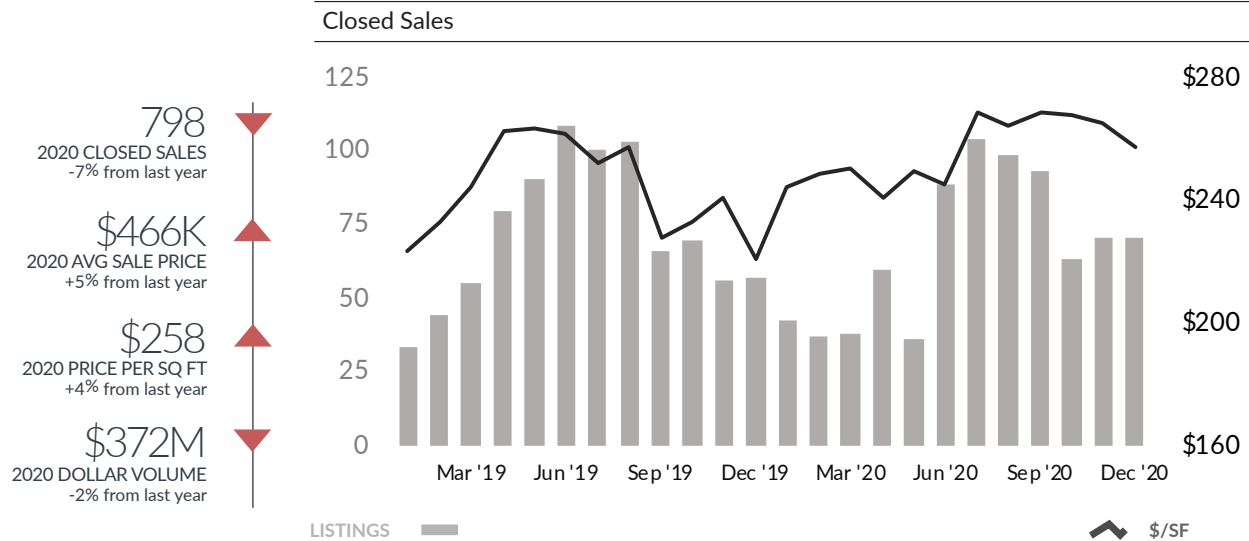


YEAR END 2020 HOUSING REPORT

Ann Arbor

Single Family Homes



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	117	183	295	203	798
		-11%	-34%	10%	12%	-7%
	\$/SF	247	245	267	263	258
		5%	-7%	8%	14%	4%
\$10-250k	Avg Sale Price	\$459K	\$440K	\$467K	\$493K	\$466K
		11%	-8%	10%	13%	5%
	Units	10	13	23	15	61
		-44%	-43%	-21%	-42%	-36%
\$250-400k	\$/SF	221	191	205	197	203
		25%	4%	7%	1%	8%
	Units	59	75	130	81	345
		5%	-28%	11%	14%	-1%
\$400-750k	\$/SF	230	242	247	243	242
		3%	1%	4%	11%	4%
	Units	34	83	111	81	309
		-31%	-30%	2%	16%	-11%
\$750k+	\$/SF	236	240	258	250	249
		-4%	-8%	3%	13%	1%
	Units	14	12	31	26	83
		56%	-61%	121%	73%	20%
\$750k+	\$/SF	305	284	341	324	320
		13%	-10%	11%	6%	5%

Summary

Ann Arbor sales made a strong early third quarter rebound, before new pendings dropped sharply in September. Despite that drop in activity, YOY fourth quarter sales were up 13% and values were up in all price ranges. As inventory levels continue to decline in the lower price ranges, expect an increased proportion of sales to shift to the upper price ranges. The combination of high demand and tight inventory will continue to push prices higher and lower market times.

Data source: Realcomp MLS using Great Lakes Repository Data. Percent changes are compared to the same period last year (Year-Over-Year)