

# Local Market Update – July 2020

A Research Tool Provided by the Michigan Regional Information Center



## Kalamazoo County

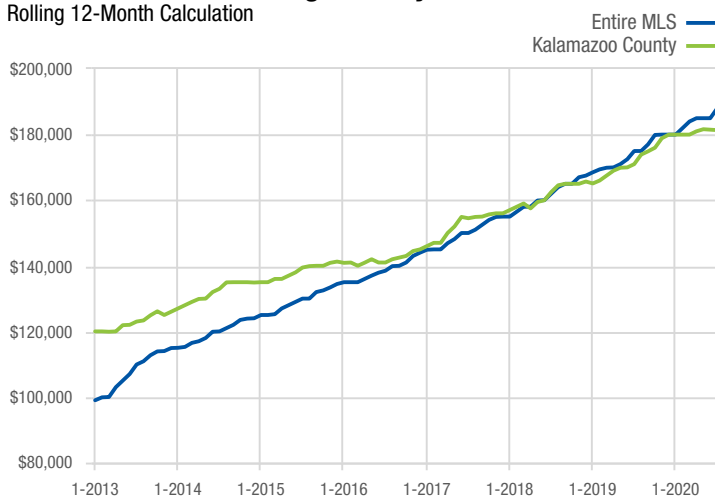
Single Family Residential	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
<b>Key Metrics</b>						
New Listings	518	<b>470</b>	- 9.3%	2,715	<b>2,390</b>	- 12.0%
Pending Sales	343	<b>418</b>	+ 21.9%	2,097	<b>2,069</b>	- 1.3%
Closed Sales	356	<b>355</b>	- 0.3%	1,887	<b>1,716</b>	- 9.1%
Days on Market Until Sale	20	<b>23</b>	+ 15.0%	30	<b>33</b>	+ 10.0%
Median Sales Price*	\$194,500	<b>\$193,000</b>	- 0.8%	\$178,000	<b>\$180,000</b>	+ 1.1%
Average Sales Price*	\$227,927	<b>\$243,075</b>	+ 6.6%	\$208,461	<b>\$216,740</b>	+ 4.0%
Percent of List Price Received*	98.7%	<b>100.2%</b>	+ 1.5%	98.6%	<b>98.6%</b>	0.0%
Inventory of Homes for Sale	701	<b>382</b>	- 45.5%	—	—	—
Months Supply of Inventory	2.5	<b>1.3</b>	- 48.0%	—	—	—

Condominium	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
<b>Key Metrics</b>						
New Listings	48	<b>40</b>	- 16.7%	287	<b>241</b>	- 16.0%
Pending Sales	46	<b>51</b>	+ 10.9%	222	<b>183</b>	- 17.6%
Closed Sales	38	<b>37</b>	- 2.6%	192	<b>134</b>	- 30.2%
Days on Market Until Sale	52	<b>60</b>	+ 15.4%	43	<b>57</b>	+ 32.6%
Median Sales Price*	\$180,000	<b>\$195,500</b>	+ 8.6%	\$204,000	<b>\$200,000</b>	- 2.0%
Average Sales Price*	\$219,227	<b>\$199,497</b>	- 9.0%	\$219,751	<b>\$208,033</b>	- 5.3%
Percent of List Price Received*	98.5%	<b>97.9%</b>	- 0.6%	98.3%	<b>98.1%</b>	- 0.2%
Inventory of Homes for Sale	82	<b>78</b>	- 4.9%	—	—	—
Months Supply of Inventory	2.9	<b>2.8</b>	- 3.4%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

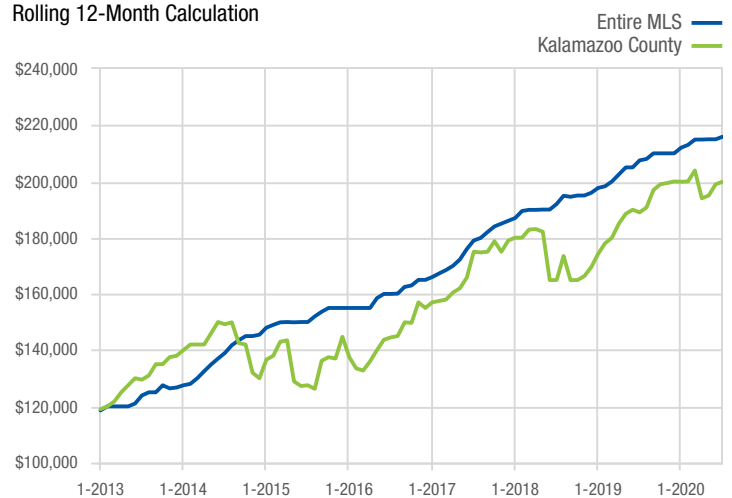
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.