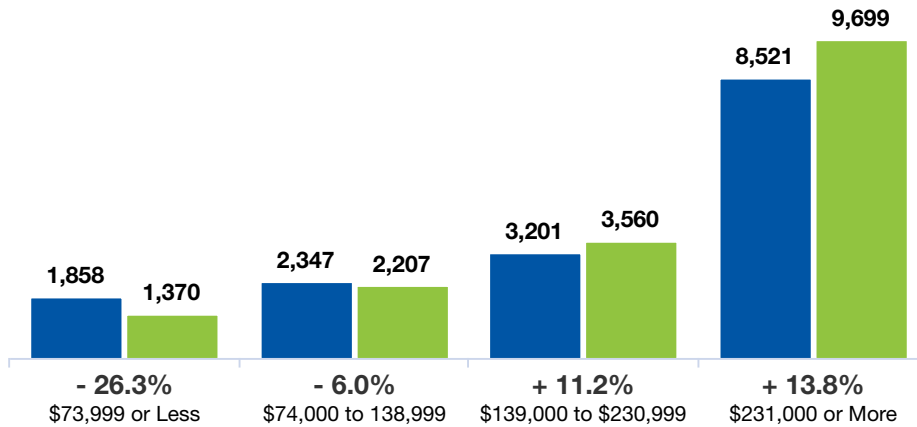
Inventory of Homes for Sale



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

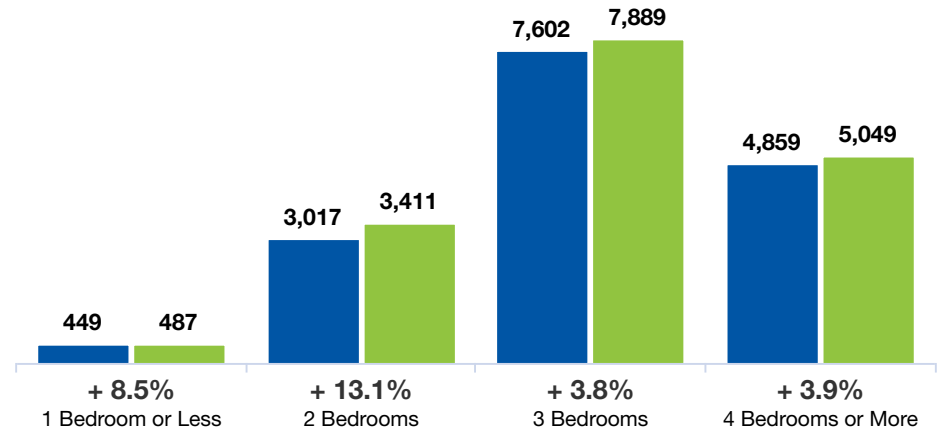
By Price Range

■ 1-2024 ■ 1-2025



By Bedroom Count

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	1,858	1,370	- 26.3%
\$74,000 to 138,999	2,347	2,207	- 6.0%
\$139,000 to \$230,999	3,201	3,560	+ 11.2%
\$231,000 or More	8,521	9,699	+ 13.8%
All Price Ranges	15,927	16,836	+ 5.7%

Single Family Residence

1-2024	1-2025	Change
1,755	1,237	- 29.5%
2,133	1,984	- 7.0%
2,779	3,076	+ 10.7%
6,989	7,945	+ 13.7%
13,656	14,242	+ 4.3%

Condominium

1-2024	1-2025	Change
103	133	+ 29.1%
214	223	+ 4.2%
422	484	+ 14.7%
1,532	1,754	+ 14.5%
2,271	2,594	+ 14.2%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	449	487	+ 8.5%
2 Bedrooms	3,017	3,411	+ 13.1%
3 Bedrooms	7,602	7,889	+ 3.8%
4 Bedrooms or More	4,859	5,049	+ 3.9%
All Bedroom Ranges	15,927	16,836	+ 5.7%

1-2024	1-2025	Change	1-2024	1-2025	Change
225	198	- 12.0%	224	289	+ 29.0%
1,754	1,935	+ 10.3%	1,263	1,476	+ 16.9%
6,906	7,156	+ 3.6%	696	733	+ 5.3%
4,771	4,953	+ 3.8%	88	96	+ 9.1%
13,656	14,242	+ 4.3%	2,271	2,594	+ 14.2%

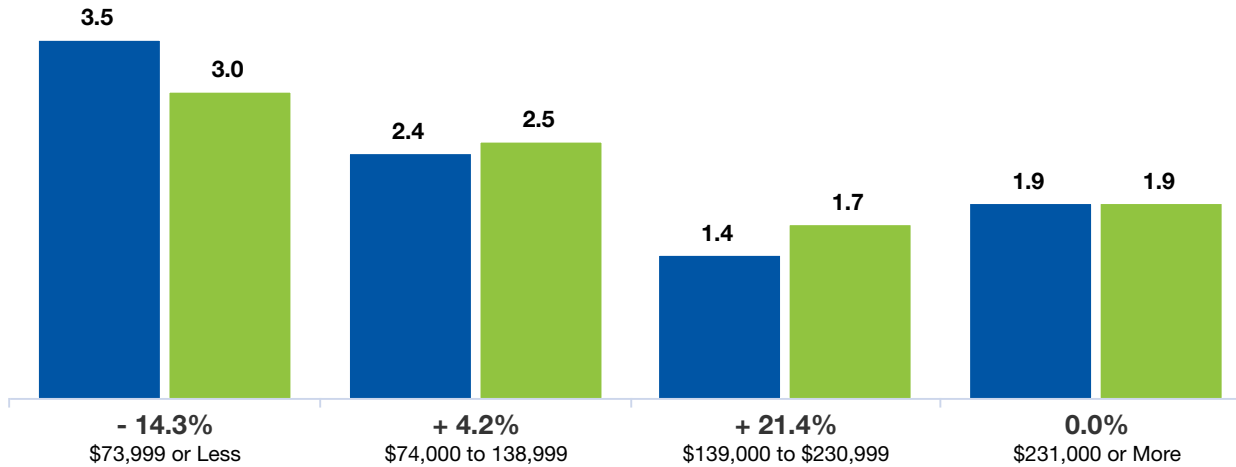
Months Supply of Inventory



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.**

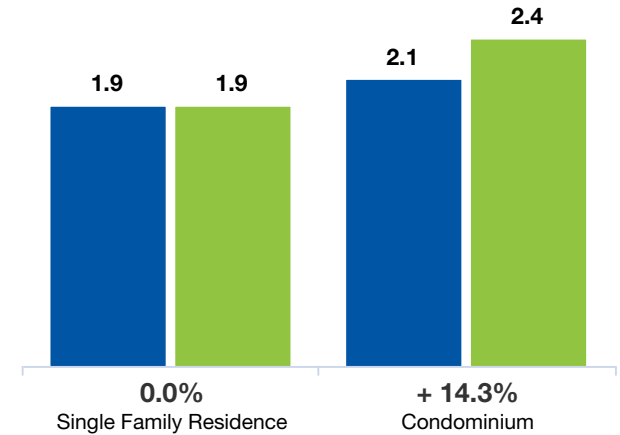
By Price Range

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	3.5	3.0	- 14.3%
\$74,000 to 138,999	2.4	2.5	+ 4.2%
\$139,000 to \$230,999	1.4	1.7	+ 21.4%
\$231,000 or More	1.9	1.9	0.0%
All Price Ranges	1.9	2.0	+ 5.3%

Single Family Residence

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	3.5	2.9	- 17.1%
\$74,000 to 138,999	2.4	2.5	+ 4.2%
\$139,000 to \$230,999	1.4	1.7	+ 21.4%
\$231,000 or More	1.8	1.8	0.0%
All Price Ranges	1.9	1.9	0.0%

Condominium

By Price Range	1-2024	1-2025	Change
\$73,999 or Less	4.0	5.8	+ 45.0%
\$74,000 to 138,999	1.9	2.2	+ 15.8%
\$139,000 to \$230,999	1.3	1.7	+ 30.8%
\$231,000 or More	2.5	2.6	+ 4.0%
All Price Ranges	2.1	2.4	+ 14.3%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	2.9	3.2	+ 10.3%
2 Bedrooms	1.9	2.1	+ 10.5%
3 Bedrooms	1.8	1.8	0.0%
4 Bedrooms or More	2.1	2.1	0.0%
All Bedroom Ranges	1.9	2.0	+ 5.3%

Single Family Residence

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	2.8	2.6	- 7.1%
2 Bedrooms	1.9	2.1	+ 10.5%
3 Bedrooms	1.7	1.8	+ 5.9%
4 Bedrooms or More	2.1	2.1	0.0%
All Bedroom Ranges	1.9	1.9	0.0%

Condominium

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	2.9	3.8	+ 31.0%
2 Bedrooms	1.9	2.2	+ 15.8%
3 Bedrooms	2.4	2.4	0.0%
4 Bedrooms or More	2.5	2.4	- 4.0%
All Bedroom Ranges	2.1	2.4	+ 14.3%

Monthly Indicators

January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

New Listings increased 25.5 percent for Single Family Residence homes but decreased 1.5 percent for Condominium homes. Pending Sales decreased 24.7 percent for Single Family Residence homes and 14.3 percent for Condominium homes. Inventory increased 15.0 percent for Single Family Residence homes and 19.4 percent for Condominium homes.

Median Sales Price remained flat at \$395,000 for Single Family Residence homes but increased 44.2 percent to \$375,000 for Condominium properties. Days on Market increased 1.9 percent for Single Family Residence homes but decreased 33.3 percent for Condominium homes. Months Supply of Inventory increased 28.6 percent for Single Family Residence homes and 27.8 percent for Condominium homes.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Quick Facts

+ 3.8%

Change in
Closed Sales
All Properties

+ 4.8%

Change in
Median Sales Price
All Properties

+ 16.3%

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.

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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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		184	231	+ 25.5%	184	231	+ 25.5%
Pending Sales		154	116	- 24.7%	154	116	- 24.7%
Closed Sales		122	123	+ 0.8%	122	123	+ 0.8%
Days on Market Until Sale		54	55	+ 1.9%	54	55	+ 1.9%
Median Sales Price		\$395,000	\$395,000	0.0%	\$395,000	\$395,000	0.0%
Average Sales Price		\$468,612	\$461,985	- 1.4%	\$468,612	\$461,985	- 1.4%
Percent of List Price Received		97.9%	98.1%	+ 0.2%	97.9%	98.1%	+ 0.2%
Housing Affordability Index		112	109	- 2.7%	112	109	- 2.7%
Inventory of Homes for Sale		334	384	+ 15.0%	—	—	—
Months Supply of Inventory		1.4	1.8	+ 28.6%	—	—	—

Condominium Market Overview

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

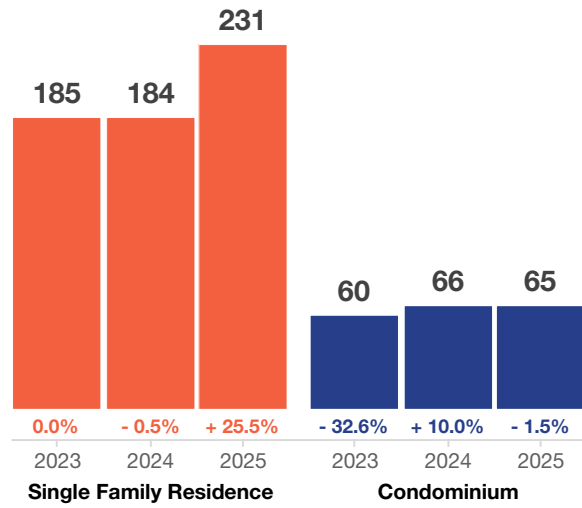


Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		66	65	- 1.5%	66	65	- 1.5%
Pending Sales		49	42	- 14.3%	49	42	- 14.3%
Closed Sales		38	43	+ 13.2%	38	43	+ 13.2%
Days on Market Until Sale		51	34	- 33.3%	51	34	- 33.3%
Median Sales Price		\$260,000	\$375,000	+ 44.2%	\$260,000	\$375,000	+ 44.2%
Average Sales Price		\$333,720	\$411,298	+ 23.2%	\$333,720	\$411,298	+ 23.2%
Percent of List Price Received		100.0%	98.7%	- 1.3%	100.0%	98.7%	- 1.3%
Housing Affordability Index		170	115	- 32.4%	170	115	- 32.4%
Inventory of Homes for Sale		139	166	+ 19.4%	—	—	—
Months Supply of Inventory		1.8	2.3	+ 27.8%	—	—	—

