

# ANN ARBOR AREA BOARD OF REALTORS®

## Media Release

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## Ann Arbor Area Board of REALTORS®

Real estate sales in January reflect almost a mirror image of January 2011, according to details released by the Ann Arbor Area Board of Realtors®. With numbers very comparable to 2011, 173 residential properties were sold in January 2012. Last January 178 residential properties were sold. As the economy continues its turn-around, real estate sales in the Ann Arbor area are stable and steady, with the number of sold residential properties similar to numbers sold in January of 2003 through 2007, prior to the economic downturn.

The average sale price of \$168,011 for residential properties continues to trend up from a low of \$153,486 in January of 2009.

Average Sales Price: Four-year history

January 2009 - \$153,486  
January 2010 - \$165,842  
January 2011 - \$167,745  
January 2012 - \$168,011

###

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](mailto: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.

[Additional resources for journalists are available from the Home Delivery Newsletter published by the National Association of REALTORS®.](#)

**ANN ARBOR AREA BOARD OF REALTORS®  
MLS SALES REPORT**

	Jan-11	YTD-11	Jan-12	YTD-12
<b><u>NEW LISTINGS:</u></b>				
Vacant	65	65	106	106
Commercial	19	19	10	10
Farm	0	0	1	1
Income	15	15	17	17
Residential	418	418	433	433
Condo	79	79	89	89
Bus Op	-	-	2	2
<b>Total:</b>	<b>596</b>	<b>596</b>	<b>658</b>	<b>658</b>
<b><u>SALES/AVG MKT DAYS:</u></b>				
Vacant	9 189	9 189	11 192	11 192
Commercial	7 330	7 330	7 192	7 192
Farm	- -	- -	1 73	1 73
Income	4 130	4 130	3 71	3 71
Residential	178 88	178 88	173 85	173 85
Condo	38 108	38 108	31 72	31 72
Bus Op	- -	- -	- -	- -
<b>Total Sales:</b>	<b>236</b>	<b>236</b>	<b>226</b>	<b>226</b>
<b><u>VOLUME:</u></b>				
Vacant	\$ 867,500	\$ 867,500	\$ 903,800	\$ 903,800
Commercial	\$ 1,016,901	\$ 1,016,901	\$ 1,641,900	\$ 1,641,900
Farm	\$ -	\$ -	\$ 319,300	\$ 319,300
Income	\$ 965,760	\$ 965,760	\$ 450,000	\$ 450,000
Residential	\$ 29,858,681	\$ 29,858,681	\$ 29,065,877	\$ 29,065,877
Condo	\$ 3,969,726	\$ 3,969,726	\$ 3,833,700	\$ 3,833,700
Bus Op	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 36,678,568</b>	<b>\$ 36,678,568</b>	<b>\$ 36,214,577</b>	<b>\$ 36,214,577</b>
SAS	116	116	93	93
SAS Fall Thru's	19	19	46	46
Withdrawals	365	365	298	298
<b><u>MEDIAN SALES PRICES:</u></b>				
Vacant	\$ 105,000	\$ 105,000	\$ 45,000	\$ 45,000
Commercial	\$ 61,200	\$ 61,200	\$ 85,000	\$ 85,000
Farm	\$ -	\$ -	\$ 319,300	\$ 319,300
Income	\$ 235,000	\$ 235,000	\$ 120,000	\$ 120,000
Residential	\$ 130,000	\$ 130,000	\$ 125,000	\$ 125,000
Condo	\$ 68,000	\$ 68,000	\$ 95,000	\$ 95,000
Bus Op	\$ -	\$ -	\$ -	\$ -
<b><u>RESIDENTIAL AVG:</u></b>				
AVERAGE List Price	\$ 177,683	\$ 177,683	\$ 173,865	\$ 173,865
AVERAGE Sale Price	\$ 167,745	\$ 167,745	\$ 168,011	\$ 168,011
% Sold > List Price	18%	18%	16%	16%
% Sold @ List Price	14%	14%	11%	11%

New Construction YTD:

