

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Fenton

Genesee County

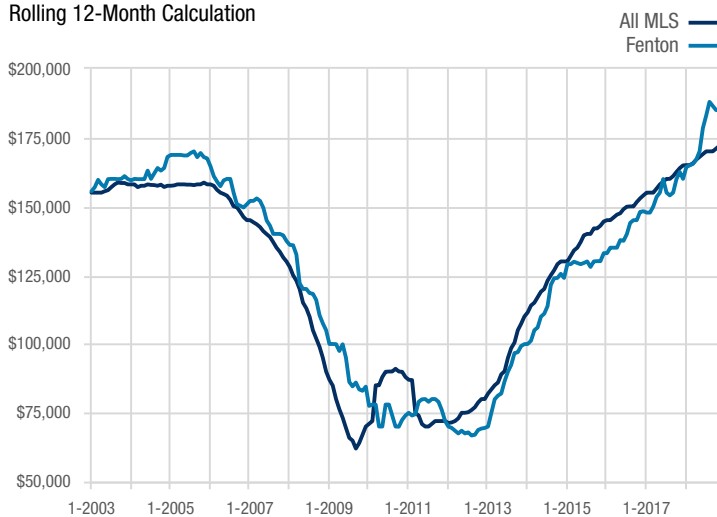
| Residential | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2017 | 2018 | % Change | Thru 11-2017 | Thru 11-2018 | % Change |
| New Listings | 19 | 19 | 0.0% | 248 | 257 | + 3.6% |
| Pending Sales | 19 | 16 | - 15.8% | 187 | 198 | + 5.9% |
| Closed Sales | 16 | 13 | - 18.8% | 186 | 205 | + 10.2% |
| Days on Market Until Sale | 27 | 34 | + 25.9% | 27 | 33 | + 22.2% |
| Median Sales Price* | \$171,450 | \$170,000 | - 0.8% | \$162,500 | \$188,000 | + 15.7% |
| Average Sales Price* | \$196,938 | \$184,600 | - 6.3% | \$180,284 | \$199,460 | + 10.6% |
| Percent of List Price Received* | 99.4% | 97.5% | - 1.9% | 98.8% | 98.9% | + 0.1% |
| Inventory of Homes for Sale | 67 | 44 | - 34.3% | — | — | — |
| Months Supply of Inventory | 4.0 | 2.5 | - 37.5% | — | — | — |

| Condo | November | | | Year to Date | | |
|---------------------------------|-----------|----------|----------|--------------|--------------|----------|
| Key Metrics | 2017 | 2018 | % Change | Thru 11-2017 | Thru 11-2018 | % Change |
| New Listings | 9 | 2 | - 77.8% | 75 | 82 | + 9.3% |
| Pending Sales | 10 | 3 | - 70.0% | 57 | 59 | + 3.5% |
| Closed Sales | 5 | 2 | - 60.0% | 50 | 64 | + 28.0% |
| Days on Market Until Sale | 29 | 8 | - 72.4% | 25 | 33 | + 32.0% |
| Median Sales Price* | \$115,000 | \$95,625 | - 16.8% | \$138,500 | \$169,000 | + 22.0% |
| Average Sales Price* | \$122,000 | \$95,625 | - 21.6% | \$148,572 | \$173,147 | + 16.5% |
| Percent of List Price Received* | 96.4% | 95.7% | - 0.7% | 96.7% | 99.0% | + 2.4% |
| Inventory of Homes for Sale | 10 | 24 | + 140.0% | — | — | — |
| Months Supply of Inventory | 1.9 | 4.7 | + 147.4% | — | — | — |

* 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.

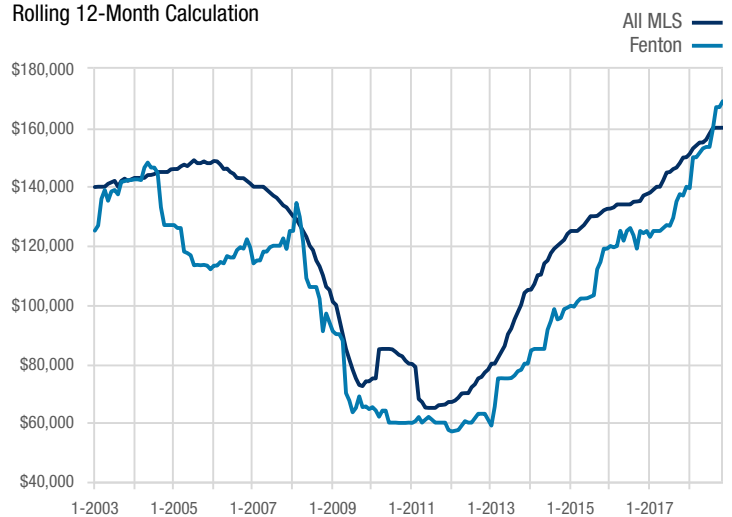
Median Sales Price - Residential

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.