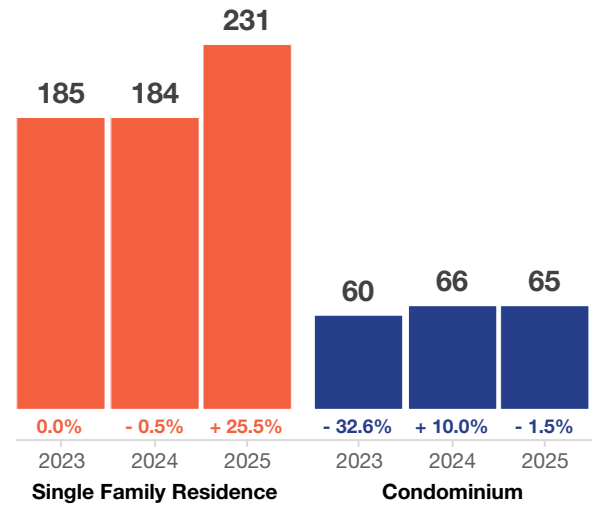
New Listings

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

January

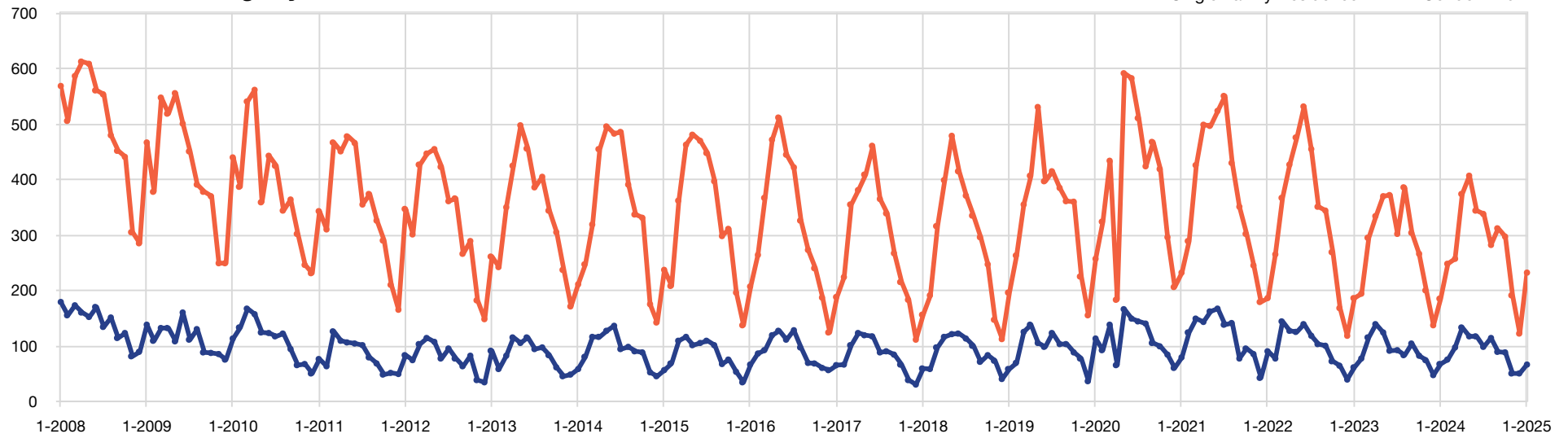


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	247	+ 28.0%	74	- 2.6%
Mar-2024	256	- 12.9%	96	- 15.8%
Apr-2024	373	+ 12.0%	132	- 4.3%
May-2024	406	+ 10.0%	116	- 5.7%
Jun-2024	343	- 7.5%	116	+ 28.9%
Jul-2024	337	+ 12.0%	97	+ 6.6%
Aug-2024	281	- 27.0%	113	+ 37.8%
Sep-2024	311	+ 2.6%	88	- 14.6%
Oct-2024	296	+ 11.7%	87	+ 7.4%
Nov-2024	190	- 4.5%	49	- 32.9%
Dec-2024	121	- 11.0%	49	+ 6.5%
Jan-2025	231	+ 25.5%	65	- 1.5%
12-Month Avg	283	+ 1.8%	90	0.0%

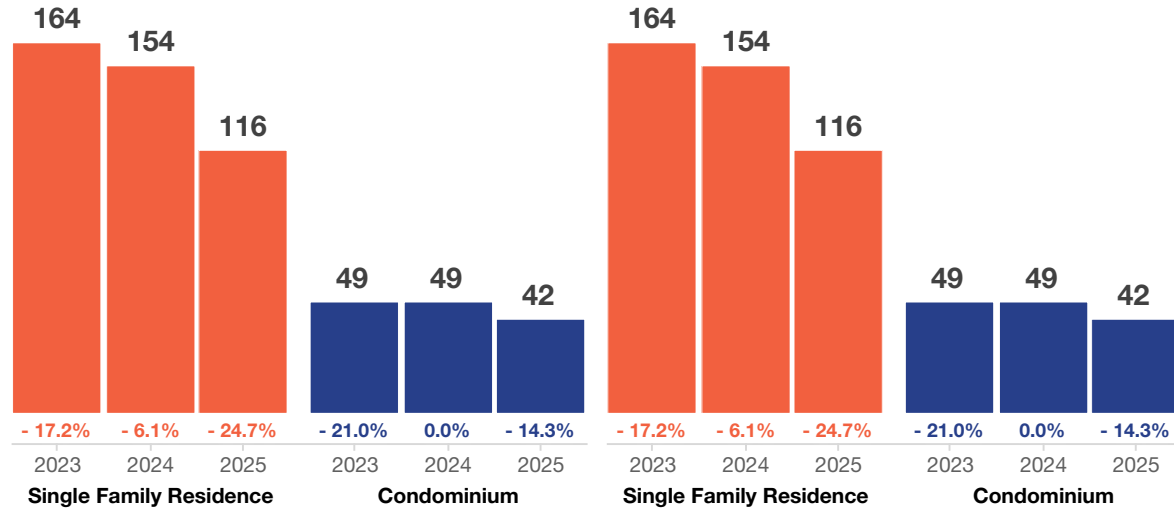
Historical New Listings by Month



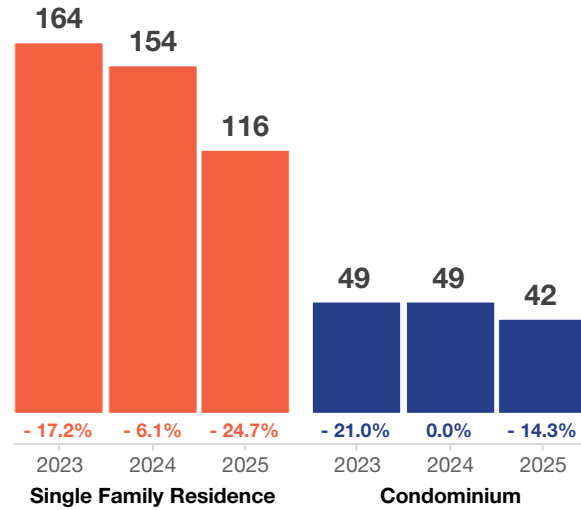
Pending Sales

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

January

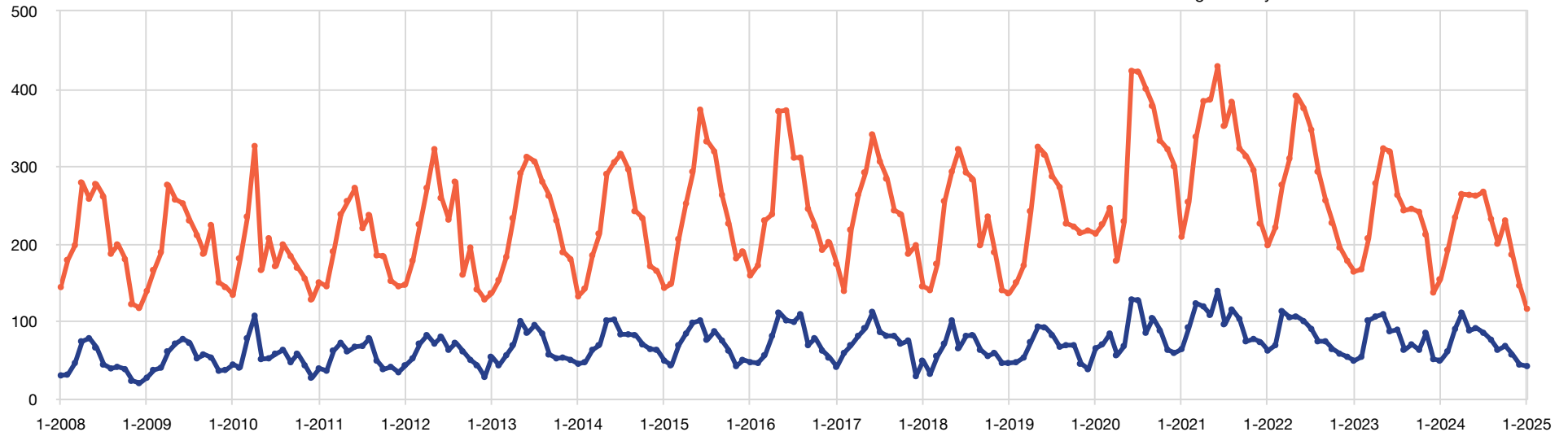


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	192	+ 15.0%	61	+ 13.0%
Mar-2024	234	+ 13.0%	90	- 10.9%
Apr-2024	264	- 5.0%	111	+ 4.7%
May-2024	263	- 18.6%	88	- 19.3%
Jun-2024	262	- 17.9%	91	+ 4.6%
Jul-2024	267	+ 1.5%	85	- 4.5%
Aug-2024	232	- 4.5%	76	+ 20.6%
Sep-2024	200	- 18.4%	63	- 10.0%
Oct-2024	230	- 4.6%	68	+ 7.9%
Nov-2024	186	- 12.3%	57	- 32.9%
Dec-2024	146	+ 6.6%	44	- 13.7%
Jan-2025	116	- 24.7%	42	- 14.3%
12-Month Avg	216	- 6.9%	73	- 5.2%

