Local Market Update – December 2018

This is a research tool provided by Realcomp.

REALCOMP
Data-driven, Results-focused MLS

Swartz Creek

Genesee County

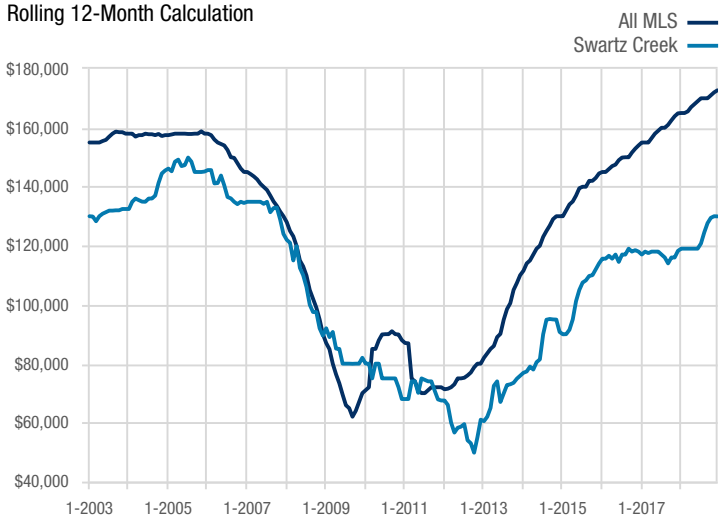
Residential	December			Year to Date		
Key Metrics	**2017**	**2018**	**% Change**	**Thru 12-2017**	**Thru 12-2018**	**% Change**
New Listings	7	**8**	+ 14.3%	118	**111**	- 5.9%
Pending Sales	3	**5**	+ 66.7%	93	**85**	- 8.6%
Closed Sales	6	**6**	0.0%	96	**83**	- 13.5%
Days on Market Until Sale	20	**10**	- 50.0%	44	**30**	- 31.8%
Median Sales Price*	$157,750	**$111,000**	- 29.6%	$118,250	**$129,950**	+ 9.9%
Average Sales Price*	$176,917	**$132,800**	- 24.9%	$124,702	**$136,948**	+ 9.8%
Percent of List Price Received*	97.9%	**98.1%**	+ 0.2%	98.1%	**98.8%**	+ 0.7%
Inventory of Homes for Sale	32	**22**	- 31.3%	—	**—**	—
Months Supply of Inventory	4.1	**3.1**	- 24.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2017**	**2018**	**% Change**	**Thru 12-2017**	**Thru 12-2018**	**% Change**
New Listings	2	**0**	- 100.0%	27	**19**	- 29.6%
Pending Sales	1	**0**	- 100.0%	26	**16**	- 38.5%
Closed Sales	4	**0**	- 100.0%	25	**14**	- 44.0%
Days on Market Until Sale	88	**—**	—	36	**27**	- 25.0%
Median Sales Price*	$140,000	**—**	—	$158,000	**$162,500**	+ 2.8%
Average Sales Price*	$144,500	**—**	—	$157,492	**$173,800**	+ 10.4%
Percent of List Price Received*	96.2%	**—**	—	98.4%	**96.7%**	- 1.7%
Inventory of Homes for Sale	3	**2**	- 33.3%	—	**—**	—
Months Supply of Inventory	1.2	**1.0**	- 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.

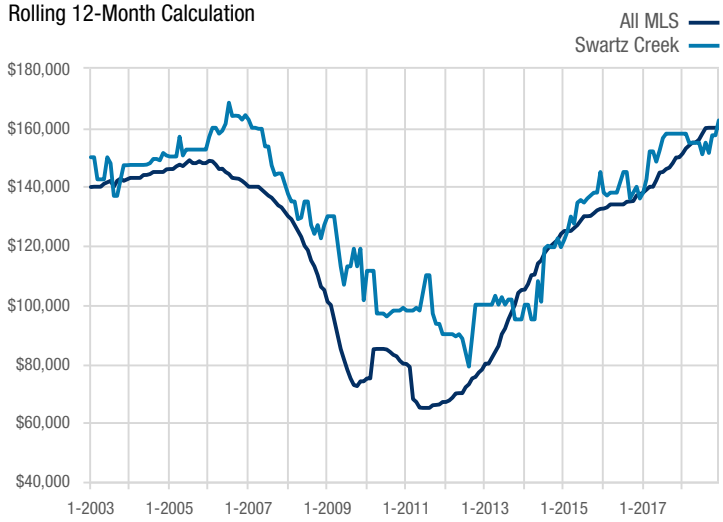
Median Sales Price - Residential

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.

Current as of January 2, 2019. All data from Realcomp II Ltd. Report © 2019 ShowingTime.