

Washtenaw County

Condos

264
AVAILABLE HOMES
+8% from last month

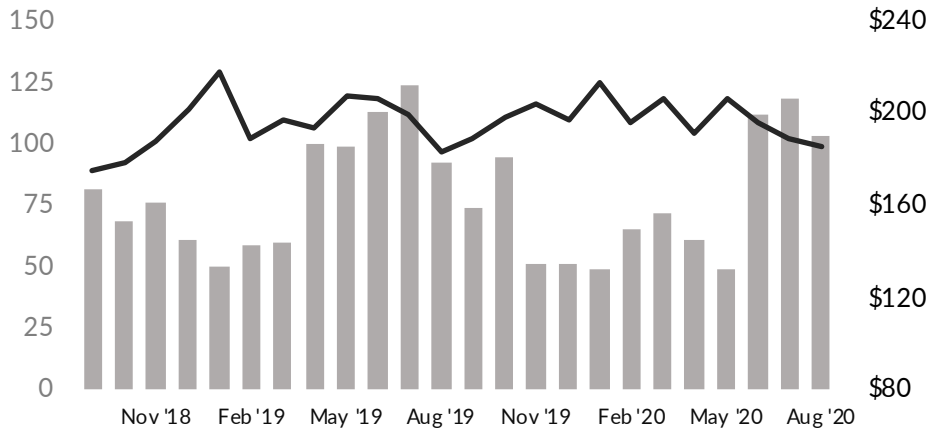
77
NEW PENDING
-31% from last month

625
YTD CLOSED SALES
-10% from last year

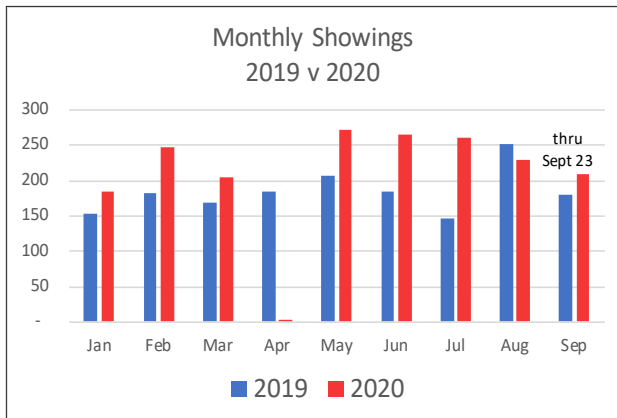
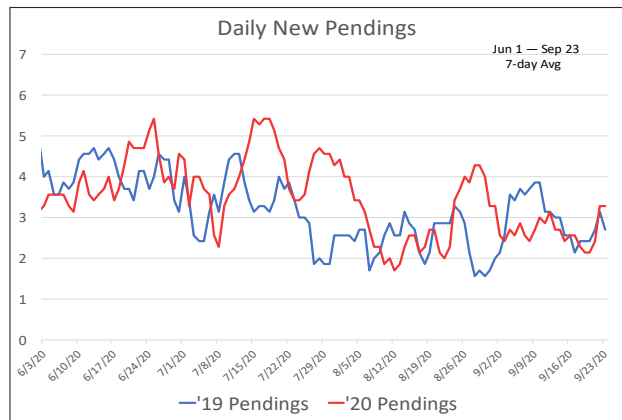
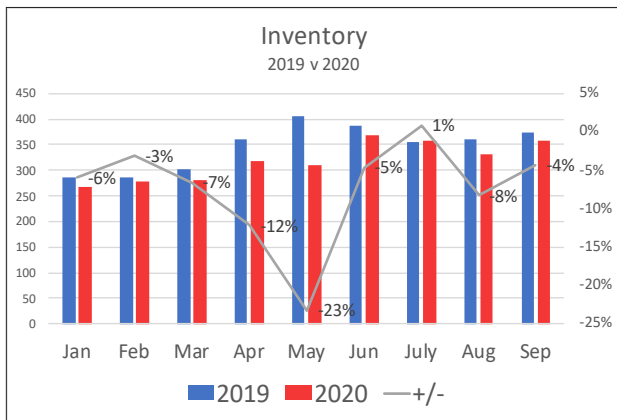
\$260K
YTD AVG SALE PRICE
-3% from last year

\$195
YTD PRICE PER SQ FT
-2% from last year

Closed Sales



MONTHLY SALES — YTD Closed Volume: \$162M (-13%) — \$/SF



Condo inventory is up slightly compared to last month and is down 4% compared to this time last year. Showings dropped in August but will be up in September. Recent showings have been up 17% YOY. New pendencies took a big dip early in September and have recently been running below last year's level. YTD closed sales are down by 10%, but that gap has been narrowing. So long as this year's new pendencies outnumber last year's (chart above), the closed sales gap will narrow. YTD condo values have dropped. Average sale price is down 3% and price per square foot is down 2%.