

564 S. MAIN STREET
ANN ARBOR, MI 48104

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

THE BOUMA GROUP EXCEEDS CLIENTS'
EXPECTATIONS WITH INTEGRITY, UNPARALLELED
SERVICE AND PROVEN RESULTS

ATTENTION POSTMASTER:
TIME SENSITIVE MATERIAL

SOLD LISTINGS

Status	Address	Building	Bedroom s	Baths	Square Feet	Original List Price	List Price	Sales Price	Sold Date	DOM	Sale/List Ratio
SOLD	1050 Wall St 8D	Riverside Park Pl	3	2	1,391	\$345,000	\$329,000	\$310,000	12/2/2025	67	94%
SOLD	1050 Wall Street 5D	Riverside Park Pl	3	2	1,391	\$349,000	\$329,000	\$330,000	12/12/2025	69	100.0%
SOLD	1050 Wall Street 4A	Riverside Park Pl	3	2	1,495	\$360,000	\$334,900	\$310,000	11/14/2025	182	93%
SOLD	1183 Freesia Ct	Nielsen Square	3	2	927	\$420,000	\$420,000	\$405,000	11/21/2025	27	96%
SOLD	111 N Ashley St 904	Ashley Terrace	2	1	927	\$600,000	\$550,000	\$520,000	10/21/2025	229	95%
SOLD	505 E Huron St 508	Sloan Plaza	1	1	1,250	\$549,900	\$549,000	\$535,000	11/07/2025	26	97%
SOLD	410 N 1st St 207	410 1 st Condos	2	2	1,096	\$659,000	\$659,000	\$630,000	10/10/2025	88	96%
SOLD	212 Miller Ave 102	212 Miller Ave	2	2	1,095	\$779,000	\$749,000	\$753,371	12/29/2025	362	101%
SOLD	218 W Kingsley 209	Kingsley West	2	2	1,693	\$995,000	\$995,000	\$950,000	11/03/2025	8	95%
SOLD	639 N 4 th Ave	4 th Ave Condos	3	2	2,206	\$1,295,000	\$1,295,000	\$1,250,000	10/31/2025	204	104%
SOLD	212 Miller Ave 101	212 Miller Ave	2	3	1,836	\$1,295,000	\$1,295,000	\$1,465,017	12/29/2025	0	115%
SOLD	322 E Liberty St 13	Denali	2	3	2,205	\$2,250,000	\$2,250,000	\$2,000,000	10/15/2025	29	89%

Advice for Sellers

Now is an excellent time to sell, with prices at historical highs and strong demand. To attract serious buyers, focus on professional staging, quality photography, and minor upgrades, while pricing your home competitively. As inventory may rise in spring, acting sooner could maximize your opportunities.

Work with an experienced agent who knows the local market and recent sales to make informed decisions.

For more information on your condo development, visit bouma.com or CondoHotline.com.

Ready to sell? Call 734-761-3060 to discuss your goals today!



The BOUMA GROUP is passionate about making a difference in our clients' lives. This is not the market for inexperience. We are a group of specialists committed to knowing your market, the community and the real estate business. This allows us to continue to be the market leaders in Ann Arbor and Washtenaw County. We are your source for up-to-date, accurate information about the real estate market.

EXPERTISE THAT EMPOWERS

CALL US TODAY! 734-761-3060



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KELLERWILLIAMS ANN ARBOR, MI 48104

