

# Monthly Indicators



## September 2024

U.S. existing-home sales slid 2.5% month-over-month and 4.2% year-over-year to a seasonally adjusted annual rate of 3.86 million units, according to the National Association of REALTORS® (NAR). Meanwhile, home prices have continued to reach record heights nationwide, with NAR reporting a median sales price of \$416,700 as of last measure, a 3.1% increase from the same time last year and a new high for the month.

New Listings increased 1174.2 percent for Single Family Residence homes and 2133.3 percent for Condominium homes. Pending Sales increased 1194.7 percent for Single Family Residence homes and 4300.0 percent for Condominium homes. Inventory increased 1493.3 percent for Single Family Residence homes and 1142.9 percent for Condominium homes.

Median Sales Price decreased 17.3 percent to \$275,000 for Single Family Residence homes while Condominium homes had limited activity. Days on Market increased 4.8 percent for Single Family Residence homes while Condominium homes had limited activity. Months Supply of Inventory increased 47.4 percent for Single Family Residence homes and 46.2 percent for Condominium homes.

Amid slower home sales, inventory has continued to grow across the country. According to NAR, there were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year. And while monthly existing-home sales were lower than expected this period, NAR Chief Economist Lawrence Yun believes that the rise in inventory, along with lower mortgage rates, should help sales improve in the months ahead.

## Quick Facts

**+ 1,556.3%**

Change in  
**Closed Sales**  
All Properties

**- 14.3%**

Change in  
**Median Sales Price**  
All Properties

**+ 1,446.2%**

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.

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



# Single Family 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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		31	<b>395</b>	+ 1,174.2%	245	<b>4,177</b>	+ 1,604.9%
<b>Pending Sales</b>		19	<b>246</b>	+ 1,194.7%	220	<b>2,959</b>	+ 1,245.0%
<b>Closed Sales</b>		16	<b>233</b>	+ 1,356.3%	215	<b>2,685</b>	+ 1,148.8%
<b>Days on Market Until Sale</b>		21	<b>22</b>	+ 4.8%	43	<b>20</b>	- 53.5%
<b>Median Sales Price</b>		\$332,500	<b>\$275,000</b>	- 17.3%	\$295,000	<b>\$250,000</b>	- 15.3%
<b>Average Sales Price</b>		\$324,406	<b>\$319,245</b>	- 1.6%	\$313,103	<b>\$307,646</b>	- 1.7%
<b>Percent of List Price Received</b>		104.1%	<b>99.9%</b>	- 4.0%	101.3%	<b>99.9%</b>	- 1.4%
<b>Housing Affordability Index</b>		100	<b>134</b>	+ 34.0%	113	<b>148</b>	+ 31.0%
<b>Inventory of Homes for Sale</b>		45	<b>717</b>	+ 1,493.3%	—	—	—
<b>Months Supply of Inventory</b>		1.9	<b>2.8</b>	+ 47.4%	—	—	—

# 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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		3	67	+ 2,133.3%	45	653	+ 1,351.1%
<b>Pending Sales</b>		1	44	+ 4,300.0%	45	522	+ 1,060.0%
<b>Closed Sales</b>		0	32	—	47	483	+ 927.7%
<b>Days on Market Until Sale</b>		—	30	—	53	19	- 64.2%
<b>Median Sales Price</b>		—	\$303,750	—	\$215,000	\$250,000	+ 16.3%
<b>Average Sales Price</b>		—	\$327,041	—	\$225,275	\$285,856	+ 26.9%
<b>Percent of List Price Received</b>		—	99.9%	—	101.0%	99.8%	- 1.2%
<b>Housing Affordability Index</b>		—	122	—	155	148	- 4.5%
<b>Inventory of Homes for Sale</b>		7	87	+ 1,142.9%	—	—	—
<b>Months Supply of Inventory</b>		1.3	1.9	+ 46.2%	—	—	—

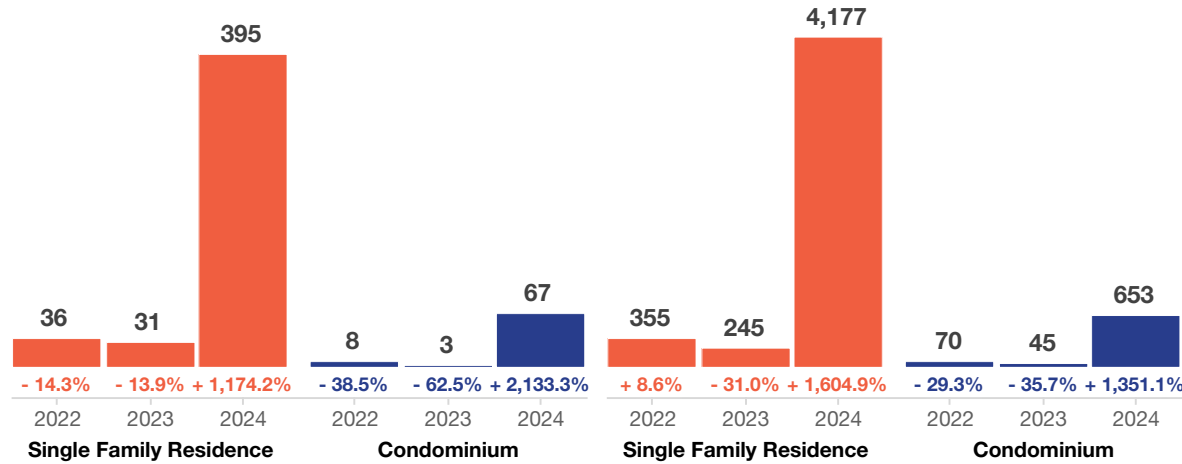
# New Listings

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



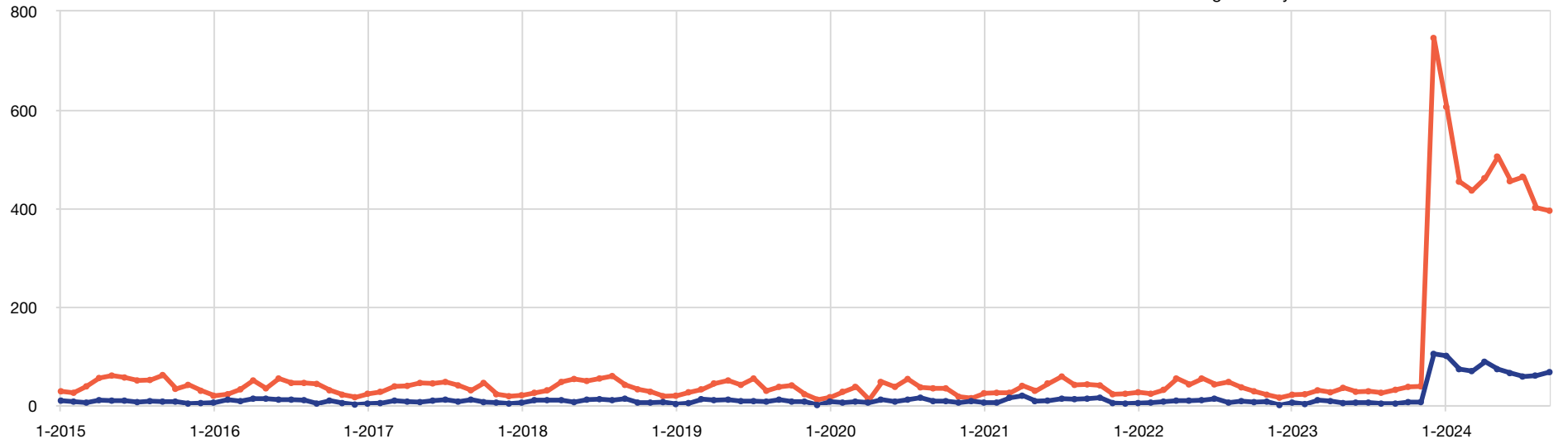
## September

## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	37	+ 32.1%	6	0.0%
Nov-2023	38	+ 81.0%	6	- 14.3%
Dec-2023	746	+ 4,873.3%	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%	88	+ 1,000.0%
May-2024	505	+ 1,342.9%	73	+ 1,725.0%
Jun-2024	455	+ 1,585.2%	65	+ 1,200.0%
Jul-2024	464	+ 1,557.1%	58	+ 1,060.0%
Aug-2024	401	+ 1,504.0%	60	+ 1,900.0%
<b>Sep-2024</b>	<b>395</b>	<b>+ 1,174.2%</b>	<b>67</b>	<b>+ 2,133.3%</b>
12-Month Avg	417	+ 1,503.8%	64	+ 1,180.0%

## Historical New Listings by Month



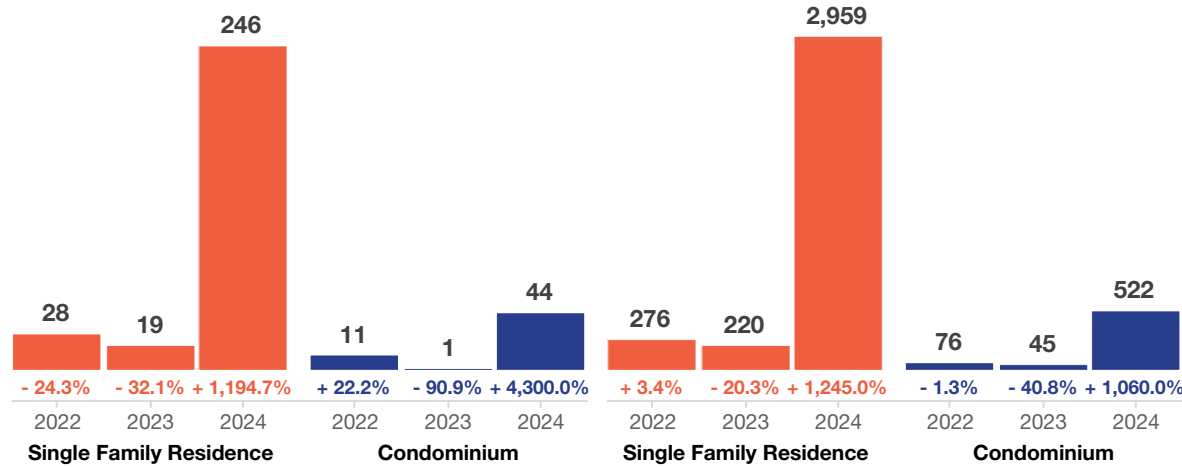
# Pending Sales

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



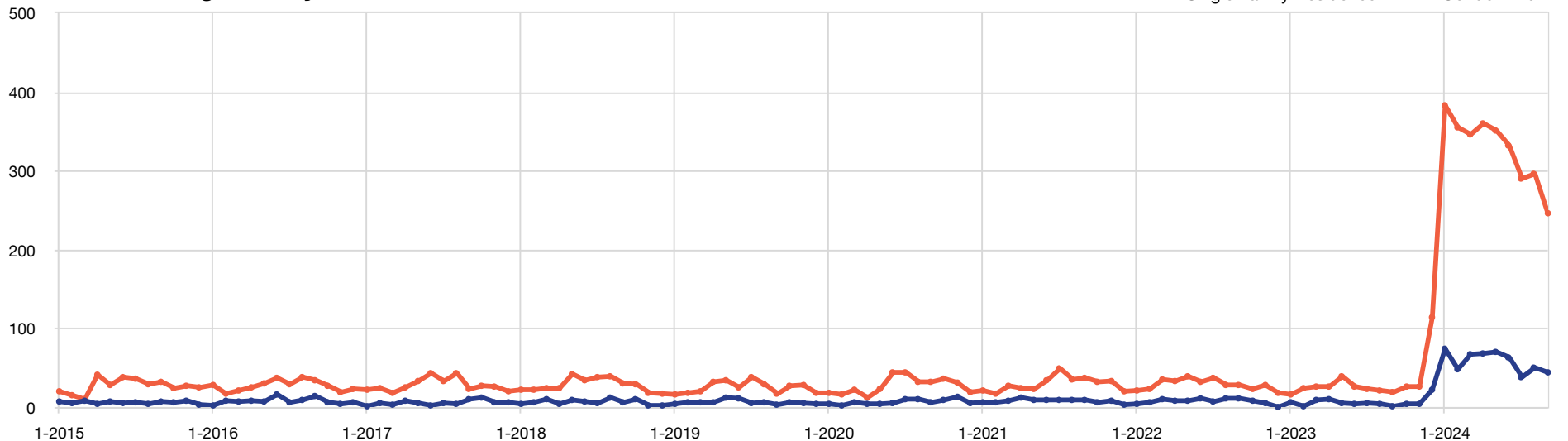
## September

## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	26	+ 13.0%	4	- 50.0%
Nov-2023	26	- 7.1%	4	- 20.0%
Dec-2023	114	+ 533.3%	22	—
Jan-2024	383	+ 2,293.8%	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	360	+ 1,284.6%	68	+ 580.0%
May-2024	351	+ 800.0%	70	+ 1,300.0%
Jun-2024	332	+ 1,176.9%	63	+ 1,475.0%
Jul-2024	290	+ 1,160.9%	38	+ 660.0%
Aug-2024	296	+ 1,309.5%	50	+ 1,150.0%
<b>Sep-2024</b>	<b>246</b>	<b>+ 1,194.7%</b>	<b>44</b>	<b>+ 4,300.0%</b>
12-Month Avg	260	+ 983.3%	46	+ 820.0%

## Historical Pending Sales by Month

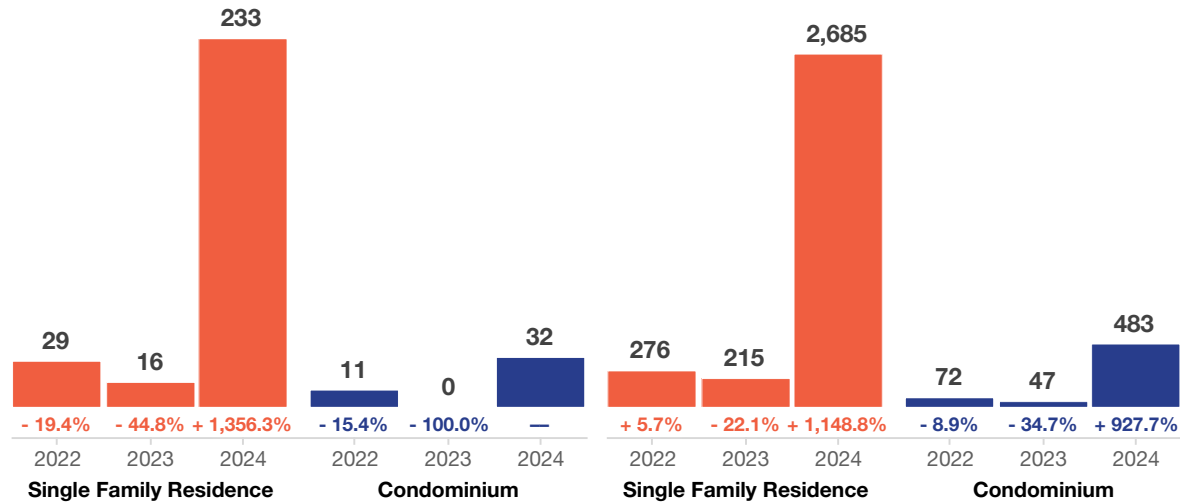


# Closed Sales

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

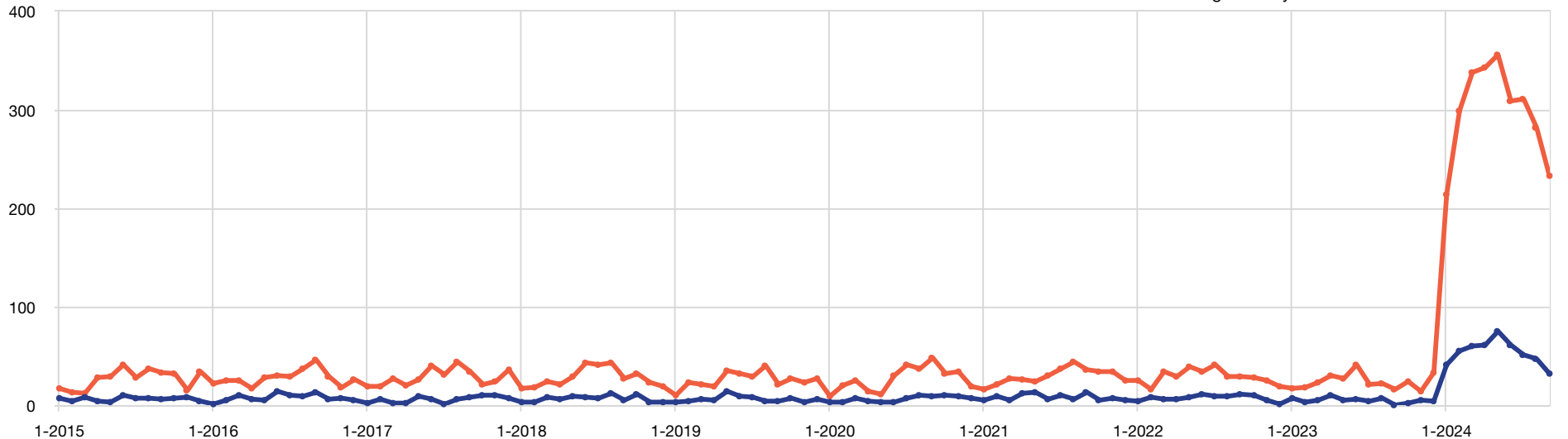


## September



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	214	+ 1,158.8%	41	+ 485.7%
Feb-2024	299	+ 1,561.1%	55	+ 1,733.3%
Mar-2024	338	+ 1,369.6%	60	+ 1,100.0%
Apr-2024	343	+ 1,043.3%	61	+ 510.0%
May-2024	356	+ 1,218.5%	75	+ 1,400.0%
Jun-2024	309	+ 653.7%	61	+ 916.7%
Jul-2024	311	+ 1,381.0%	51	+ 1,175.0%
Aug-2024	282	+ 1,181.8%	47	+ 571.4%
<b>Sep-2024</b>	<b>233</b>	<b>+ 1,356.3%</b>	<b>32</b>	<b>-</b>
12-Month Avg	230	+ 858.3%	41	+ 720.0%

## Historical Closed Sales by Month



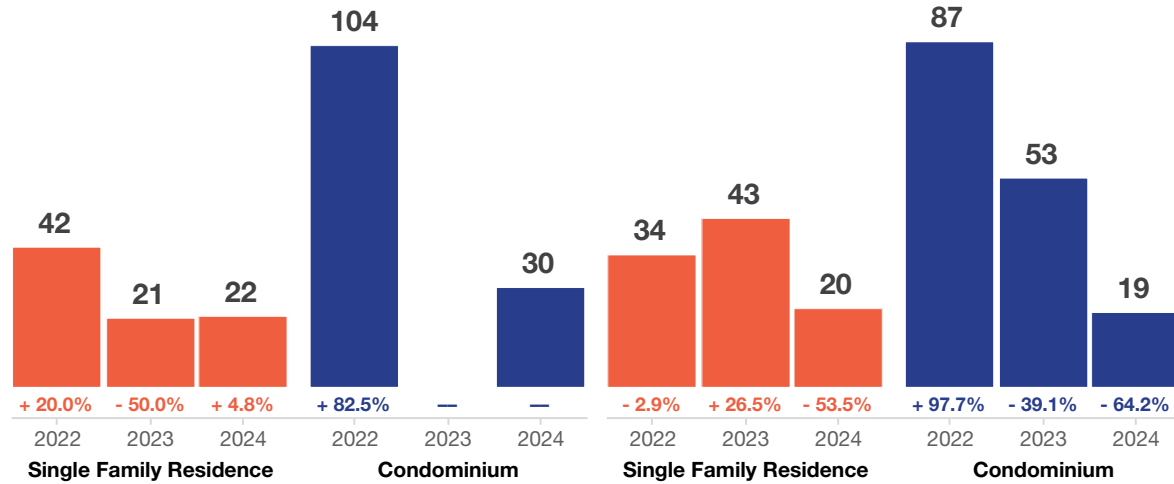
# Days on Market Until Sale

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



## September

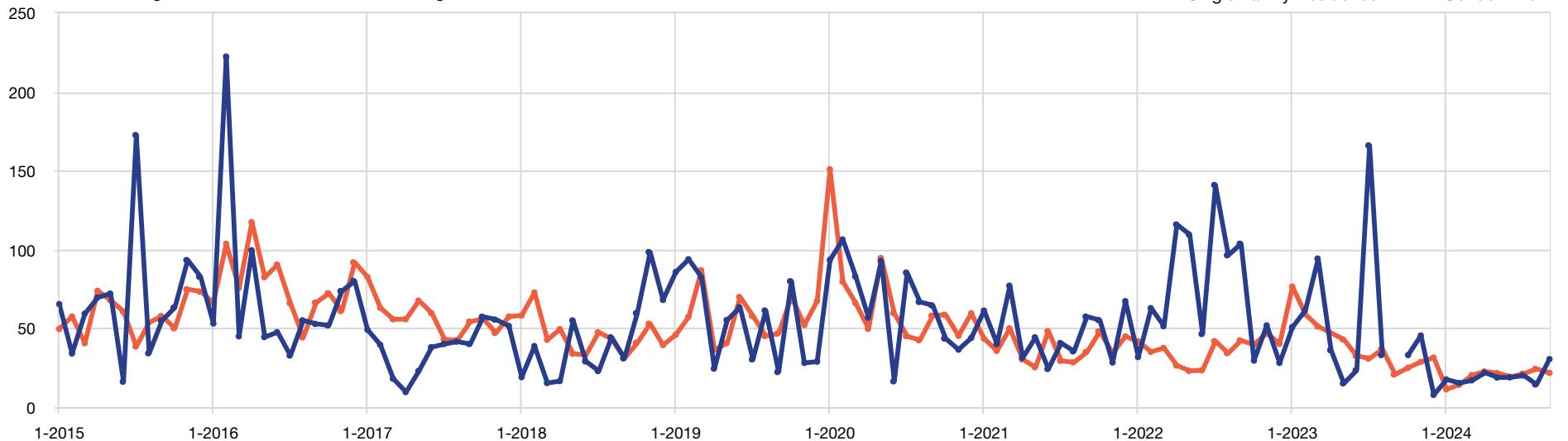
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%
Jul-2024	21	-32.3%	20	-88.0%
Aug-2024	24	-35.1%	14	-57.6%
<b>Sep-2024</b>	<b>22</b>	<b>+4.8%</b>	<b>30</b>	<b>—</b>
12-Month Avg*	20	-53.0%	19	-60.7%

