

Local Market Update – October 2018

This is a research tool provided by Realcomp.



Fenton Twp

Genesee County

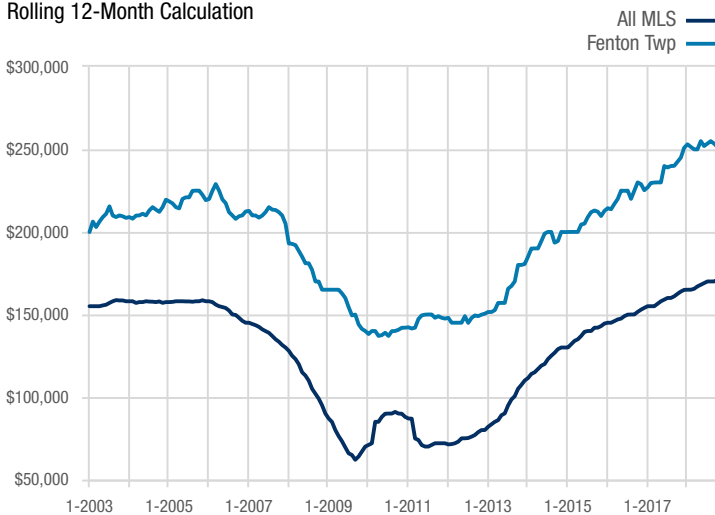
Residential Key Metrics	October			Year to Date		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	29	38	+ 31.0%	418	367	- 12.2%
Pending Sales	37	21	- 43.2%	277	246	- 11.2%
Closed Sales	34	30	- 11.8%	251	252	+ 0.4%
Days on Market Until Sale	54	46	- 14.8%	54	52	- 3.7%
Median Sales Price*	\$251,250	\$237,500	- 5.5%	\$254,500	\$254,775	+ 0.1%
Average Sales Price*	\$280,888	\$274,751	- 2.2%	\$305,434	\$319,660	+ 4.7%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.4%	97.9%	- 0.5%
Inventory of Homes for Sale	125	94	- 24.8%	—	—	—
Months Supply of Inventory	4.7	3.9	- 17.0%	—	—	—

Condo Key Metrics	October			Year to Date		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	2	3	+ 50.0%	44	41	- 6.8%
Pending Sales	5	2	- 60.0%	27	22	- 18.5%
Closed Sales	2	0	- 100.0%	25	20	- 20.0%
Days on Market Until Sale	11	—	—	35	31	- 11.4%
Median Sales Price*	\$106,450	—	—	\$126,000	\$147,500	+ 17.1%
Average Sales Price*	\$106,450	—	—	\$157,326	\$162,575	+ 3.3%
Percent of List Price Received*	99.5%	—	—	99.0%	97.1%	- 1.9%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	3.5	5.5	+ 57.1%	—	—	—

* 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.

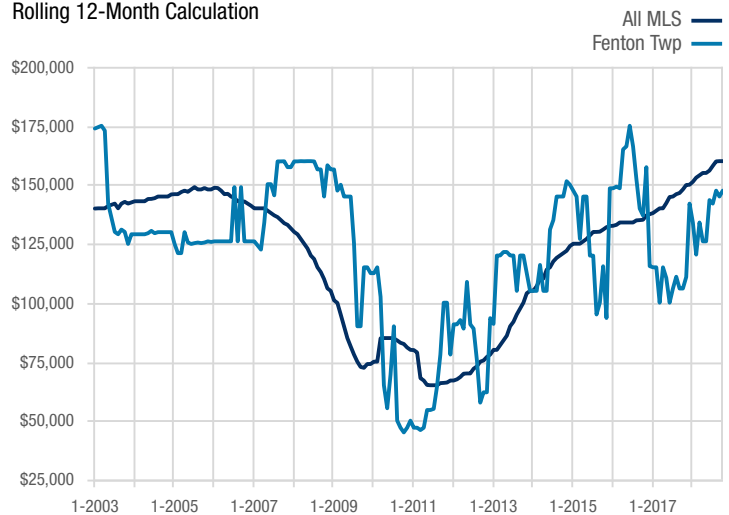
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

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.