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2025
4TH QUARTER

DOWNTOWN
CONDO

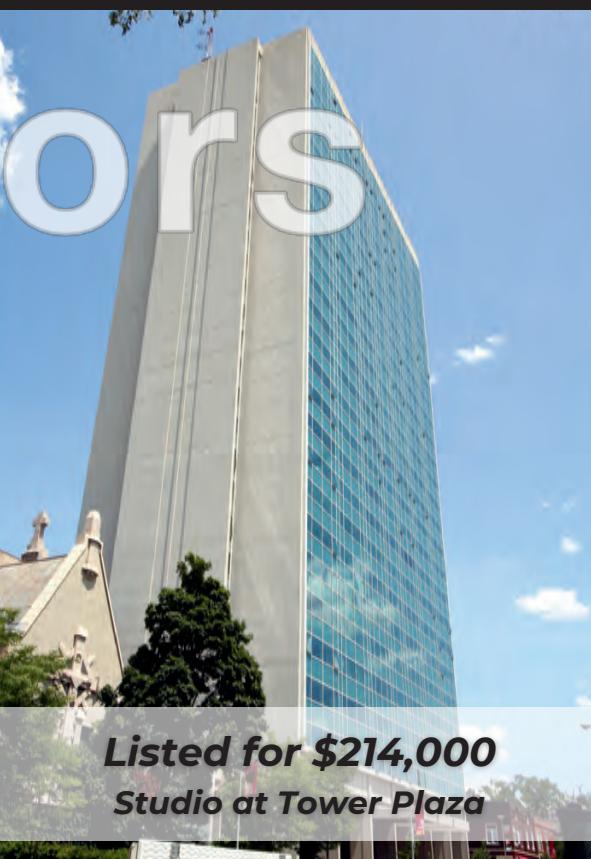
QUARTERLY MARKET REPORT

THE BOUMA GROUP
REALTORS



734-761-3060

Listed for \$939,000
Penthouse at Liberty Lofts



Listed for \$214,000
Studio at Tower Plaza

PREPARED BY | MARTIN BOUMA, REALTOR ®

kw
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734-761-3060

564 S. Main Street, Suite 100
Ann Arbor, MI 48104

BOUMA.COM

4th Quarter 2025 Downtown Ann Arbor Condo Market Update

The Downtown Ann Arbor condo market is entering 2026 with historically low inventory and strong demand. Here's a snapshot of the current market:

Active Listings: Only 8 active resale listings, with 2 under contract, leaving just 6 available condos.

- Price Range: 4 of the 6 condos are priced over \$1,000,000, with the lowest priced at \$665,000.
- Comparison: This is a significant drop from 29 active listings in the 4th quarter of 2024.

Highest-Priced Listing: The penthouse atop the former DTE building is listed at \$7,000,000 (\$1,400/SF), making it the most expensive condo in downtown Ann Arbor's history.

New Construction:

- 17 new construction condos are on the market, with 15 already under contract.
- Additional developments in planning, approval, or construction stages could add 1,168 living units to the downtown area, including 102 condos and the rest as apartments.
 - 315 Huron (Proposed): 285 apartments at the corner of Huron and First.
 - Marketplace (Under Construction): 18 condos in Kerrytown.
 - Braun Ct (Approved): 36 condos in Kerrytown.
 - 1st Street Condos (In Planning): 48 condos.
 - Dunbar (Under Construction): 63 affordable apartments in Kerrytown.
 - Kline Parking Lot (Proposed): 554 housing units.
 - 415 Washington (Proposed): 100 housing units across from the Y.
 - Near North (Proposed): 64 apartments.

Sales Performance

4th Quarter 2025 Sales:

- Total Sales: 12 condos sold, including 2 new construction units.
- Comparison: Slightly down from 15 sales in the 4th quarter of 2024.

New Construction Closings:

- 2 units sold at 212 Miller, ranging from \$753,371 to \$1,465,017 (\$874/SF).
- The penthouse unit featured 3 bedrooms, 3.5 baths, and 2,754 SF.

Re-Sale Closings:

- Highest Sale: Loft 322 on Liberty St. sold for \$2,000,000 (\$907/SF) in 29 days.
 - Features: 2,205 SF, 2 bedrooms, 2.5 baths, 2 fireplaces, 2 balconies, and a 2-car garage.
 - Sales History: Sold for \$1,315,000 in 2021 and \$793,400 in 2007.
- Lowest Sales: Riverside Park Place on Wall St. had 3 sales ranging from \$310,000 to \$330,000.

Notable Sales:

- 218 Kingsley #209: Sold for \$950,000 (\$587/SF) in 8 days.
- 410 1st St #207: Sold for \$630,000 (\$574/SF) in 11 days.
- 505 E. Huron St #508: Sold for \$535,000 in 26 days.
- 111 N Ashley St #904: Sold for \$520,000 (\$561/SF) in 229 days.

IF YOU'RE THINKING OF SELLING, NOW IS STILL A GOOD TIME. LETS DISCUSS YOUR GOALS AND THE UNIQUE OPPORTUNITIES YOU HAVE IN TODAY'S HOUSING MARKET.

LEARN MORE ABOUT YOUR COMPLEX BY VISITING OUR WEBSITE AT BOUMA.COM OR CONDOTHOTLINE.COM AND SEARCHING FOR YOUR CONDO COMPLEX!

