

# Housing Supply Overview

## May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Pending Sales in all Washtenaw County fell 6.0 percent overall. The price range with the largest pending sales gain was the \$419,000 or More range, where sales increased 0.8 percent.

The overall Median Sales Price went up 3.8 percent to \$410,000. The property type with the largest gain was the Condominium segment, where prices increased 3.6 percent to \$315,000. The bedroom count that tended to sell the quickest was the 3 Bedrooms segment at 31 days. The bedroom count that tended to sell the slowest was the 4 Bedrooms or More segment at 36 days.

Market-wide, inventory levels rose 36.2 percent. The property type with the largest gain was the Condominium segment, where the number of properties for sale rose 43.5 percent. That amounts to 2.9 months of inventory for Single Family Residence homes and 3.4 months of inventory for Condominium homes.

## Quick Facts

+ 0.8%	- 3.7%	- 5.0%
Price Range with Strongest Pending Sales: \$419,000 or More	Bedroom Count with Strongest Pending Sales: 2 Bedrooms	Property Type With Strongest Pending Sales: Condominium

Percent changes are calculated using rounded figures.

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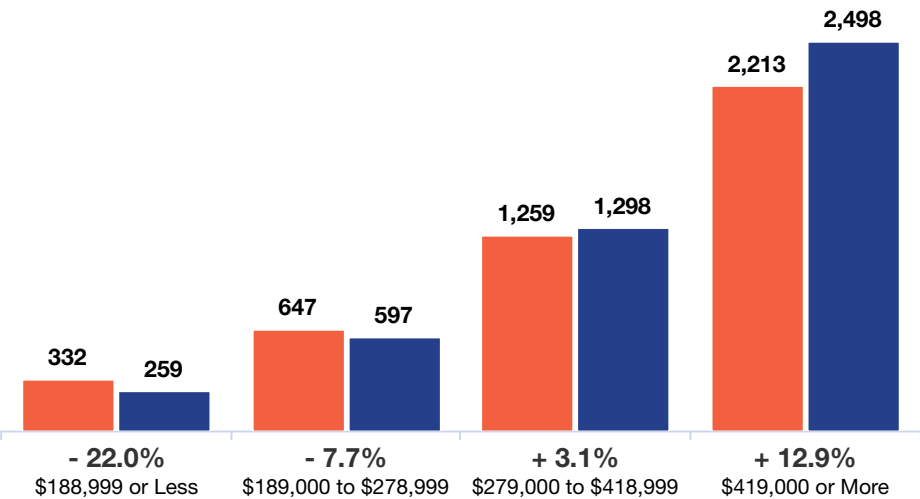
# New Listings

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



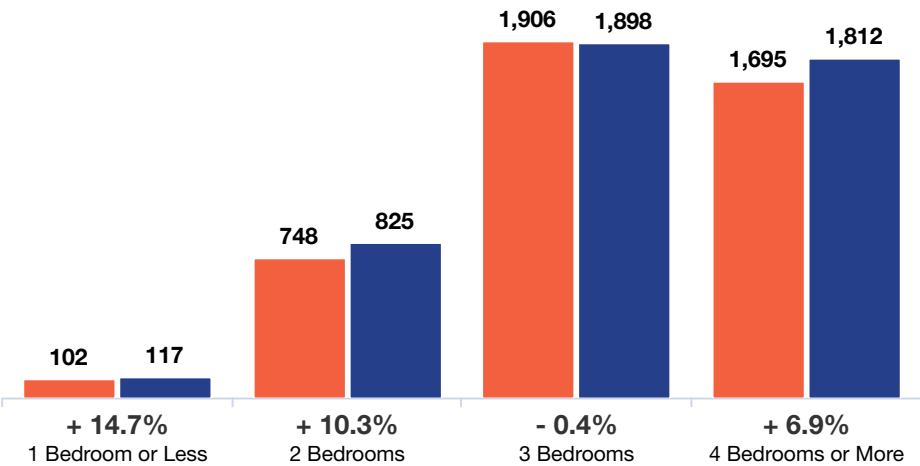
## By Price Range

5-2024 5-2025



## By Bedroom Count

5-2024 5-2025



## All Properties

By Price Range	5-2024	5-2025	Change
\$188,999 or Less	332	259	- 22.0%
\$189,000 to \$278,999	647	597	- 7.7%
\$279,000 to \$418,999	1,259	1,298	+ 3.1%
\$419,000 or More	2,213	2,498	+ 12.9%
All Price Ranges	4,451	4,652	+ 4.5%