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

## Historical Days on Market Until Sale by Month

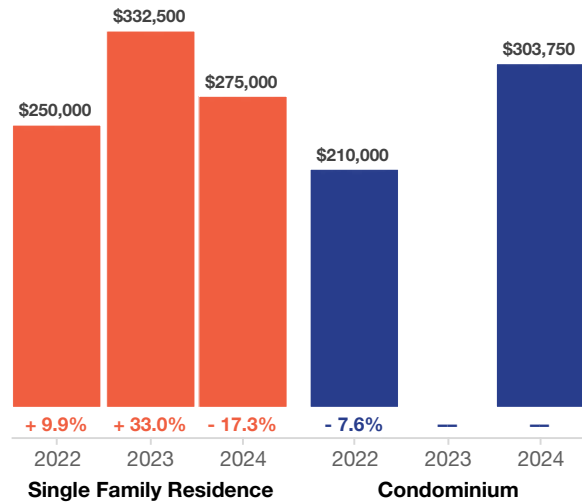


# Median Sales Price

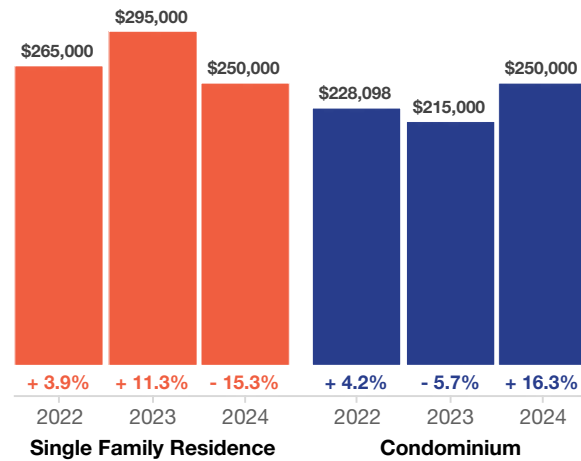
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



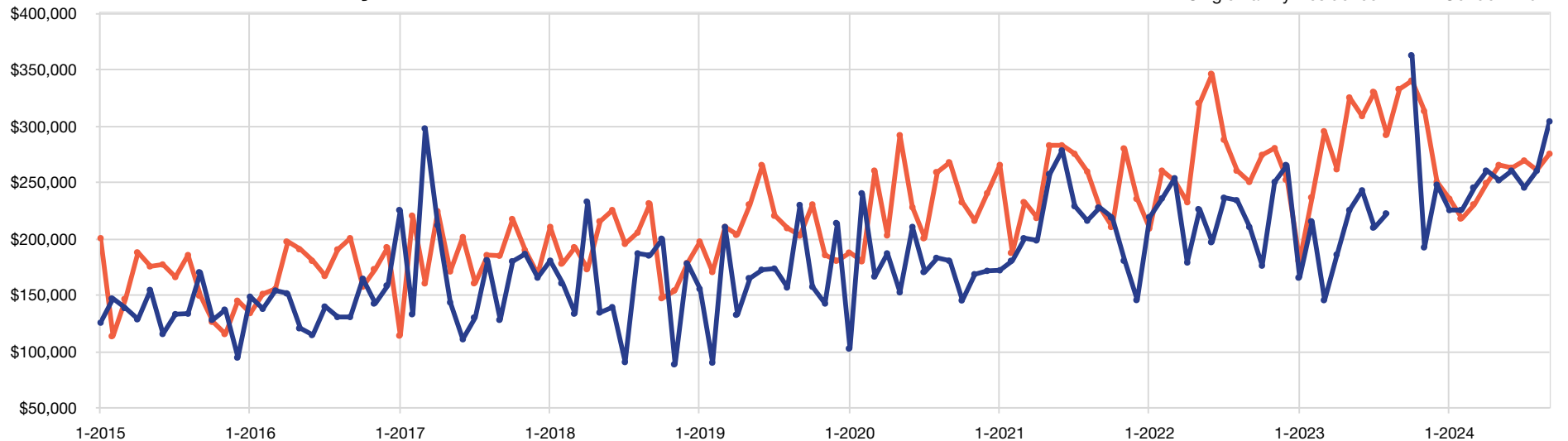
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%	\$251,500	+ 11.8%
Jun-2024	\$262,500	- 14.9%	\$260,000	+ 7.2%
Jul-2024	\$269,000	- 18.5%	\$245,000	+ 17.0%
Aug-2024	\$260,500	- 10.7%	\$260,000	+ 17.1%
<b>Sep-2024</b>	<b>\$275,000</b>	<b>- 17.3%</b>	<b>\$303,750</b>	<b>-</b>
12-Month Avg*	\$250,000	- 15.3%	\$250,000	+ 16.3%

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

## Historical Median Sales Price by Month



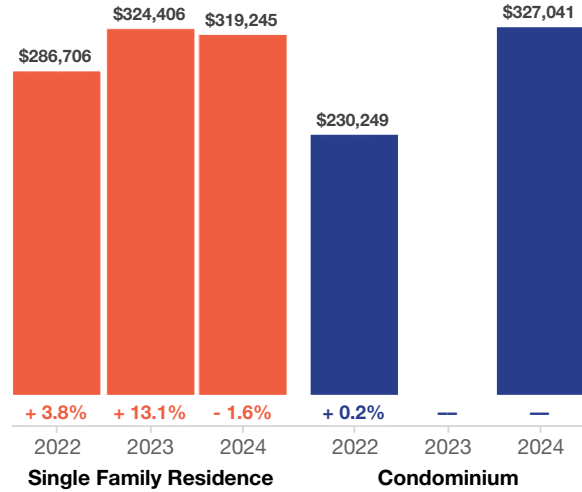


# Average Sales Price

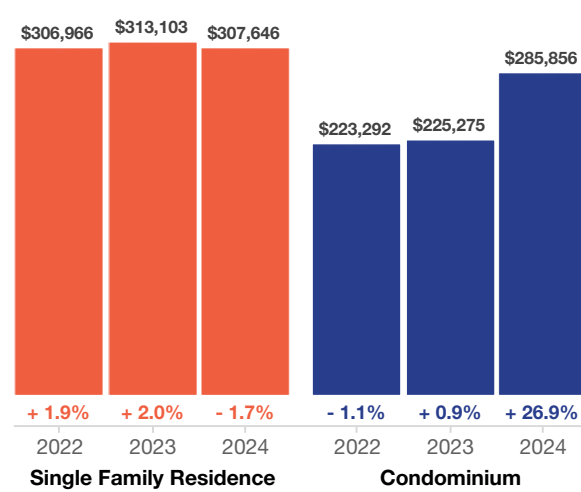
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



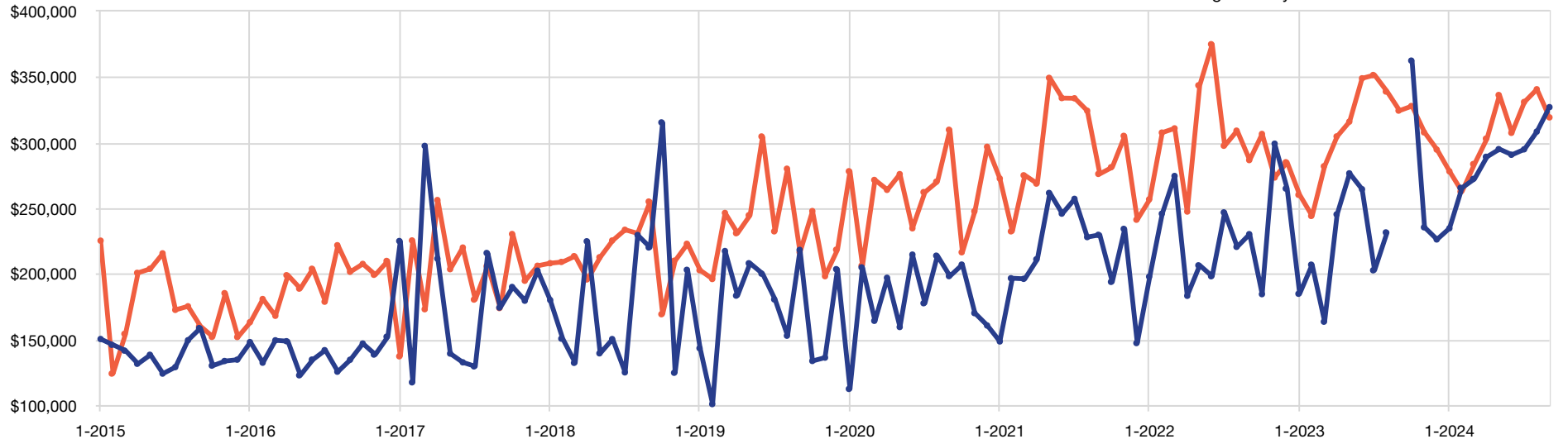
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	\$278,141	+ 6.9%	\$234,724	+ 27.0%
Feb-2024	\$262,685	+ 7.6%	\$265,547	+ 28.3%
Mar-2024	\$283,659	+ 0.6%	\$272,363	+ 66.5%
Apr-2024	\$303,048	- 0.6%	\$289,192	+ 17.9%
May-2024	\$336,295	+ 6.4%	\$295,045	+ 6.7%
Jun-2024	\$307,467	- 11.9%	\$290,762	+ 9.9%
Jul-2024	\$330,979	- 5.8%	\$294,903	+ 45.5%
Aug-2024	\$340,675	+ 0.5%	\$308,431	+ 33.2%
<b>Sep-2024</b>	<b>\$319,245</b>	<b>- 1.6%</b>	<b>\$327,041</b>	<b>—</b>
12-Month Avg*	\$307,668	+ 0.2%	\$285,172	+ 26.6%

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

## Historical Average Sales Price by Month

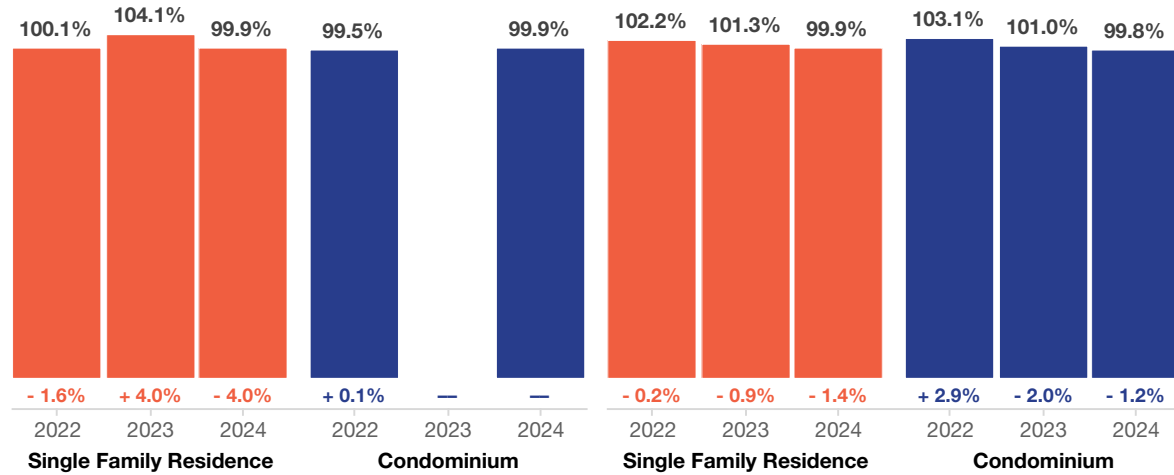


# Percent of List Price Received

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.



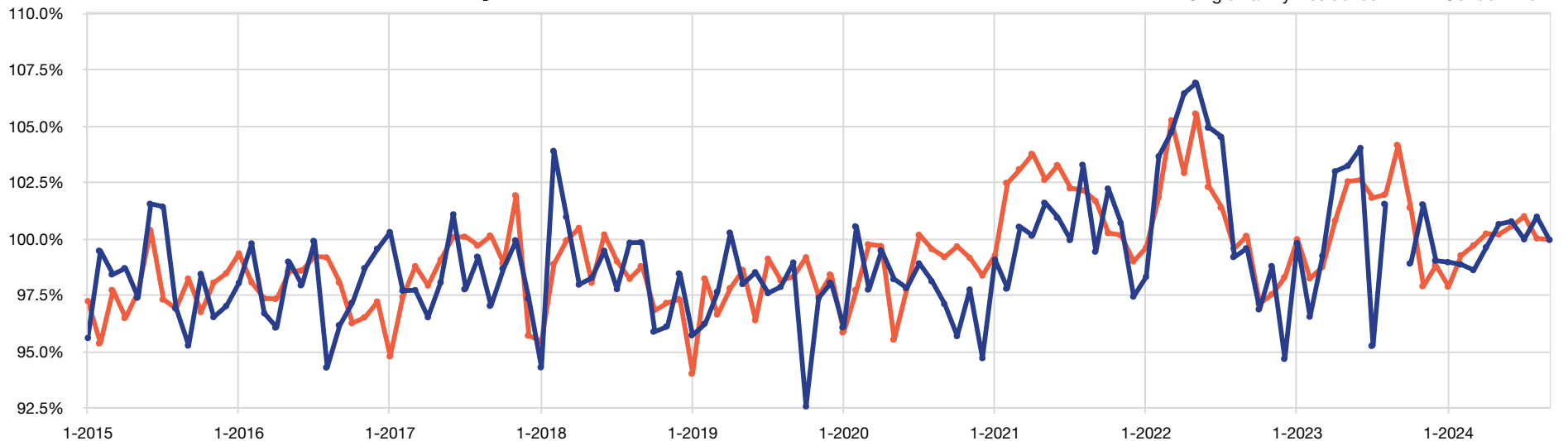
## September



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	97.9%	- 2.1%	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%	100.6%	- 2.5%
Jun-2024	100.5%	- 2.0%	100.7%	- 3.2%
Jul-2024	101.0%	- 0.8%	100.0%	+ 5.0%
Aug-2024	100.0%	- 1.9%	101.0%	- 0.5%
<b>Sep-2024</b>	<b>99.9%</b>	<b>- 4.0%</b>	<b>99.9%</b>	<b>—</b>
12-Month Avg*	99.9%	- 0.5%	99.8%	- 0.2%

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

## Historical Percent of List Price Received by Month

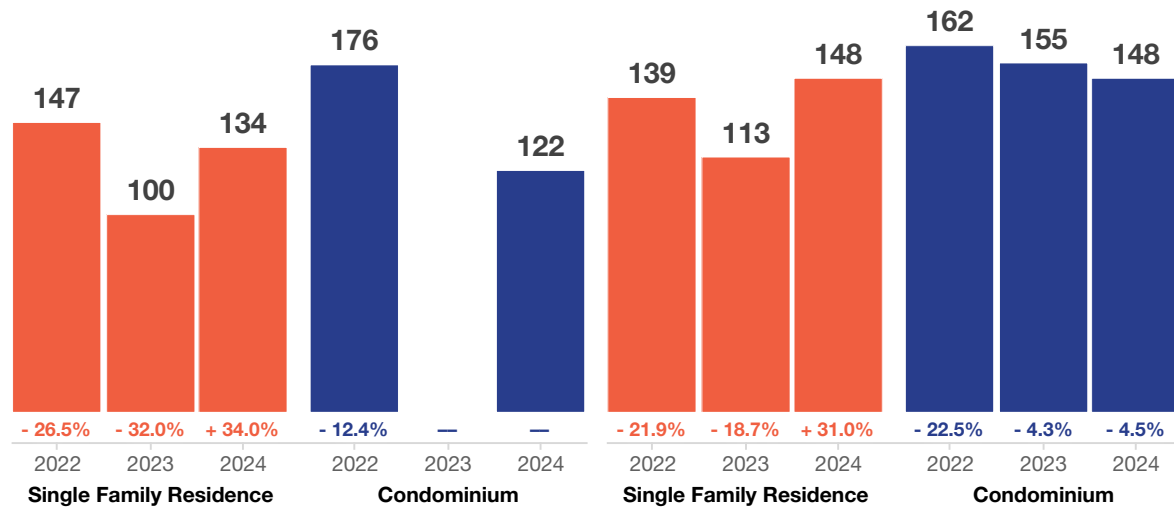


# Housing Affordability Index

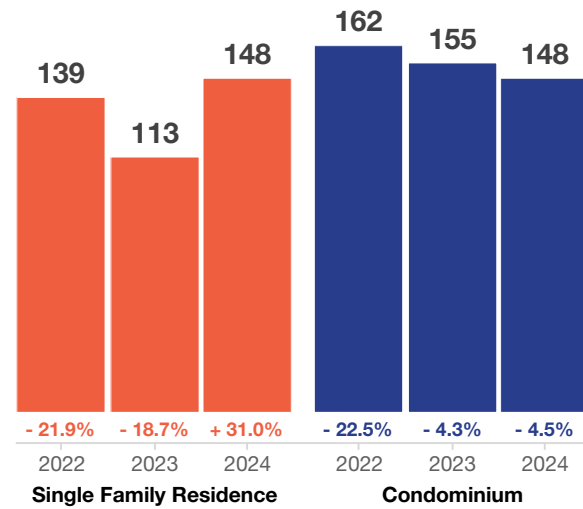
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

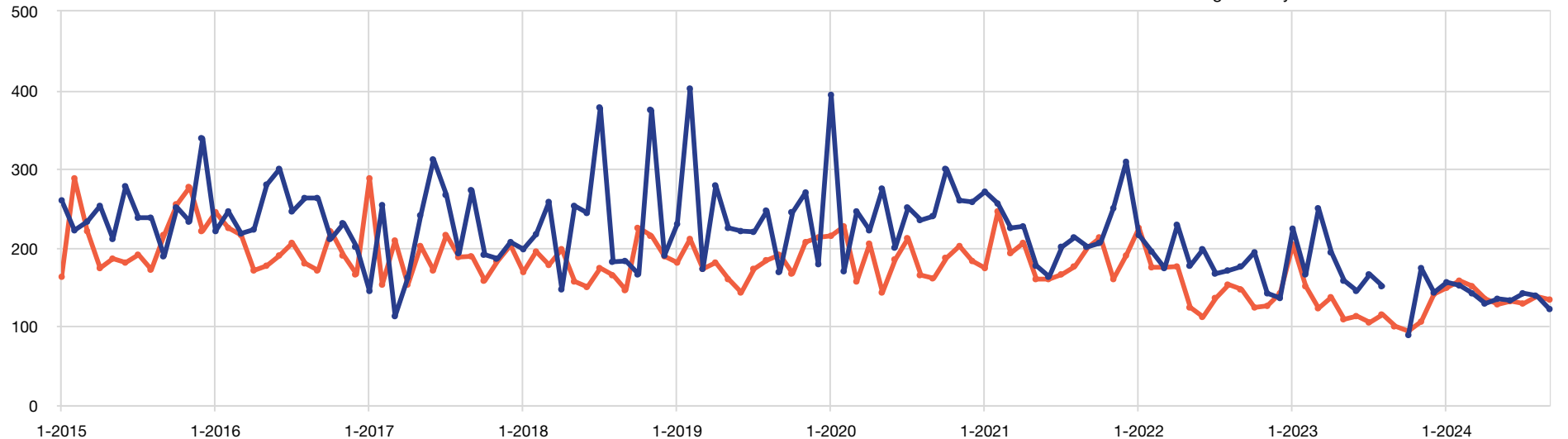


## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%
Jul-2024	129	+ 22.9%	142	- 14.5%
Aug-2024	138	+ 20.0%	139	- 7.9%
<b>Sep-2024</b>	<b>134</b>	<b>+ 34.0%</b>	<b>122</b>	<b>-</b>
12-Month Avg	133	+ 3.1%	138	- 21.1%

