

Media Release

For more information contact:

Christine Paga
Ann Arbor Area Board of REALTORS®
1919 W. Stadium Blvd.
Ann Arbor, MI 48103
734.822.2267
christinepaga@AAABoR.com

For immediate release
February 12, 2020

Ann Arbor Area Board of REALTORS®

Average Single Family Home Sales Increased by 18% Along with Total Home & Condominium Sales Rising by 11%

Total residential home & condominium sales rose 11% along with single family home sales rose by 18% compared to this time last year. New single family home listings decreased in January, with a 5% fall compared to this time last year. However, the average single family home listing price rose by 2%.











In January, new condominium listings went up with a 55% increase. However, condominium sales saw a decrease of 10% compared to last year. The average condominium list price also fell by 14% and sales prices decreased 17% compared to that of 2019. During this past January, 43 condominiums were reported sold.

A total of 211 residential home & condominium listings sold during January. Single family home sales saw 168 listings reported sold.

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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.

	January 2019	January 2020	% Change From Year to Year	
New Single Family Home Listings	240	228		5%
Average Single Family Home List Price	\$322,370	\$328,918		2%
New Condominium Listings	60	93		55%
Average Condominium List Price	\$300,257	\$256,956		14%
Total New Home & Condominium Listings	300	321		7%
Single Family Home Sales	142	168		18%
Average Single Family Home Sales Price	\$313,510	\$319,866		2%
Condominium Sales	48	43		10%
Average Condominium Sales Price	\$300,224	\$247,935		17%
Total Home & Condominium Sales	190	211		11%

ANN ARBOR AREA BOARD OF REALTORS®

MLS SALES REPORT

	Jan-19	YTD-19	Jan-20	YTD-20
<u>NEW LISTINGS:</u>				
Vacant	42	42	60	60
Commercial/Business Opp	3	3	9	9
Farm	-	-	1	1
Income	13	13	3	3
Single Family	240	240	228	228
Condo	60	60	93	93
Total:	358	358	394	394
<u>SALES/AVG MKT DAYS:</u>				
	# DOM	# DOM	# DOM	# DOM
Vacant	15 184	15 184	14 316	14 316
Commercial/Business Opp	6 329	6 329	1 56	1 56
Farm	1 48	1 48	0 0	0 0
Income	5 49	5 49	2 14	2 14
Single Family	142 47	142 47	168 63	168 63
Condo	48 71	48 71	43 61	43 61
Total Sales:	217	217	228	228
<u>VOLUME:</u>				
Vacant	\$ 1,503,200	\$ 1,503,200	\$ 1,704,000	\$ 1,704,000
Commercial/Business Opp	\$ 846,400	\$ 846,400	\$ 76,000	\$ 76,000
Farm	\$ 300,000	\$ 300,000	\$ -	\$ -
Income	\$ 1,690,000	\$ 1,690,000	\$ 566,750	\$ 566,750
Single Family	\$ 44,518,467	\$ 44,518,467	\$ 53,737,431	\$ 53,737,431
Condo	\$ 14,410,745	\$ 14,410,745	\$ 10,661,200	\$ 10,661,200
Total	\$ 63,268,812	\$ 63,268,812	\$ 66,745,381	\$ 66,745,381
Currently Pending	80	80	66	66
Withdrawals	61	61	61	61
<u>MEDIAN SALES PRICES:</u>				
Vacant	\$ 65,000	\$ 65,000	\$ 49,000	\$ 49,000
Commercial/Business Opp	\$ 1,988	\$ 1,988	\$ 76,000	\$ 76,000
Farm	\$ 300,000	\$ 300,000	\$ -	\$ -
Income	\$ 375,000	\$ 375,000	\$ 283,375	\$ 283,375
Single Family	\$ 266,000	\$ 266,000	\$ 282,500	\$ 282,500
Condo	\$ 228,500	\$ 228,500	\$ 231,000	\$ 231,000
<u>Single Family AVG:</u>				
AVERAGE List Price	\$ 322,370	\$ 322,370	\$ 328,918	\$ 328,918
AVERAGE Sale Price	\$ 313,510	\$ 313,510	\$ 319,866	\$ 319,866
% Sold > List Price	20%	20%	20%	20%
% Sold @ List Price	19%	19%	14%	14%
<u>CONDO AVG:</u>				
AVERAGE List Price	\$ 300,257	\$ 300,257	\$ 256,956	\$ 256,956
AVERAGE Sale Price	\$ 300,224	\$ 300,224	\$ 247,935	\$ 247,935
% Sold > List Price	20%	20%	2%	2%
% Sold @ List Price	24%	24%	21%	21%

New Construction YTD: 2 Sold / \$793,255 Dollar Volume / \$396,628 Average Sold Price / 20 Ave Days on Mkt.