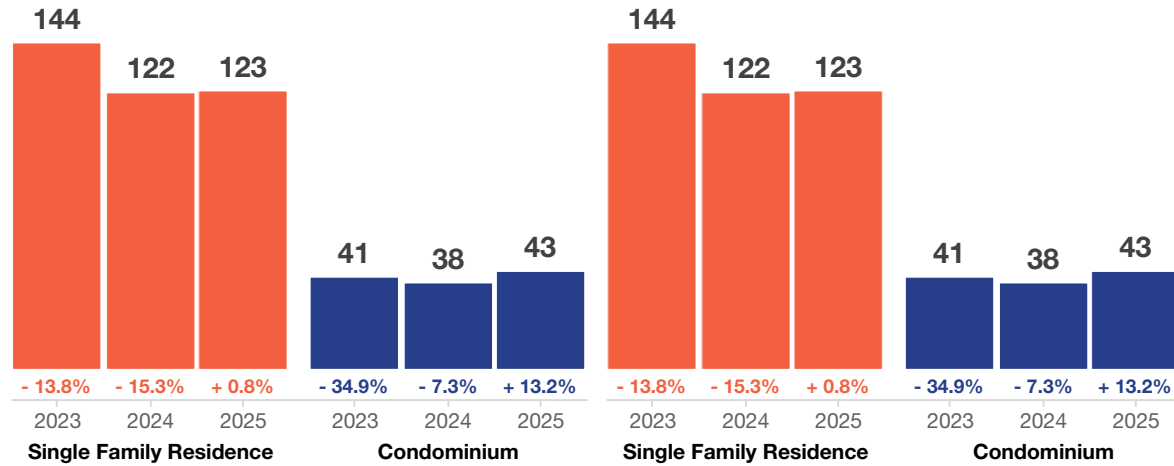
Historical Pending Sales by Month



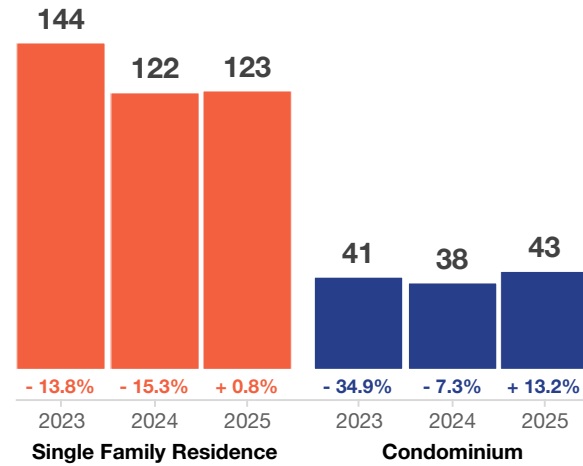
Closed Sales

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

January

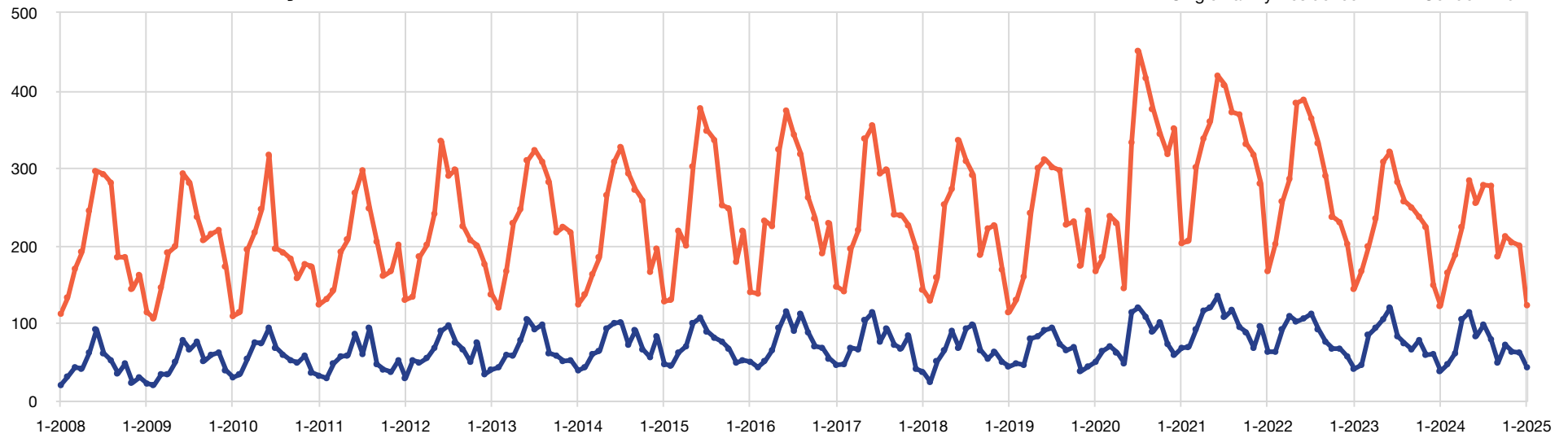


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	165	- 1.2%	47	+ 2.2%
Mar-2024	188	- 5.5%	61	- 28.2%
Apr-2024	224	- 4.7%	105	+ 11.7%
May-2024	284	- 7.8%	114	+ 8.6%
Jun-2024	255	- 20.6%	83	- 30.8%
Jul-2024	278	- 1.4%	98	+ 18.1%
Aug-2024	277	+ 7.8%	79	+ 6.8%
Sep-2024	186	- 25.3%	49	- 25.8%
Oct-2024	212	- 10.5%	72	- 7.7%
Nov-2024	204	- 8.9%	63	+ 6.8%
Dec-2024	200	+ 34.2%	62	+ 3.3%
Jan-2025	123	+ 0.8%	43	+ 13.2%
12-Month Avg	216	- 5.7%	73	- 3.9%

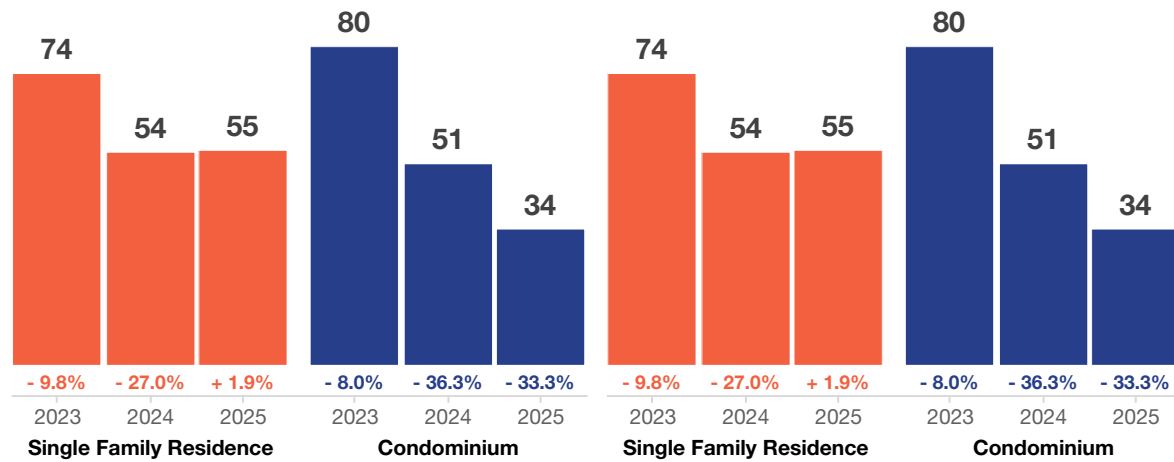
Historical Closed Sales by Month



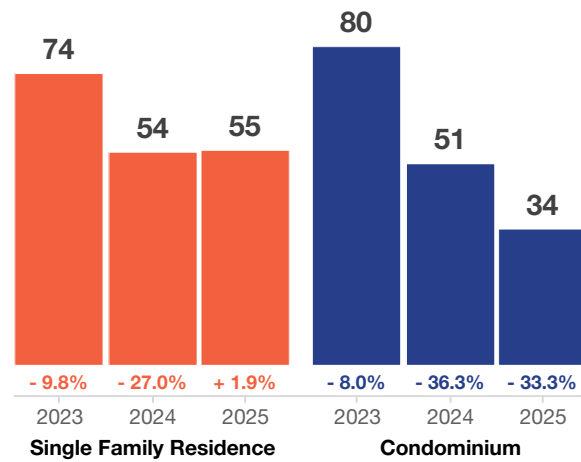
Days on Market Until Sale

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

January



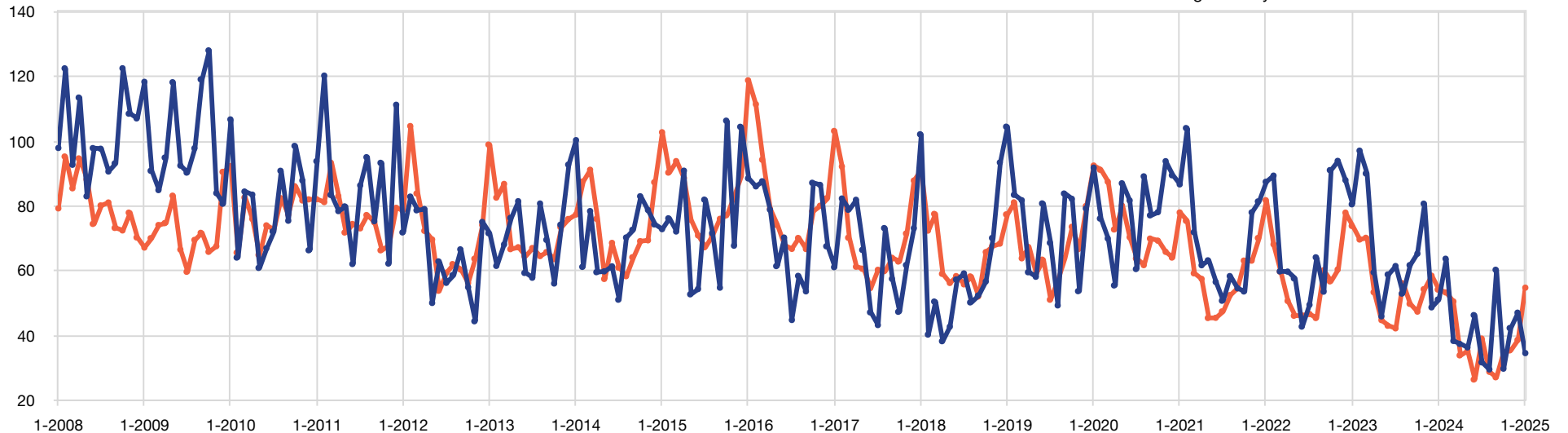
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	53	- 23.2%	64	- 34.0%
Mar-2024	50	- 28.6%	38	- 57.8%
Apr-2024	34	- 35.8%	37	- 37.3%
May-2024	35	- 22.2%	36	- 21.7%
Jun-2024	26	- 39.5%	46	- 22.0%
Jul-2024	39	- 7.1%	32	- 47.5%
Aug-2024	29	- 48.2%	29	- 45.3%
Sep-2024	27	- 46.0%	60	- 3.2%
Oct-2024	35	- 25.5%	30	- 53.8%
Nov-2024	35	- 35.2%	42	- 48.1%
Dec-2024	38	- 34.5%	47	- 2.1%
Jan-2025	55	+ 1.9%	34	- 33.3%
12-Month Avg*	37	- 29.4%	40	- 37.2%

* Days on Market for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

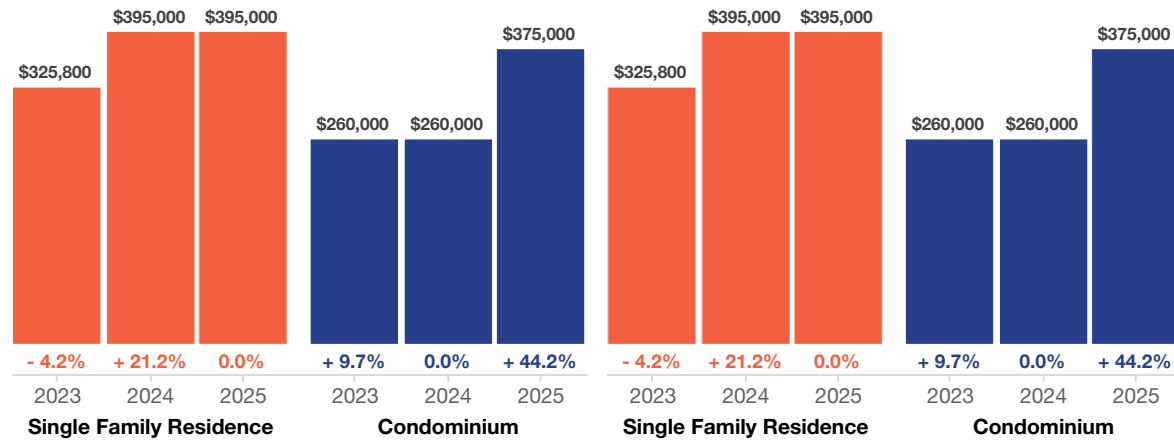


Median Sales Price

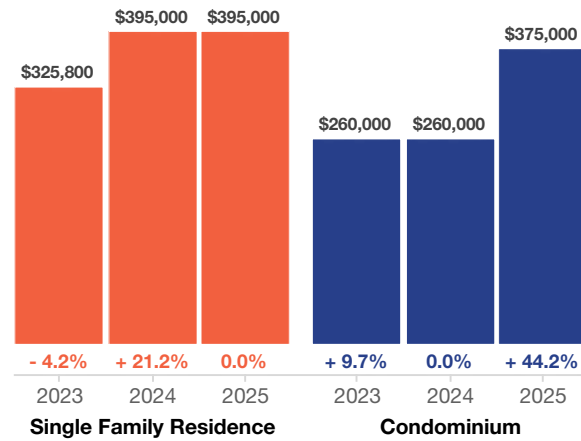
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



