

**Media Release**

For more information contact:

Emily Kirchner  
Ann Arbor Area Board of REALTORS®  
1919 W. Stadium Blvd.  
Ann Arbor, MI 48103  
734.822.2267  
[Emily@AAABoR.com](mailto:Emily@AAABoR.com)

For immediate release  
February 13, 2015

**Ann Arbor Area Board of REALTORS®**

2015 Real Estate Sales Start Strong

If January is any indication, 2015 will be a busy year for home buyers and sellers. Sales for all property types were up 5.5 percent with 229 transactions, compared to 217 a year ago. January sales for single family residential properties are up 4 percent from January 2014, at 158 sales, compared to 152 last year. Condo sales are up 35 percent, with 54 sales in January 2015, compared to 40 sales last January. Sale prices dropped slightly—the average sale price in January was \$233,444, a 3.8 percent drop from \$242,596 in January 2014. Median sale price remained the same as last year at \$206,500.

The total number of listings were up 8.2 percent, at 460 this January, compared to 425 last January. Single family residential listings were up 7.2 percent at 312, while condo listings were up just 1.6 percent with 62 listings in January compared to 61 a year ago. The average listing price dropped slightly in January by 2.8 percent to \$241,602, compared to \$248,633 in 2014.





Realtors are reporting slightly higher buyer demand compared to a year ago, due to interest rates below 4 percent, rising rents and a healthy job market.

###

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.

# ANN ARBOR AREA BOARD OF REALTORS®

	January 2014	January 2015	% Change From Year to Year
<b>New Residential Listings</b>	<b>291</b>	<b>312</b>	 <b>7.2%</b>
<b>Total Residential Sales</b>	<b>425</b>	<b>460</b>	 <b>8.2%</b>
<b>Average Residential List Price</b>	<b>\$248,633</b>	<b>\$241,602</b>	 <b>2.8%</b>
<b>Average Residential Sales Price</b>	<b>\$242,596</b>	<b>\$233,444</b>	 <b>3.8%</b>

# ANN ARBOR AREA BOARD OF REALTORS®

## MLS SALES REPORT

	Jan-14		YTD-14		Jan-15		YTD-15	
<b><u>NEW LISTINGS:</u></b>								
Vacant	55		55		60		60	
Commercial/Business Opp	7		7		19		19	
Farm	1		1		-		-	
Income	10		10		7		7	
Single Family	291		291		312		312	
Condo	61		61		62		62	
<b>Total:</b>	<b>425</b>		<b>425</b>		<b>460</b>		<b>460</b>	
<b><u>SALES/AVG MKT DAYS:</u></b>								
Vacant	16	351	16	351	11	292	11	292
Commercial/Business Opp	1	181	1	181	2	1,174	2	1,174
Farm	-	-	-	-	-	-	-	-
Income	8	84	8	84	4	26	4	26
Single Family	152	41	152	41	158	63	158	63
Condo	40	77	40	77	54	52	54	52
<b>Total Sales:</b>	<b>217</b>		<b>217</b>		<b>229</b>		<b>229</b>	
<b><u>VOLUME:</u></b>								
Vacant	\$	2,763,160	\$	2,763,160	\$	1,105,850	\$	1,105,850
Commercial/Business Opp	\$	67,500	\$	67,500	\$	385,010	\$	385,010
Farm	\$	-	\$	-	\$	-	\$	-
Income	\$	2,261,500	\$	2,261,500	\$	3,099,000	\$	3,099,000
Single Family	\$	36,874,633	\$	36,874,633	\$	36,884,170	\$	36,884,170
Condo	\$	6,312,657	\$	6,312,657	\$	8,792,715	\$	8,792,715
<b>Total</b>	<b>\$</b>	<b>48,279,450</b>	<b>\$</b>	<b>48,279,450</b>	<b>\$</b>	<b>50,266,745</b>	<b>\$</b>	<b>50,266,745</b>
SAS	77		77		77		77	
Withdrawals	193		193		110		110	
<b><u>MEDIAN SALES PRICES:</u></b>								
Vacant	\$	97,000	\$	97,000	\$	75,000	\$	75,000
Commercial/Business Opp	\$	67,500	\$	67,500	\$	192,505	\$	192,505
Farm	\$	-	\$	-	\$	-	\$	-
Income	\$	251,250	\$	251,250	\$	602,500	\$	602,500
Single Family	\$	206,500	\$	206,500	\$	206,500	\$	206,500
Condo	\$	142,500	\$	142,500	\$	151,755	\$	151,755
<b><u>Single Family AVG:</u></b>								
AVERAGE List Price	\$	248,633	\$	248,633	\$	241,602	\$	241,602
AVERAGE Sale Price	\$	242,596	\$	242,596	\$	233,444	\$	233,444
% Sold > List Price	29%		29%		14%		14%	
% Sold @ List Price	9%		9%		17%		17%	