## Single Family Residence

5-2024	5-2025	Change
218	161	- 26.1%
380	363	- 4.5%
918	895	- 2.5%
1,885	2,091	+ 10.9%
3,401	3,510	+ 3.2%

## Condominium

5-2024	5-2025	Change
114	98	- 14.0%
267	234	- 12.4%
341	403	+ 18.2%
328	407	+ 24.1%
1,050	1,142	+ 8.8%

## By Bedroom

5-2024	5-2025	Change
102	117	+ 14.7%
748	825	+ 10.3%
1,906	1,898	- 0.4%
1,695	1,812	+ 6.9%
4,451	4,652	+ 4.5%

5-2024	5-2025	Change
28	20	- 28.6%
197	192	- 2.5%
1,576	1,578	+ 0.1%
1,600	1,720	+ 7.5%
3,401	3,510	+ 3.2%

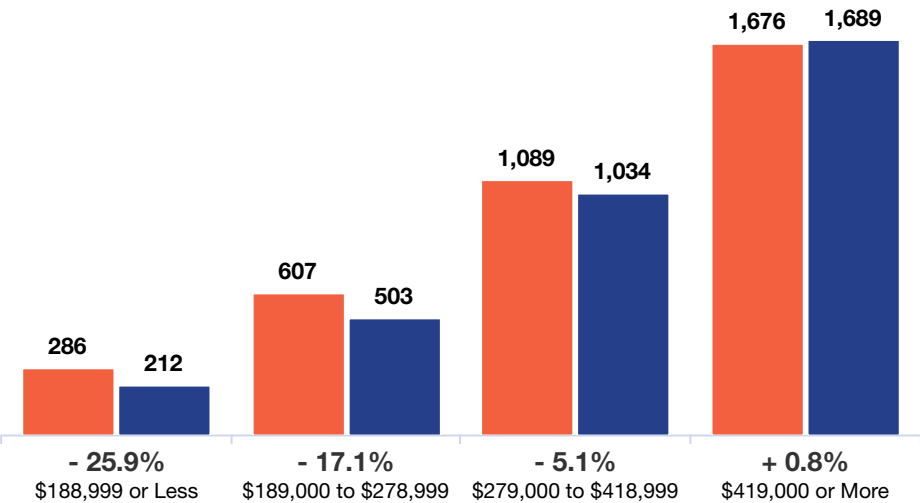
# Pending Sales

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



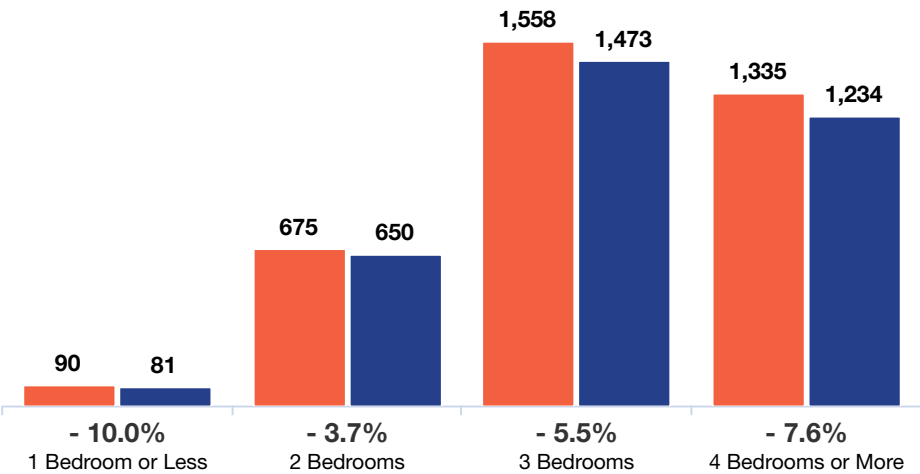
### By Price Range

5-2024 5-2025



### By Bedroom Count

5-2024 5-2025



### All Properties

By Price Range	5-2024	5-2025	Change
\$188,999 or Less	286	212	- 25.9%
\$189,000 to \$278,999	607	503	- 17.1%
\$279,000 to \$418,999	1,089	1,034	- 5.1%
\$419,000 or More	1,676	1,689	+ 0.8%
All Price Ranges	3,658	3,438	- 6.0%

### Single Family Residence

5-2024	5-2025	Change
190	131	- 31.1%
345	307	- 11.0%
790	716	- 9.4%
1,427	1,423	- 0.3%
2,752	2,577	- 6.4%

### Condominium

5-2024	5-2025	Change
96	81	- 15.6%
262	196	- 25.2%
299	318	+ 6.4%
249	266	+ 6.8%
906	861	- 5.0%

### By Bedroom

5-2024	5-2025	Change
90	81	- 10.0%
675	650	- 3.7%
1,558	1,473	- 5.5%
1,335	1,234	- 7.6%
3,658	3,438	- 6.0%

5-2024	5-2025	Change
21	11	- 47.6%
174	157	- 9.8%
1,290	1,231	- 4.6%
1,267	1,178	- 7.0%
2,752	2,577	- 6.4%

