

Media Release

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For immediate release
November 13, 2019

Ann Arbor Area Board of REALTORS®

Average Single Family Sales Prices Increased by 5.7% Along with Total Residential Sales Rising by 4.5%

New single family listings increased in October, with a 19.1% rise compared to this time last year. Along with the rise of single family listings, the average listing price increased by 7.1%. However, the overall sales of single family listings saw a 0% change from October 2018 to October of 2019.










New condominium listings were down with a 28.1% decrease. Although, condominium sales saw a large increase of 25% compared to last year. The average condominium list price rose by 3.5% and sales prices increased 13% compared to that of 2018. During this past October, we saw 80 condominiums sell and a total of 375 residential sales.

Year-to-date, the total number of new residential listings compared to 2018 rose 2.4% and total residential sales decreased by 0.3% compared to 2018.

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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 mils@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.

	October 2018	October 2019	% Change From Year to Year
New Single Family Listings	324	386	 19.1%
Average Single Family List Price	\$318,903	\$341,464	 7.1%
New Condominium Listings	96	69	 28.1%
Average Condominium List Price	\$265,211	\$274,449	 3.5%
Total New Residential Listings	420	455	 8.3%
Single Family Sales	295	295	0%
Average Single Family Sales Price	\$310,720	\$328,430	 5.7%
Condominium Sales	64	80	 25%
Average Condominium Sales Price	\$258,080	\$269,475	 13%
Total Residential Sales	359	375	 4.5%

ANN ARBOR AREA BOARD OF REALTORS®

MLS SALES REPORT

	Oct-18		YTD-18		Oct-19		YTD-19	
<u>NEW LISTINGS:</u>								
Vacant	61		567		42		512	
Commercial/Business Opp	15		110		10		96	
Farm	6		36		2		36	
Income	19		149		7		119	
Single Family	324		4,247		386		4,386	
Condo	96		1,054		69		1,042	
Total:	521		6,163		516		6,191	
<u>SALES/AVG MKT DAYS:</u>								
	#	DOM	#	DOM	#	DOM	#	DOM
Vacant	26	164	219	264	20	251	163	250
Commercial/Business Opp	0	0	17	392	1	132	16	267
Farm	1	86	14	88	2	40	16	106
Income	6	26	56	42	5	110	57	55
Single Family	295	39	3,021	33	295	43	2,947	36
Condo	64	27	720	25	80	57	783	43
Total Sales:	392		4,047		403		3,982	
<u>VOLUME:</u>								
Vacant	\$ 4,433,000		\$ 26,616,800		\$ 3,227,000		\$ 18,859,992	
Commercial/Business Opp	\$ -		\$ 5,190,500		\$ 114,750		\$ 4,576,764	
Farm	\$ 345,000		\$ 6,345,900		\$ 409,000		\$ 6,915,000	
Income	\$ 1,436,000		\$ 19,857,419		\$ 1,031,600		\$ 19,490,209	
Single Family	\$ 91,662,368		\$ 978,645,761		\$ 96,886,737		\$ 997,059,274	
Condo	\$ 16,517,099		\$ 182,277,962		\$ 21,558,016		\$ 201,197,310	
Total	\$ 114,393,467		\$ 1,218,934,342		\$ 123,227,103		\$ 1,248,098,549	
SAS	82		959		61		872	
Withdrawals	146		999		164		1,183	
<u>MEDIAN SALES PRICES:</u>								
Vacant	\$ 85,000		\$ 80,000		\$ 90,000		\$ 81,000	
Commercial/Business Opp	\$ -		\$ 275,000		\$ 114,750		\$ 173,000	
Farm	\$ 345,000		\$ 338,750		\$ 204,500		\$ 338,000	
Income	\$ 223,000		\$ 256,500		\$ 161,700		\$ 288,000	
Single Family	\$ 275,000		\$ 280,000		\$ 288,000		\$ 297,000	
Condo	\$ 198,500		\$ 218,000		\$ 212,500		\$ 215,000	
<u>SINGLE FAMILY AVG:</u>								
AVERAGE List Price	\$ 318,903		\$ 327,459		\$ 341,464		\$ 344,081	
AVERAGE Sale Price	\$ 310,720		\$ 323,948		\$ 328,430		\$ 338,330	
% Sold > List Price	21%		34%		23%		29%	
% Sold @ List Price	17%		18%		18%		18%	
<u>CONDO AVG:</u>								
AVERAGE List Price	\$ 265,211		\$ 253,727		\$ 274,449		\$ 260,124	
AVERAGE Sale Price	\$ 258,080		\$ 252,714		\$ 269,475		\$ 256,957	
% Sold > List Price	11%		41%		14%		23%	
% Sold @ List Price	29%		21%		22%		21%	

New Construction YTD: 58 Sold /\$27,377,767 Dollar Volume /\$472,030 Average Sold Price /90 Days on Mkt.

