

Media Release

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Ann Arbor Area Board of REALTORS®

Single Family Home Sales Price Increased by 9.6%

New single family listings decreased in June, with a 10.5% set back compared to this time last year. However, the average listing price for single family homes improved by 9.6%. The overall sales of single family listings decreased by 12.3% compared to 2018 at this time.











New condominium listings saw a 23.5% decrease. However, condominium sales rose by 27.8% and the average condominium list price rose 8.5% compared to that of 2018. During this past June, we saw 79 condominiums sell and a total of 525 residential sales compared to June 2018.

Year-to-date, the total number of new residential listings grew from 3,203 in 2018 to a year to date total of 3,306 as of June of 2019.

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The "Monthly Housing Statistics" published each month by the Ann Arbor Area Board of REALTORS® represent the housing activity of the Multiple Listing Service and not necessarily all the housing activity that has occurred in Washtenaw County. If you would like more details or information about our statistics, please email mls@aaabor.com.

Days on market (DOM) figures are indicated only for that particular current listing. If the property was taken off the market and then re-listed, the count starts over and would not necessarily reflect the total days the property has been available for purchase since it was first made available.

	June 2018	June 2019	% Change From Year to Year
New Single Family Listings	551	493	 10.5%
Average Single Family List Price	\$339,197	\$371,780	 9.6%
New Condominium Listings	136	104	 23.5%
Average Condominium List Price	\$260,420	\$282,608	 8.5%
Total New Residential Listings	687	597	 13.1%
Single Family Sales	446	391	 12.3 %
Average Single Family Sales Price	\$336,448	\$366,779	 6.9 %
Condominium Sales	79	101	 27.8 %
Average Condominium Sales Price	\$251,940	\$278,733	 10.6%
Total Residential Sales	525	492	 6.3%

ANN ARBOR AREA BOARD OF REALTORS®

MLS SALES REPORT

	Jun-18		YTD-18		Jun-19		YTD-19	
<u>NEW LISTINGS:</u>								
Vacant	41		297		86		337	
Commercial/Business Opp	6		60		17		58	
Farm	3		16		6		19	
Income	19		91		8		83	
Single Family	551		2,570		493		2,665	
Condo	136		633		104		641	
Total:	756		3,667		714		3,803	
<u>SALES/AVG MKT DAYS:</u>								
	#	DOM	#	DOM	#	DOM	#	DOM
Vacant	31	276	140	272	17	140	93	283
Commercial/Business Opp	0	0	25	351	4	118	12	319
Farm	4	123	8	108	2	6	8	103
Income	7	60	31	61	3	15	30	52
Single Family	446	28	1,669	36	391	34	1,608	38
Condo	79	28	377	25	101	42	446	44
Total Sales:	567		2,250		518		2,197	
<u>VOLUME:</u>								
Vacant	\$ 4,159,400		\$ 17,209,700		\$ 2,100,741		\$ 10,170,792	
Commercial/Business Opp	\$ -		\$ 3,884,509		\$ 905,000		\$ 3,992,014	
Farm	\$ 2,618,900		\$ 4,283,900		\$ 885,500		\$ 3,491,500	
Income	\$ 1,378,200		\$ 9,842,549		\$ 723,000		\$ 11,070,009	
Single Family	\$ 150,055,645		\$ 539,616,563		\$ 143,453,784		\$ 547,734,322	
Condo	\$ 19,903,299		\$ 93,673,264		\$ 28,152,059		\$ 118,439,152	
Total	\$ 178,115,444		\$ 668,510,485		\$ 176,220,084		\$ 694,897,789	
SAS	111		524		145		546	
Withdrawals	102		423		152		585	
<u>MEDIAN SALES PRICES:</u>								
Vacant	\$ 120,000		\$ 82,000		\$ 78,000		\$ 78,000	
Commercial/Business Opp	\$ -		\$ 70,000		\$ 255,000		\$ 215,000	
Farm	\$ 437,450		\$ 409,950		\$ 442,750		\$ 363,000	
Income	\$ 155,000		\$ 268,750		\$ 228,000		\$ 328,500	
Single Family	\$ 289,950		\$ 275,500		\$ 315,000		\$ 296,500	
Condo	\$ 195,000		\$ 218,000		\$ 230,000		\$ 219,950	
<u>SINGLE FAMILY AVG:</u>								
AVERAGE List Price	\$ 339,197		\$ 325,721		\$ 371,780		\$ 345,201	
AVERAGE Sale Price	\$ 336,448		\$ 323,317		\$ 366,779		\$ 340,631	
% Sold > List Price	38%		38%		35%		32%	
% Sold @ List Price	21%		19%		17%		18%	
<u>CONDO AVG:</u>								
AVERAGE List Price	\$ 260,420		\$ 250,121		\$ 282,608		\$ 268,741	
AVERAGE Sale Price	\$ 251,940		\$ 248,470		\$ 278,733		\$ 265,559	
% Sold > List Price	34%		44%		29%		24%	
% Sold @ List Price	28%		21%		19%		19%	

New Construction YTD: 34 Sold /\$14,998,145 Dollar Volume /\$441,145 Average Sold Price /121 Days on Mkt.