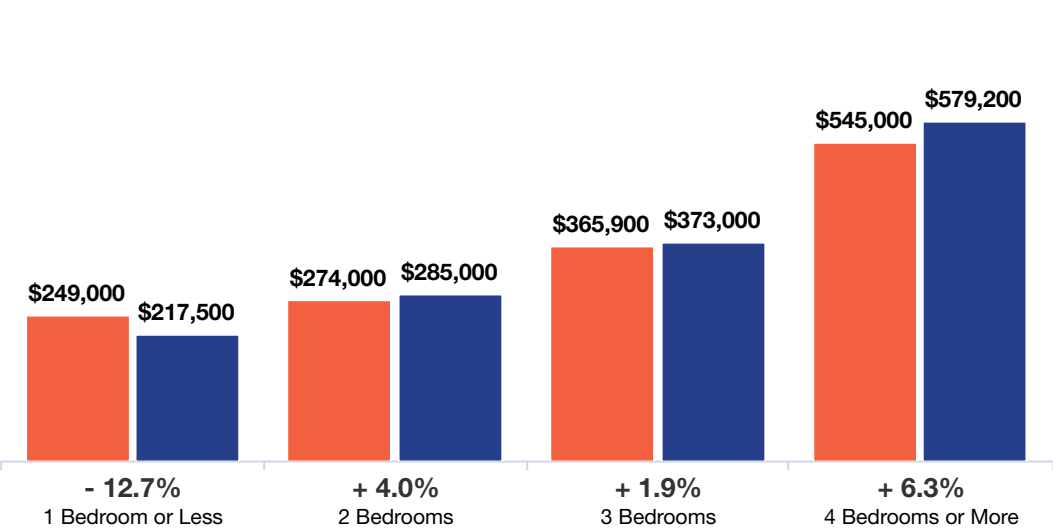
# Median Sales Price

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.**



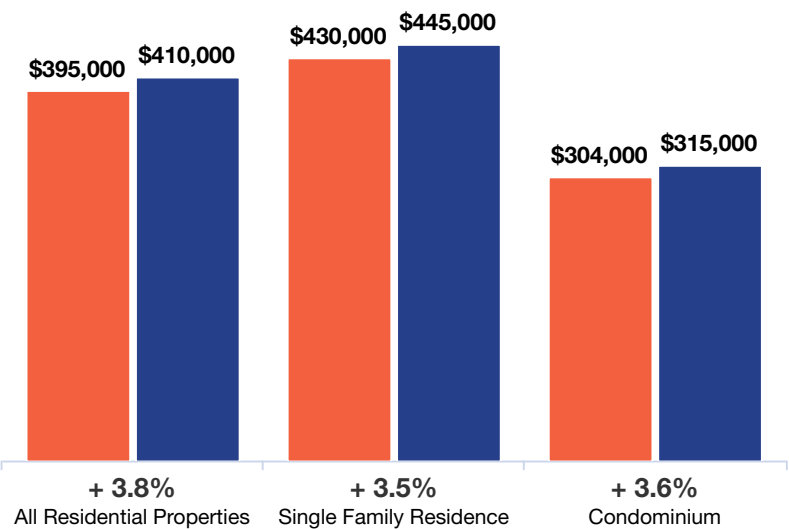
## By Bedroom Count

5-2024 5-2025



## By Property Type

5-2024 5-2025



All Properties				Single Family Residence			Condominium		
By Bedroom	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
1 Bedroom or Less	\$249,000	\$217,500	- 12.7%	\$330,000	\$170,000	- 48.5%	\$235,000	\$220,000	- 6.4%
2 Bedrooms	\$274,000	\$285,000	+ 4.0%	\$266,075	\$271,950	+ 2.2%	\$275,000	\$286,149	+ 4.1%
3 Bedrooms	\$365,900	\$373,000	+ 1.9%	\$360,000	\$364,250	+ 1.2%	\$406,250	\$420,000	+ 3.4%
4 Bedrooms or More	\$545,000	\$579,200	+ 6.3%	\$537,000	\$579,100	+ 7.8%	\$603,736	\$580,000	- 3.9%
All Bedroom Ranges	\$395,000	\$410,000	+ 3.8%	\$430,000	\$445,000	+ 3.5%	\$304,000	\$315,000	+ 3.6%