Single Family

Area	New Listings Entered During October			Properties Sold During October			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	Oct-18	11	\$317,209	24	\$320,738	29	1/1-10/31/18	212	\$348,529	164	\$337,374	48
	Oct-19	20	\$315,850	21	\$280,757	53	1/1-10/31/19	239	\$373,906	170	\$324,104	46
Manchester	Oct-18	10	\$337,570	4	\$242,975	40	1/1-10/31/18	106	\$361,277	72	\$289,328	50
	Oct-19	8	\$380,813	13	\$252,023	48	1/1-10/31/19	95	\$269,337	73	\$257,736	43
Dexter	Oct-18	22	\$491,941	27	\$413,804	63	1/1-10/31/18	295	\$453,073	220	\$395,378	48
	Oct-19	28	\$518,263	12	\$373,325	52	1/1-10/31/19	348	\$459,899	199	\$410,436	34
Whitmore Lake	Oct-18	4	\$196,950	3	\$212,800	42	1/1-10/31/18	28	\$267,239	24	\$270,683	48
	Oct-19	5	\$315,560	2	\$270,500	19	1/1-10/31/19	41	\$384,544	28	\$284,487	25
Saline	Oct-18	34	\$475,938	23	\$378,884	70	1/1-10/31/18	405	\$452,286	259	\$410,589	48
	Oct-19	42	\$433,109	26	\$409,847	58	1/1-10/31/19	476	\$455,465	278	\$416,012	50
Lincoln Cons.	Oct-18	16	\$214,325	25	\$225,882	33	1/1-10/31/18	247	\$239,821	195	\$237,476	19
	Oct-19	15	\$258,080	23	\$261,952	22	1/1-10/31/19	262	\$266,678	196	\$245,220	21
Milan	Oct-18	7	\$232,657	13	\$188,262	59	1/1-10/31/18	123	\$232,812	100	\$218,018	45
	Oct-19	10	\$246,860	13	\$223,954	44	1/1-10/31/19	138	\$243,334	98	\$222,281	41
Ypsilanti	Oct-18	24	\$171,435	9	\$184,122	16	1/1-10/31/18	259	\$196,214	227	\$189,787	21
	Oct-19	34	\$209,226	27	\$235,041	16	1/1-10/31/19	270	\$222,467	201	\$199,611	25
Ann Arbor	Oct-18	95	\$483,085	86	\$416,435	38	1/1-10/31/18	1381	\$488,423	940	\$439,512	28
	Oct-19	110	\$458,760	83	\$478,428	54	1/1-10/31/19	1387	\$506,066	934	\$461,552	33

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	Oct-18	6	\$241,848	3	\$244,673	8	1/1-10/31/18	41	\$217,378	37	\$215,953	28
	Oct-19	1	\$189,900	3	\$238,608	91	1/1-10/31/19	24	\$240,031	22	\$233,533	70
Manchester	Oct-18	0	\$0	1	\$225,000	71	1/1-10/31/18	10	\$183,460	8	\$182,300	36
	Oct-19	0	\$0	1	\$229,900	43	1/1-10/31/19	9	\$153,767	9	\$149,378	24
Dexter	Oct-18	3	\$364,600	0	\$0	0	1/1-10/31/18	39	\$362,796	10	\$229,894	28
	Oct-19	2	\$319,500	2	\$351,000	15	1/1-10/31/19	56	\$394,985	20	\$336,502	48
Whitmore Lake	Oct-18	0	\$0	0	\$0	0	1/1-10/31/18	0	\$0	0	\$0	0
	Oct-19	0	\$0	0	\$0	0	1/1-10/31/19	0	\$0	0	\$0	0
Saline	Oct-18	7	\$335,257	5	\$293,000	19	1/1-10/31/18	52	\$291,091	40	\$273,834	25
	Oct-19	7	\$246,886	10	\$344,430	120	1/1-10/31/19	81	\$309,698	62	\$290,334	71
Lincoln Cons.	Oct-18	3	\$109,933	1	\$145,000	38	1/1-10/31/18	18	\$139,428	16	\$146,094	19
	Oct-19	0	\$0	1	\$169,900	14	1/1-10/31/19	11	\$132,918	7	\$134,614	11
Milan	Oct-18	0	\$0	1	\$186,334	22	1/1-10/31/18	22	\$175,600	10	\$170,399	123
	Oct-19	1	\$175,000	2	\$160,991	70	1/1-10/31/19	13	\$177,162	18	\$180,827	94
Ypsilanti	Oct-18	3	\$135,633	4	\$116,500	11	1/1-10/31/18	32	\$124,559	30	\$118,280	13
	Oct-19	1	\$125,000	5	\$134,525	29	1/1-10/31/19	46	\$134,179	37	\$139,347	16
Ann Arbor	Oct-18	65	\$371,708	35	\$265,636	26	1/1-10/31/18	694	\$349,448	461	\$287,748	24
	Oct-19	46	\$394,248	47	\$295,752	46	1/1-10/31/19	670	\$334,343	498	\$284,466	42