## Historical Housing Affordability Index by Month

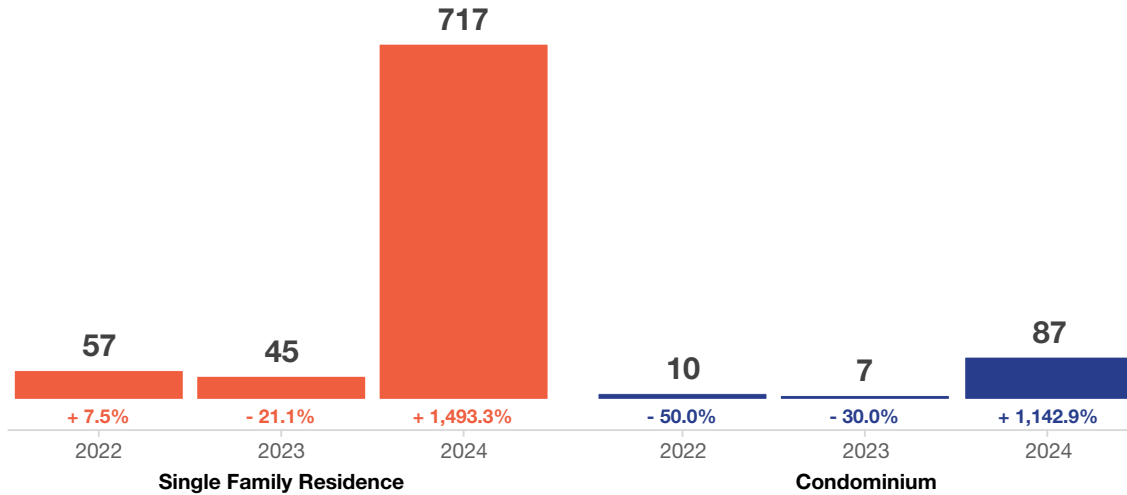


# Inventory of Homes for Sale

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

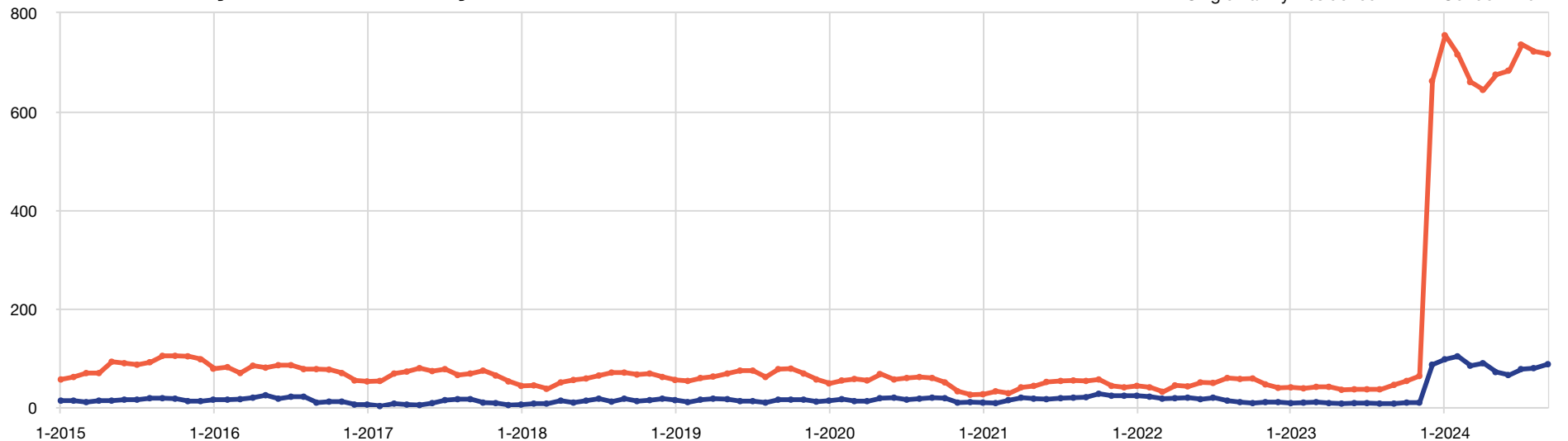


## September



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	53	- 8.6%	9	+ 12.5%
Nov-2023	63	+ 37.0%	9	- 10.0%
Dec-2023	662	+ 1,597.4%	86	+ 760.0%
Jan-2024	755	+ 1,787.5%	97	+ 1,112.5%
Feb-2024	716	+ 1,784.2%	103	+ 1,044.4%
Mar-2024	660	+ 1,509.8%	84	+ 740.0%
Apr-2024	644	+ 1,470.7%	89	+ 1,012.5%
May-2024	675	+ 1,828.6%	71	+ 914.3%
Jun-2024	683	+ 1,797.2%	65	+ 712.5%
Jul-2024	736	+ 1,944.4%	77	+ 862.5%
Aug-2024	722	+ 1,905.6%	79	+ 1,028.6%
<b>Sep-2024</b>	<b>717</b>	<b>+ 1,493.3%</b>	<b>87</b>	<b>+ 1,142.9%</b>
12-Month Avg	591	+ 1,341.5%	71	+ 787.5%

## Historical Inventory of Homes for Sale by Month

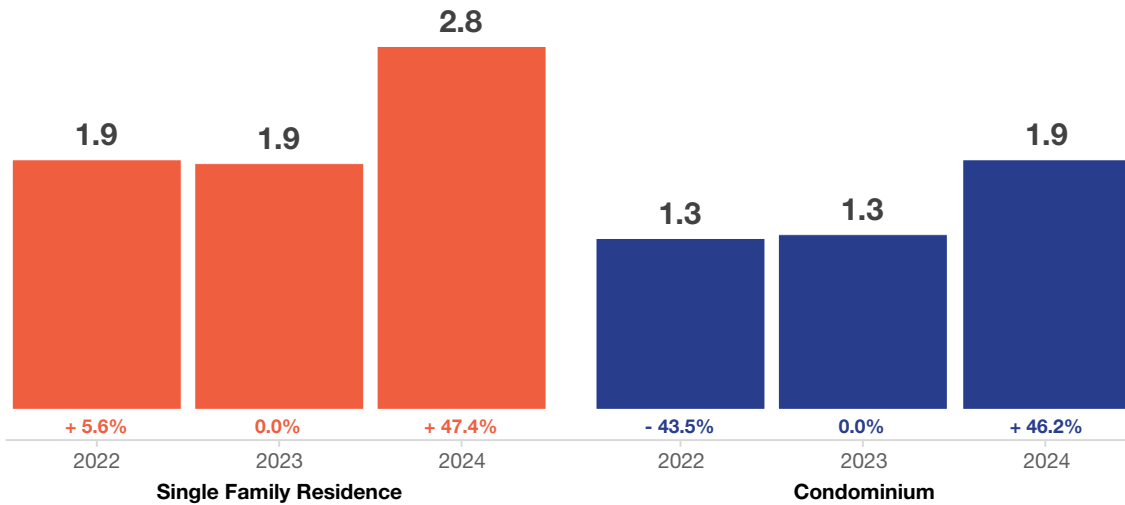


# Months Supply of Inventory

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



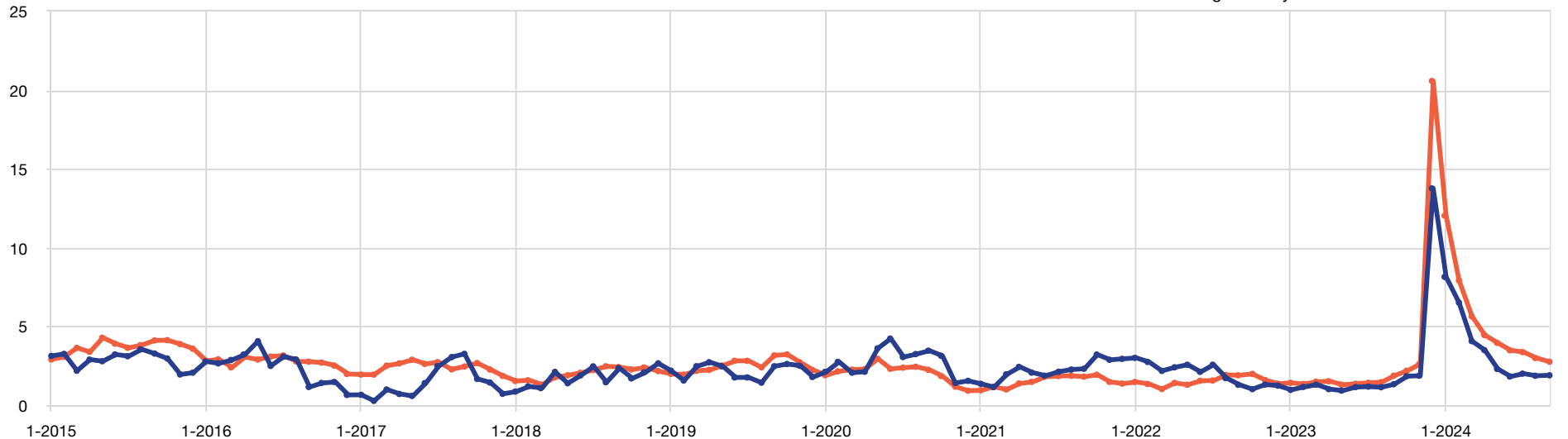
## September



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	2.2	+ 10.0%	1.8	+ 80.0%
Nov-2023	2.6	+ 62.5%	1.9	+ 46.2%
Dec-2023	20.6	+ 1,371.4%	13.8	+ 1,050.0%
Jan-2024	12.0	+ 757.1%	8.1	+ 710.0%
Feb-2024	7.9	+ 507.7%	6.5	+ 441.7%
Mar-2024	5.6	+ 273.3%	4.1	+ 215.4%
Apr-2024	4.4	+ 193.3%	3.5	+ 250.0%
May-2024	4.0	+ 207.7%	2.3	+ 155.6%
Jun-2024	3.5	+ 150.0%	1.8	+ 63.6%
Jul-2024	3.4	+ 142.9%	2.0	+ 66.7%
Aug-2024	3.0	+ 114.3%	1.9	+ 72.7%
<b>Sep-2024</b>	<b>2.8</b>	<b>+ 47.4%</b>	<b>1.9</b>	<b>+ 46.2%</b>
12-Month Avg*	6.0	+ 298.6%	4.1	+ 262.3%

\* Months Supply for all properties from October 2023 through September 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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		34	<b>462</b>	+ 1,258.8%	290	<b>4,830</b>	+ 1,565.5%
<b>Pending Sales</b>		20	<b>290</b>	+ 1,350.0%	265	<b>3,481</b>	+ 1,213.6%
<b>Closed Sales</b>		16	<b>265</b>	+ 1,556.3%	262	<b>3,168</b>	+ 1,109.2%
<b>Days on Market Until Sale</b>		21	<b>23</b>	+ 9.5%	45	<b>20</b>	- 55.6%
<b>Median Sales Price</b>		\$332,500	<b>\$285,000</b>	- 14.3%	\$266,775	<b>\$250,000</b>	- 6.3%
<b>Average Sales Price</b>		\$324,406	<b>\$320,186</b>	- 1.3%	\$297,348	<b>\$304,326</b>	+ 2.3%
<b>Percent of List Price Received</b>		104.1%	<b>99.9%</b>	- 4.0%	101.3%	<b>99.9%</b>	- 1.4%
<b>Housing Affordability Index</b>		100	<b>130</b>	+ 30.0%	125	<b>148</b>	+ 18.4%
<b>Inventory of Homes for Sale</b>		52	<b>804</b>	+ 1,446.2%	—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>2.6</b>	+ 44.4%	—	—	—

# Monthly Indicators



## September 2024

U.S. existing-home sales slid 2.5% month-over-month and 4.2% year-over-year to a seasonally adjusted annual rate of 3.86 million units, according to the National Association of REALTORS® (NAR). Meanwhile, home prices have continued to reach record heights nationwide, with NAR reporting a median sales price of \$416,700 as of last measure, a 3.1% increase from the same time last year and a new high for the month.

New Listings increased 1.0 percent for Single Family Residence homes but decreased 15.5 percent for Condominium homes. Pending Sales decreased 35.9 percent for Single Family Residence homes and 28.6 percent for Condominium homes. Inventory increased 3.2 percent for Single Family Residence homes and 19.0 percent for Condominium homes.

Median Sales Price increased 2.8 percent to \$419,470 for Single Family Residence homes and 9.2 percent to \$302,500 for Condominium homes. Days on Market decreased 46.0 percent for Single Family Residence homes and 3.2 percent for Condominium homes. Months Supply of Inventory increased 8.7 percent for Single Family Residence homes and 16.7 percent for Condominium homes.

Amid slower home sales, inventory has continued to grow across the country. According to NAR, there were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year. And while monthly existing-home sales were lower than expected this period, NAR Chief Economist Lawrence Yun believes that the rise in inventory, along with lower mortgage rates, should help sales improve in the months ahead.

## Quick Facts

**- 26.3%**

Change in  
**Closed Sales**  
All Properties

**+ 1.3%**

Change in  
**Median Sales Price**  
All Properties

**+ 7.2%**

Change in  
**Homes for Sale**  
All Properties

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

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

# Single Family 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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		303	<b>306</b>	+ 1.0%	2,734	<b>2,729</b>	- 0.2%
<b>Pending Sales</b>		245	<b>157</b>	- 35.9%	2,209	<b>2,014</b>	- 8.8%
<b>Closed Sales</b>		249	<b>184</b>	- 26.1%	2,162	<b>1,965</b>	- 9.1%
<b>Days on Market Until Sale</b>		50	<b>27</b>	- 46.0%	53	<b>37</b>	- 30.2%
<b>Median Sales Price</b>		\$408,045	<b>\$419,470</b>	+ 2.8%	\$425,000	<b>\$440,000</b>	+ 3.5%
<b>Average Sales Price</b>		\$472,892	<b>\$484,169</b>	+ 2.4%	\$485,580	<b>\$506,910</b>	+ 4.4%
<b>Percent of List Price Received</b>		100.6%	<b>100.1%</b>	- 0.5%	101.5%	<b>101.2%</b>	- 0.3%
<b>Housing Affordability Index</b>		103	<b>111</b>	+ 7.8%	99	<b>106</b>	+ 7.1%
<b>Inventory of Homes for Sale</b>		533	<b>550</b>	+ 3.2%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.5</b>	+ 8.7%	—	—	—



# Condominium Market Overview

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



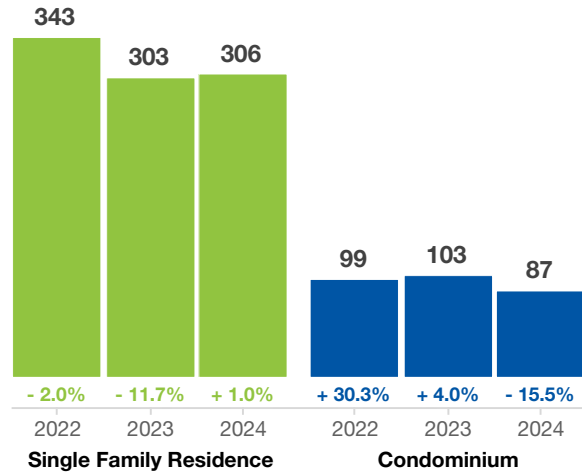
Key Metrics	Historical Sparkbars	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		103	<b>87</b>	- 15.5%	877	<b>896</b>	+ 2.2%
<b>Pending Sales</b>		70	<b>50</b>	- 28.6%	728	<b>698</b>	- 4.1%
<b>Closed Sales</b>		66	<b>48</b>	- 27.3%	714	<b>670</b>	- 6.2%
<b>Days on Market Until Sale</b>		62	<b>60</b>	- 3.2%	64	<b>41</b>	- 35.9%
<b>Median Sales Price</b>		\$277,000	<b>\$302,500</b>	+ 9.2%	\$290,501	<b>\$325,000</b>	+ 11.9%
<b>Average Sales Price</b>		\$375,729	<b>\$344,480</b>	- 8.3%	\$355,641	<b>\$384,259</b>	+ 8.0%
<b>Percent of List Price Received</b>		99.9%	<b>100.2%</b>	+ 0.3%	101.2%	<b>100.6%</b>	- 0.6%
<b>Housing Affordability Index</b>		151	<b>154</b>	+ 2.0%	144	<b>143</b>	- 0.7%
<b>Inventory of Homes for Sale</b>		179	<b>213</b>	+ 19.0%	—	—	—
<b>Months Supply of Inventory</b>		2.4	<b>2.8</b>	+ 16.7%	—	—	—

# New Listings

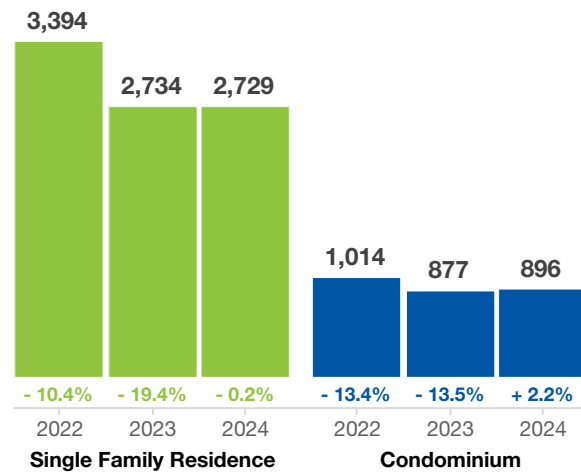
A count of the properties that have been newly listed on the market in a given month.



## September

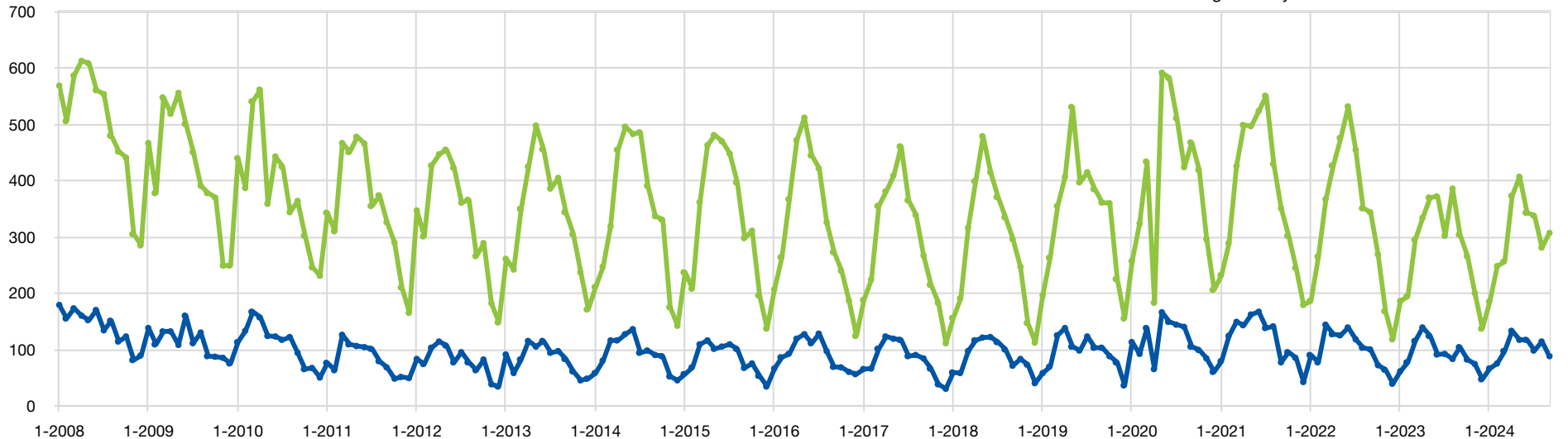


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	247	+ 28.0%	74	- 2.6%
Mar-2024	255	- 13.3%	96	- 15.8%
Apr-2024	372	+ 11.7%	132	- 4.3%
May-2024	406	+ 10.0%	116	- 5.7%
Jun-2024	342	- 7.8%	116	+ 28.9%
Jul-2024	337	+ 12.0%	97	+ 6.6%
Aug-2024	280	- 27.3%	113	+ 37.8%
<b>Sep-2024</b>	<b>306</b>	<b>+ 1.0%</b>	<b>87</b>	<b>- 15.5%</b>
12-Month Avg	277	+ 1.1%	91	+ 4.6%

## Historical New Listings by Month

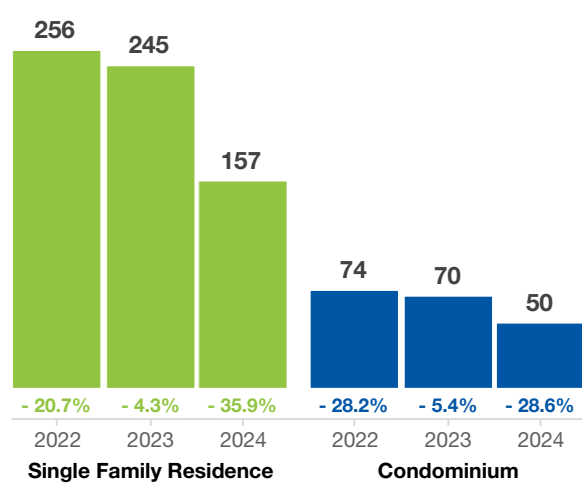


# Pending Sales

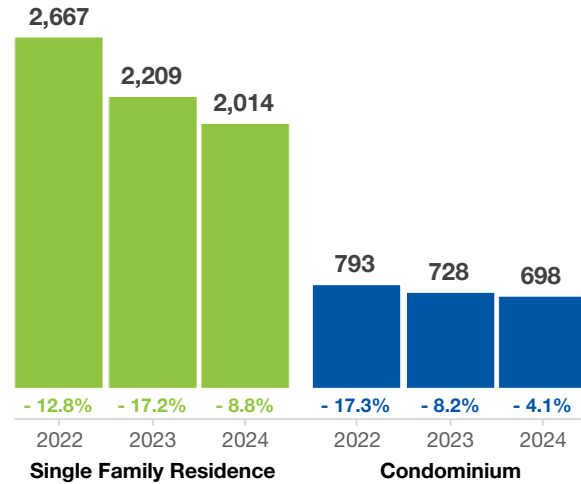
A count of the properties on which offers have been accepted in a given month.