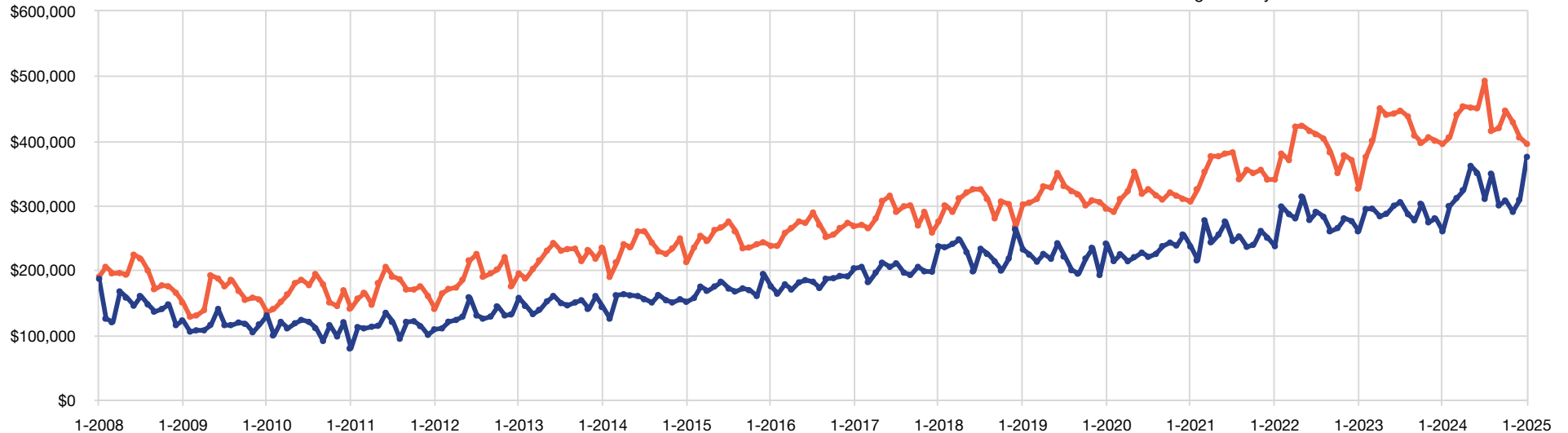
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	\$405,000	+ 8.0%	\$299,000	+ 1.5%
Mar-2024	\$440,000	+ 10.0%	\$311,320	+ 5.5%
Apr-2024	\$453,000	+ 0.7%	\$323,500	+ 14.2%
May-2024	\$451,100	+ 2.5%	\$361,000	+ 25.8%
Jun-2024	\$450,000	+ 1.8%	\$349,900	+ 16.8%
Jul-2024	\$492,500	+ 10.4%	\$310,000	+ 1.6%
Aug-2024	\$415,000	- 5.1%	\$349,000	+ 21.8%
Sep-2024	\$419,470	+ 2.8%	\$300,000	+ 8.3%
Oct-2024	\$446,375	+ 12.6%	\$307,500	+ 1.7%
Nov-2024	\$428,540	+ 5.7%	\$290,000	+ 5.9%
Dec-2024	\$405,000	+ 1.3%	\$308,500	+ 10.2%
Jan-2025	\$395,000	0.0%	\$375,000	+ 44.2%
12-Month Avg*	\$435,805	+ 2.5%	\$322,000	+ 11.0%

* Median Sales Price for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

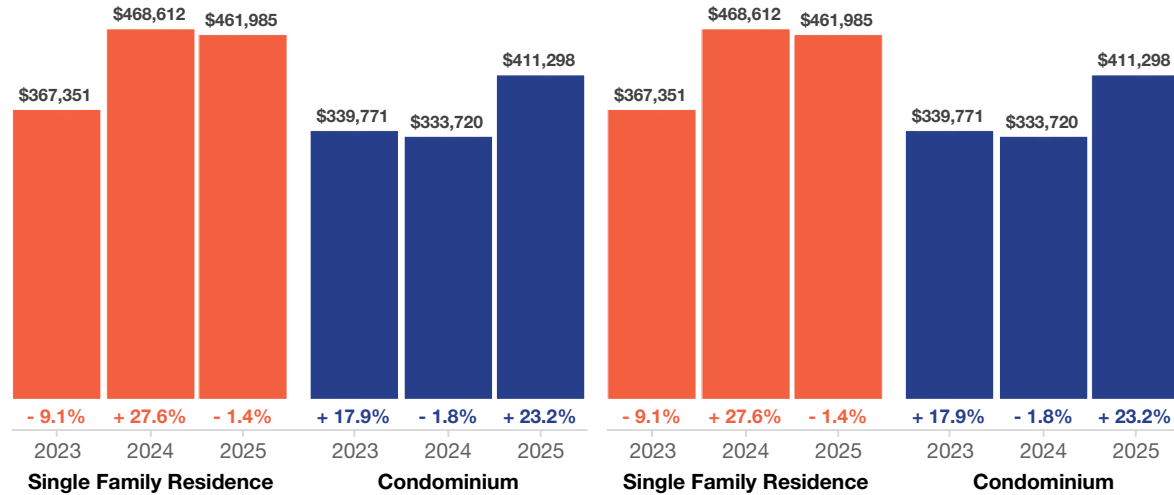
Historical Median Sales Price by Month



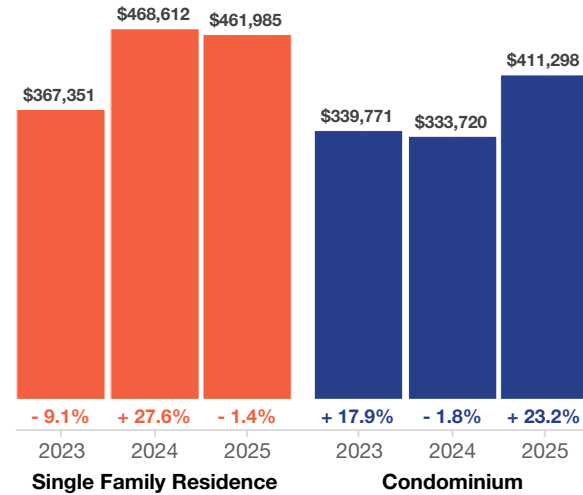
Average Sales Price

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

January



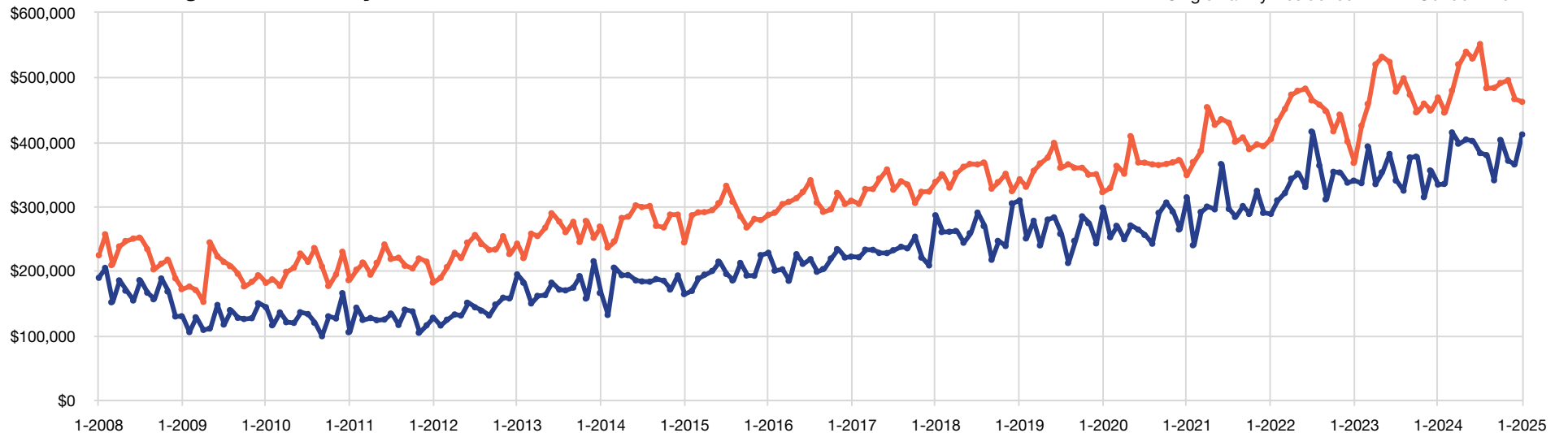
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	\$445,260	+ 4.8%	\$334,621	- 0.3%
Mar-2024	\$479,330	+ 4.5%	\$414,492	+ 5.5%
Apr-2024	\$520,121	+ 0.0%	\$397,015	+ 18.8%
May-2024	\$539,648	+ 1.5%	\$403,507	+ 14.4%
Jun-2024	\$529,099	+ 1.0%	\$401,228	+ 5.3%
Jul-2024	\$551,579	+ 15.5%	\$382,549	+ 12.6%
Aug-2024	\$483,202	- 3.1%	\$379,436	+ 17.0%
Sep-2024	\$483,570	+ 2.3%	\$340,307	- 9.4%
Oct-2024	\$491,192	+ 10.2%	\$402,817	+ 6.9%
Nov-2024	\$495,489	+ 7.9%	\$370,569	+ 17.9%
Dec-2024	\$466,156	+ 3.9%	\$364,896	+ 2.7%
Jan-2025	\$461,985	- 1.4%	\$411,298	+ 23.2%
12-Month Avg*	\$501,029	+ 3.6%	\$386,755	+ 9.1%

* Avg. Sales Price for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



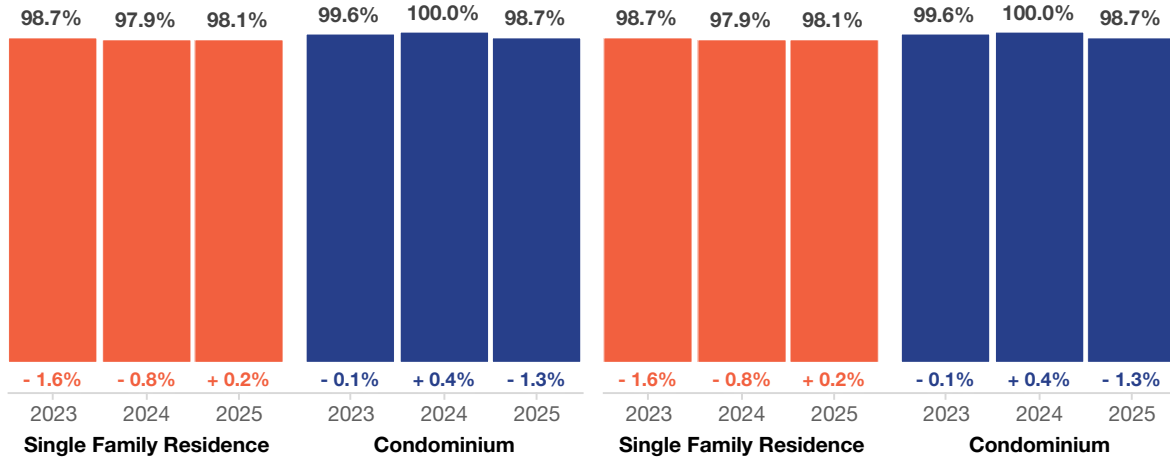
Percent of List Price Received

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.



January

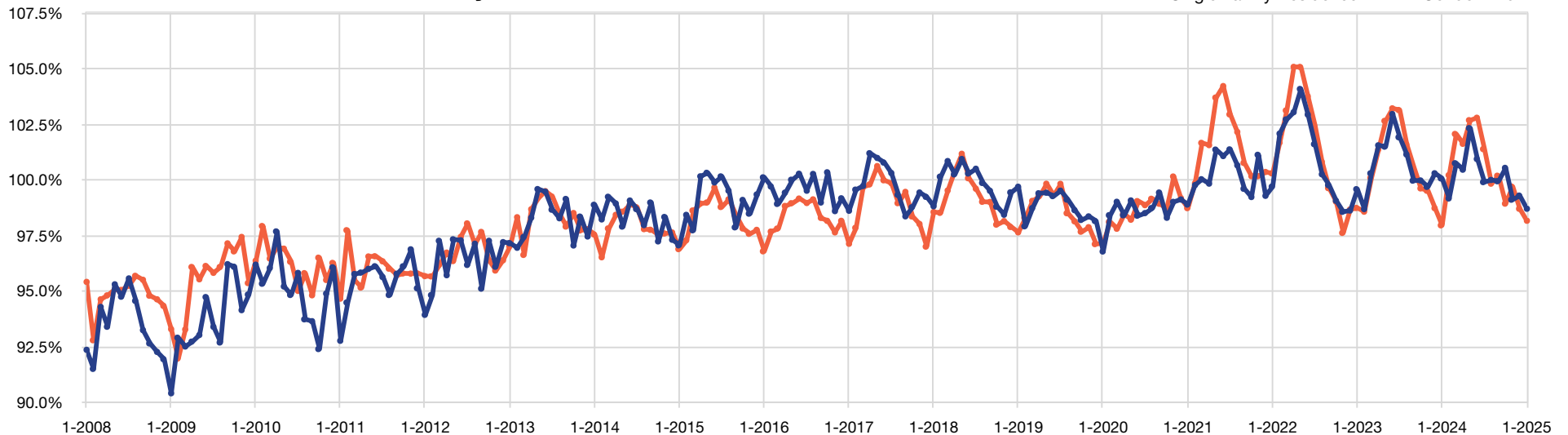
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	102.8%	- 0.4%	100.9%	- 1.9%
Jul-2024	101.4%	- 1.6%	99.9%	- 2.0%
Aug-2024	99.8%	- 1.8%	100.0%	- 1.1%
Sep-2024	100.2%	- 0.4%	99.9%	0.0%
Oct-2024	98.9%	- 0.7%	100.5%	+ 0.5%
Nov-2024	99.7%	+ 0.2%	99.1%	- 0.6%
Dec-2024	98.7%	0.0%	99.3%	- 1.0%
Jan-2025	98.1%	+ 0.2%	98.7%	- 1.3%
12-Month Avg*	100.7%	- 0.3%	100.3%	- 0.6%

