

# Local Market Update – November 2018

This is a research tool provided by Realcomp.



## Ann Arbor

### Washtenaw County

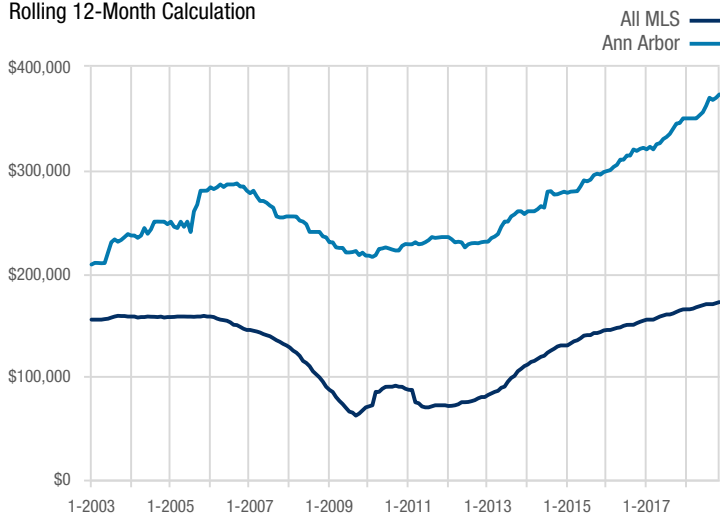
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	48	40	- 16.7%	1,023	1,101	+ 7.6%
Pending Sales	48	61	+ 27.1%	823	789	- 4.1%
Closed Sales	72	73	+ 1.4%	832	772	- 7.2%
Days on Market Until Sale	35	35	0.0%	25	24	- 4.0%
Median Sales Price*	\$365,000	\$385,000	+ 5.5%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$375,466	\$413,720	+ 10.2%	\$399,101	\$426,319	+ 6.8%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	100.1%	100.2%	+ 0.1%
Inventory of Homes for Sale	140	167	+ 19.3%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	23	48	+ 108.7%	549	596	+ 8.6%
Pending Sales	37	31	- 16.2%	457	405	- 11.4%
Closed Sales	35	31	- 11.4%	464	394	- 15.1%
Days on Market Until Sale	27	32	+ 18.5%	28	27	- 3.6%
Median Sales Price*	\$217,600	\$234,000	+ 7.5%	\$215,000	\$245,000	+ 14.0%
Average Sales Price*	\$264,735	\$250,283	- 5.5%	\$255,269	\$292,105	+ 14.4%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	75	130	+ 73.3%	—	—	—
Months Supply of Inventory	1.9	3.7	+ 94.7%	—	—	—

\* 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.

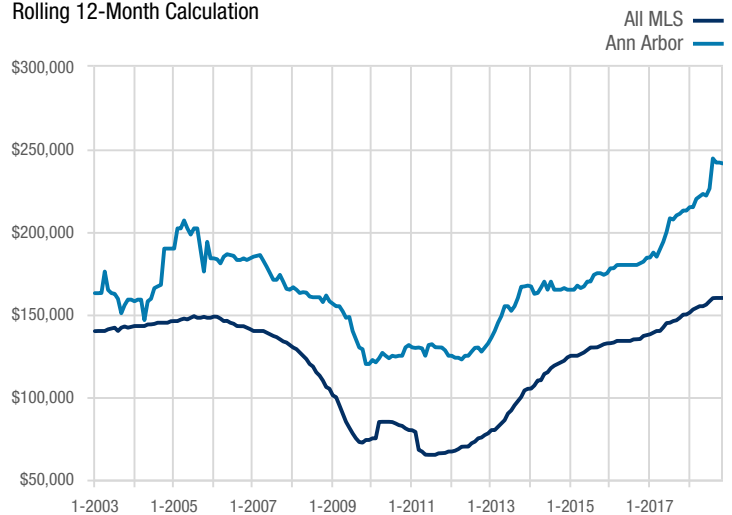
### Median Sales Price - Residential

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.