## September

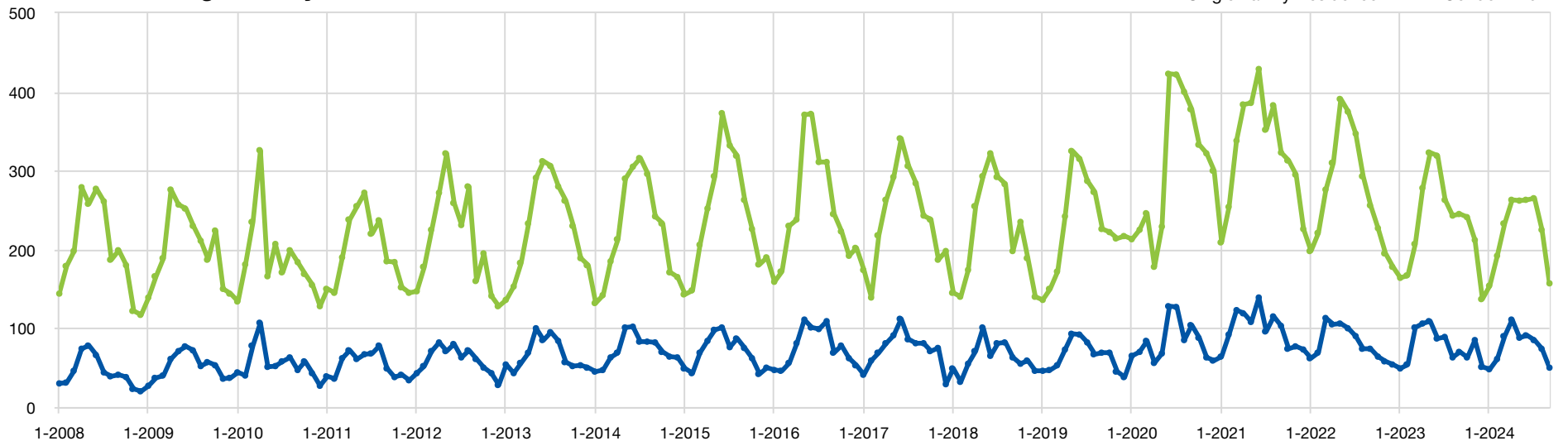


## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	192	+ 15.0%	61	+ 13.0%
Mar-2024	233	+ 12.6%	90	- 10.9%
Apr-2024	263	- 5.4%	111	+ 4.7%
May-2024	262	- 18.9%	88	- 19.3%
Jun-2024	263	- 17.6%	91	+ 4.6%
Jul-2024	265	+ 0.8%	85	- 4.5%
Aug-2024	225	- 7.4%	74	+ 17.5%
<b>Sep-2024</b>	<b>157</b>	<b>- 35.9%</b>	<b>50</b>	<b>- 28.6%</b>
12-Month Avg	217	- 7.3%	75	0.0%

## Historical Pending Sales by Month

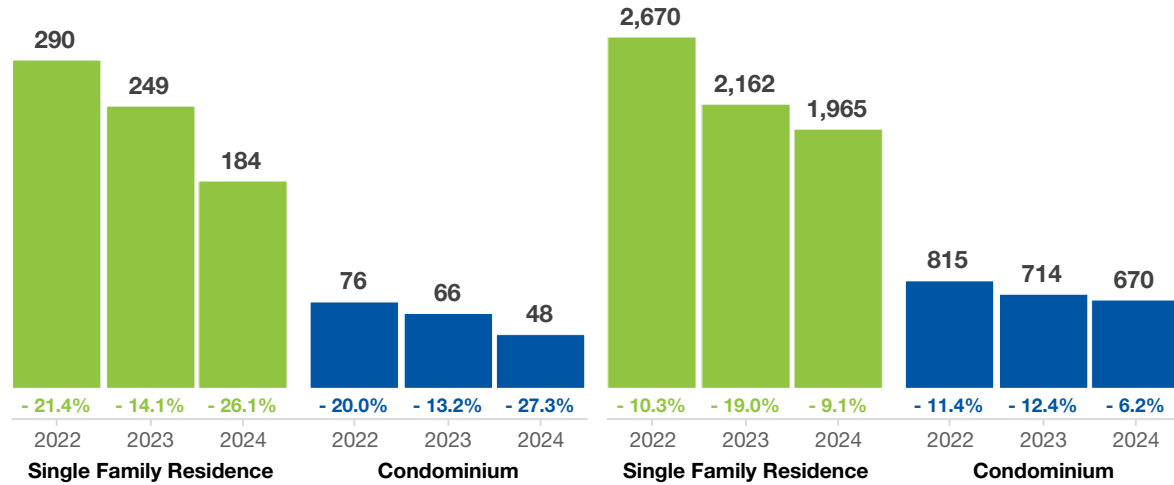


# Closed Sales

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

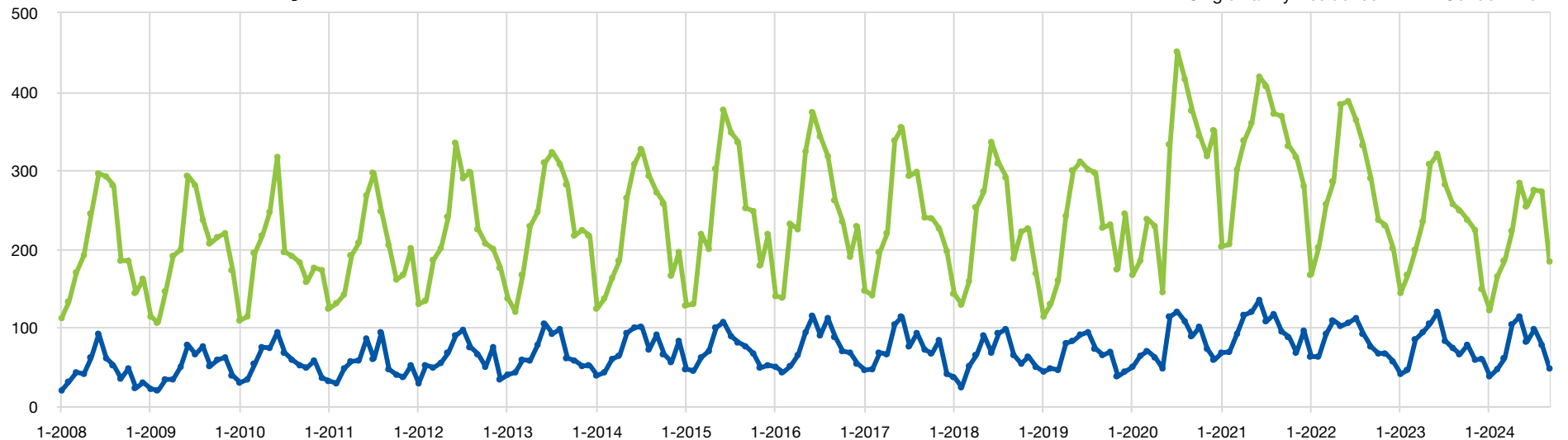


## September



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	237	0.0%	78	+ 16.4%
Nov-2023	224	- 2.6%	59	- 11.9%
Dec-2023	149	- 25.9%	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	284	- 7.8%	114	+ 8.6%
Jun-2024	254	- 20.9%	82	- 31.7%
Jul-2024	275	- 2.5%	98	+ 18.1%
Aug-2024	273	+ 6.2%	78	+ 5.4%
<b>Sep-2024</b>	<b>184</b>	<b>- 26.1%</b>	<b>48</b>	<b>- 27.3%</b>
12-Month Avg	215	- 8.9%	72	- 4.0%

## Historical Closed Sales by Month

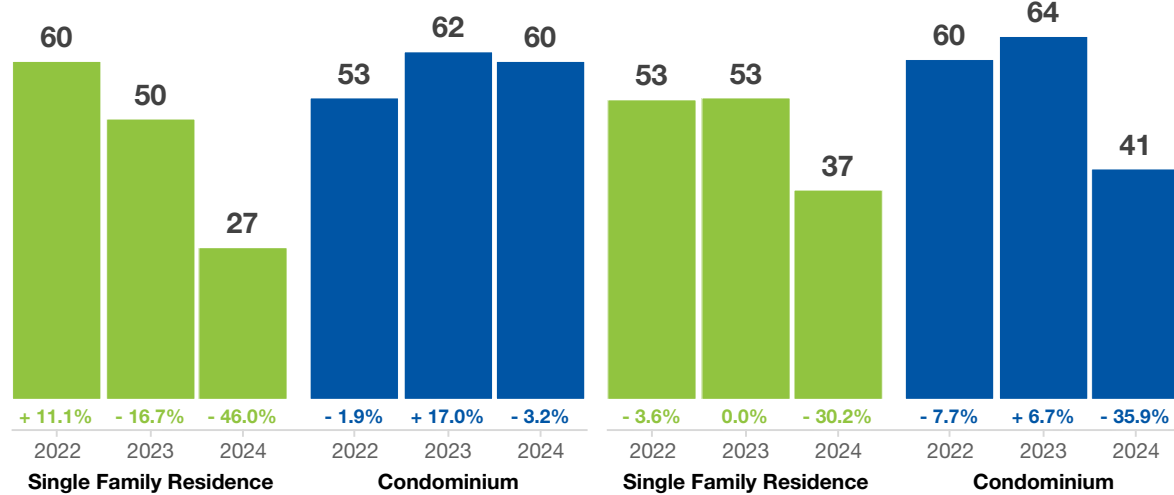


# Days on Market Until Sale

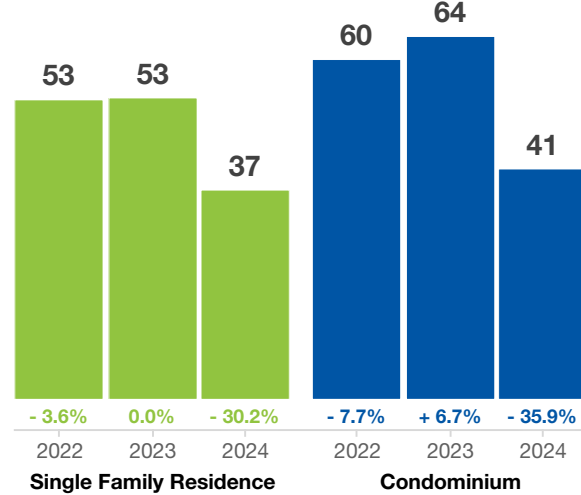
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



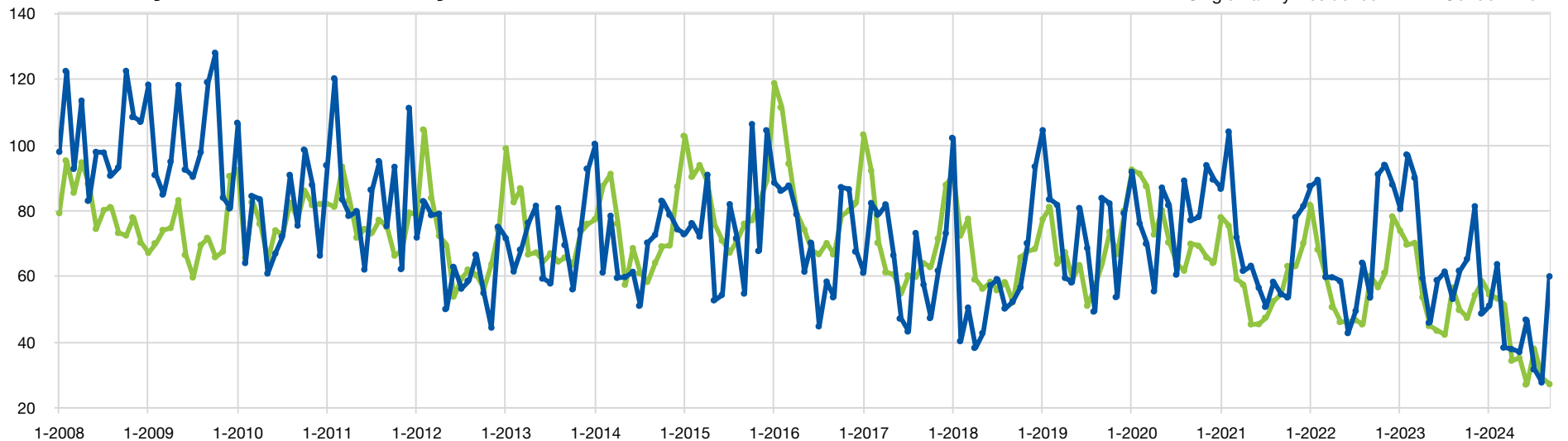
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	47	-17.5%	65	-28.6%
Nov-2023	54	-11.5%	81	-13.8%
Dec-2023	58	-25.6%	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%
Jul-2024	38	-9.5%	32	-47.5%
Aug-2024	29	-48.2%	28	-47.2%
<b>Sep-2024</b>	<b>27</b>	<b>-46.0%</b>	<b>60</b>	<b>-3.2%</b>
12-Month Avg*	41	-27.4%	46	-33.9%

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

## Historical Days on Market Until Sale by Month

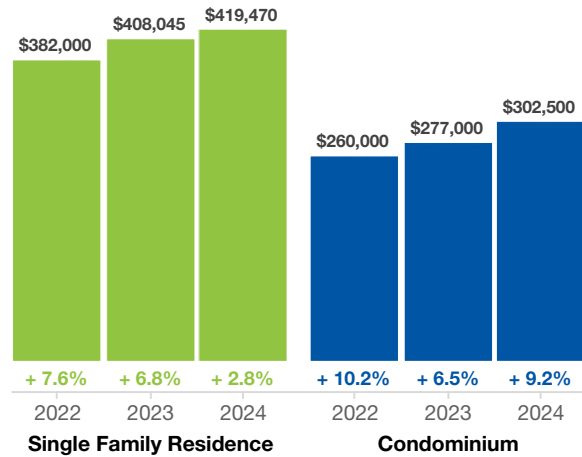


# Median Sales Price

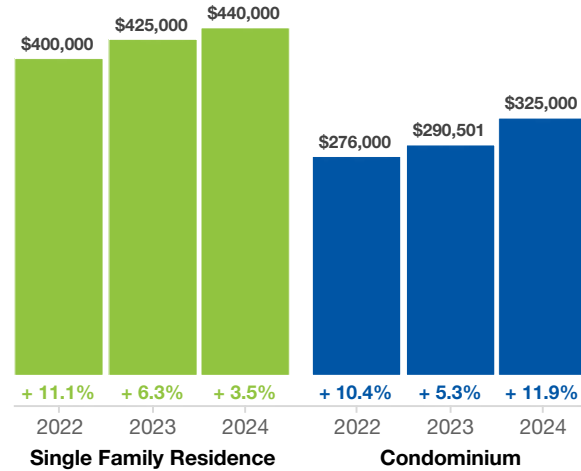
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



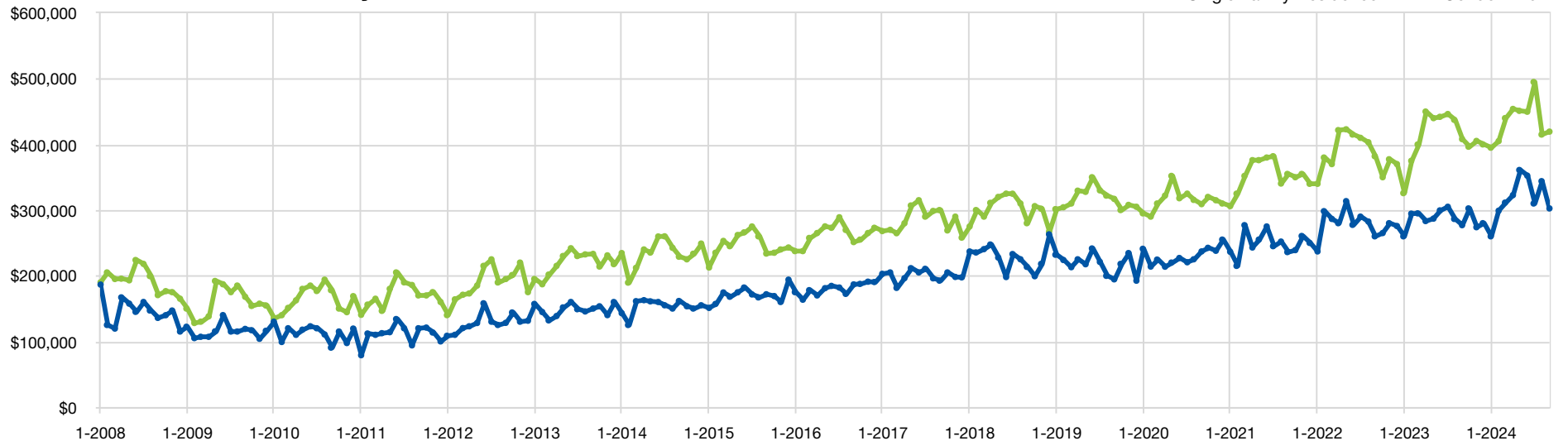
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	\$396,500	+ 13.3%	\$302,500	+ 14.2%
Nov-2023	\$405,250	+ 7.4%	\$273,875	- 2.2%
Dec-2023	\$400,000	+ 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	\$454,000	+ 0.9%	\$322,750	+ 13.9%
May-2024	\$451,100	+ 2.5%	\$361,000	+ 25.8%
Jun-2024	\$449,750	+ 1.8%	\$352,450	+ 17.7%
Jul-2024	\$495,000	+ 10.9%	\$310,000	+ 1.6%
Aug-2024	\$415,000	- 5.1%	\$344,000	+ 20.1%
<b>Sep-2024</b>	<b>\$419,470</b>	<b>+ 2.8%</b>	<b>\$302,500</b>	<b>+ 9.2%</b>
12-Month Avg*	\$430,000	+ 5.4%	\$310,000	+ 8.8%

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

## Historical Median Sales Price by Month

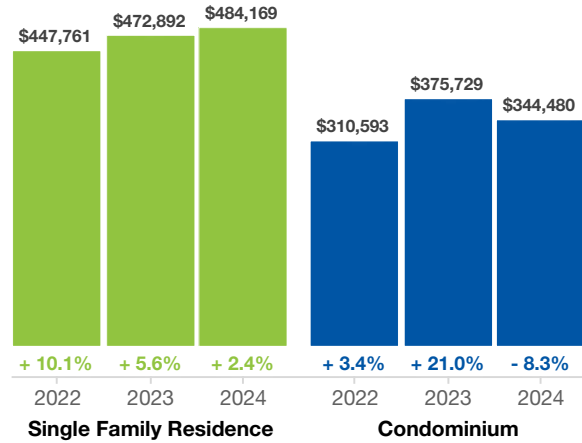


# Average Sales Price

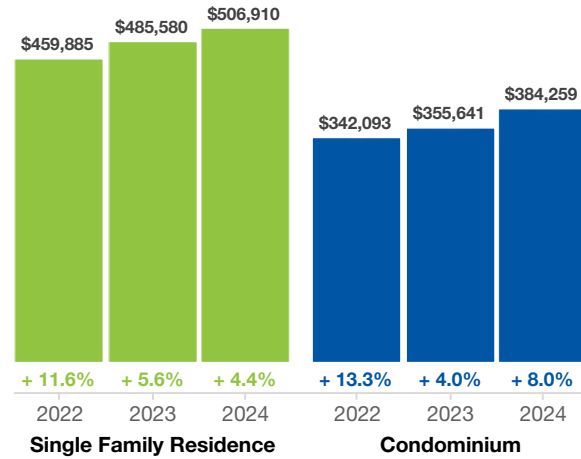
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



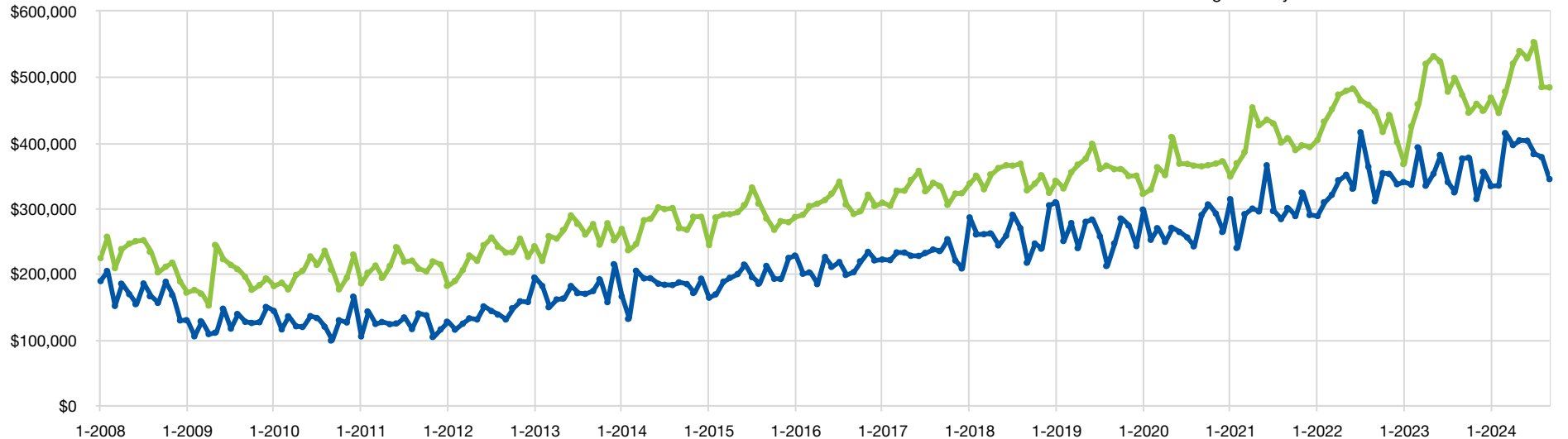
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	\$445,685	+ 7.0%	\$376,947	+ 6.7%
Nov-2023	\$459,236	+ 3.9%	\$314,215	- 10.8%
Dec-2023	\$448,448	+ 11.9%	\$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	\$477,739	+ 4.2%	\$414,492	+ 5.5%
Apr-2024	\$520,606	+ 0.1%	\$396,265	+ 18.5%
May-2024	\$539,648	+ 1.5%	\$403,507	+ 14.4%
Jun-2024	\$528,229	+ 0.8%	\$402,950	+ 5.7%
Jul-2024	\$553,233	+ 15.8%	\$382,549	+ 12.6%
Aug-2024	\$484,641	- 2.8%	\$377,984	+ 16.6%
<b>Sep-2024</b>	<b>\$484,169</b>	<b>+ 2.4%</b>	<b>\$344,480</b>	<b>- 8.3%</b>
12-Month Avg*	\$493,758	+ 5.0%	\$376,842	+ 6.4%

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

## Historical Average Sales Price by Month



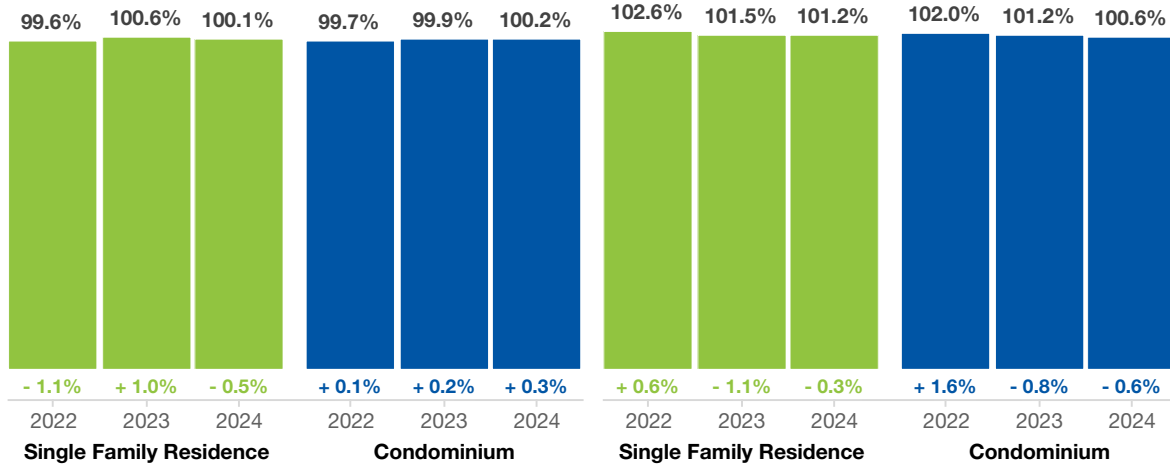
# Percent of List Price Received

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.



