

# Local Market Update – November 2018

This is a research tool provided by Realcomp.



## Washtenaw County

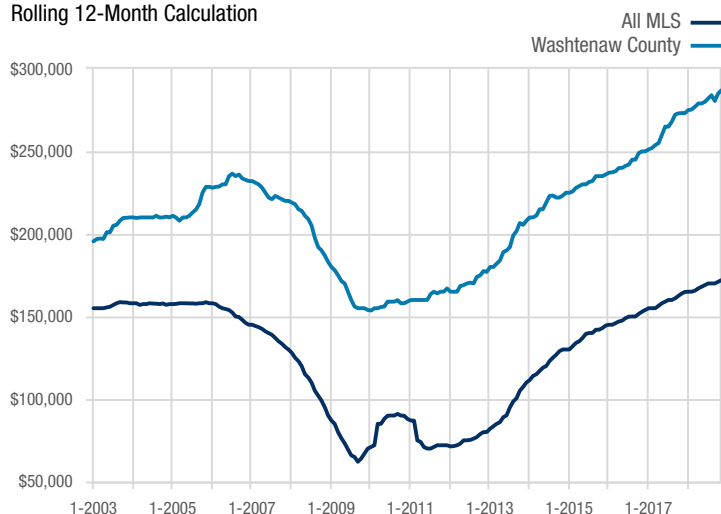
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	255	235	- 7.8%	4,657	4,610	- 1.0%
Pending Sales	247	261	+ 5.7%	3,570	3,355	- 6.0%
Closed Sales	318	299	- 6.0%	3,546	3,313	- 6.6%
Days on Market Until Sale	42	41	- 2.4%	34	32	- 5.9%
Median Sales Price*	\$268,450	\$284,250	+ 5.9%	\$275,000	\$292,000	+ 6.2%
Average Sales Price*	\$298,951	\$323,609	+ 8.2%	\$312,052	\$336,943	+ 8.0%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	879	836	- 4.9%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	50	83	+ 66.0%	1,127	1,212	+ 7.5%
Pending Sales	83	63	- 24.1%	1,002	864	- 13.8%
Closed Sales	84	74	- 11.9%	1,003	851	- 15.2%
Days on Market Until Sale	38	40	+ 5.3%	31	30	- 3.2%
Median Sales Price*	\$187,000	\$210,000	+ 12.3%	\$191,250	\$218,000	+ 14.0%
Average Sales Price*	\$218,513	\$232,320	+ 6.3%	\$221,148	\$250,927	+ 13.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	172	268	+ 55.8%	—	—	—
Months Supply of Inventory	1.9	3.5	+ 84.2%	—	—	—

\* 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.

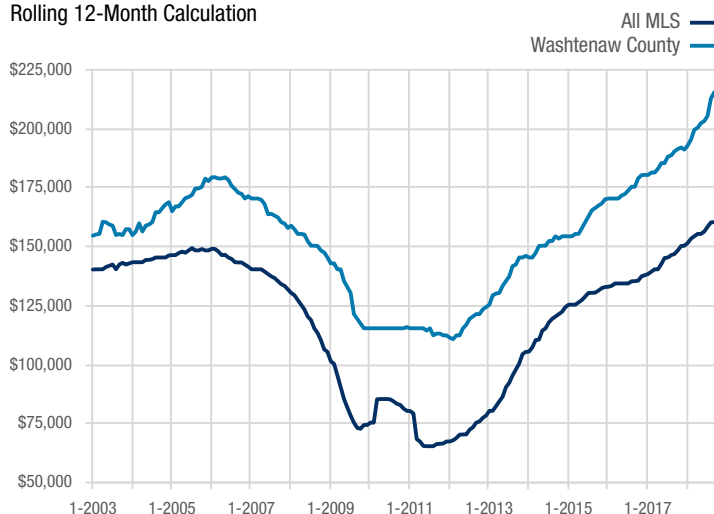
### Median Sales Price - Residential

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.