

# Local Market Update – March 2019

This is a research tool provided by Realcomp.



## Ann Arbor

### Washtenaw County

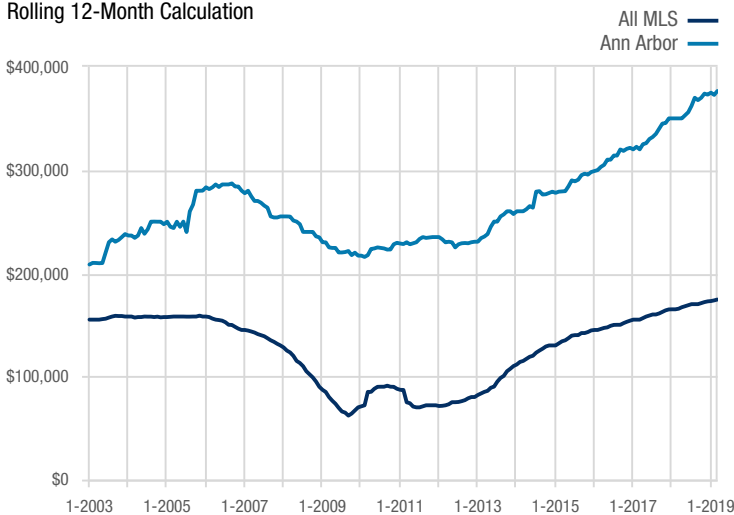
Residential Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	111	<b>137</b>	+ 23.4%	198	<b>260</b>	+ 31.3%
Pending Sales	51	<b>59</b>	+ 15.7%	120	<b>152</b>	+ 26.7%
Closed Sales	46	<b>54</b>	+ 17.4%	115	<b>134</b>	+ 16.5%
Days on Market Until Sale	34	<b>37</b>	+ 8.8%	40	<b>40</b>	0.0%
Median Sales Price*	\$295,000	<b>\$394,400</b>	+ 33.7%	\$341,000	<b>\$375,000</b>	+ 10.0%
Average Sales Price*	\$364,516	<b>\$421,082</b>	+ 15.5%	\$406,646	<b>\$407,403</b>	+ 0.2%
Percent of List Price Received*	99.8%	<b>98.5%</b>	- 1.3%	99.3%	<b>98.1%</b>	- 1.2%
Inventory of Homes for Sale	150	<b>190</b>	+ 26.7%	—	—	—
Months Supply of Inventory	2.1	<b>2.6</b>	+ 23.8%	—	—	—

Condo Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	52	<b>76</b>	+ 46.2%	106	<b>154</b>	+ 45.3%
Pending Sales	30	<b>25</b>	- 16.7%	70	<b>80</b>	+ 14.3%
Closed Sales	22	<b>28</b>	+ 27.3%	61	<b>74</b>	+ 21.3%
Days on Market Until Sale	24	<b>50</b>	+ 108.3%	33	<b>57</b>	+ 72.7%
Median Sales Price*	\$217,500	<b>\$327,500</b>	+ 50.6%	\$240,500	<b>\$260,000</b>	+ 8.1%
Average Sales Price*	\$251,559	<b>\$340,590</b>	+ 35.4%	\$287,821	<b>\$321,583</b>	+ 11.7%
Percent of List Price Received*	100.7%	<b>99.1%</b>	- 1.6%	99.8%	<b>99.2%</b>	- 0.6%
Inventory of Homes for Sale	89	<b>159</b>	+ 78.7%	—	—	—
Months Supply of Inventory	2.3	<b>4.3</b>	+ 87.0%	—	—	—

\* 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.

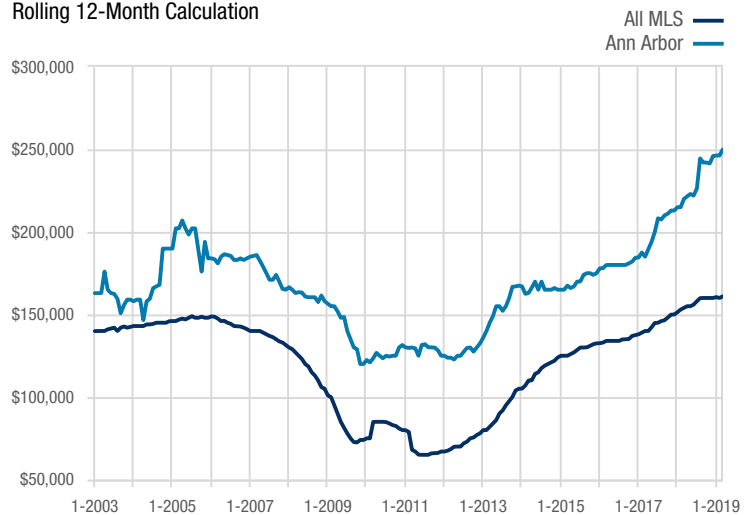
### Median Sales Price - Residential

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.