## September

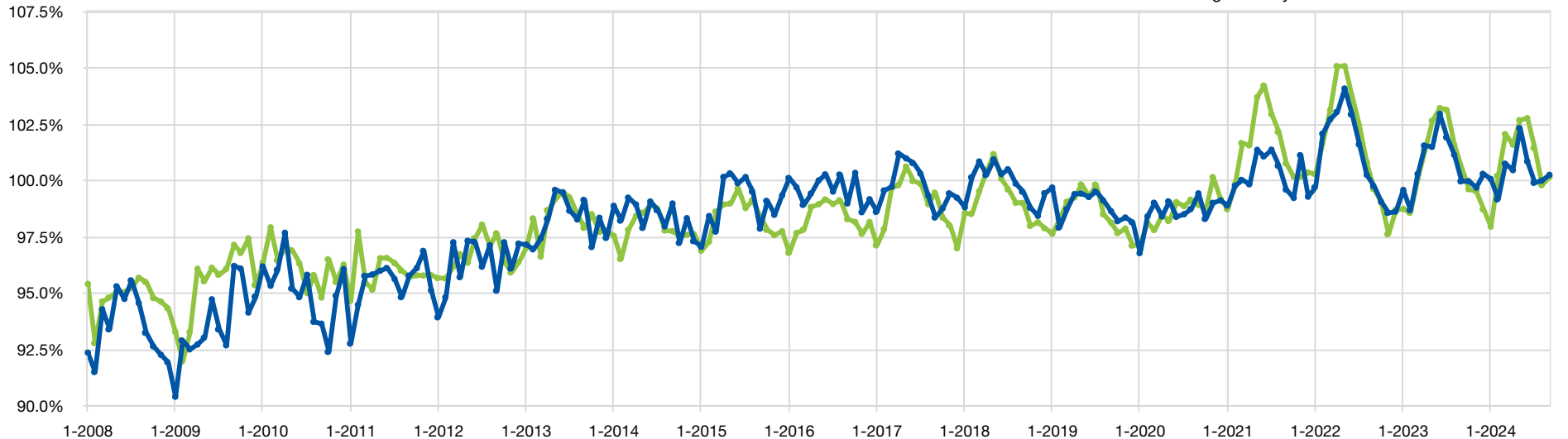
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	102.8%	- 0.4%	100.8%	- 2.0%
Jul-2024	101.4%	- 1.6%	99.9%	- 2.0%
Aug-2024	99.8%	- 1.8%	100.0%	- 1.1%
<b>Sep-2024</b>	<b>100.1%</b>	<b>- 0.5%</b>	<b>100.2%</b>	<b>+ 0.3%</b>
12-Month Avg*	100.7%	- 0.0%	100.4%	- 0.2%

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

## Historical Percent of List Price Received by Month





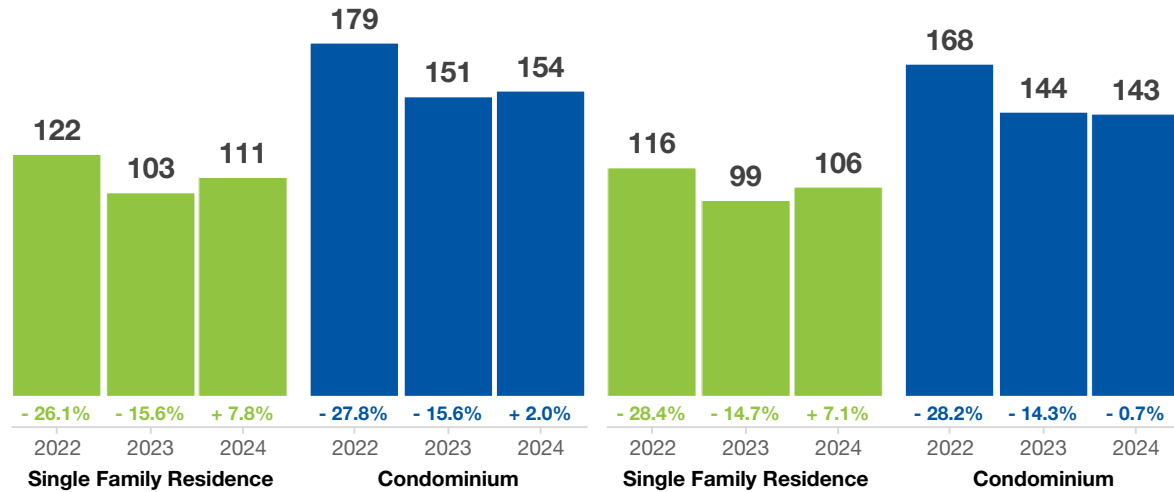
# Housing Affordability Index

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.



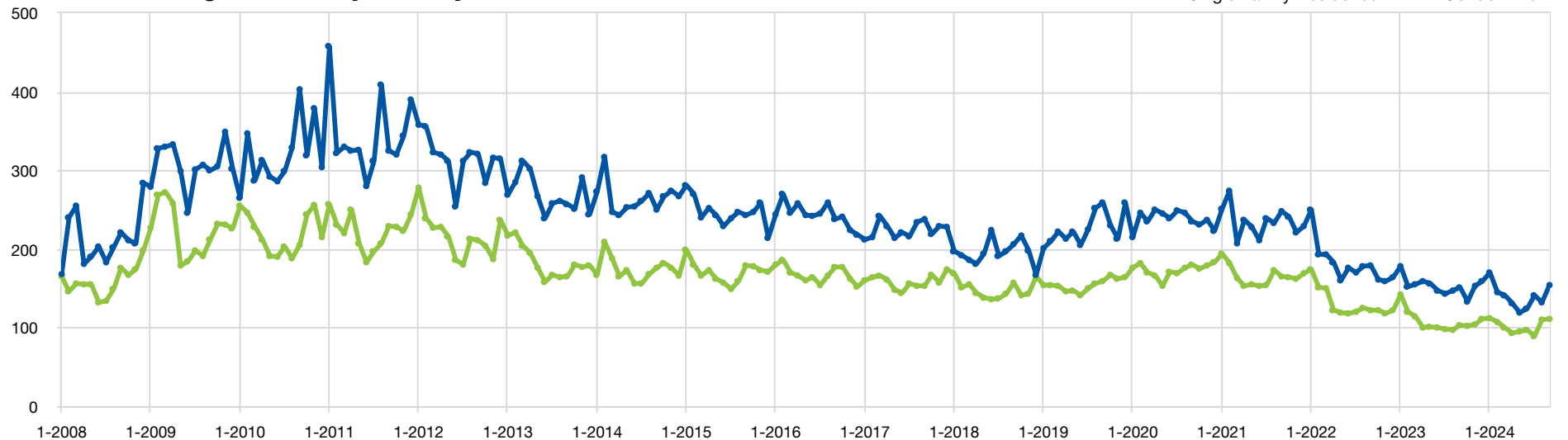
## September

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	102	-16.4%	133	-17.4%
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%
Jul-2024	89	-9.2%	141	-1.4%
Aug-2024	110	+13.4%	132	-10.2%
<b>Sep-2024</b>	<b>111</b>	<b>+7.8%</b>	<b>154</b>	<b>+2.0%</b>
12-Month Avg	103	-7.2%	142	-9.0%

## Historical Housing Affordability Index by Month

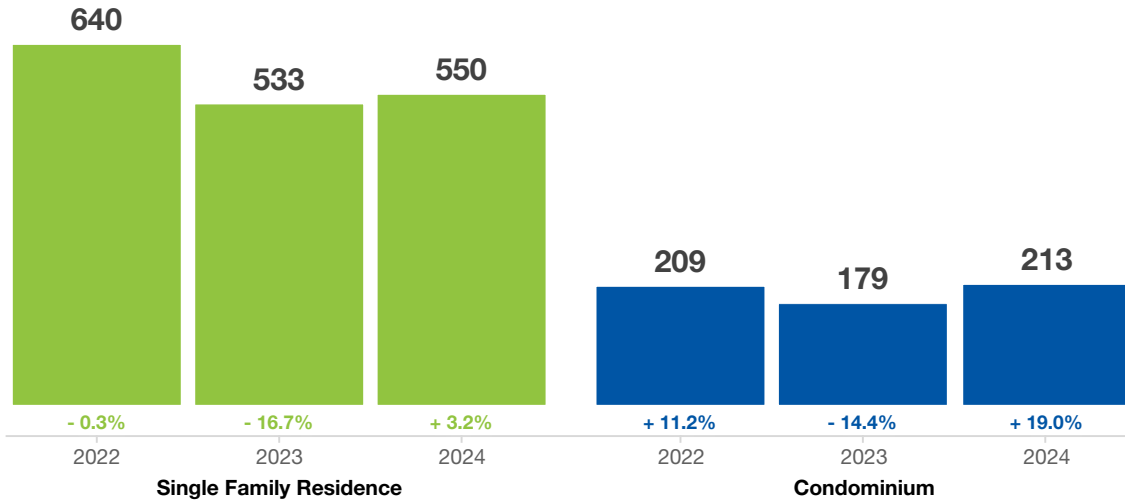


# Inventory of Homes for Sale

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

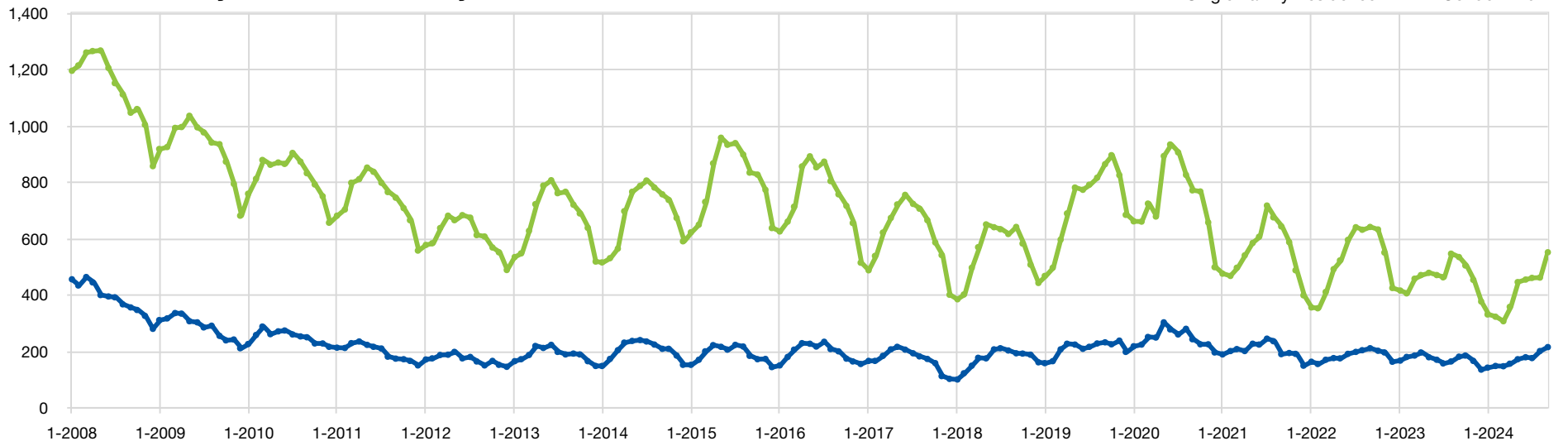


## September



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Oct-2023	503	- 20.3%	183	- 8.5%
Nov-2023	452	- 17.7%	164	- 15.5%
Dec-2023	375	- 11.3%	133	- 17.4%
Jan-2024	329	- 20.5%	140	- 15.2%
Feb-2024	321	- 20.5%	146	- 18.0%
Mar-2024	305	- 33.1%	145	- 20.8%
Apr-2024	356	- 24.1%	154	- 20.6%
May-2024	444	- 6.9%	170	- 4.0%
Jun-2024	453	- 3.4%	177	+ 5.4%
Jul-2024	459	- 0.4%	174	+ 12.3%
Aug-2024	460	- 15.6%	199	+ 22.8%
<b>Sep-2024</b>	<b>550</b>	<b>+ 3.2%</b>	<b>213</b>	<b>+ 19.0%</b>
12-Month Avg	417	- 14.2%	167	- 5.1%

## Historical Inventory of Homes for Sale by Month

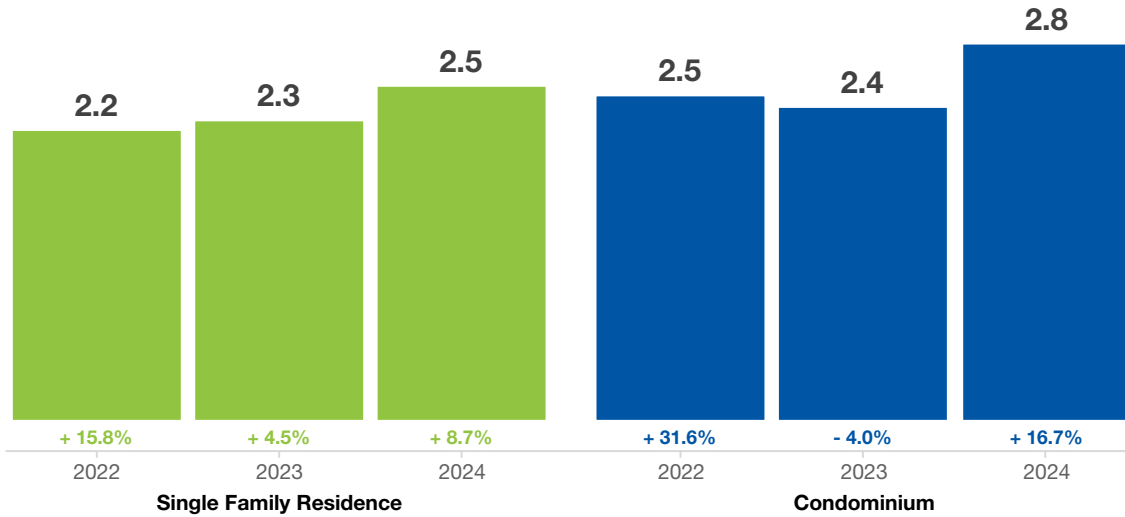


# Months Supply of Inventory

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.



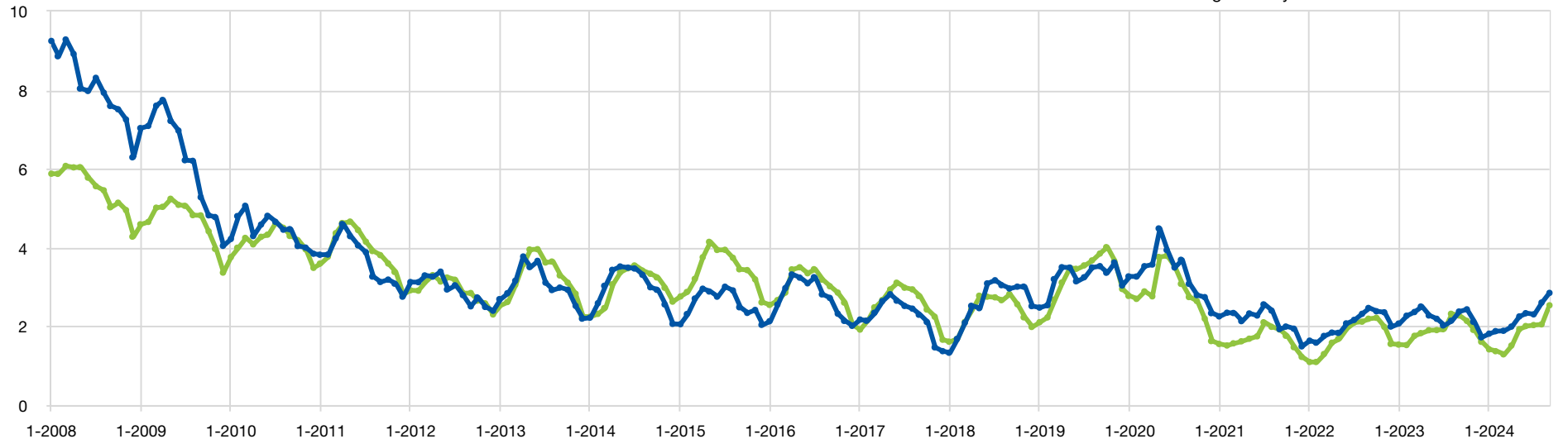
## September



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	1.5	-16.7%	2.0	-20.0%
May-2024	1.9	0.0%	2.3	0.0%
Jun-2024	2.0	+5.3%	2.3	+4.5%
Jul-2024	2.0	+5.3%	2.3	+15.0%
Aug-2024	2.1	-8.7%	2.6	+23.8%
<b>Sep-2024</b>	<b>2.5</b>	<b>+8.7%</b>	<b>2.8</b>	<b>+16.7%</b>
12-Month Avg*	1.8	-4.2%	2.2	-2.8%

\* Months Supply for all properties from October 2023 through September 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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		406	<b>393</b>	- 3.2%	3,611	<b>3,625</b>	+ 0.4%
<b>Pending Sales</b>		315	<b>207</b>	- 34.3%	2,937	<b>2,712</b>	- 7.7%
<b>Closed Sales</b>		315	<b>232</b>	- 26.3%	2,876	<b>2,635</b>	- 8.4%
<b>Days on Market Until Sale</b>		52	<b>34</b>	- 34.6%	56	<b>38</b>	- 32.1%
<b>Median Sales Price</b>		\$385,000	<b>\$390,000</b>	+ 1.3%	\$384,167	<b>\$407,500</b>	+ 6.1%
<b>Average Sales Price</b>		\$452,469	<b>\$455,267</b>	+ 0.6%	\$453,299	<b>\$475,724</b>	+ 4.9%
<b>Percent of List Price Received</b>		100.4%	<b>100.2%</b>	- 0.2%	101.4%	<b>101.0%</b>	- 0.4%
<b>Housing Affordability Index</b>		109	<b>119</b>	+ 9.2%	109	<b>114</b>	+ 4.6%
<b>Inventory of Homes for Sale</b>		712	<b>763</b>	+ 7.2%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.6</b>	+ 13.0%	—	—	—

# Housing Supply Overview



## September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 2024, Pending Sales in all Michigan counties were down 1.2 percent overall. The price range with the largest pending sales gain was the \$231,000 or More range, where sales rose 12.6 percent.

The overall Median Sales Price went up 6.1 percent to \$260,000. The property type with the largest gain was the Single Family Residence segment, where prices improved 6.1 percent to \$260,000. The bedroom count that tended to sell the quickest was the 2 Bedrooms segment at 42 days. The bedroom count that tended to sell the slowest was the 4 Bedrooms or More segment at 47 days.

Market-wide, inventory levels went up 14.7 percent. The property type with the largest gain was the Condominium segment, where the number of properties for sale were up 22.5 percent. That amounts to 2.6 months of inventory for Single Family Residence homes and 2.8 months of inventory for Condominium homes.

