

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Genesee County

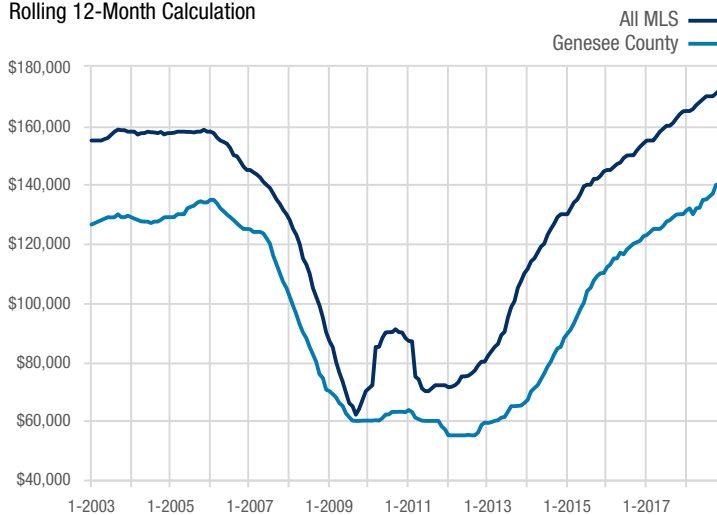
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	407	422	+ 3.7%	6,352	6,429	+ 1.2%
Pending Sales	367	394	+ 7.4%	4,914	4,832	- 1.7%
Closed Sales	417	438	+ 5.0%	4,778	4,713	- 1.4%
Days on Market Until Sale	41	41	0.0%	51	42	- 17.6%
Median Sales Price*	\$134,900	\$138,000	+ 2.3%	\$130,000	\$140,000	+ 7.7%
Average Sales Price*	\$148,713	\$148,687	0.0%	\$146,171	\$155,114	+ 6.1%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	1,808	1,264	- 30.1%	—	—	—
Months Supply of Inventory	4.2	3.0	- 28.6%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	45	39	- 13.3%	578	631	+ 9.2%
Pending Sales	38	34	- 10.5%	466	494	+ 6.0%
Closed Sales	39	34	- 12.8%	453	480	+ 6.0%
Days on Market Until Sale	37	29	- 21.6%	45	37	- 17.8%
Median Sales Price*	\$117,500	\$137,700	+ 17.2%	\$134,000	\$150,000	+ 11.9%
Average Sales Price*	\$150,580	\$137,710	- 8.5%	\$141,800	\$149,728	+ 5.6%
Percent of List Price Received*	97.1%	96.7%	- 0.4%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	149	129	- 13.4%	—	—	—
Months Supply of Inventory	3.6	3.0	- 16.7%	—	—	—

* 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.

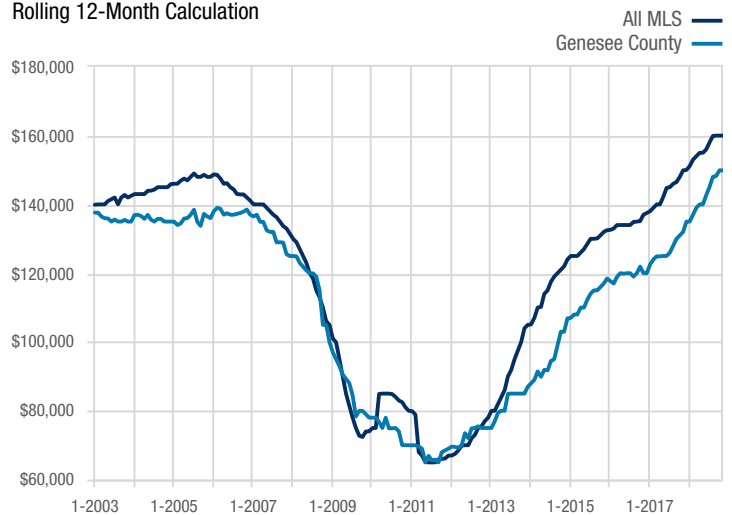
Median Sales Price - Residential

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.