**New Construction YTD:**

4 Sold / \$1,051,113 Dollar Volume / \$262,778 Average Sold Price / 183 Ave Days on Mkt.

# ANN ARBOR AREA BOARD OF REALTORS®

## Single Family

		New Listings Entered			Properties Sold During			New Listings Entered YTD			Properties Sold YTD		
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-14	17	\$256,482	10	\$210,900	56	1/1-1/31/14	17	\$256,482	10	\$210,900	56	
	Jan-15	15	\$450,626	7	\$250,042	59	1/1-1/31/15	15	\$450,626	7	\$250,042	59	
Manchester	Jan-14	2	\$150,000	0	\$0	0	1/1-1/31/14	2	\$150,000	0	\$0	0	
	Jan-15	7	\$157,371	6	\$188,583	148	1/1-1/31/15	7	\$157,371	6	\$188,583	148	
Dexter	Jan-14	20	\$331,555	8	\$288,925	38	1/1-1/31/14	20	\$332,060	8	\$288,925	38	
	Jan-15	16	\$406,528	8	\$288,123	53	1/1-1/31/15	16	\$406,528	8	\$288,123	53	
Whitmore Lake	Jan-14	1	\$178,500	3	\$170,383	67	1/1-1/31/14	1	\$178,500	3	\$170,383	67	
	Jan-15	5	\$266,800	2	\$277,500	107	1/1-1/31/15	5	\$266,800	2	\$277,500	107	
Saline	Jan-14	31	\$380,933	13	\$335,563	37	1/1-1/31/14	31	\$380,933	13	\$335,563	37	
	Jan-15	35	\$385,802	12	\$296,103	39	1/1-1/31/15	35	\$385,802	12	\$296,103	39	
Lincoln Cons.	Jan-14	16	\$167,769	11	\$154,309	57	1/1-1/31/14	16	\$167,769	11	\$154,309	57	
	Jan-15	23	\$204,957	10	\$166,340	69	1/1-1/31/15	23	\$204,957	10	\$166,340	69	
Milan	Jan-14	21	\$172,679	5	\$125,540	24	1/1-1/31/14	21	\$172,679	5	\$125,540	24	
	Jan-15	22	\$153,032	13	\$146,269	90	1/1-1/31/15	22	\$153,032	13	\$146,269	90	
Ypsilanti	Jan-14	25	\$124,355	17	\$98,374	31	1/1-1/31/14	25	\$124,355	17	\$98,374	31	
	Jan-15	24	\$131,983	11	\$163,490	76	1/1-1/31/15	24	\$131,983	11	\$163,490	76	
Ann Arbor	Jan-14	66	\$418,724	49	\$370,747	41	1/1-1/31/14	66	\$418,724	49	\$370,747	41	
	Jan-15	75	\$353,388	48	\$327,478	59	1/1-1/31/15	75	\$353,388	48	\$327,478	59	
<b>Condo</b>													
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-14	1	\$115,000	2	\$173,750	22	1/1-1/31/14	1	\$115,000	2	\$173,750	22	
	Jan-15	1	\$130,000	2	\$181,500	57	1/1-1/31/15	1	\$130,000	2	\$181,500	57	
Manchester	Jan-14	2	\$62,900	0	\$0	0	1/1-1/31/14	2	\$62,900	0	\$0	0	
	Jan-15	0	\$0	0	\$0	0	1/1-1/31/15	0	\$0	0	\$0	0	
Dexter	Jan-14	2	\$97,250	1	\$320,000	5	1/1-1/31/14	2	\$97,250	1	\$320,000	5	
	Jan-15	0	\$0	0	\$0	0	1/1-1/31/15	0	\$0	0	\$0	0	
Whitmore Lake	Jan-14	0	\$0	0	\$0	0	1/1-1/31/14	0	\$0	0	\$0	0	
	Jan-15	0	\$0	0	\$0	0	1/1-1/31/15	0	\$0	0	\$0	0	
Saline	Jan-14	3	\$133,000	6	\$138,802	90	1/1-1/31/14	3	\$133,000	6	\$138,802	90	
	Jan-15	3	\$244,967	1	\$72,500	3	1/1-1/31/15	3	\$244,967	1	\$72,500	3	
Lincoln Cons.	Jan-14	0	\$0	0	\$0	0	1/1-1/31/14	0	\$0	0	\$0	0	
	Jan-15	1	\$79,000	3	\$109,667	26	1/1-1/31/15	1	\$79,000	3	\$109,667	26	
Milan	Jan-14	1	\$68,000	0	\$0	0	1/1-1/31/14	1	\$68,000	0	\$0	0	
	Jan-15	1	\$87,000	1	\$112,500	41	1/1-1/31/15	1	\$87,000	1	\$112,500	41	
Ypsilanti	Jan-14	2	\$54,900	1	\$55,000	20	1/1-1/31/14	2	\$54,900	1	\$55,000	20	
	Jan-15	0	\$0	1	\$57,000	122	1/1-1/31/15	0	\$0	1	\$57,000	122	
Ann Arbor	Jan-14	41	\$214,729	25	\$173,206	95	1/1-1/31/14	41	\$214,729	25	\$173,206	95	
	Jan-15	42	\$181,629	35	\$182,697	51	1/1-1/31/15	42	\$181,629	35	\$182,697	51	

Based on information from the Ann Arbor Area Board of REALTORS® Multiple Listing Service for the stated period. Areas are based on school district.