## Quick Facts

**+ 12.6%**

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

**+ 9.5%**

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

**+ 0.8%**

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>

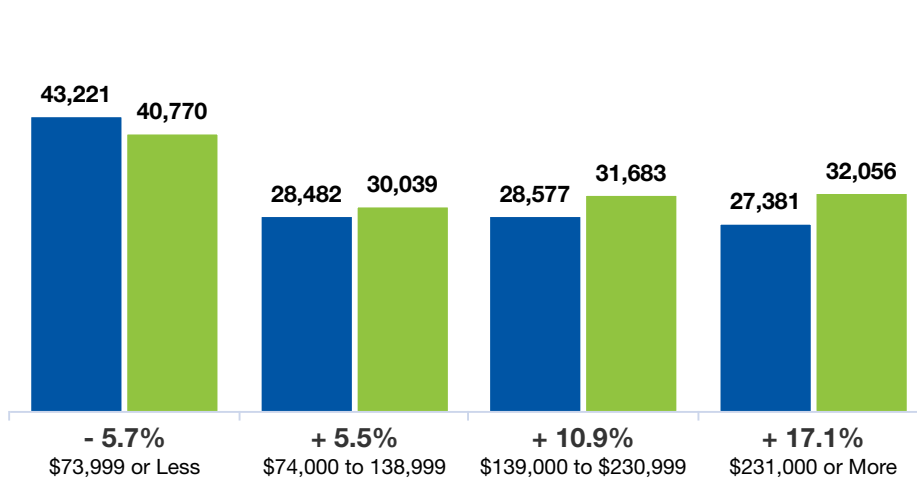
# New Listings



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

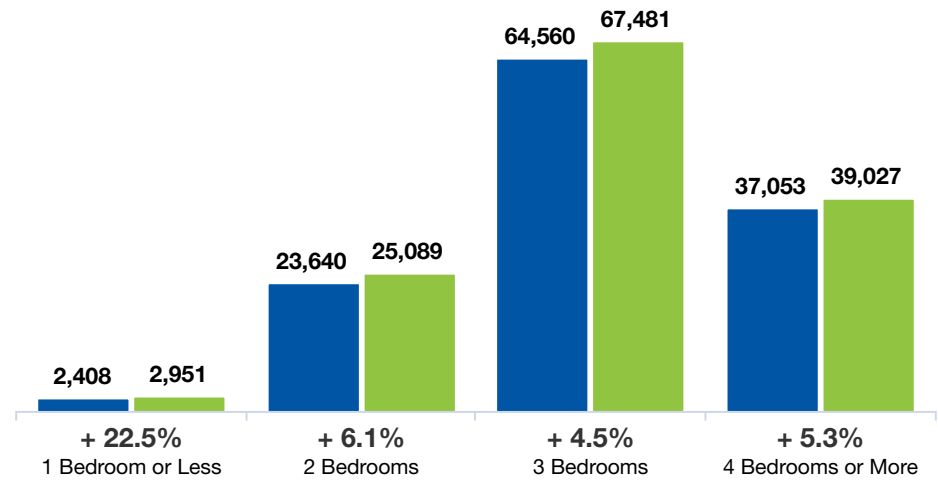
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$73,999 or Less	43,221	40,770	- 5.7%
\$74,000 to 138,999	28,482	30,039	+ 5.5%
\$139,000 to \$230,999	28,577	31,683	+ 10.9%
\$231,000 or More	27,381	32,056	+ 17.1%

<b>All Price Ranges</b>	<b>127,661</b>	<b>134,548</b>	<b>+ 5.4%</b>
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By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	2,408	2,951	+ 22.5%
2 Bedrooms	23,640	25,089	+ 6.1%
3 Bedrooms	64,560	67,481	+ 4.5%
4 Bedrooms or More	37,053	39,027	+ 5.3%

<b>All Bedroom Ranges</b>	<b>127,661</b>	<b>134,548</b>	<b>+ 5.4%</b>
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### Single Family Residence

9-2023	9-2024	Change	9-2023	9-2024	Change
39,019	36,829	- 5.6%	4,202	3,941	- 6.2%
23,929	25,348	+ 5.9%	4,553	4,691	+ 3.0%
24,491	26,616	+ 8.7%	4,086	5,067	+ 24.0%
24,508	28,728	+ 17.2%	2,873	3,328	+ 15.8%

<b>111,947</b>	<b>117,521</b>	<b>+ 5.0%</b>	<b>15,714</b>	<b>17,027</b>	<b>+ 8.4%</b>
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9-2023	9-2024	Change	9-2023	9-2024	Change
1,166	1,504	+ 29.0%	1,242	1,447	+ 16.5%
14,001	14,866	+ 6.2%	9,639	10,223	+ 6.1%
60,261	62,766	+ 4.2%	4,299	4,715	+ 9.7%
36,519	38,385	+ 5.1%	534	642	+ 20.2%

<b>111,947</b>	<b>117,521</b>	<b>+ 5.0%</b>	<b>15,714</b>	<b>17,027</b>	<b>+ 8.4%</b>
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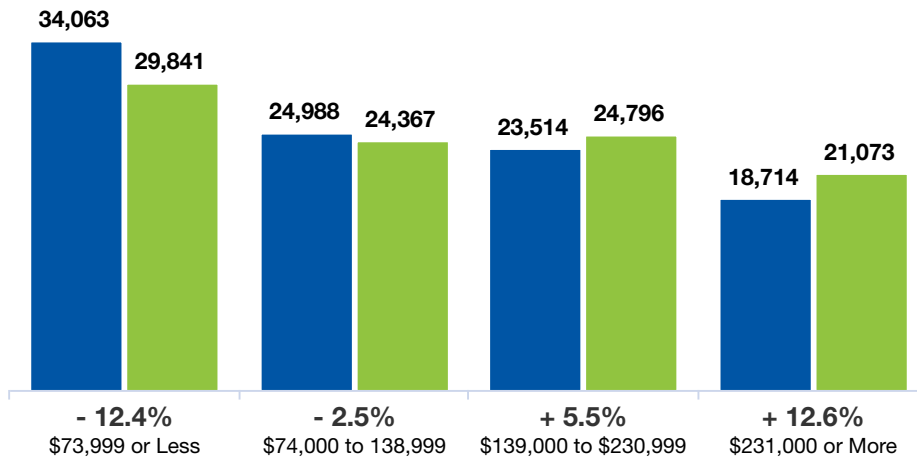
# Pending Sales



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

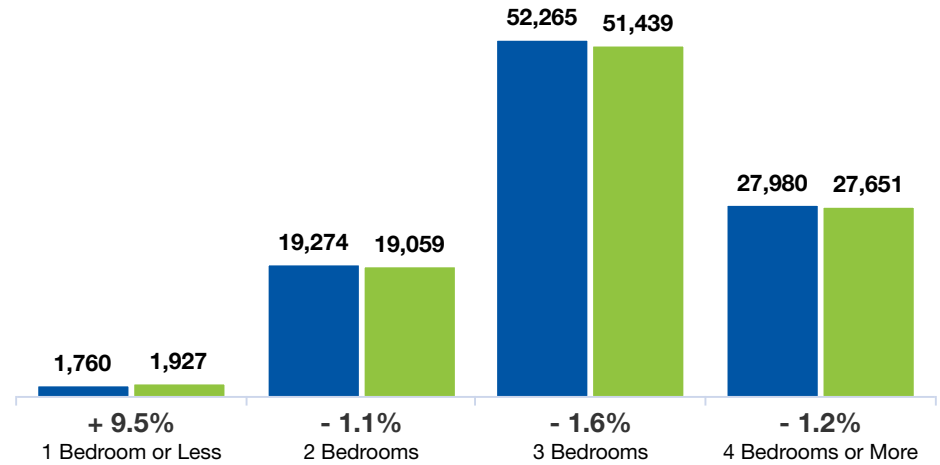
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

#### By Price Range

	9-2023	9-2024	Change
\$73,999 or Less	34,063	29,841	- 12.4%
\$74,000 to 138,999	24,988	24,367	- 2.5%
\$139,000 to \$230,999	23,514	24,796	+ 5.5%
\$231,000 or More	18,714	21,073	+ 12.6%

#### All Price Ranges

**101,279**   **100,077**   **- 1.2%**

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	1,760	1,927	+ 9.5%
2 Bedrooms	19,274	19,059	- 1.1%
3 Bedrooms	52,265	51,439	- 1.6%
4 Bedrooms or More	27,980	27,651	- 1.2%

#### All Bedroom Ranges

**101,279**   **100,077**   **- 1.2%**

### Single Family Residence

	9-2023	9-2024	Change
\$73,999 or Less	30,358	26,683	- 12.1%
\$74,000 to 138,999	20,938	20,513	- 2.0%
\$139,000 to \$230,999	20,319	20,997	+ 3.3%
\$231,000 or More	16,858	18,971	+ 12.5%

#### All Price Ranges

**88,473**   **87,164**   **- 1.5%**

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	3,705	3,158	- 14.8%
2 Bedrooms	4,050	3,854	- 4.8%
3 Bedrooms	3,195	3,799	+ 18.9%
4 Bedrooms or More	1,856	2,102	+ 13.3%

#### All Price Ranges

**12,806**   **12,913**   **+ 0.8%**

	9-2023	9-2024	Change
1 Bedroom or Less	850	1,012	+ 19.1%
2 Bedrooms	11,165	11,177	+ 0.1%
3 Bedrooms	48,873	47,803	- 2.2%
4 Bedrooms or More	27,585	27,172	- 1.5%

#### All Bedroom Ranges

**88,473**   **87,164**   **- 1.5%**

**12,806**   **12,913**   **+ 0.8%**

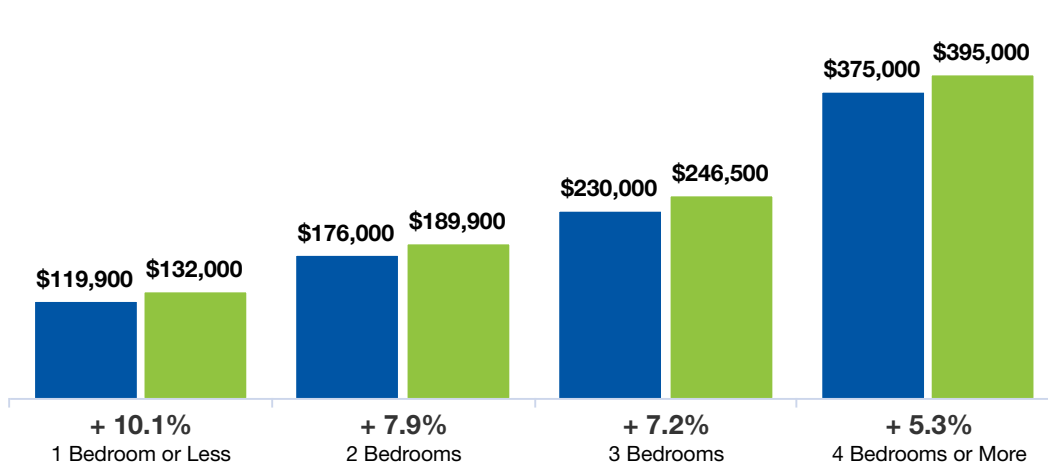
# Median Sales Price



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.**

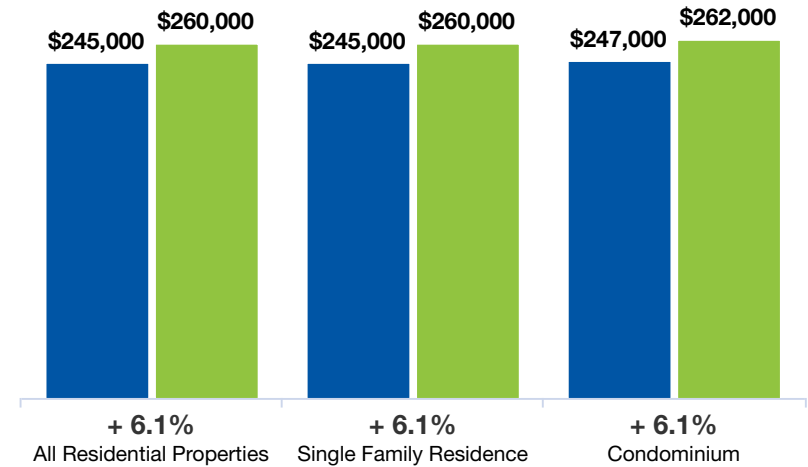
## By Bedroom Count

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	\$119,900	\$132,000	+ 10.1%
2 Bedrooms	\$176,000	\$189,900	+ 7.9%
3 Bedrooms	\$230,000	\$246,500	+ 7.2%
4 Bedrooms or More	\$375,000	\$395,000	+ 5.3%
<b>All Bedroom Ranges</b>	<b>\$245,000</b>	<b>\$260,000</b>	<b>+ 6.1%</b>

### Single Family Residence

	9-2023	9-2024	Change
1 Bedroom or Less	\$105,000	\$125,000	+ 19.0%
2 Bedrooms	\$142,000	\$155,000	+ 9.2%
3 Bedrooms	\$225,000	\$240,000	+ 6.7%
4 Bedrooms or More	\$374,900	\$392,000	+ 4.6%
<b>All Bedroom Ranges</b>	<b>\$245,000</b>	<b>\$260,000</b>	<b>+ 6.1%</b>

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	\$126,000	\$140,000	+ 11.1%
2 Bedrooms	\$225,000	\$235,000	+ 4.4%
3 Bedrooms	\$325,000	\$340,000	+ 4.6%
4 Bedrooms or More	\$440,000	\$451,000	+ 2.5%
<b>All Bedroom Ranges</b>	<b>\$247,000</b>	<b>\$262,000</b>	<b>+ 6.1%</b>



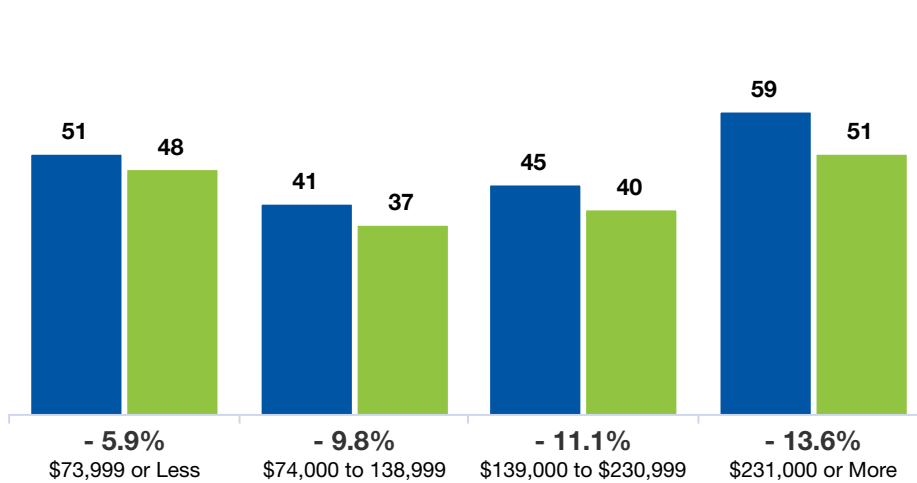
# Days on Market Until Sale



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

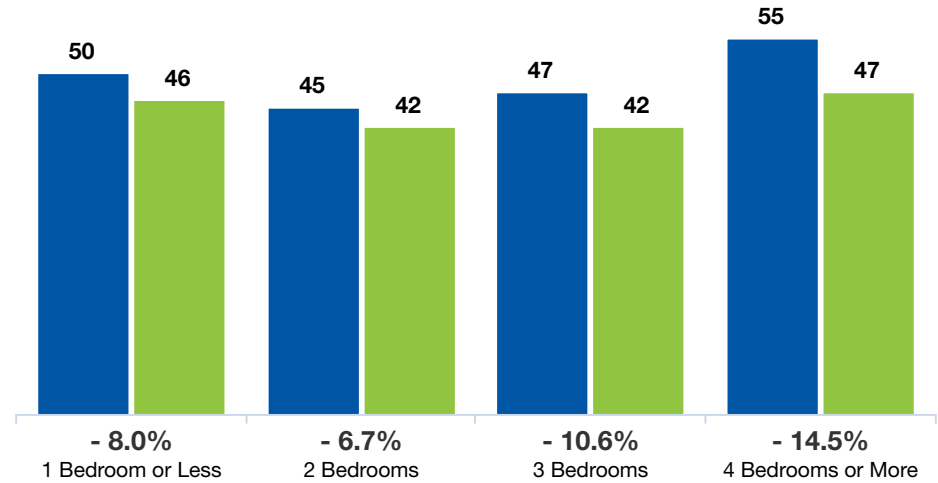
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

#### By Price Range

	9-2023	9-2024	Change
\$73,999 or Less	51	48	- 5.9%
\$74,000 to 138,999	41	37	- 9.8%
\$139,000 to \$230,999	45	40	- 11.1%
\$231,000 or More	59	51	- 13.6%
<b>All Price Ranges</b>	<b>49</b>	<b>44</b>	<b>- 10.2%</b>

### Single Family Residence

	9-2023	9-2024	Change
1 Bedroom or Less	52	48	- 7.7%
2 Bedrooms	41	37	- 9.8%
3 Bedrooms	44	38	- 13.6%
4 Bedrooms or More	57	49	- 14.0%
<b>All Bedroom Ranges</b>	<b>48</b>	<b>43</b>	<b>- 10.4%</b>

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	45	43	- 4.4%
2 Bedrooms	42	37	- 11.9%
3 Bedrooms	56	49	- 12.5%
4 Bedrooms or More	78	67	- 14.1%
<b>All Bedroom Ranges</b>	<b>51</b>	<b>46</b>	<b>- 9.8%</b>

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	50	46	- 8.0%
2 Bedrooms	45	42	- 6.7%
3 Bedrooms	47	42	- 10.6%
4 Bedrooms or More	55	47	- 14.5%
<b>All Bedroom Ranges</b>	<b>49</b>	<b>44</b>	<b>- 10.2%</b>

	9-2023	9-2024	Change
1 Bedroom or Less	47	40	- 14.9%
2 Bedrooms	43	40	- 7.0%
3 Bedrooms	46	42	- 8.7%
4 Bedrooms or More	55	47	- 14.5%
<b>All Bedroom Ranges</b>	<b>48</b>	<b>43</b>	<b>- 10.4%</b>

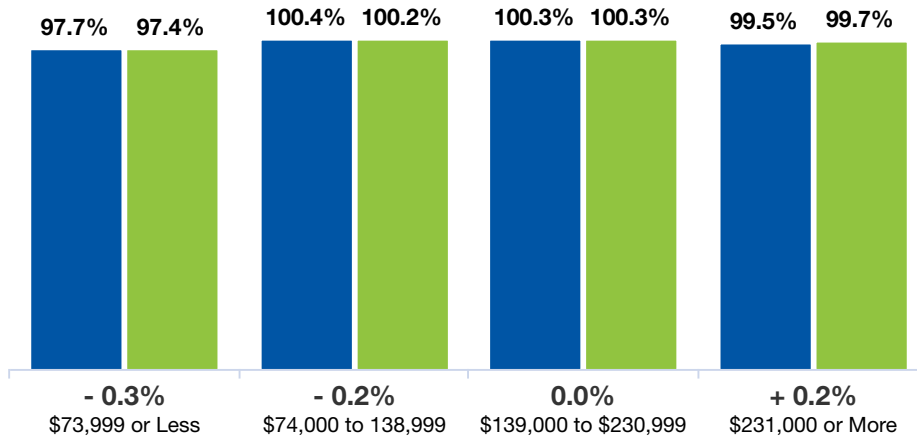
# Percent of List Price Received



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.**

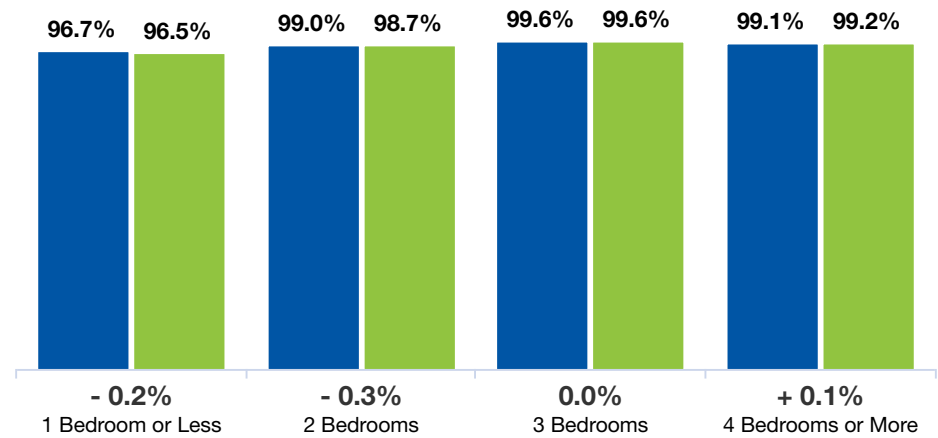
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

#### By Price Range

	9-2023	9-2024	Change
\$73,999 or Less	97.7%	97.4%	- 0.3%
\$74,000 to 138,999	100.4%	100.2%	- 0.2%
\$139,000 to 230,999	100.3%	100.3%	0.0%
\$231,000 or More	99.5%	99.7%	+ 0.2%

#### All Price Ranges

**99.3% 99.3% 0.0%**

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	96.7%	96.5%	- 0.2%
2 Bedrooms	99.0%	98.7%	- 0.3%
3 Bedrooms	99.6%	99.6%	0.0%
4 Bedrooms or More	99.1%	99.2%	+ 0.1%