9 Sold / \$2,707,105 Dollar Volume / \$300,789 Average Sold Price /143 Ave Days on Mkt.

# ANN ARBOR AREA BOARD OF REALTORS®

## Residential

Area	New Listings Entered During January			Properties Sold During January			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	Jan-11	19	\$267,421	13	\$156,939	120	1/1-1/31/11	19	\$267,421	13	\$156,939	120
	Jan-12	32	\$211,084	9	\$171,566	90	1/1-1/31/12	32	\$211,084	9	\$171,566	90
Manchester	Jan-11	5	\$133,860	4	\$111,750	46	1/1-1/31/11	5	\$133,860	4	\$111,750	46
	Jan-12	6	\$164,383	1	\$106,000	19	1/1-1/31/12	6	\$164,383	1	\$106,000	19
Dexter	Jan-11	37	\$285,994	5	\$180,500	59	1/1-1/31/11	37	\$285,994	5	\$180,500	59
	Jan-12	36	\$348,985	13	\$353,146	43	1/1-1/31/12	36	\$348,985	13	\$353,146	43
Whitmore Lake	Jan-11	2	\$137,450	1	\$212,000	39	1/1-1/31/11	2	\$137,450	1	\$212,000	39
	Jan-12	4	\$263,375	2	\$66,325	57	1/1-1/31/12	4	\$263,375	2	\$66,325	57
Saline	Jan-11	51	\$337,404	9	\$216,396	38	1/1-1/31/11	51	\$337,404	9	\$216,396	38
	Jan-12	32	\$335,512	10	\$269,509	156	1/1-1/31/12	32	\$335,512	10	\$269,509	156
Lincoln Cons.	Jan-11	25	\$145,262	14	\$128,160	149	1/1-1/31/11	25	\$145,262	14	\$128,160	149
	Jan-12	15	\$129,915	17	\$119,138	77	1/1-1/31/12	15	\$129,915	17	\$119,138	77
Milan	Jan-11	12	\$119,979	2	\$100,300	32	1/1-1/31/11	12	\$119,979	2	\$100,300	32
	Jan-12	11	\$147,012	4	\$131,000	43	1/1-1/31/12	11	\$147,012	4	\$131,000	43
Ypsilanti	Jan-11	35	\$83,982	12	\$69,457	73	1/1-1/31/11	35	\$83,982	12	\$69,457	73
	Jan-12	29	\$106,155	20	\$82,061	115	1/1-1/31/12	29	\$106,155	20	\$82,061	115
Ann Arbor	Jan-11	127	\$466,706	43	\$297,159	94	1/1-1/31/11	127	\$466,706	43	\$297,159	94
	Jan-12	127	\$444,412	35	\$277,587	81	1/1-1/31/12	127	\$444,412	35	\$277,587	81

## Condo

Area	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	Jan-11	2	\$177,450	1	\$110,000	79	1/1-1/31/11	2	\$177,450	1	\$110,000	79
	Jan-12	0	\$0	1	\$150,000	196	1/1-1/31/12	0	\$0	1	\$150,000	196
Manchester	Jan-11	0	\$0	0	\$0	0	1/1-1/31/11	0	\$0	0	\$0	0
	Jan-12	2	\$115,000	0	\$0	0	1/1-1/31/12	2	\$115,000	0	\$0	0
Dexter	Jan-11	0	\$0	0	\$0	0	1/1-1/31/11	0	\$0	0	\$0	0
	Jan-12	0	\$0	1	\$115,000	103	1/1-1/31/12	0	\$0	1	\$115,000	103
Whitmore Lake	Jan-11	0	\$0	0	\$0	0	1/1-1/31/11	0	\$0	0	\$0	0
	Jan-12	0	\$0	0	\$0	0	1/1-1/31/12	0	\$0	0	\$0	0
Saline	Jan-11	5	\$287,740	1	\$165,000	209	1/1-1/31/11	5	\$287,740	1	\$165,000	209
	Jan-12	12	\$116,816	1	\$170,000	107	1/1-1/31/12	12	\$116,816	1	\$170,000	107
Lincoln Cons.	Jan-11	2	\$63,950	0	\$0	0	1/1-1/31/11	2	\$63,950	0	\$0	0
	Jan-12	1	\$45,900	0	\$0	0	1/1-1/31/12	1	\$45,900	0	\$0	0
Milan	Jan-11	1	\$49,000	1	\$100,000	80	1/1-1/31/11	1	\$49,000	1	\$100,000	80
	Jan-12	1	\$129,900	0	\$0	0	1/1-1/31/12	1	\$129,900	0	\$0	0
Ypsilanti	Jan-11	3	\$106,266	5	\$42,780	73	1/1-1/31/11	3	\$106,266	5	\$42,780	73
	Jan-12	1	\$30,000	1	\$43,000	29	1/1-1/31/12	1	\$30,000	1	\$43,000	29
Ann Arbor	Jan-11	53	\$165,947	18	\$154,084	109	1/1-1/31/11	53	\$165,947	18	\$154,084	109
	Jan-12	51	\$175,257	19	\$157,747	68	1/1-1/31/12	51	\$175,257	19	\$157,747	68

## 10 Year Sales Data

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