

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Ypsilanti

Washtenaw County

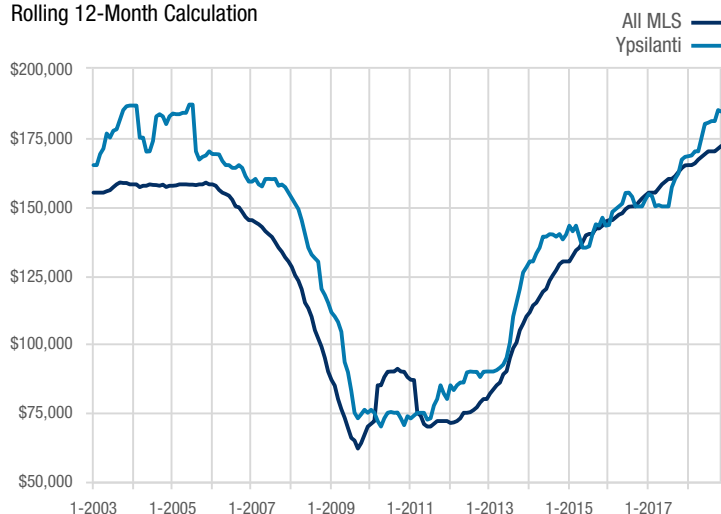
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	24	34	+ 41.7%	515	402	- 21.9%
Pending Sales	31	30	- 3.2%	418	327	- 21.8%
Closed Sales	55	32	- 41.8%	412	330	- 19.9%
Days on Market Until Sale	33	25	- 24.2%	27	19	- 29.6%
Median Sales Price*	\$188,000	\$182,450	- 3.0%	\$167,000	\$184,450	+ 10.4%
Average Sales Price*	\$185,806	\$171,513	- 7.7%	\$162,095	\$183,060	+ 12.9%
Percent of List Price Received*	99.5%	96.9%	- 2.6%	99.6%	99.5%	- 0.1%
Inventory of Homes for Sale	78	65	- 16.7%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	3	2	- 33.3%	72	49	- 31.9%
Pending Sales	7	4	- 42.9%	72	47	- 34.7%
Closed Sales	7	5	- 28.6%	76	45	- 40.8%
Days on Market Until Sale	21	57	+ 171.4%	27	21	- 22.2%
Median Sales Price*	\$102,500	\$136,000	+ 32.7%	\$98,500	\$118,000	+ 19.8%
Average Sales Price*	\$113,050	\$126,900	+ 12.3%	\$108,521	\$123,106	+ 13.4%
Percent of List Price Received*	99.0%	97.6%	- 1.4%	97.6%	98.9%	+ 1.3%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	0.6	0.3	- 50.0%	—	—	—

* 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.

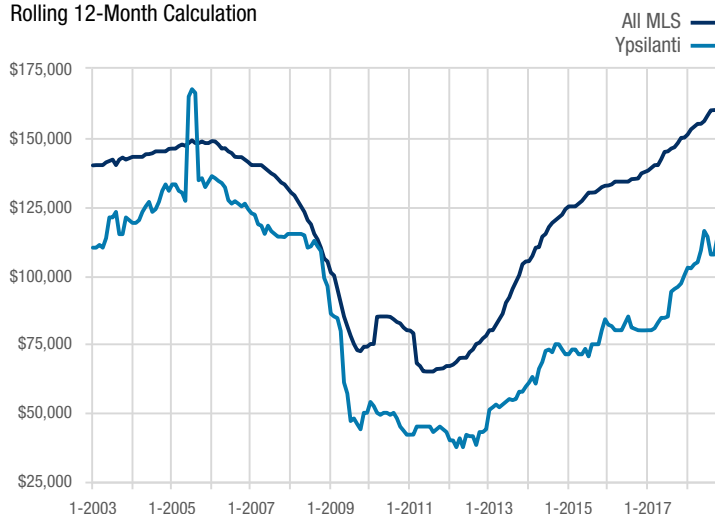
Median Sales Price - Residential

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.