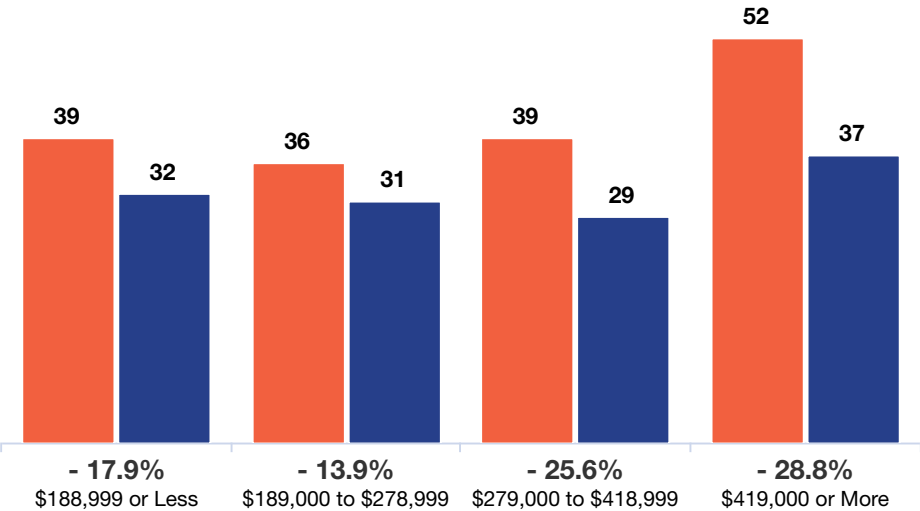
# Days on Market Until Sale

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



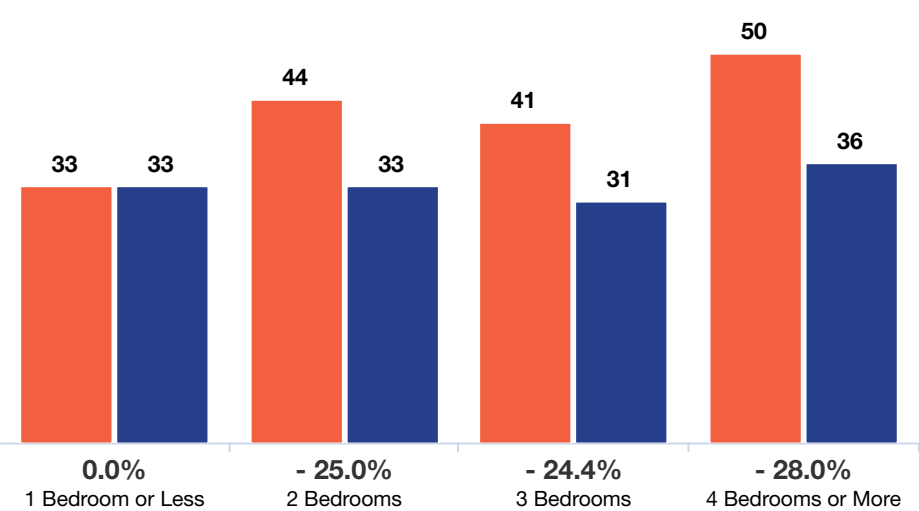
### By Price Range

5-2024 5-2025



### By Bedroom Count

5-2024 5-2025



### All Properties

By Price Range	5-2024	5-2025	Change
\$188,999 or Less	39	32	- 17.9%
\$189,000 to \$278,999	36	31	- 13.9%
\$279,000 to \$418,999	39	29	- 25.6%
\$419,000 or More	52	37	- 28.8%
All Price Ranges	44	33	- 25.0%

### Single Family Residence

5-2024	5-2025	Change
46	30	- 34.8%
36	31	- 13.9%
34	27	- 20.6%
48	35	- 27.1%
43	32	- 25.6%

### Condominium

5-2024	5-2025	Change
26	37	+ 42.3%
36	32	- 11.1%
49	35	- 28.6%
73	43	- 41.1%
49	37	- 24.5%

### By Bedroom

By Bedroom	5-2024	5-2025	Change
1 Bedroom or Less	33	33	0.0%
2 Bedrooms	44	33	- 25.0%
3 Bedrooms	41	31	- 24.4%
4 Bedrooms or More	50	36	- 28.0%
All Bedroom Ranges	44	33	- 25.0%

5-2024	5-2025	Change
30	43	+ 43.3%
39	26	- 33.3%
39	30	- 23.1%
48	35	- 27.1%
43	32	- 25.6%

