

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Tuscola County

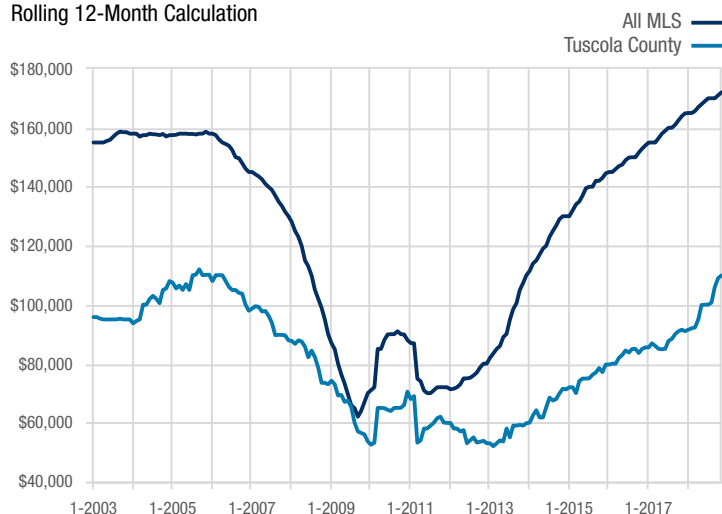
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	30	34	+ 13.3%	542	469	- 13.5%
Pending Sales	26	20	- 23.1%	435	340	- 21.8%
Closed Sales	42	27	- 35.7%	423	334	- 21.0%
Days on Market Until Sale	72	40	- 44.4%	71	56	- 21.1%
Median Sales Price*	\$94,250	\$104,900	+ 11.3%	\$91,000	\$110,850	+ 21.8%
Average Sales Price*	\$98,959	\$109,106	+ 10.3%	\$102,549	\$116,347	+ 13.5%
Percent of List Price Received*	94.7%	95.2%	+ 0.5%	95.2%	97.0%	+ 1.9%
Inventory of Homes for Sale	125	128	+ 2.4%	—	—	—
Months Supply of Inventory	3.3	4.4	+ 33.3%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	2	—	1	3	+ 200.0%
Days on Market Until Sale	—	68	—	6	60	+ 900.0%
Median Sales Price*	—	\$92,250	—	\$126,000	\$105,000	- 16.7%
Average Sales Price*	—	\$92,250	—	\$126,000	\$108,167	- 14.2%
Percent of List Price Received*	—	90.9%	—	99.4%	94.0%	- 5.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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.

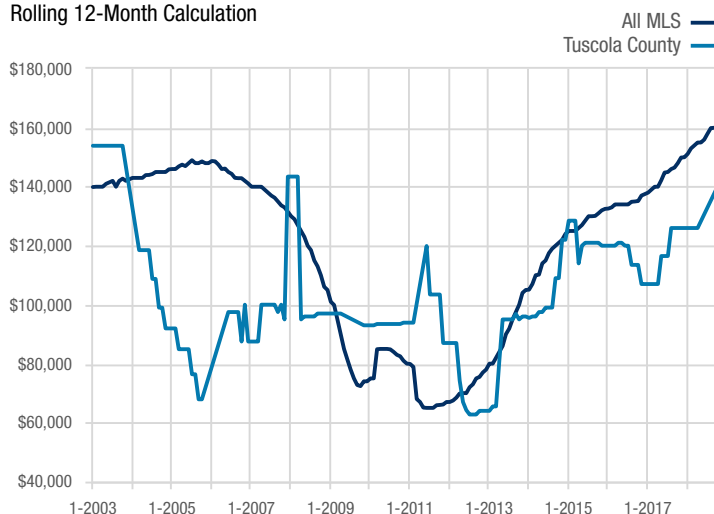
Median Sales Price - Residential

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.