Single Family

Area	New Listings Entered During June			Properties Sold During June			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Jun-18	22	\$435,972	20	\$424,855	88	1/1-6/30/18	125	\$369,614	95	\$341,701	55
	Jun-19	30	\$346,499	26	\$319,915	59	1/1-6/30/19	149	\$364,864	98	\$322,396	53
Manchester	Jun-18	16	\$578,975	12	\$367,467	66	1/1-6/30/18	72	\$359,189	43	\$294,644	64
	Jun-19	8	\$295,088	14	\$291,771	59	1/1-6/30/19	48	\$250,817	37	\$264,269	52
Dexter	Jun-18	41	\$452,392	30	\$433,344	33	1/1-6/30/18	183	\$444,181	133	\$389,822	49
	Jun-19	52	\$447,973	24	\$421,867	30	1/1-6/30/19	216	\$461,623	102	\$406,533	36
Whitmore Lake	Jun-18	2	\$289,950	6	\$351,183	81	1/1-6/30/18	19	\$289,532	16	\$293,656	58
	Jun-19	6	\$619,133	5	\$243,387	27	1/1-6/30/19	29	\$417,048	16	\$271,258	27
Saline	Jun-18	50	\$439,476	42	\$423,825	35	1/1-6/30/18	258	\$465,831	145	\$418,180	49
	Jun-19	47	\$430,791	36	\$460,997	37	1/1-6/30/19	291	\$464,081	148	\$427,550	55
Lincoln Cons.	Jun-18	26	\$260,150	34	\$253,575	29	1/1-6/30/18	139	\$246,672	102	\$235,023	19
	Jun-19	31	\$264,645	22	\$253,236	27	1/1-6/30/19	172	\$273,641	110	\$243,195	22
Milan	Jun-18	10	\$261,900	9	\$243,989	71	1/1-6/30/18	66	\$238,071	53	\$208,450	57
	Jun-19	13	\$238,962	12	\$205,392	39	1/1-6/30/19	78	\$246,818	47	\$232,655	46
Ypsilanti	Jun-18	35	\$208,671	34	\$170,950	14	1/1-6/30/18	153	\$194,724	132	\$184,566	25
	Jun-19	21	\$209,490	34	\$193,268	25	1/1-6/30/19	131	\$225,307	112	\$194,097	30
Ann Arbor	Jun-18	194	\$475,710	133	\$449,116	18	1/1-6/30/18	872	\$488,286	522	\$437,914	29
	Jun-19	158	\$507,887	129	\$514,071	28	1/1-6/30/19	880	\$531,389	514	\$470,685	32

Condo

Area	New Listings Entered			Properties Sold During			New Listings Entered YTD			Properties Sold YTD		
	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Jun-18	11	\$227,901	4	\$194,542	45	1/1-6/30/18	26	\$223,793	11	\$230,561	21
	Jun-19	3	\$287,967	2	\$233,645	163	1/1-6/30/19	17	\$251,379	12	\$229,958	73
Manchester	Jun-18	1	\$249,900	1	\$229,500	6	1/1-6/30/18	6	\$190,983	4	\$199,875	30
	Jun-19	1	\$100,000	1	\$102,000	0	1/1-6/30/19	8	\$144,250	7	\$144,357	17
Dexter	Jun-18	3	\$361,300	1	\$319,000	47	1/1-6/30/18	23	\$363,453	5	\$257,080	28
	Jun-19	2	\$286,812	2	\$409,174	17	1/1-6/30/19	28	\$421,664	8	\$409,299	74
Whitmore Lake	Jun-18	0	\$0	0	\$0	0	1/1-6/30/18	0	\$0	0	\$0	0
	Jun-19	0	\$0	0	\$0	0	1/1-6/30/19	0	\$0	0	\$0	0
Saline	Jun-18	7	\$308,507	7	\$238,728	40	1/1-6/30/18	34	\$275,925	27	\$291,434	25
	Jun-19	5	\$283,720	10	\$307,540	161	1/1-6/30/19	51	\$300,488	36	\$290,246	78
Lincoln Cons.	Jun-18	4	\$145,675	1	\$135,250	3	1/1-6/30/18	12	\$150,008	10	\$148,455	17
	Jun-19	1	\$179,000	0	\$0	0	1/1-6/30/19	4	\$136,700	2	\$102,450	11
Milan	Jun-18	0	\$0	1	\$135,000	3	1/1-6/30/18	20	\$177,865	7	\$176,951	157
	Jun-19	1	\$109,000	5	\$186,425	23	1/1-6/30/19	8	\$171,688	11	\$186,895	55
Ypsilanti	Jun-18	3	\$138,900	0	\$0	0	1/1-6/30/18	20	\$125,720	16	\$116,406	8
	Jun-19	6	\$142,350	2	\$142,700	8	1/1-6/30/19	24	\$152,465	15	\$145,150	13
Ann Arbor	Jun-18	87	\$353,306	53	\$283,620	30	1/1-6/30/18	408	\$342,275	242	\$280,807	24
	Jun-19	68	\$316,090	68	\$298,525	25	1/1-6/30/19	421	\$341,102	293	\$291,760	42