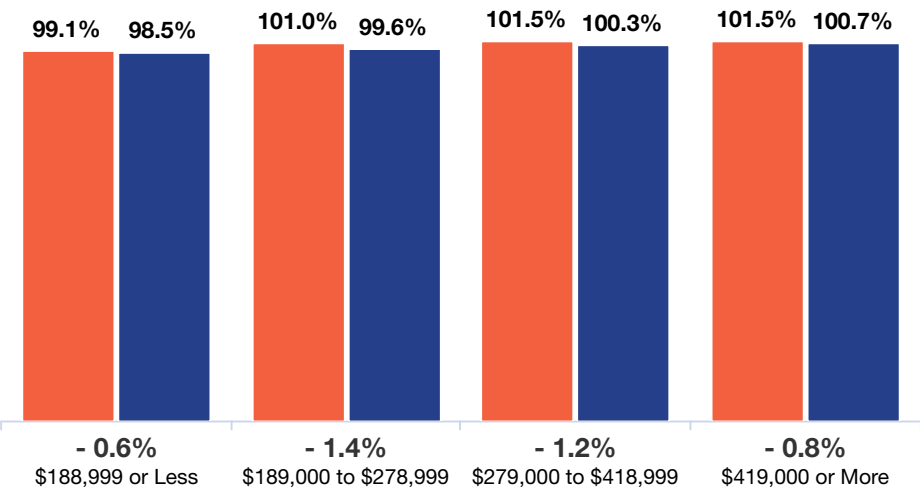
# Percent of List Price Received

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.**



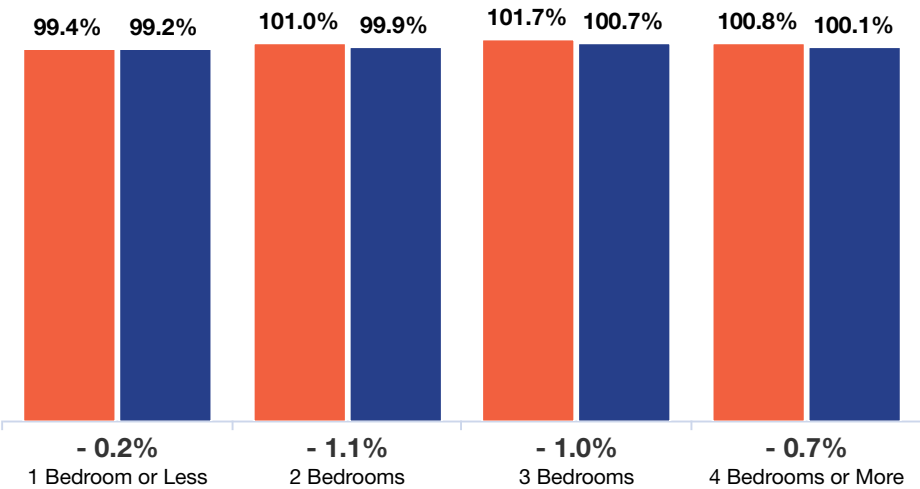
## By Price Range

5-2024 5-2025



## By Bedroom Count

5-2024 5-2025



## All Properties

By Price Range	5-2024	5-2025	Change
\$188,999 or Less	99.1%	98.5%	- 0.6%
\$189,000 to \$278,999	101.0%	99.6%	- 1.4%
\$279,000 to \$418,999	101.5%	100.3%	- 1.2%
\$419,000 or More	101.5%	100.7%	- 0.8%
All Price Ranges	101.2%	100.3%	- 0.9%

## Single Family Residence

5-2024	5-2025	Change
98.3%	97.9%	- 0.4%
100.9%	99.6%	- 1.3%
101.4%	100.5%	- 0.9%
101.6%	100.8%	- 0.8%
101.3%	100.4%	- 0.9%

## Condominium

5-2024	5-2025	Change
100.5%	99.6%	- 0.9%
101.1%	99.6%	- 1.5%
101.5%	99.9%	- 1.6%
100.3%	100.5%	+ 0.2%
101.0%	100.0%	- 1.0%

## By Bedroom

5-2024	5-2025	Change
99.4%	99.2%	- 0.2%
101.0%	99.9%	- 1.1%
101.7%	100.7%	- 1.0%
100.8%	100.1%	- 0.7%
101.2%	100.3%	- 0.9%

5-2024	5-2025	Change
98.0%	98.9%	+ 0.9%
99.9%	99.9%	0.0%
101.9%	100.7%	- 1.2%
100.9%	100.2%	- 0.7%
101.3%	100.4%	- 0.9%

