

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Swartz Creek

Genesee County

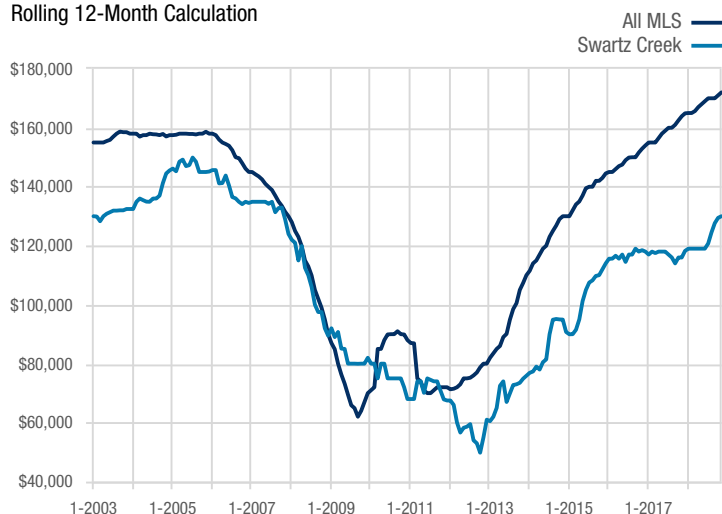
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	7	12	+ 71.4%	111	104	- 6.3%
Pending Sales	8	3	- 62.5%	90	79	- 12.2%
Closed Sales	11	9	- 18.2%	90	77	- 14.4%
Days on Market Until Sale	43	26	- 39.5%	46	32	- 30.4%
Median Sales Price*	\$129,000	\$135,000	+ 4.7%	\$116,500	\$130,000	+ 11.6%
Average Sales Price*	\$138,227	\$159,156	+ 15.1%	\$121,221	\$137,276	+ 13.2%
Percent of List Price Received*	96.3%	96.8%	+ 0.5%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	28	25	- 10.7%	—	—	—
Months Supply of Inventory	3.5	3.7	+ 5.7%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	0	0	0.0%	25	19	- 24.0%
Pending Sales	3	1	- 66.7%	25	16	- 36.0%
Closed Sales	2	0	- 100.0%	21	14	- 33.3%
Days on Market Until Sale	58	—	—	26	27	+ 3.8%
Median Sales Price*	\$156,500	—	—	\$158,000	\$162,500	+ 2.8%
Average Sales Price*	\$156,500	—	—	\$159,966	\$173,800	+ 8.6%
Percent of List Price Received*	96.6%	—	—	98.8%	96.7%	- 2.1%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 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.

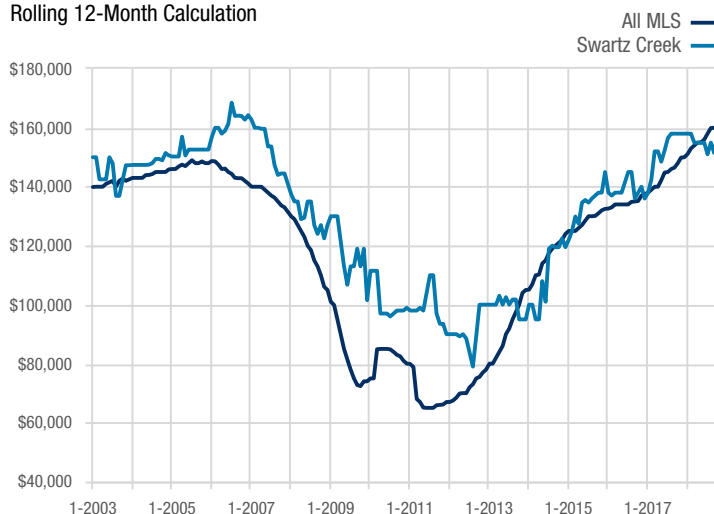
Median Sales Price - Residential

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.