CURRENT LISTINGS

Status	Address	Building	Bedrooms	Baths	Square Feet	Original List Price	List Price	Listing Date
ACTIVE	651 N 5 th Ave	Wickliffe Place	2	3	1,368	\$675,000	\$665,000	9/01/2025
ACTIVE	140 Ashley Mews Dr	Ashley Mews	3	3	2,062	\$995,000	\$995,000	11/21/2025
ACTIVE	441 S Ashley St 405	The Gallery	3	2	1,665	\$1,200,000	\$1,200,000	1/06/2025
ACTIVE	330 Detroit St 203	Flatiron	2	3	1,675	\$1,245,000	\$1,345,000	3/01/2023
ACTIVE	330 Detroit St 101	Flatiron	2	3	1,850	\$1,375,000	\$1,375,000	2/25/2025
ACTIVE	322 E Liberty St 16 & 17	Denali	3	4	2,028	\$1,395,000	\$1,395,000	3/19/2025
ACTIVE	121 W Kingsley 502	Kingsley West	2	3	2,587	\$2,499,000	\$2,499,000	12/29/2025
ACTIVE	414 S Main St 10	Syndeco Plaza	3	4	5,000	\$7,000,000	\$7,000,000	12/19/2025

PENDING LISTINGS

Status	Address	Building	Bedrooms	Baths	Square Feet	Original List Price	List Price	Listing Date
ACTIVE-CTG	410 N 1 st St 301	410 1 st Condos	3	3	1,945	\$1,329,000	\$1,329,000	11/12/2025
PENDING	330 Detroit St 202	Flatiron	1	2	961	\$699,000	\$699,000	6/24/2025
PENDING	330 Detroit St 302	Flatiron	1	2	961	\$765,000	\$765,000	11/14/2023
PENDING	922 Catherine St	Catherine Place	4	4	1,856	\$950,000	\$950,000	11/10/2025
PENDING	212 Miller Ave 203	212 Miller Ave	3	2	1,825	\$1,295,000	\$1,495,000	6/27/2023
PENDING	212 Miller Ave 301	212 Miller Ave	3	4	2,754	\$2,049,000	\$2,049,000	11/07/2023
PENDING	330 Detroit St 204	Flatiron	3	3	2,259	\$1,495,000	\$1,495,000	11/14/2023
PENDING	330 Detroit St 301	Flatiron	3	3	2,019	\$1,495,000	\$1,495,000	11/14/2023
PENDING	330 Detroit St 201	Flatiron	3	3	2,019	\$1,395,000	\$1,595,000	3/01/2023
PENDING	330 Detroit St 501	Flatiron	2	3	1,792	\$1,595,000	\$1,595,000	11/14/2023
PENDING	330 Detroit St 401	Flatiron	2	3	1,821	\$1,595,000	\$1,595,000	12/29/2023
PENDING	330 Detroit St 304	Flatiron	3	3	2,259	\$1,645,000	\$1,645,000	11/14/2023
PENDING	330 Detroit St 303	Flatiron	3	4	1,929	\$1,695,000	\$1,695,000	3/28/2024
PENDING	330 Detroit St 403	Flatiron	3	3	2,192	\$1,750,000	\$1,750,000	11/14/2023
PENDING	330 Detroit St 503	Flatiron	3	3	2,191	\$1,895,000	\$1,895,000	11/14/2023
PENDING	330 Detroit St 402	Flatiron	4	4	2,635	\$2,100,000	\$2,100,000	11/14/2023
PENDING	330 Detroit St 502	Flatiron	4	4	2,621	\$2,250,000	\$2,250,000	11/14/2023

For up-to-date information on the condo market in Ann Arbor,

be sure to check out:

condohotline.com or bouma.com

#1 IN WASHTEAW COUNTY SALES FOR 20 OF THE PAST 23 YEARS!

Data from the MLS from 10/01/2025 - 12/31/2025 and represents properties listed or sold by various brokers. Square footage might not be completely accurate - Source: MLS. Martin Bouma and Keller Williams Realty do not represent, nor warrant, the accuracy of this data. If you have any questions regarding the above information or any real estate matters, please do not hesitate to call. Information subject to change. This market report is not intended to solicit properties already for sale, nor intended to cause a breach of an existing agency relationship.