* Pct. of List Price Received for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



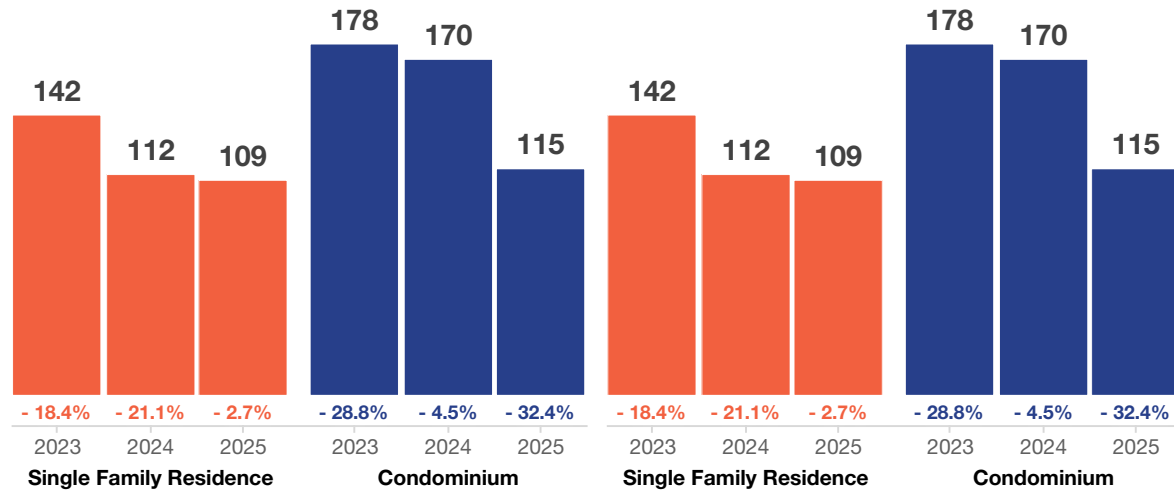
Housing Affordability Index

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.



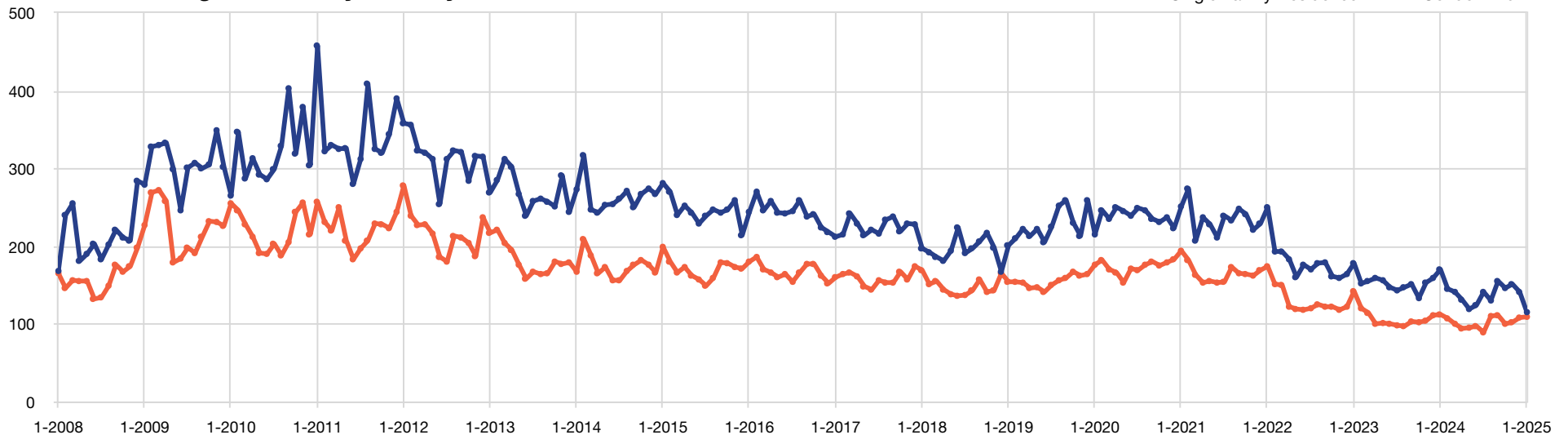
January

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	107	- 10.8%	145	- 4.6%
Mar-2024	100	- 12.3%	141	- 9.0%
Apr-2024	94	- 6.0%	131	- 17.6%
May-2024	95	- 5.9%	119	- 23.7%
Jun-2024	97	- 3.0%	124	- 15.6%
Jul-2024	89	- 9.2%	141	- 1.4%
Aug-2024	110	+ 13.4%	130	- 11.6%
Sep-2024	111	+ 7.8%	155	+ 2.6%
Oct-2024	100	- 2.0%	146	+ 9.8%
Nov-2024	102	- 1.9%	151	- 1.3%
Dec-2024	108	- 2.7%	141	- 11.3%
Jan-2025	109	- 2.7%	115	- 32.4%
12-Month Avg	102	- 2.9%	137	- 9.9%

Historical Housing Affordability Index by Month

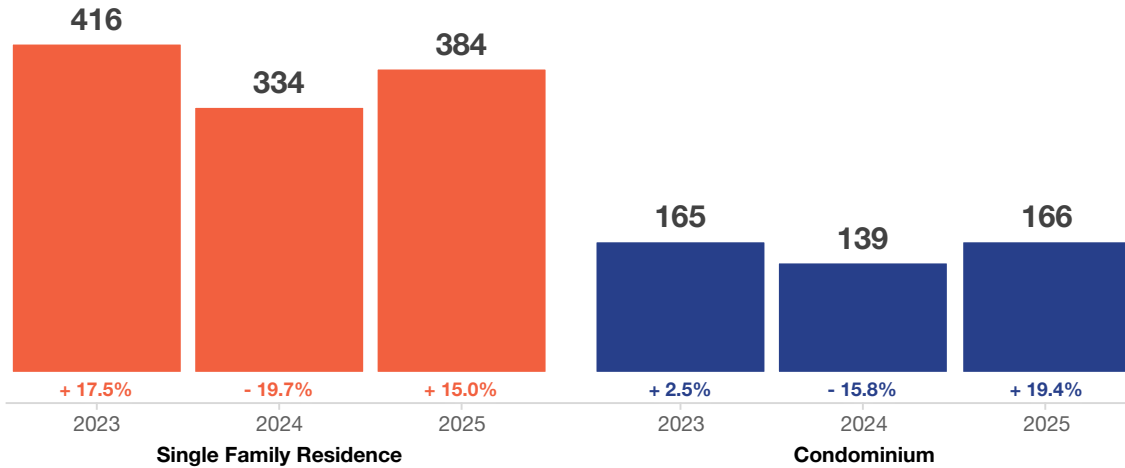


Inventory of Homes for Sale

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

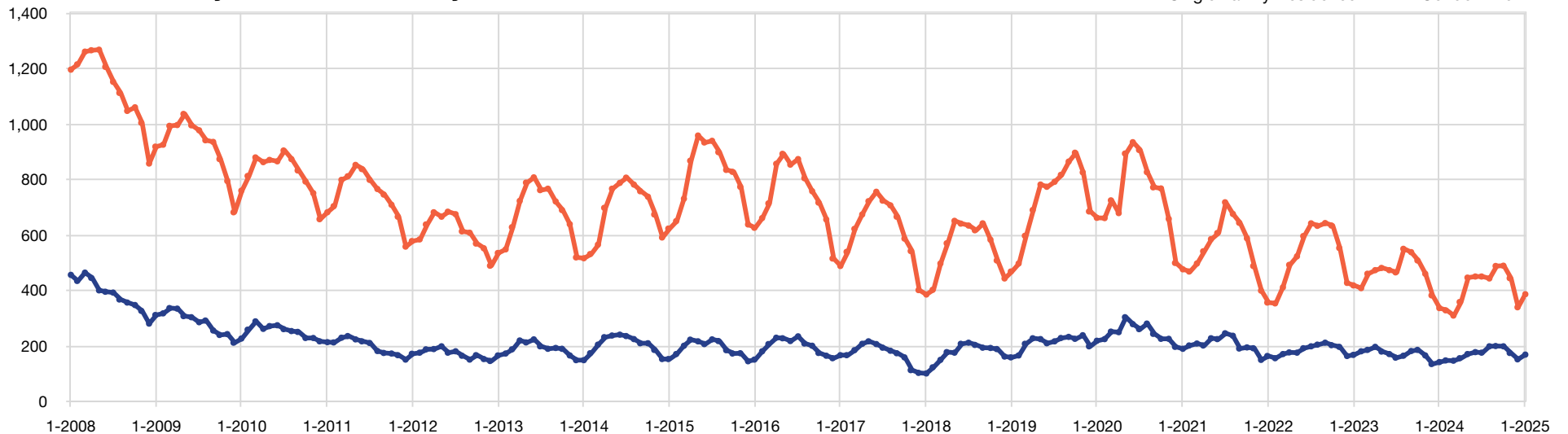


January



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	326	- 19.7%	145	- 18.5%
Mar-2024	307	- 33.0%	144	- 21.3%
Apr-2024	356	- 24.4%	153	- 21.1%
May-2024	444	- 7.3%	168	- 5.1%
Jun-2024	448	- 4.9%	175	+ 4.2%
Jul-2024	448	- 3.2%	173	+ 11.6%
Aug-2024	441	- 19.5%	196	+ 21.0%
Sep-2024	486	- 9.3%	197	+ 10.1%
Oct-2024	487	- 3.8%	196	+ 7.1%
Nov-2024	442	- 3.5%	172	+ 5.5%
Dec-2024	337	- 11.3%	149	+ 12.9%
Jan-2025	384	+ 15.0%	166	+ 19.4%
12-Month Avg	409	- 10.9%	170	+ 1.2%

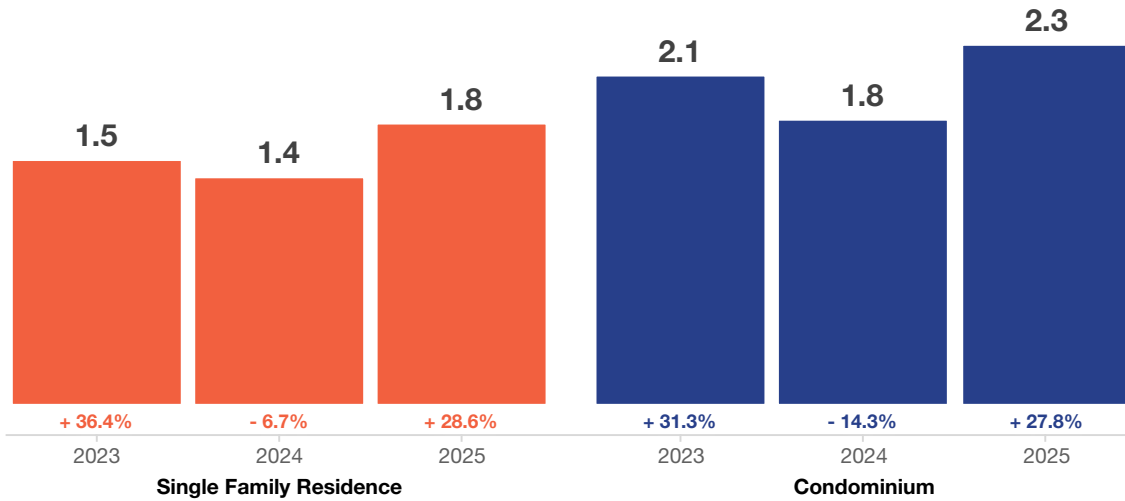
Historical Inventory of Homes for Sale by Month



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.