#### All Bedroom Ranges

**99.3% 99.3% 0.0%**

### Single Family Residence

	9-2023	9-2024	Change
\$73,999 or Less	97.6%	97.2%	- 0.4%
\$74,000 to 138,999	100.6%	100.3%	- 0.3%
\$139,000 to 230,999	100.4%	100.4%	0.0%
\$231,000 or More	99.5%	99.8%	+ 0.3%

#### All Price Ranges

**99.3% 99.3% 0.0%**

	9-2023	9-2024	Change
1 Bedroom or Less	95.4%	95.3%	- 0.1%
2 Bedrooms	98.5%	98.3%	- 0.2%
3 Bedrooms	99.6%	99.6%	0.0%
4 Bedrooms or More	99.1%	99.2%	+ 0.1%

#### All Bedroom Ranges

**99.3% 99.3% 0.0%**

### Condominium

	9-2023	9-2024	Change
\$73,999 or Less	98.6%	98.4%	- 0.2%
\$74,000 to 138,999	99.9%	99.5%	- 0.4%
\$139,000 to 230,999	99.7%	99.6%	- 0.1%
\$231,000 or More	99.6%	99.6%	0.0%

#### All Price Ranges

**99.4% 99.3% - 0.1%**

	9-2023	9-2024	Change
1 Bedroom or Less	97.9%	97.8%	- 0.1%
2 Bedrooms	99.5%	99.4%	- 0.1%
3 Bedrooms	99.6%	99.4%	- 0.2%
4 Bedrooms or More	98.7%	98.6%	- 0.1%

#### All Bedroom Ranges

**99.4% 99.3% - 0.1%**

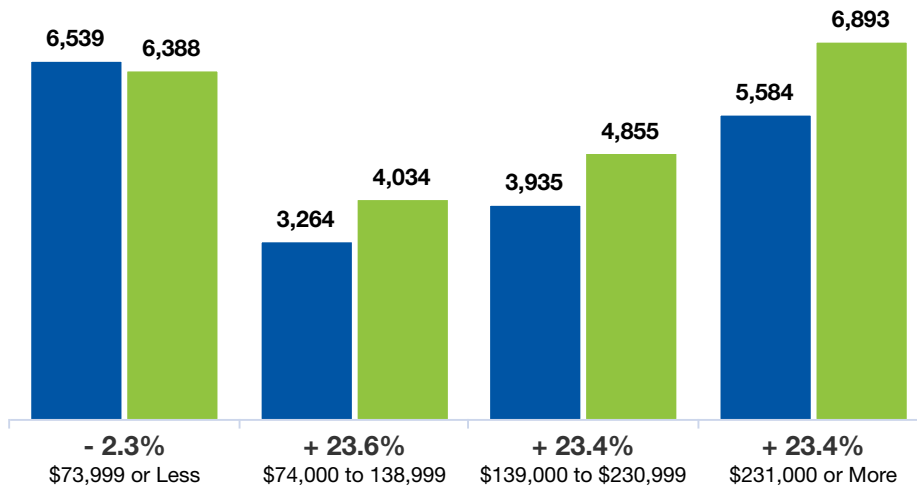
# Inventory of Homes for Sale



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

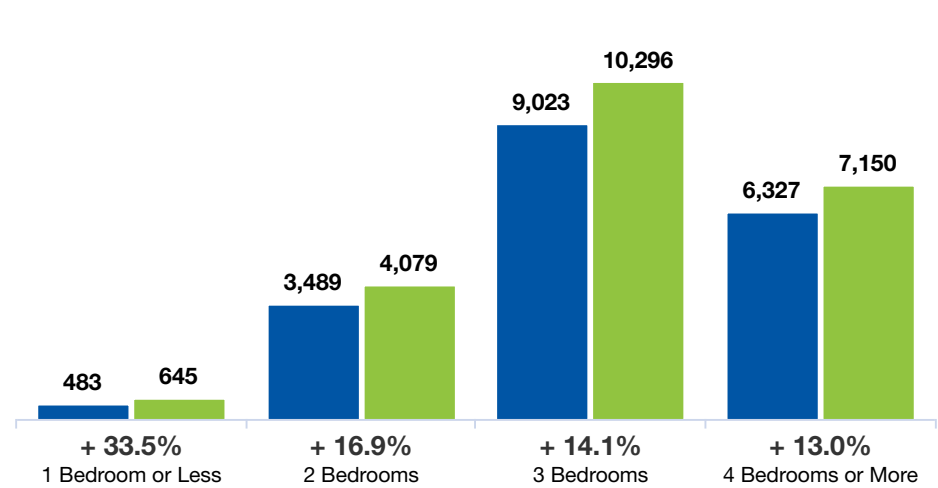
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$73,999 or Less	6,539	6,388	- 2.3%
\$74,000 to 138,999	3,264	4,034	+ 23.6%
\$139,000 to \$230,999	3,935	4,855	+ 23.4%
\$231,000 or More	5,584	6,893	+ 23.4%
<b>All Price Ranges</b>	<b>19,322</b>	<b>22,170</b>	<b>+ 14.7%</b>

### Single Family Residence

By Price Range	9-2023	9-2024	Change
\$73,999 or Less	6,025	5,784	- 4.0%
\$74,000 to 138,999	2,771	3,453	+ 24.6%
\$139,000 to \$230,999	3,275	3,964	+ 21.0%
\$231,000 or More	4,829	6,002	+ 24.3%
<b>All Price Ranges</b>	<b>16,900</b>	<b>19,203</b>	<b>+ 13.6%</b>

### Condominium

By Price Range	9-2023	9-2024	Change
\$73,999 or Less	514	604	+ 17.5%
\$74,000 to 138,999	493	581	+ 17.8%
\$139,000 to \$230,999	660	891	+ 35.0%
\$231,000 or More	755	891	+ 18.0%
<b>All Price Ranges</b>	<b>2,422</b>	<b>2,967</b>	<b>+ 22.5%</b>

### By Bedroom

By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	483	645	+ 33.5%
2 Bedrooms	3,489	4,079	+ 16.9%
3 Bedrooms	9,023	10,296	+ 14.1%
4 Bedrooms or More	6,327	7,150	+ 13.0%
<b>All Bedroom Ranges</b>	<b>19,322</b>	<b>22,170</b>	<b>+ 14.7%</b>

### By Bedroom

By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	248	303	+ 22.2%
2 Bedrooms	2,163	2,432	+ 12.4%
3 Bedrooms	8,290	9,449	+ 14.0%
4 Bedrooms or More	6,199	7,019	+ 13.2%
<b>All Bedroom Ranges</b>	<b>16,900</b>	<b>19,203</b>	<b>+ 13.6%</b>

### By Bedroom

By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	235	342	+ 45.5%
2 Bedrooms	1,326	1,647	+ 24.2%
3 Bedrooms	733	847	+ 15.6%
4 Bedrooms or More	128	131	+ 2.3%
<b>All Bedroom Ranges</b>	<b>2,422</b>	<b>2,967</b>	<b>+ 22.5%</b>

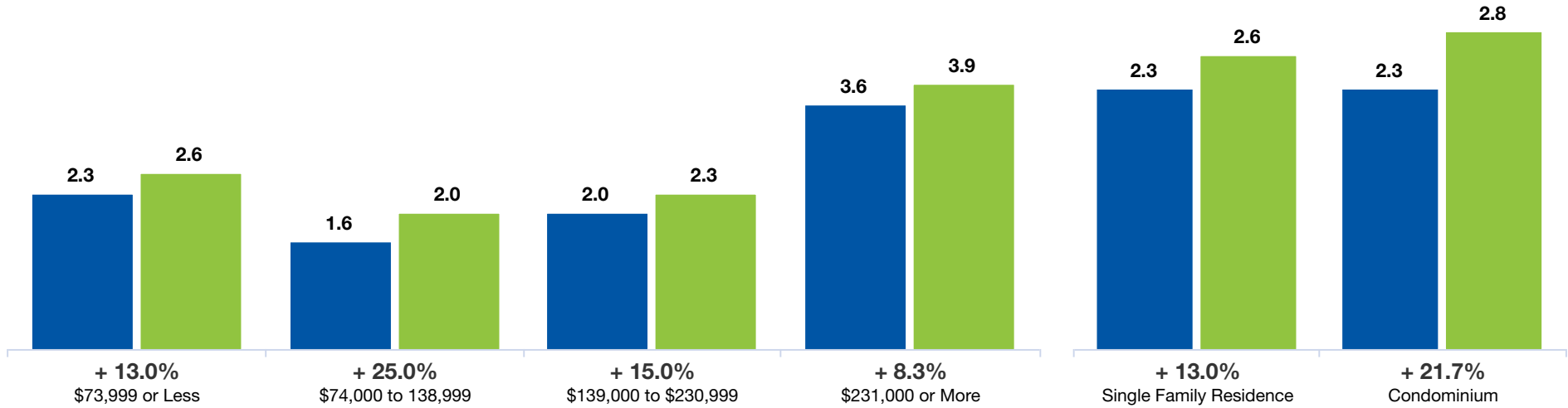
# Months Supply of Inventory



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.**

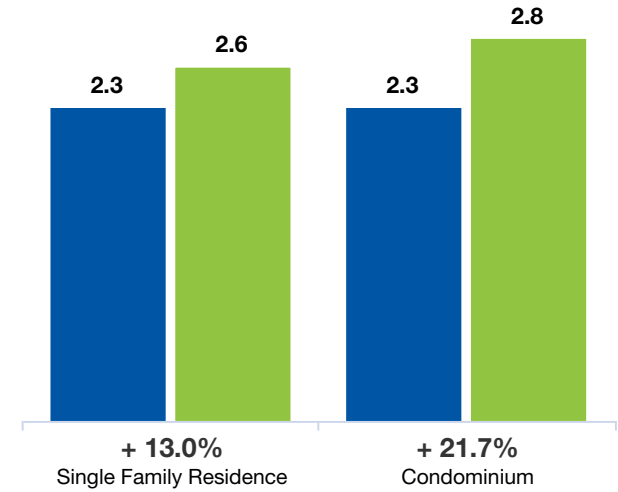
## By Price Range

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$73,999 or Less	2.3	2.6	+ 13.0%
\$74,000 to 138,999	1.6	2.0	+ 25.0%
\$139,000 to \$230,999	2.0	2.3	+ 15.0%
\$231,000 or More	3.6	3.9	+ 8.3%
<b>All Price Ranges</b>	<b>2.3</b>	<b>2.7</b>	<b>+ 17.4%</b>

### Single Family Residence

9-2023	9-2024	Change
2.4	2.6	+ 8.3%
1.6	2.0	+ 25.0%
1.9	2.3	+ 21.1%
3.4	3.8	+ 11.8%
<b>2.3</b>	<b>2.6</b>	<b>+ 13.0%</b>

### Condominium

9-2023	9-2024	Change
1.7	2.3	+ 35.3%
1.5	1.8	+ 20.0%
2.5	2.8	+ 12.0%
4.9	5.1	+ 4.1%
<b>2.3</b>	<b>2.8</b>	<b>+ 21.7%</b>

### By Bedroom

9-2023	9-2024	Change
3.3	4.0	+ 21.2%
2.2	2.6	+ 18.2%
2.1	2.4	+ 14.3%
2.7	3.1	+ 14.8%
<b>2.3</b>	<b>2.7</b>	<b>+ 17.4%</b>

### Single Family Residence

9-2023	9-2024	Change
3.5	3.6	+ 2.9%
2.3	2.6	+ 13.0%
2.0	2.4	+ 20.0%
2.7	3.1	+ 14.8%
<b>2.3</b>	<b>2.6</b>	<b>+ 13.0%</b>

### Condominium

9-2023	9-2024	Change
3.1	4.5	+ 45.2%
2.0	2.5	+ 25.0%
2.6	2.8	+ 7.7%
3.9	3.3	- 15.4%
<b>2.3</b>	<b>2.8</b>	<b>+ 21.7%</b>

# Housing Supply Overview



## September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 2024, Pending Sales in all Washtenaw County fell 5.7 percent overall. The price range with the largest pending sales gain was the \$419,000 or More range, where sales rose 6.6 percent.

The overall Median Sales Price rose 6.7 percent to \$400,000. The property type with the largest gain was the Condominium segment, where prices were up 8.8 percent to \$310,000. The bedroom count that tended to sell the quickest was the 1 Bedroom or Less segment at 30 days. The bedroom count that tended to sell the slowest was the 4 Bedrooms or More segment at 44 days.

Market-wide, inventory levels rose 7.2 percent. The property type with the largest gain was the Condominium segment, where the number of properties for sale increased 19.0 percent. That amounts to 2.5 months of inventory for Single Family Residence homes and 2.8 months of inventory for Condominium homes.

## Quick Facts

**+ 6.6%**

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

**+ 36.6%**

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

**- 0.8%**

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>

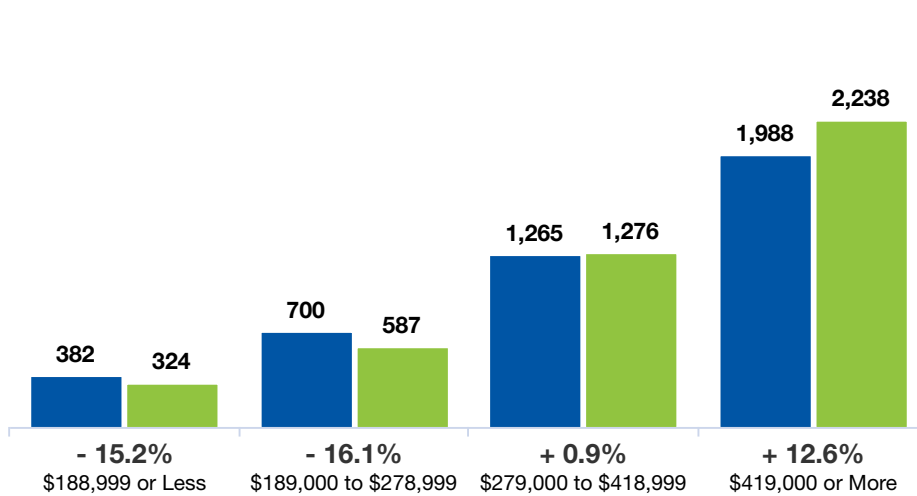
# New Listings



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

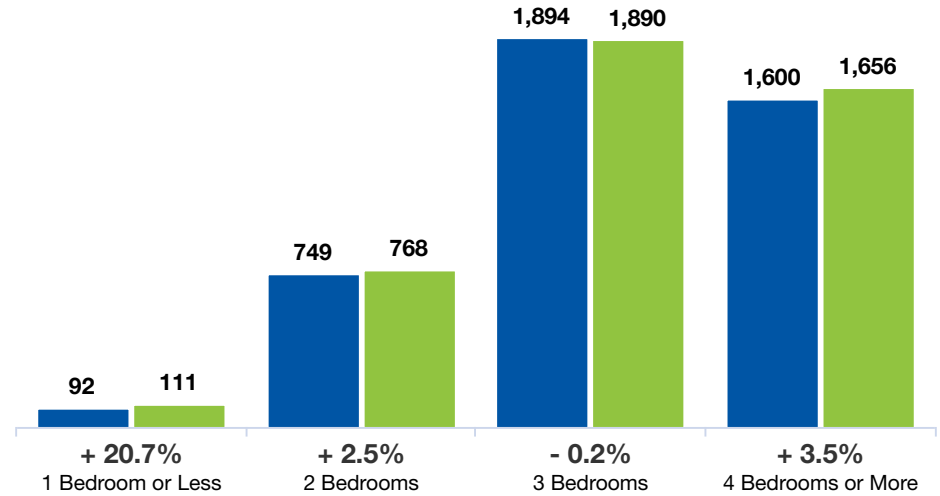
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$188,999 or Less	382	324	- 15.2%
\$189,000 to \$278,999	700	587	- 16.1%
\$279,000 to \$418,999	1,265	1,276	+ 0.9%
\$419,000 or More	1,988	2,238	+ 12.6%
<b>All Price Ranges</b>	<b>4,335</b>	<b>4,425</b>	<b>+ 2.1%</b>

### Single Family Residence

By Price Range	9-2023	9-2024	Change
\$188,999 or Less	254	205	- 19.3%
\$189,000 to \$278,999	395	358	- 9.4%
\$279,000 to \$418,999	951	908	- 4.5%
\$419,000 or More	1,686	1,858	+ 10.2%
<b>All Price Ranges</b>	<b>3,286</b>	<b>3,329</b>	<b>+ 1.3%</b>

### Condominium

By Price Range	9-2023	9-2024	Change
\$188,999 or Less	128	119	- 7.0%
\$189,000 to \$278,999	305	229	- 24.9%
\$279,000 to \$418,999	314	368	+ 17.2%
\$419,000 or More	302	380	+ 25.8%
<b>All Price Ranges</b>	<b>1,049</b>	<b>1,096</b>	<b>+ 4.5%</b>

## By Bedroom

By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	92	111	+ 20.7%
2 Bedrooms	749	768	+ 2.5%
3 Bedrooms	1,894	1,890	- 0.2%
4 Bedrooms or More	1,600	1,656	+ 3.5%
<b>All Bedroom Ranges</b>	<b>4,335</b>	<b>4,425</b>	<b>+ 2.1%</b>

## By Bedroom

By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	17	26	+ 52.9%
2 Bedrooms	177	205	+ 15.8%
3 Bedrooms	1,570	1,538	- 2.0%
4 Bedrooms or More	1,522	1,560	+ 2.5%
<b>All Bedroom Ranges</b>	<b>3,286</b>	<b>3,329</b>	<b>+ 1.3%</b>

## By Bedroom

By Bedroom	9-2023	9-2024	Change
1 Bedroom or Less	75	85	+ 13.3%
2 Bedrooms	572	563	- 1.6%
3 Bedrooms	324	352	+ 8.6%
4 Bedrooms or More	78	96	+ 23.1%
<b>All Bedroom Ranges</b>	<b>1,049</b>	<b>1,096</b>	<b>+ 4.5%</b>

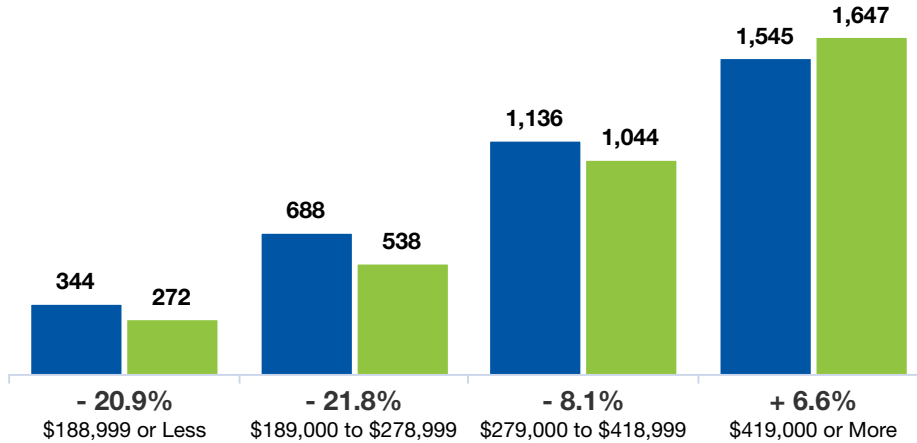
# Pending Sales



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

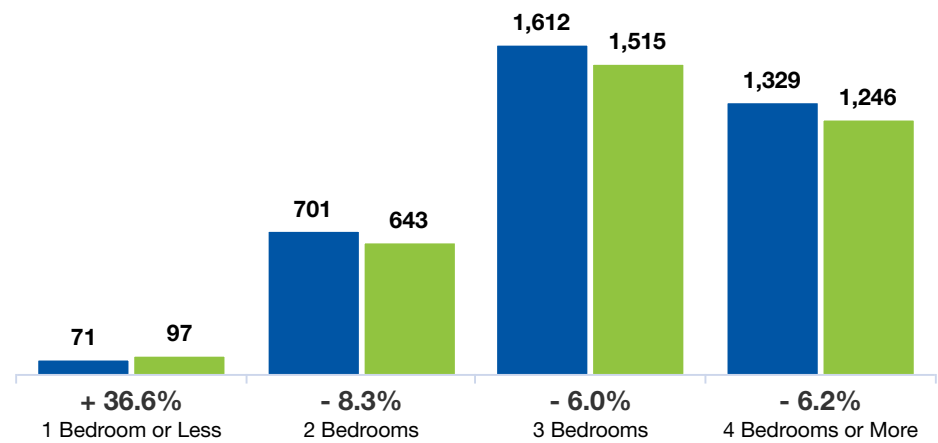
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

#### By Price Range

	9-2023	9-2024	Change
\$188,999 or Less	344	272	- 20.9%
\$189,000 to \$278,999	688	538	- 21.8%
\$279,000 to \$418,999	1,136	1,044	- 8.1%
\$419,000 or More	1,545	1,647	+ 6.6%

#### All Price Ranges

**3,713**   **3,501**   **- 5.7%**

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	71	97	+ 36.6%
2 Bedrooms	701	643	- 8.3%
3 Bedrooms	1,612	1,515	- 6.0%
4 Bedrooms or More	1,329	1,246	- 6.2%

#### All Bedroom Ranges

**3,713**   **3,501**   **- 5.7%**

### Single Family Residence

	9-2023	9-2024	Change
1 Bedroom or Less	213	183	- 14.1%
2 Bedrooms	382	317	- 17.0%
3 Bedrooms	876	738	- 15.8%
4 Bedrooms or More	1,338	1,366	+ 2.1%

#### All Price Ranges

**2,809**   **2,604**   **- 7.3%**

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	131	89	- 32.1%
2 Bedrooms	306	221	- 27.8%
3 Bedrooms	260	306	+ 17.7%
4 Bedrooms or More	207	281	+ 35.7%