Single Family

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	Jan-19	11	\$349,282	8	\$296,112	21	1/1-1/31/19	11	\$349,282	8	\$296,112	21
	Jan-20	16	\$381,363	6	\$300,133	111	1/1-1/31/20	16	\$381,363	6	\$300,133	111
Manchester	Jan-19	3	\$203,267	6	\$228,667	46	1/1-1/31/19	3	\$203,267	6	\$228,667	46
	Jan-20	1	\$349,900	3	\$249,333	82	1/1-1/31/20	1	\$349,900	3	\$249,333	82
Dexter	Jan-19	16	\$424,015	12	\$359,554	21	1/1-1/31/19	16	\$424,015	12	\$359,554	21
	Jan-20	13	\$409,023	10	\$368,600	0	1/1-1/31/20	13	\$409,023	10	\$368,600	90
Whitmore Lake	Jan-19	3	\$466,600	1	\$522,500	14	1/1-1/31/19	3	\$466,600	1	\$522,500	14
	Jan-20	3	\$348,267	2	\$445,000	24	1/1-1/31/20	3	\$348,267	2	\$445,000	24
Saline	Jan-19	31	\$489,673	12	\$483,507	110	1/1-1/31/19	31	\$489,673	12	\$483,507	110
	Jan-20	36	\$432,233	16	\$440,150	86	1/1-1/31/20	36	\$432,233	16	\$440,150	86
Lincoln Cons.	Jan-19	19	\$241,495	13	\$233,992	23	1/1-1/31/19	19	\$241,495	13	\$233,992	23
	Jan-20	9	\$270,567	5	\$254,200	80	1/1-1/31/20	9	\$270,567	5	\$254,200	80
Milan	Jan-19	5	\$235,740	0	\$0	0	1/1-1/31/19	5	\$235,740	0	\$0	0
	Jan-20	8	\$214,075	9	\$200,667	35	1/1-1/31/20	8	\$214,075	9	\$200,667	35
Ypsilanti	Jan-19	12	\$161,867	14	\$200,607	32	1/1-1/31/19	12	\$161,867	14	\$200,607	32
	Jan-20	15	\$219,373	13	\$176,682	35	1/1-1/31/20	15	\$219,373	13	\$176,682	35
Ann Arbor	Jan-19	67	\$446,662	39	\$421,430	45	1/1-1/31/19	67	\$446,662	39	\$421,430	45
	Jan-20	71	\$529,937	53	\$415,992	48	1/1-1/31/20	71	\$529,937	53	\$415,992	48

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	Jan-19	1	\$245,000	1	\$245,000	0	1/1-1/31/19	1	\$245,000	1	\$245,000	0
	Jan-20	3	\$216,600	1	\$228,500	0	1/1-1/31/20	3	\$216,600	1	\$228,500	6
Manchester	Jan-19	1	\$105,000	0	\$0	0	1/1-1/31/19	1	\$105,000	0	\$0	0
	Jan-20	2	\$204,000	0	\$0	0	1/1-1/31/20	2	\$204,000	0	\$0	0
Dexter	Jan-19	1	\$671,000	2	\$445,465	0	1/1-1/31/19	1	\$671,000	2	\$445,465	0
	Jan-20	1	\$318,425	0	\$0	0	1/1-1/31/20	1	\$318,425	0	\$0	0
Whitmore Lake	Jan-19	0	\$0	0	\$0	0	1/1-1/31/19	0	\$0	0	\$0	0
	Jan-20	1	\$164,900	0	\$0	0	1/1-1/31/20	1	\$164,900	0	\$0	0
Saline	Jan-19	5	\$235,240	5	\$420,419	118	1/1-1/31/19	5	\$235,240	5	\$420,419	118
	Jan-20	7	\$337,271	3	\$268,833	81	1/1-1/31/20	7	\$337,271	3	\$268,833	81
Lincoln Cons.	Jan-19	1	\$89,900	0	\$0	0	1/1-1/31/19	1	\$89,900	0	\$0	0
	Jan-20	2	\$122,450	0	\$0	0	1/1-1/31/20	2	\$122,450	0	\$0	0
Milan	Jan-19	2	\$199,900	1	\$208,080	17	1/1-1/31/19	2	\$199,900	1	\$208,080	17
	Jan-20	3	\$109,933	1	\$71,000	26	1/1-1/31/20	3	\$109,933	1	\$71,000	26
Ypsilanti	Jan-19	3	\$114,967	1	\$128,000	5	1/1-1/31/19	3	\$114,967	1	\$128,000	5
	Jan-20	5	\$149,480	1	\$115,000	24	1/1-1/31/20	5	\$149,480	1	\$115,000	24
Ann Arbor	Jan-19	38	\$334,687	35	\$297,333	76	1/1-1/31/19	38	\$334,687	35	\$297,333	76
	Jan-20	58	\$376,135	31	\$279,006	61	1/1-1/31/20	58	\$376,135	31	\$279,006	61