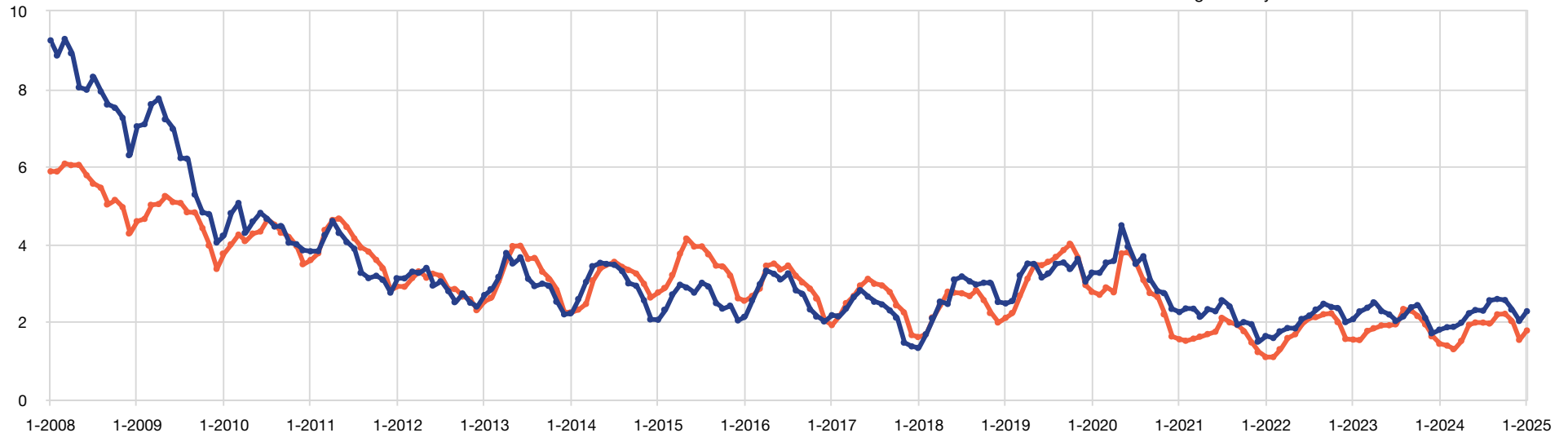
January



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	1.4	- 6.7%	1.9	- 17.4%
Mar-2024	1.3	- 27.8%	1.9	- 20.8%
Apr-2024	1.5	- 16.7%	2.0	- 20.0%
May-2024	1.9	0.0%	2.2	- 4.3%
Jun-2024	2.0	+ 5.3%	2.3	+ 4.5%
Jul-2024	2.0	+ 5.3%	2.3	+ 15.0%
Aug-2024	2.0	- 13.0%	2.6	+ 23.8%
Sep-2024	2.2	- 4.3%	2.6	+ 8.3%
Oct-2024	2.2	0.0%	2.6	+ 8.3%
Nov-2024	2.0	+ 5.3%	2.3	+ 9.5%
Dec-2024	1.5	- 6.3%	2.0	+ 17.6%
Jan-2025	1.8	+ 28.6%	2.3	+ 27.8%
12-Month Avg*	1.8	- 3.9%	2.2	+ 2.5%

* Months Supply for all properties from February 2024 through January 2025. 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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		250	296	+ 18.4%	250	296	+ 18.4%
Pending Sales		203	158	- 22.2%	203	158	- 22.2%
Closed Sales		160	166	+ 3.8%	160	166	+ 3.8%
Days on Market Until Sale		53	49	- 7.5%	53	49	- 7.5%
Median Sales Price		\$375,000	\$393,000	+ 4.8%	\$375,000	\$393,000	+ 4.8%
Average Sales Price		\$436,575	\$448,855	+ 2.8%	\$436,575	\$448,855	+ 2.8%
Percent of List Price Received		98.4%	98.3%	- 0.1%	98.4%	98.3%	- 0.1%
Housing Affordability Index		118	110	- 6.8%	118	110	- 6.8%
Inventory of Homes for Sale		473	550	+ 16.3%	—	—	—
Months Supply of Inventory		1.5	1.9	+ 26.7%	—	—	—

Housing Supply Overview

January 2025

U.S. new-home sales increased 3.6% month-over-month and 6.7% year-over-year to a seasonally adjusted annual rate of 698,000 units, according to the U.S. Census Bureau. The median sales price for new homes was up 2.1% year-over-year to \$427,000. There were about 494,000 new homes available for sale heading into January, representing an 8.5-month supply at the current sales pace. For the 12-month period spanning February 2024 through January 2025, Pending Sales in all Washtenaw County dropped 6.7 percent overall. The price range with the largest pending sales gain was the \$419,000 or More range, where sales were up 3.9 percent.

The overall Median Sales Price went up 5.8 percent to \$407,500. The property type with the largest gain was the Condominium segment, where prices rose 11.0 percent to \$322,000. The bedroom count that tended to sell the quickest was the 1 Bedroom or Less segment at 28 days. The bedroom count that tended to sell the slowest was the 4 Bedrooms or More segment at 40 days.

Market-wide, inventory levels went up 16.3 percent. The property type with the largest gain was the Condominium segment, where the number of properties for sale were up 19.4 percent. That amounts to 1.8 months of inventory for Single Family Residence homes and 2.3 months of inventory for Condominium homes.

Quick Facts

+ 3.9%

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

- 1.7%

Bedroom Count with
Strongest Pending Sales:
3 Bedrooms

- 5.5%

Property Type With
Strongest Pending Sales:
Condominium

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 List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

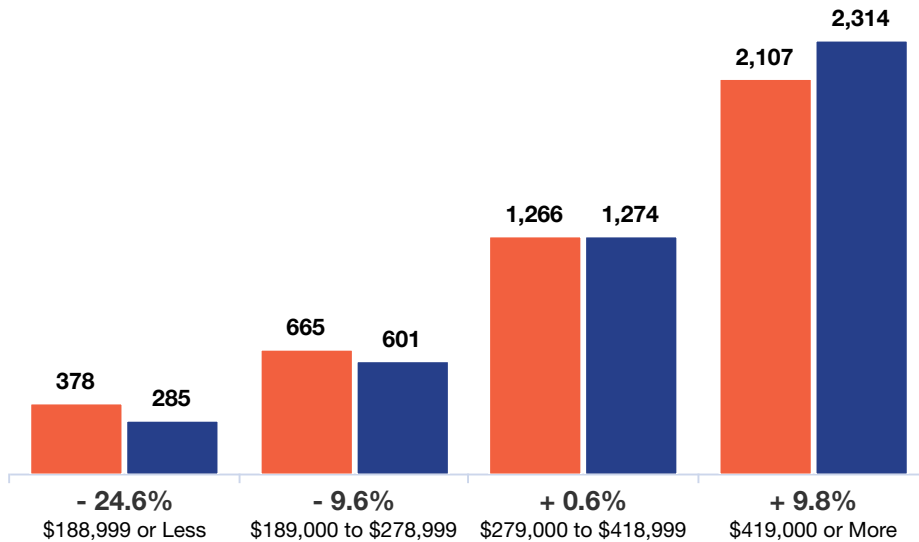
New Listings

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



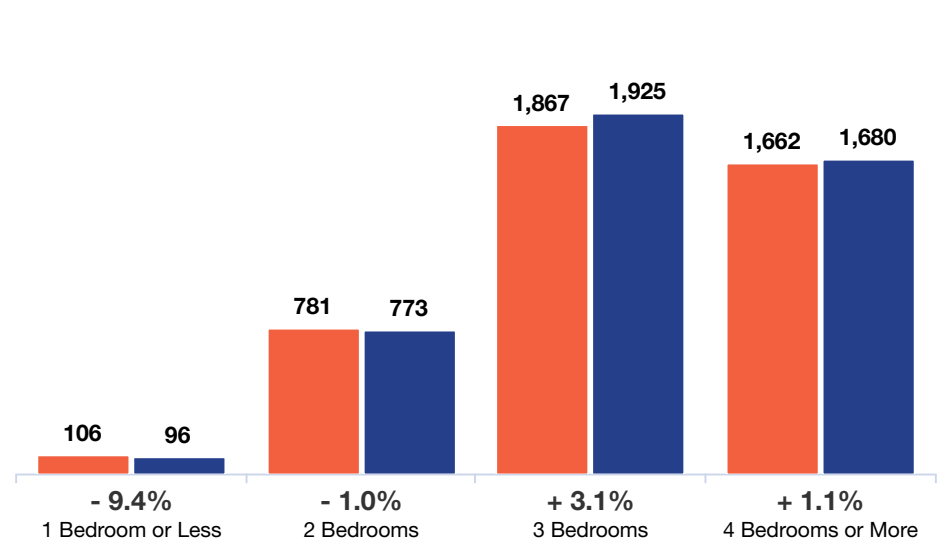
By Price Range

1-2024 1-2025



By Bedroom Count

1-2024 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$188,999 or Less	378	285	- 24.6%
\$189,000 to \$278,999	665	601	- 9.6%
\$279,000 to \$418,999	1,266	1,274	+ 0.6%
\$419,000 or More	2,107	2,314	+ 9.8%
All Price Ranges	4,416	4,474	+ 1.3%

Single Family Residence

1-2024	1-2025	Change	1-2024	1-2025	Change
244	183	- 25.0%	134	102	- 23.9%
371	374	+ 0.8%	294	227	- 22.8%
931	902	- 3.1%	335	372	+ 11.0%
1,787	1,933	+ 8.2%	320	381	+ 19.1%
3,333	3,392	+ 1.8%	1,083	1,082	- 0.1%

Condominium

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	106	96	- 9.4%
2 Bedrooms	781	773	- 1.0%
3 Bedrooms	1,867	1,925	+ 3.1%
4 Bedrooms or More	1,662	1,680	+ 1.1%
All Bedroom Ranges	4,416	4,474	+ 1.3%

1-2024	1-2025	Change	1-2024	1-2025	Change
26	20	- 23.1%	80	76	- 5.0%
182	200	+ 9.9%	599	573	- 4.3%
1,549	1,585	+ 2.3%	318	340	+ 6.9%
1,576	1,587	+ 0.7%	86	93	+ 8.1%
3,333	3,392	+ 1.8%	1,083	1,082	- 0.1%

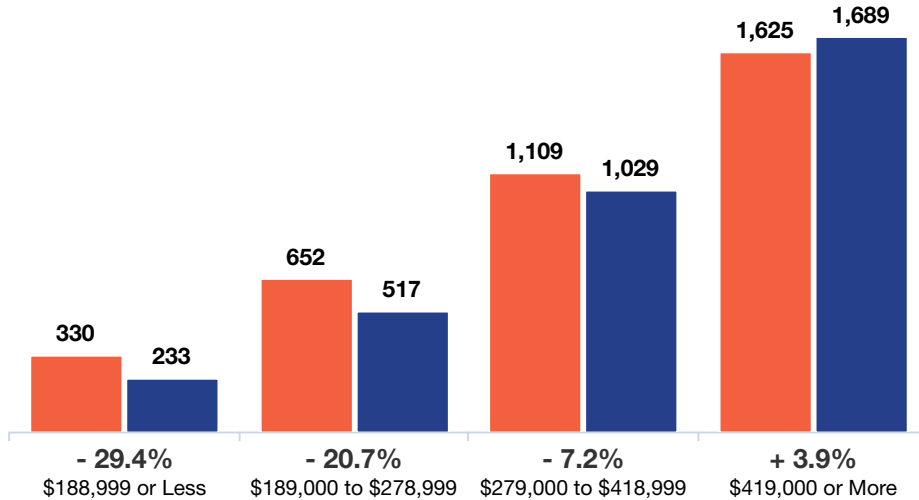
Pending Sales

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



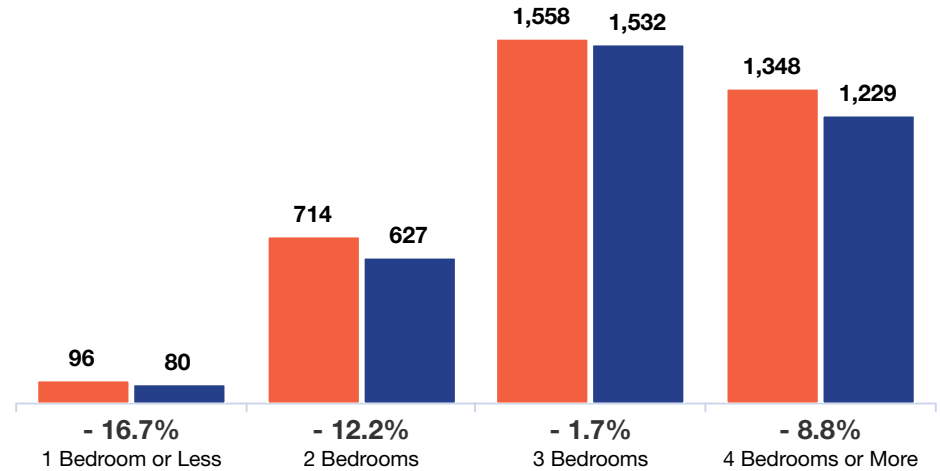
By Price Range

1-2024 1-2025



By Bedroom Count

1-2024 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$188,999 or Less	330	233	- 29.4%
\$189,000 to \$278,999	652	517	- 20.7%
\$279,000 to \$418,999	1,109	1,029	- 7.2%
\$419,000 or More	1,625	1,689	+ 3.9%
All Price Ranges	3,716	3,468	- 6.7%