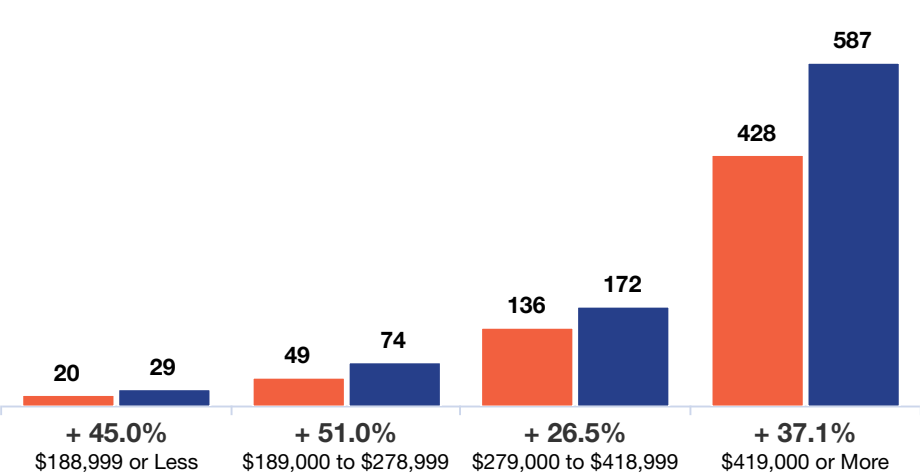
# Inventory of Homes for Sale

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



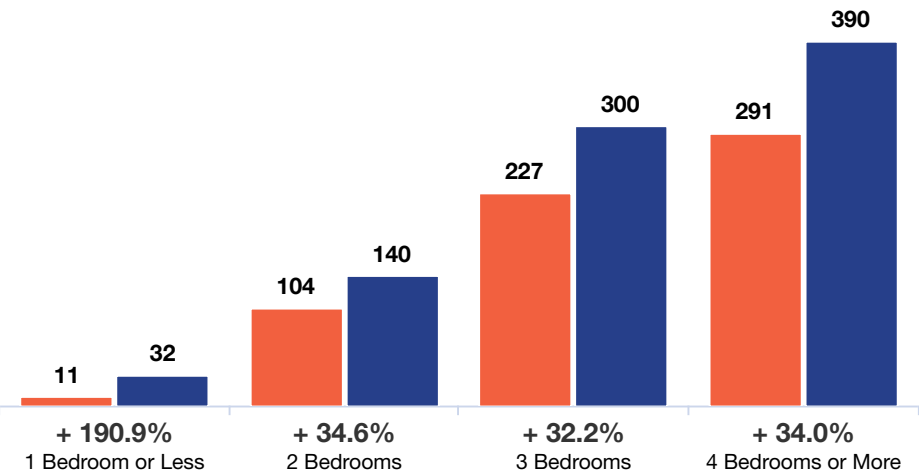
## By Price Range

5-2024 5-2025



## By Bedroom Count

5-2024 5-2025



### All Properties

By Price Range	5-2024	5-2025	Change
\$188,999 or Less	20	29	+ 45.0%
\$189,000 to \$278,999	49	74	+ 51.0%
\$279,000 to \$418,999	136	172	+ 26.5%
\$419,000 or More	428	587	+ 37.1%
All Price Ranges	633	862	+ 36.2%

### Single Family Residence

5-2024	5-2025	Change
11	17	+ 54.5%
28	41	+ 46.4%
88	109	+ 23.9%
336	451	+ 34.2%
463	618	+ 33.5%

### Condominium

5-2024	5-2025	Change
9	12	+ 33.3%
21	33	+ 57.1%
48	63	+ 31.2%
92	136	+ 47.8%
170	244	+ 43.5%

## By Bedroom

5-2024	5-2025	Change
11	32	+ 190.9%
104	140	+ 34.6%
227	300	+ 32.2%
291	390	+ 34.0%
633	862	+ 36.2%

5-2024	5-2025	Change
5	7	+ 40.0%
22	29	+ 31.8%
166	220	+ 32.5%
270	362	+ 34.1%
463	618	+ 33.5%