#### All Price Ranges

**904**   **897**   **- 0.8%**

	9-2023	9-2024	Change
1 Bedroom or Less	12	19	+ 58.3%
2 Bedrooms	162	176	+ 8.6%
3 Bedrooms	1,363	1,239	- 9.1%
4 Bedrooms or More	1,272	1,170	- 8.0%

#### All Bedroom Ranges

**2,809**   **2,604**   **- 7.3%**

#### All Bedroom Ranges

**904**   **897**   **- 0.8%**

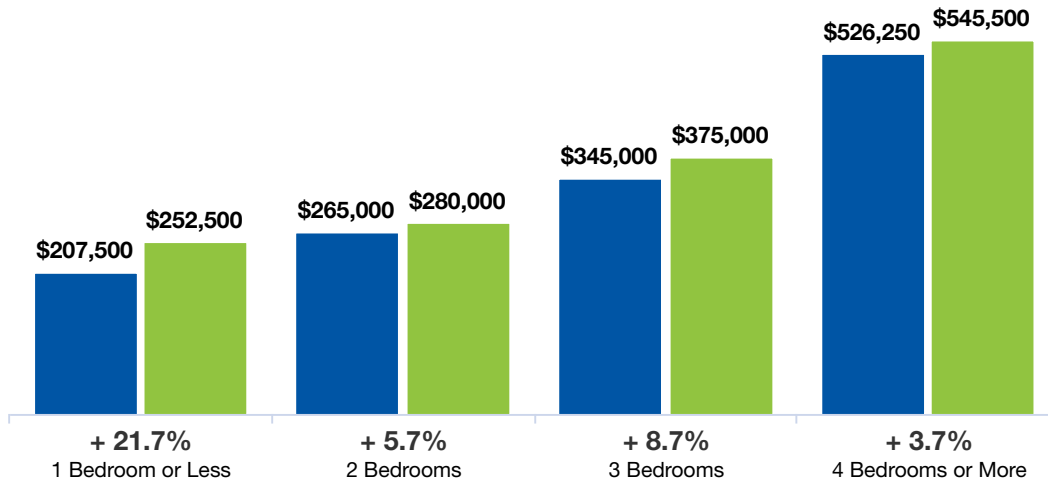
# Median Sales Price



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

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	\$207,500	\$252,500	+ 21.7%
2 Bedrooms	\$265,000	\$280,000	+ 5.7%
3 Bedrooms	\$345,000	\$375,000	+ 8.7%
4 Bedrooms or More	\$526,250	\$545,500	+ 3.7%
<b>All Bedroom Ranges</b>	<b>\$375,000</b>	<b>\$400,000</b>	<b>+ 6.7%</b>

### Single Family Residence

	9-2023	9-2024	Change
1 Bedroom or Less	\$250,000	\$328,050	+ 31.2%
2 Bedrooms	\$265,000	\$250,000	- 5.7%
3 Bedrooms	\$339,566	\$365,000	+ 7.5%
4 Bedrooms or More	\$521,228	\$543,687	+ 4.3%
<b>All Bedroom Ranges</b>	<b>\$408,000</b>	<b>\$430,000</b>	<b>+ 5.4%</b>

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	\$205,000	\$242,000	+ 18.0%
2 Bedrooms	\$265,000	\$280,000	+ 5.7%
3 Bedrooms	\$382,000	\$419,950	+ 9.9%
4 Bedrooms or More	\$585,797	\$563,992	- 3.7%
<b>All Bedroom Ranges</b>	<b>\$285,000</b>	<b>\$310,000</b>	<b>+ 8.8%</b>



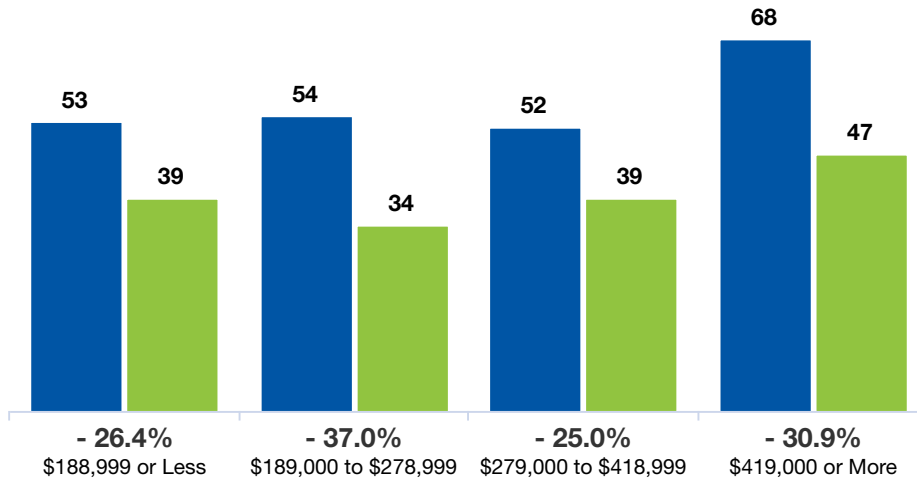
# Days on Market Until Sale



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

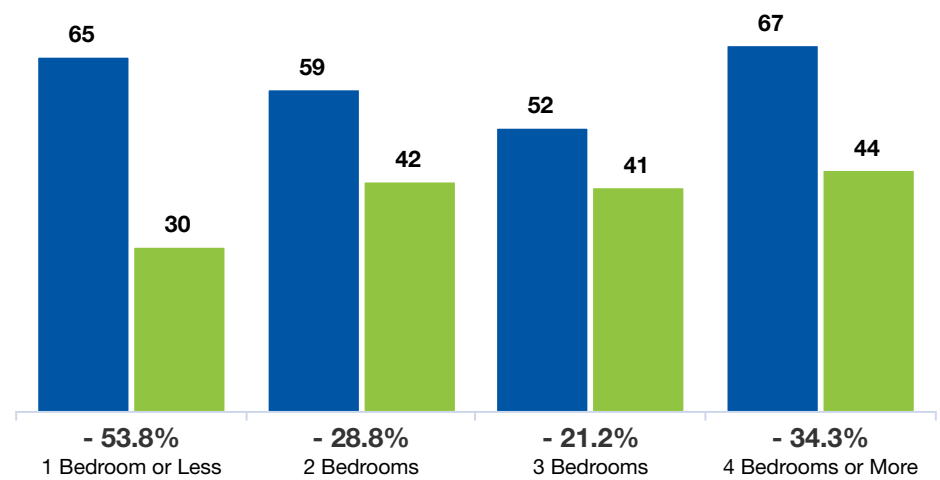
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

#### By Price Range

	9-2023	9-2024	Change
\$188,999 or Less	53	39	- 26.4%
\$189,000 to \$278,999	54	34	- 37.0%
\$279,000 to \$418,999	52	39	- 25.0%
\$419,000 or More	68	47	- 30.9%
<b>All Price Ranges</b>	<b>59</b>	<b>42</b>	<b>- 28.8%</b>

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	65	30	- 53.8%
2 Bedrooms	59	42	- 28.8%
3 Bedrooms	52	41	- 21.2%
4 Bedrooms or More	67	44	- 34.3%
<b>All Bedroom Ranges</b>	<b>59</b>	<b>42</b>	<b>- 28.8%</b>

### Single Family Residence

	9-2023	9-2024	Change
1 Bedroom or Less	59	42	- 28.8%
2 Bedrooms	49	35	- 28.6%
3 Bedrooms	50	33	- 34.0%
4 Bedrooms or More	61	46	- 24.6%
<b>All Price Ranges</b>	<b>56</b>	<b>41</b>	<b>- 26.8%</b>

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	42	33	- 21.4%
2 Bedrooms	61	33	- 45.9%
3 Bedrooms	58	51	- 12.1%
4 Bedrooms or More	111	56	- 49.5%
<b>All Price Ranges</b>	<b>70</b>	<b>46</b>	<b>- 34.3%</b>

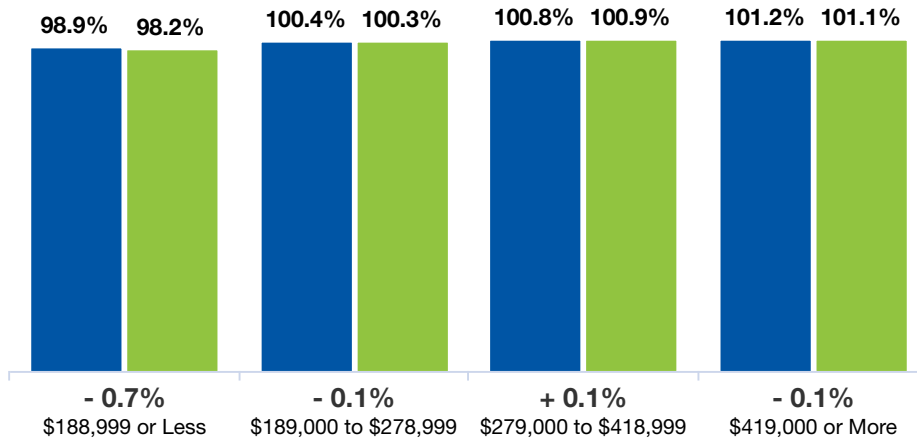
# Percent of List Price Received



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.**

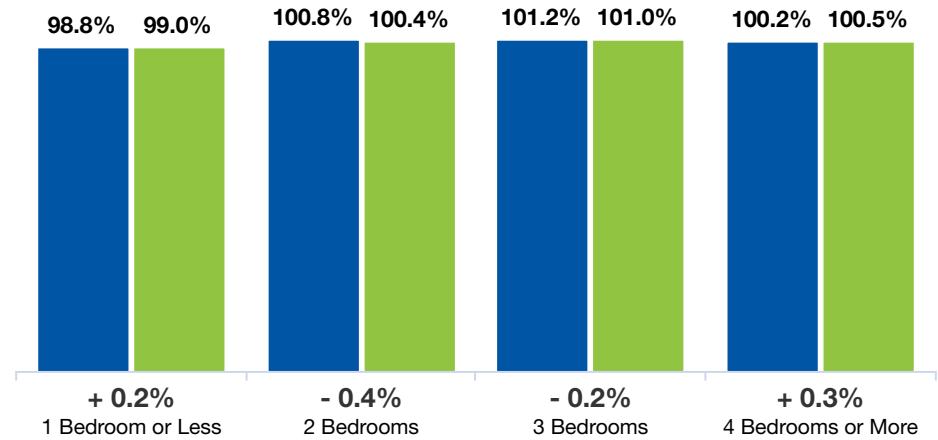
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

#### By Price Range

	9-2023	9-2024	Change
\$188,999 or Less	98.9%	98.2%	- 0.7%
\$189,000 to \$278,999	100.4%	100.3%	- 0.1%
\$279,000 to \$418,999	100.8%	100.9%	+ 0.1%
\$419,000 or More	101.2%	101.1%	- 0.1%

#### All Price Ranges

**100.7%**   **100.7%**   **0.0%**

#### By Bedroom

	9-2023	9-2024	Change
1 Bedroom or Less	98.8%	99.0%	+ 0.2%
2 Bedrooms	100.8%	100.4%	- 0.4%
3 Bedrooms	101.2%	101.0%	- 0.2%
4 Bedrooms or More	100.2%	100.5%	+ 0.3%

#### All Bedroom Ranges

**100.7%**   **100.7%**   **0.0%**

### Single Family Residence

	9-2023	9-2024	Change
1 Bedroom or Less	98.0%	97.6%	- 0.4%
2 Bedrooms	100.4%	100.3%	- 0.1%
3 Bedrooms	100.7%	100.9%	+ 0.2%
4 Bedrooms or More	101.4%	101.2%	- 0.2%

**100.7%**   **100.7%**   **0.0%**

### Condominium

	9-2023	9-2024	Change
1 Bedroom or Less	100.4%	99.4%	- 1.0%
2 Bedrooms	100.5%	100.2%	- 0.3%
3 Bedrooms	101.4%	100.9%	- 0.5%
4 Bedrooms or More	100.2%	100.4%	+ 0.2%

**100.7%**   **100.4%**   **- 0.3%**

	9-2023	9-2024	Change
1 Bedroom or Less	96.8%	97.2%	+ 0.4%
2 Bedrooms	99.8%	99.8%	0.0%
3 Bedrooms	101.4%	101.1%	- 0.3%
4 Bedrooms or More	100.2%	100.6%	+ 0.4%

**100.7%**   **100.7%**   **0.0%**

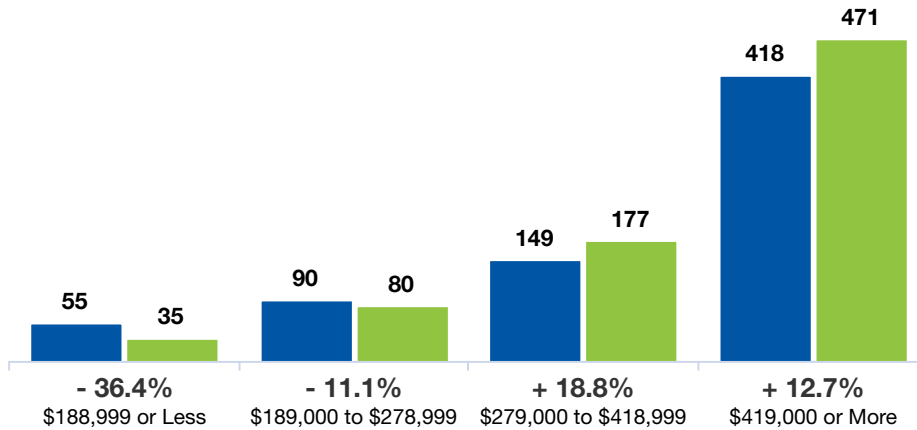
# Inventory of Homes for Sale



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

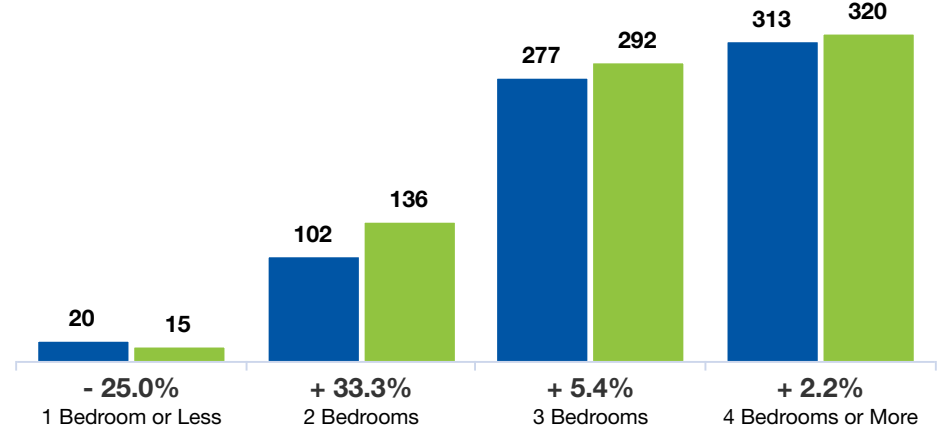
## By Price Range

■ 9-2023 ■ 9-2024



## By Bedroom Count

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$188,999 or Less	55	35	- 36.4%
\$189,000 to \$278,999	90	80	- 11.1%
\$279,000 to \$418,999	149	177	+ 18.8%
\$419,000 or More	418	471	+ 12.7%
<b>All Price Ranges</b>	<b>712</b>	<b>763</b>	<b>+ 7.2%</b>

### Single Family Residence

9-2023	9-2024	Change
51	20	- 60.8%
49	49	0.0%
109	127	+ 16.5%
324	354	+ 9.3%
<b>533</b>	<b>550</b>	<b>+ 3.2%</b>

### Condominium

9-2023	9-2024	Change
4	15	+ 275.0%
41	31	- 24.4%
40	50	+ 25.0%
94	117	+ 24.5%
<b>179</b>	<b>213</b>	<b>+ 19.0%</b>

### By Bedroom

9-2023	9-2024	Change
20	15	- 25.0%
102	136	+ 33.3%
277	292	+ 5.4%
313	320	+ 2.2%
<b>712</b>	<b>763</b>	<b>+ 7.2%</b>

### Single Family Residence

9-2023	9-2024	Change
11	6	- 45.5%
19	27	+ 42.1%
217	217	0.0%
286	300	+ 4.9%
<b>533</b>	<b>550</b>	<b>+ 3.2%</b>

### Condominium

9-2023	9-2024	Change
9	9	0.0%
83	109	+ 31.3%
60	75	+ 25.0%
27	20	- 25.9%
<b>179</b>	<b>213</b>	<b>+ 19.0%</b>

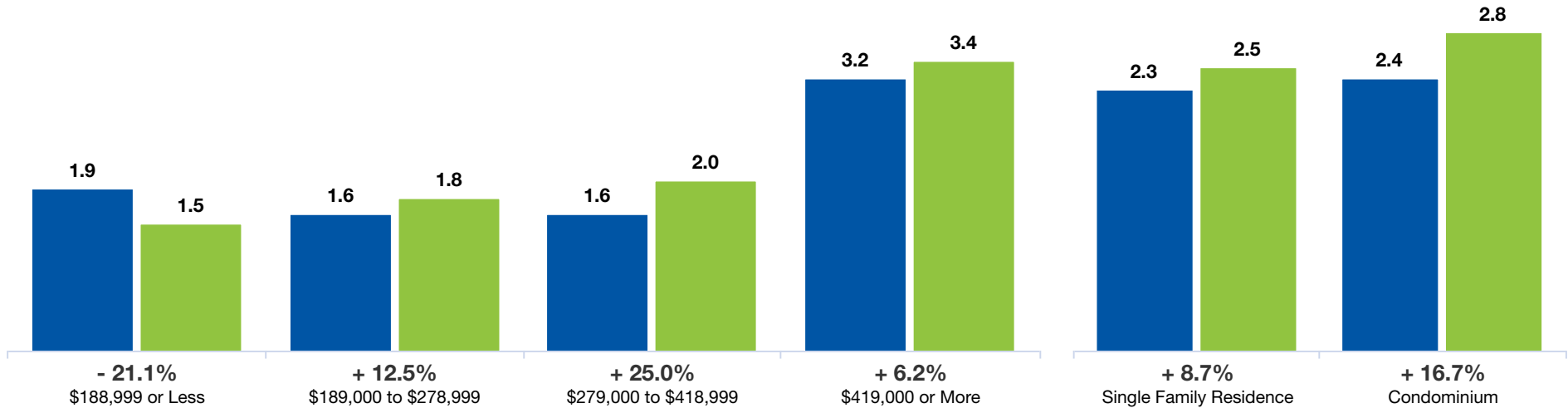
# Months Supply of Inventory



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.**

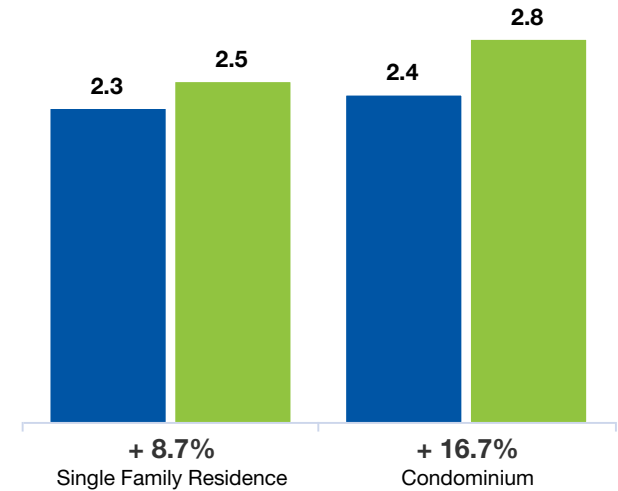
## By Price Range

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$188,999 or Less	1.9	1.5	- 21.1%
\$189,000 to \$278,999	1.6	1.8	+ 12.5%
\$279,000 to \$418,999	1.6	2.0	+ 25.0%
\$419,000 or More	3.2	3.4	+ 6.2%
<b>All Price Ranges</b>	<b>2.3</b>	<b>2.6</b>	<b>+ 13.0%</b>

### Single Family Residence

9-2023	9-2024	Change
2.9	1.3	- 55.2%
1.5	1.9	+ 26.7%
1.5	2.1	+ 40.0%
2.9	3.1	+ 6.9%
<b>2.3</b>	<b>2.5</b>	<b>+ 8.7%</b>

### Condominium

9-2023	9-2024	Change
0.4	2.0	+ 400.0%
1.6	1.7	+ 6.2%
1.8	2.0	+ 11.1%
5.4	5.0	- 7.4%
<b>2.4</b>	<b>2.8</b>	<b>+ 16.7%</b>

### By Bedroom

9-2023	9-2024	Change
3.4	1.9	- 44.1%
1.7	2.5	+ 47.1%
2.1	2.3	+ 9.5%
2.8	3.1	+ 10.7%
<b>2.3</b>	<b>2.6</b>	<b>+ 13.0%</b>

9-2023	9-2024	Change
8.2	2.5	- 69.5%
1.4	1.8	+ 28.6%
1.9	2.1	+ 10.5%
2.7	3.1	+ 14.8%
<b>2.3</b>	<b>2.5</b>	<b>+ 8.7%</b>

9-2023	9-2024	Change
1.8	1.4	- 22.2%
1.8	2.8	+ 55.6%
2.9	3.3	+ 13.8%
5.7	3.2	- 43.9%
<b>2.4</b>	<b>2.8</b>	<b>+ 16.7%</b>