Single Family Residence

1-2024	1-2025	Change	1-2024	1-2025	Change
209	147	- 29.7%	121	86	- 28.9%
346	325	- 6.1%	306	192	- 37.3%
840	721	- 14.2%	269	308	+ 14.5%
1,394	1,399	+ 0.4%	231	290	+ 25.5%
2,789	2,592	- 7.1%	927	876	- 5.5%

Condominium

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	96	80	- 16.7%
2 Bedrooms	714	627	- 12.2%
3 Bedrooms	1,558	1,532	- 1.7%
4 Bedrooms or More	1,348	1,229	- 8.8%
All Bedroom Ranges	3,716	3,468	- 6.7%

1-2024	1-2025	Change	1-2024	1-2025	Change
20	11	- 45.0%	76	69	- 9.2%
174	165	- 5.2%	540	462	- 14.4%
1,311	1,254	- 4.3%	247	278	+ 12.6%
1,284	1,162	- 9.5%	64	67	+ 4.7%
2,789	2,592	- 7.1%	927	876	- 5.5%

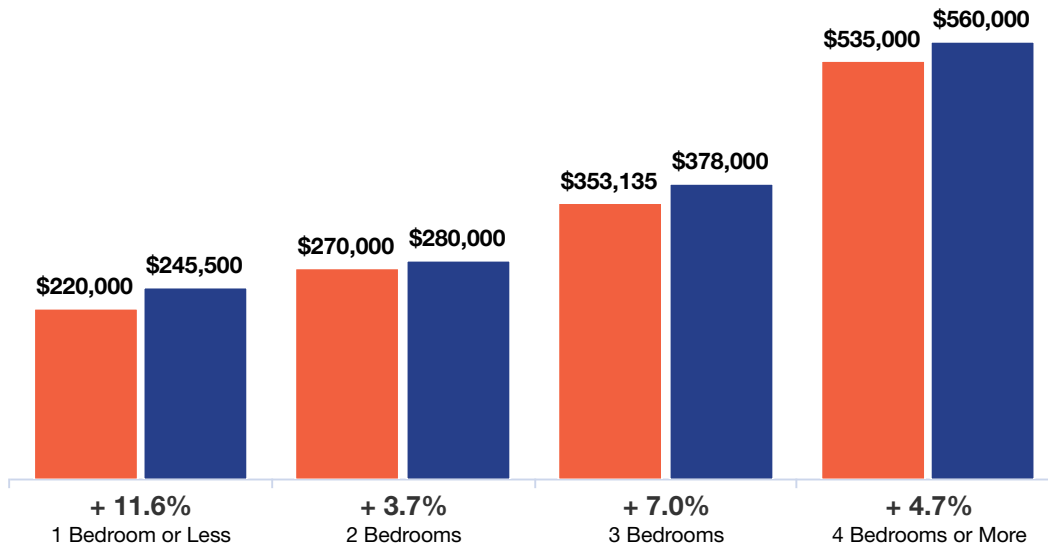
Median Sales Price

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.**



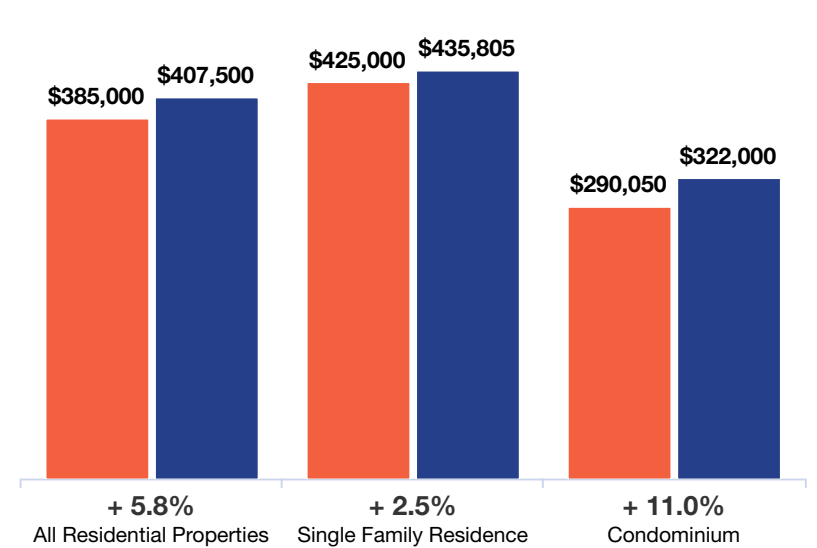
By Bedroom Count

1-2024 1-2025



By Property Type

1-2024 1-2025



All Properties

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	\$220,000	\$245,500	+ 11.6%
2 Bedrooms	\$270,000	\$280,000	+ 3.7%
3 Bedrooms	\$353,135	\$378,000	+ 7.0%
4 Bedrooms or More	\$535,000	\$560,000	+ 4.7%
All Bedroom Ranges	\$385,000	\$407,500	+ 5.8%

Single Family Residence

1-2024	1-2025	Change
\$296,500	\$325,550	+ 9.8%
\$274,750	\$260,000	- 5.4%
\$350,000	\$369,900	+ 5.7%
\$529,900	\$556,000	+ 4.9%
\$425,000	\$435,805	+ 2.5%

Condominium

1-2024	1-2025	Change
\$207,500	\$237,500	+ 14.5%
\$270,000	\$285,500	+ 5.7%
\$382,200	\$430,000	+ 12.5%
\$599,995	\$591,064	- 1.5%
\$290,050	\$322,000	+ 11.0%

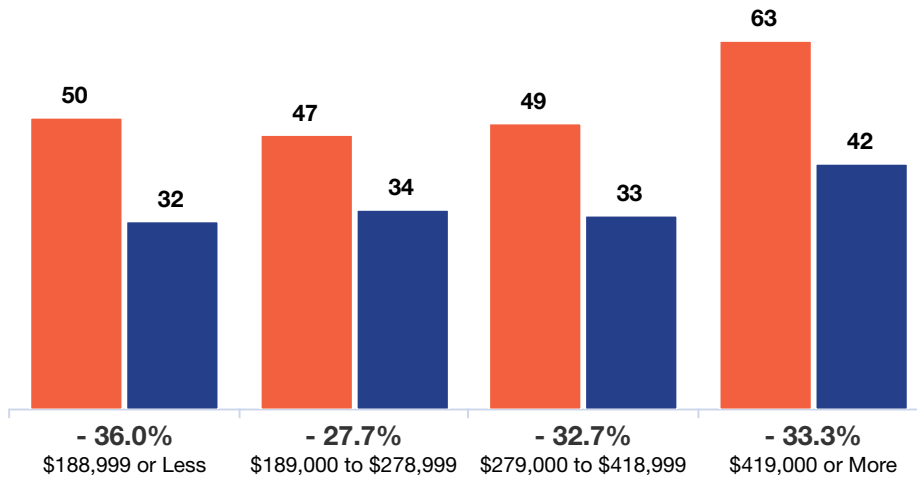
Days on Market Until Sale

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



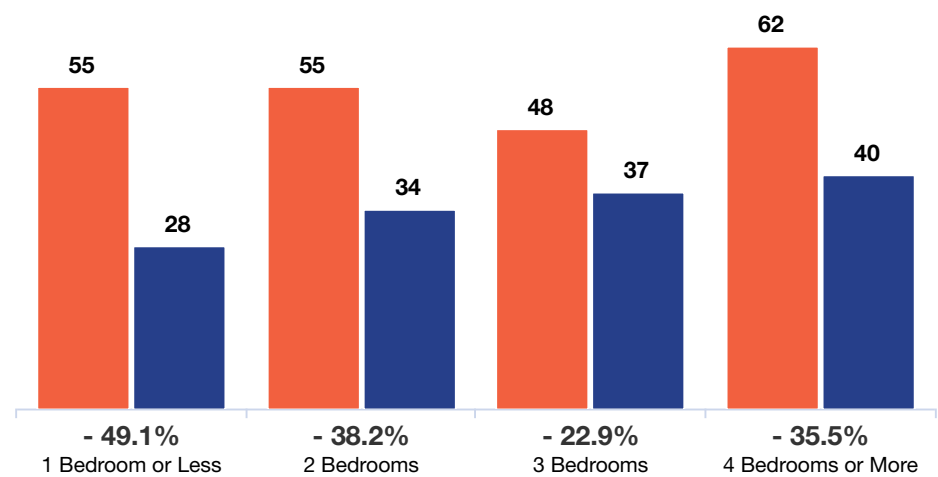
By Price Range

1-2024 1-2025



By Bedroom Count

1-2024 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$188,999 or Less	50	32	-36.0%
\$189,000 to \$278,999	47	34	-27.7%
\$279,000 to \$418,999	49	33	-32.7%
\$419,000 or More	63	42	-33.3%
All Price Ranges	55	37	-32.7%

Single Family Residence

1-2024	1-2025	Change
56	32	-42.9%
44	34	-22.7%
45	30	-33.3%
57	41	-28.1%
52	37	-28.8%

Condominium

1-2024	1-2025	Change
39	31	-20.5%
50	33	-34.0%
60	39	-35.0%
98	48	-51.0%
63	40	-36.5%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	55	28	-49.1%
2 Bedrooms	55	34	-38.2%
3 Bedrooms	48	37	-22.9%
4 Bedrooms or More	62	40	-35.5%
All Bedroom Ranges	55	37	-32.7%

1-2024	1-2025	Change
70	21	-70.0%
49	26	-46.9%
44	35	-20.5%
60	40	-33.3%
52	37	-28.8%

1-2024	1-2025	Change
51	29	-43.1%
57	37	-35.1%
69	44	-36.2%
103	50	-51.5%
63	40	-36.5%