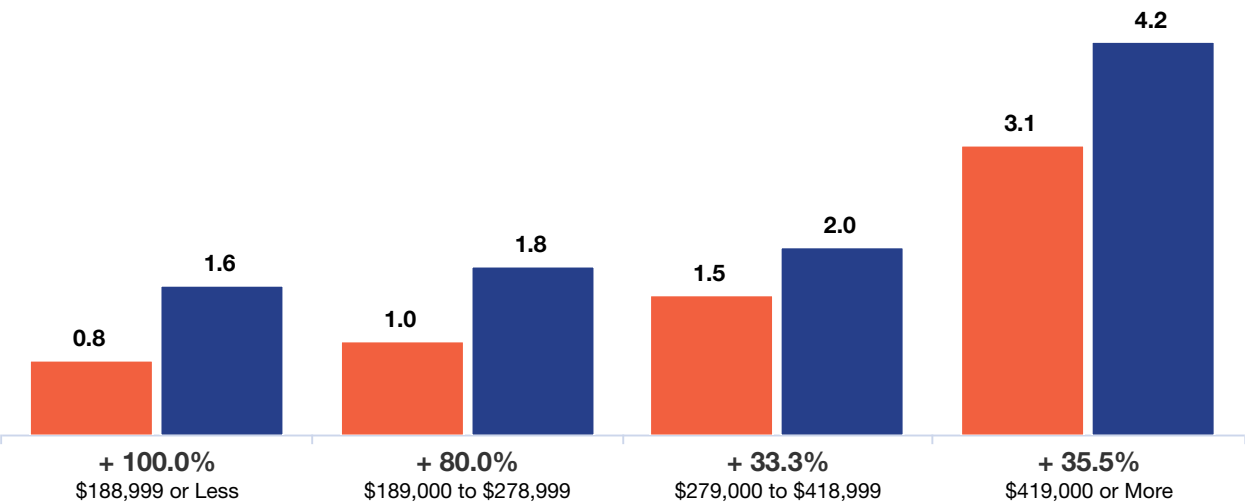
# Months Supply of Inventory

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.**



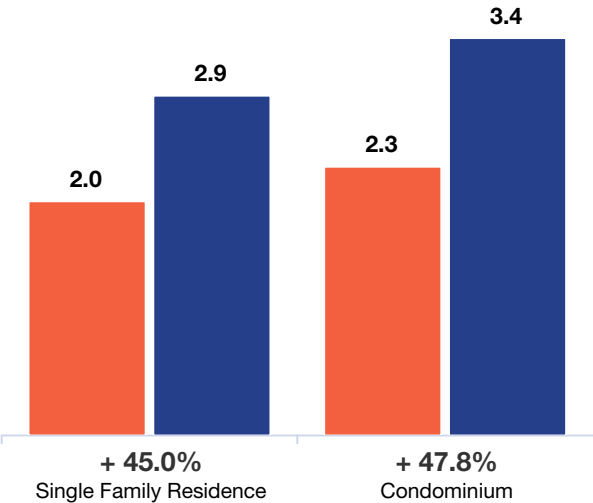
## By Price Range

5-2024 5-2025



## By Property Type

5-2024 5-2025



### All Properties

By Price Range	5-2024	5-2025	Change
\$188,999 or Less	0.8	1.6	+ 100.0%
\$189,000 to \$278,999	1.0	1.8	+ 80.0%
\$279,000 to \$418,999	1.5	2.0	+ 33.3%
\$419,000 or More	3.1	4.2	+ 35.5%
All Price Ranges	2.1	3.0	+ 42.9%

### Single Family Residence

5-2024	5-2025	Change
0.7	1.6	+ 128.6%
1.0	1.6	+ 60.0%
1.3	1.8	+ 38.5%
2.8	3.8	+ 35.7%
2.0	2.9	+ 45.0%

### Condominium

5-2024	5-2025	Change
1.1	1.8	+ 63.6%
1.0	2.0	+ 100.0%
1.9	2.4	+ 26.3%
4.4	6.1	+ 38.6%
2.3	3.4	+ 47.8%

## By Bedroom

5-2024	5-2025	Change
1.5	4.7	+ 213.3%
1.8	2.6	+ 44.4%
1.7	2.4	+ 41.2%
2.6	3.8	+ 46.2%
2.1	3.0	+ 42.9%

5-2024	5-2025	Change
2.1	3.8	+ 81.0%
1.5	2.2	+ 46.7%
1.5	2.1	+ 40.0%
2.6	3.7	+ 42.3%
2.0	2.9	+ 45.0%