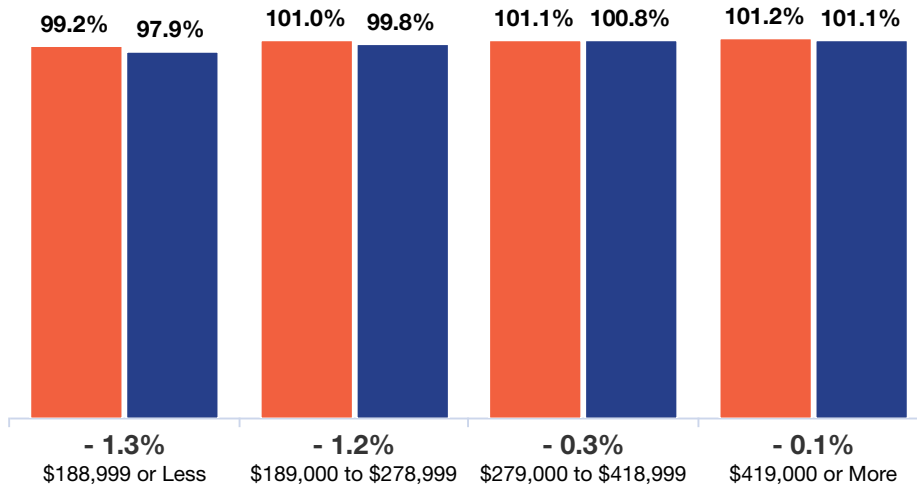
Percent of List Price Received

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.**



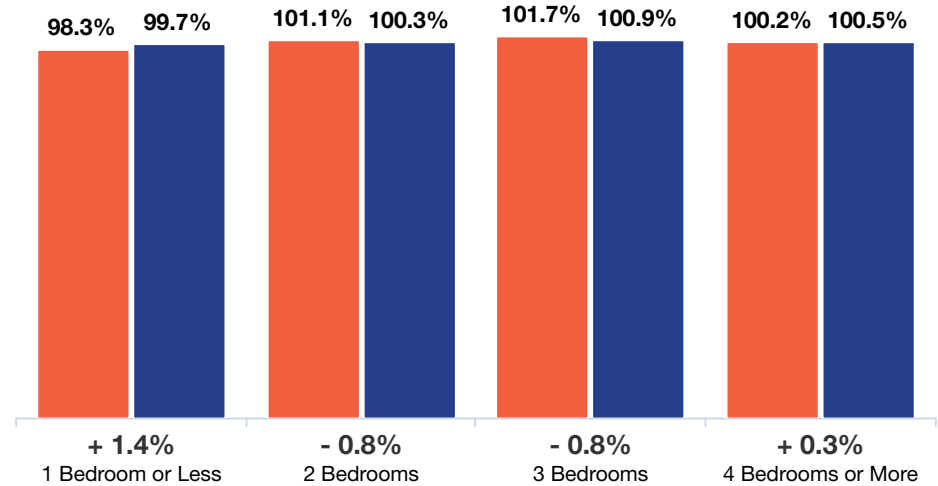
By Price Range

1-2024 1-2025



By Bedroom Count

1-2024 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$188,999 or Less	99.2%	97.9%	- 1.3%
\$189,000 to \$278,999	101.0%	99.8%	- 1.2%
\$279,000 to \$418,999	101.1%	100.8%	- 0.3%
\$419,000 or More	101.2%	101.1%	- 0.1%
All Price Ranges	101.0%	100.6%	- 0.4%

Single Family Residence

1-2024	1-2025	Change
98.5%	97.4%	- 1.1%
101.0%	99.6%	- 1.4%
100.9%	100.9%	0.0%
101.4%	101.2%	- 0.2%
101.0%	100.7%	- 0.3%

Condominium

1-2024	1-2025	Change
100.5%	98.9%	- 1.6%
101.0%	100.0%	- 1.0%
101.5%	100.8%	- 0.7%
100.3%	100.4%	+ 0.1%
100.9%	100.3%	- 0.6%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	98.3%	99.7%	+ 1.4%
2 Bedrooms	101.1%	100.3%	- 0.8%
3 Bedrooms	101.7%	100.9%	- 0.8%
4 Bedrooms or More	100.2%	100.5%	+ 0.3%
All Bedroom Ranges	101.0%	100.6%	- 0.4%

1-2024	1-2025	Change	1-2024	1-2025	Change
94.6%	101.4%	+ 7.2%	99.2%	99.3%	+ 0.1%
100.2%	99.9%	- 0.3%	101.4%	100.4%	- 1.0%
101.8%	100.9%	- 0.9%	100.8%	100.7%	- 0.1%
100.3%	100.6%	+ 0.3%	99.2%	99.0%	- 0.2%
101.0%	100.7%	- 0.3%	100.9%	100.3%	- 0.6%

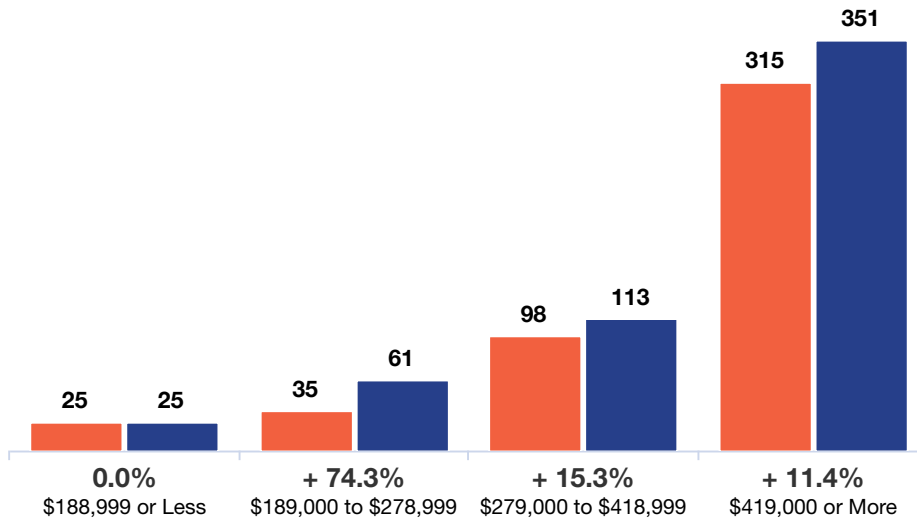
Inventory of Homes for Sale

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



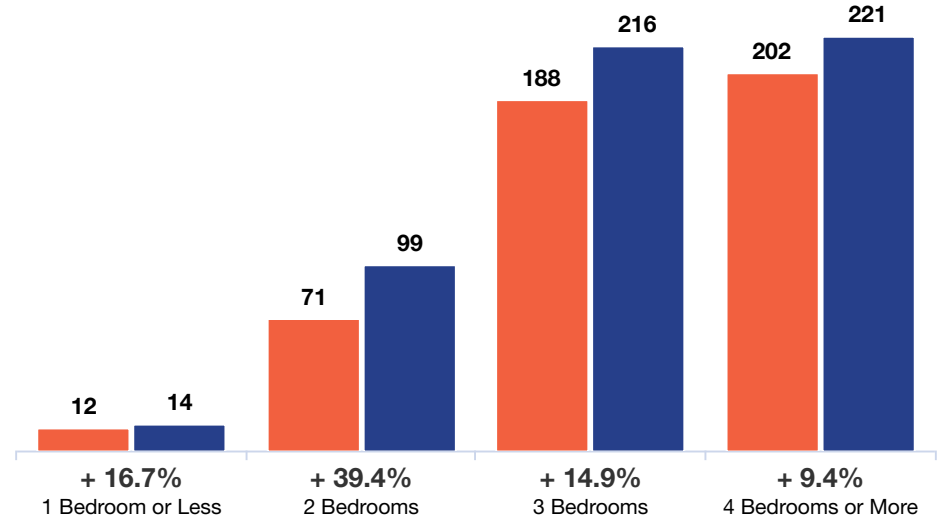
By Price Range

1-2024 1-2025



By Bedroom Count

1-2024 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$188,999 or Less	25	25	0.0%
\$189,000 to \$278,999	35	61	+ 74.3%
\$279,000 to \$418,999	98	113	+ 15.3%
\$419,000 or More	315	351	+ 11.4%
All Price Ranges	473	550	+ 16.3%

Single Family Residence

1-2024	1-2025	Change
18	17	- 5.6%
24	37	+ 54.2%
66	80	+ 21.2%
226	250	+ 10.6%
334	384	+ 15.0%

Condominium

1-2024	1-2025	Change
7	8	+ 14.3%
11	24	+ 118.2%
32	33	+ 3.1%
89	101	+ 13.5%
139	166	+ 19.4%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	12	14	+ 16.7%
2 Bedrooms	71	99	+ 39.4%
3 Bedrooms	188	216	+ 14.9%
4 Bedrooms or More	202	221	+ 9.4%
All Bedroom Ranges	473	550	+ 16.3%

1-2024	1-2025	Change
5	6	+ 20.0%
8	15	+ 87.5%
138	161	+ 16.7%
183	202	+ 10.4%
334	384	+ 15.0%

1-2024	1-2025	Change
7	8	+ 14.3%
63	84	+ 33.3%
50	55	+ 10.0%
19	19	0.0%
139	166	+ 19.4%

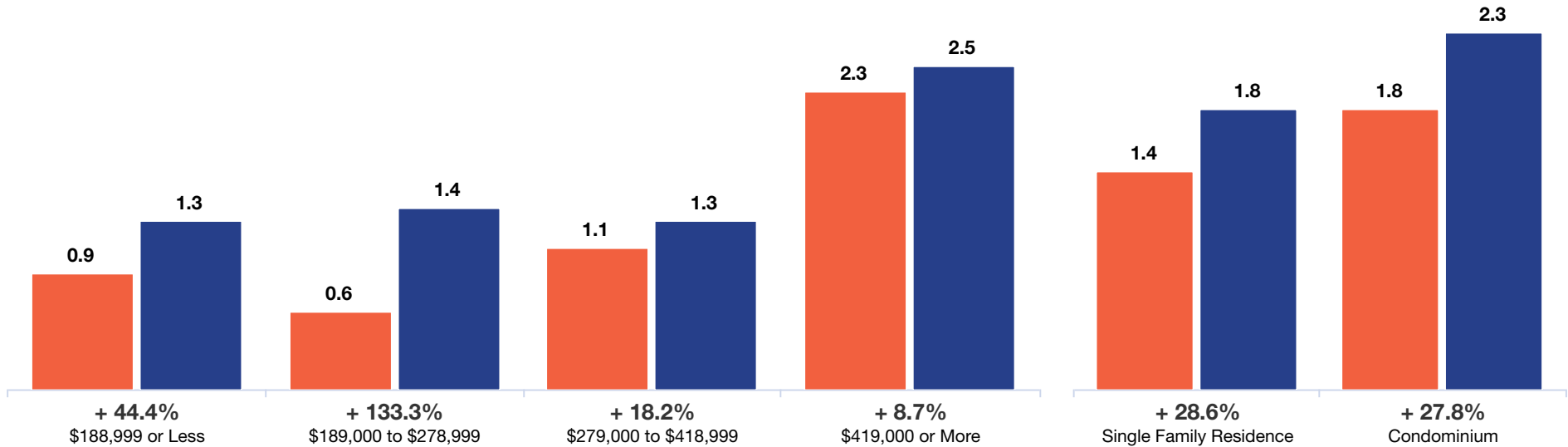
Months Supply of Inventory

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.**



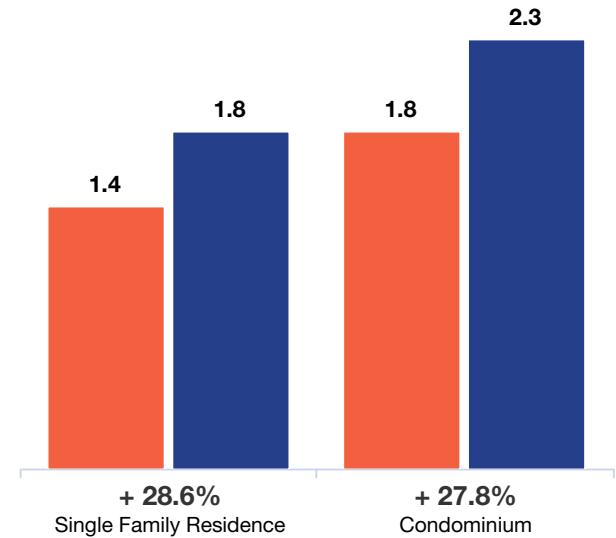
By Price Range

1-2024 1-2025



By Property Type

1-2024 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$188,999 or Less	0.9	1.3	+ 44.4%
\$189,000 to \$278,999	0.6	1.4	+ 133.3%
\$279,000 to \$418,999	1.1	1.3	+ 18.2%
\$419,000 or More	2.3	2.5	+ 8.7%
All Price Ranges	1.5	1.9	+ 26.7%

Single Family Residence

1-2024	1-2025	Change
1.0	1.4	+ 40.0%
0.8	1.4	+ 75.0%
0.9	1.3	+ 44.4%
1.9	2.1	+ 10.5%
1.4	1.8	+ 28.6%

Condominium

1-2024	1-2025	Change
0.7	1.1	+ 57.1%
0.4	1.5	+ 275.0%
1.4	1.3	- 7.1%
4.6	4.2	- 8.7%
1.8	2.3	+ 27.8%

By Bedroom

By Bedroom	1-2024	1-2025	Change
1 Bedroom or Less	1.5	2.1	+ 40.0%
2 Bedrooms	1.2	1.9	+ 58.3%
3 Bedrooms	1.4	1.7	+ 21.4%
4 Bedrooms or More	1.8	2.2	+ 22.2%
All Bedroom Ranges	1.5	1.9	+ 26.7%

1-2024	1-2025	Change
2.5	3.3	+ 32.0%
0.6	1.1	+ 83.3%
1.3	1.5	+ 15.4%
1.7	2.1	+ 23.5%
1.4	1.8	+ 28.6%