

Media Release

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Ann Arbor Area Board of REALTORS®

Year-End Housing Statistics Look Positive Overall

2013 was a good year for real estate, according to year-end data released by the Ann Arbor Area Board of REALTORS®. More listings, more sales and higher prices defined a robust market where multiple offers were common. New listings were up 5.5 percent with 7,248 properties listed for sale. 4,536 properties were sold in 2013, a 1.7 percent increase over last year. Prices were up 18 percent, with an average residential sale price of \$248,601 for the year. Properties sold 32 percent faster in 2013, with an average time on market of 47 days, compared to 69 days in 2012.

The month of December closed the year with strong numbers. Listings for all property types were up 3.6 percent and total sales were up 25 percent over December last year. The average residential sales price in December was \$235,474, an increase of 8.6 percent from December 2012.

As we move into 2014, consumers are optimistic about the housing market. Fannie Mae's December National Housing Survey found 33 percent of consumers feel it's a good time to sell, compared to 21 percent last year. 67 percent of consumers surveyed said it's a good time to buy, compared with 64 percent last year. Consumers' attitudes support a continued, but measured housing recovery in 2014.

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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.

[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

	Dec-12		YTD-12		Dec-13		YTD-13	
<u>NEW LISTINGS:</u>								
Vacant	38		745		25		864	
Commercial/Business Opp	6		145		11		137	
Farm	-		6		1		15	
Income	9		182		8		172	
Residential	209		4,940		219		5,127	
Condo	36		849		45		933	
Total:	298		6,867		309		7,248	
<u>SALES/AVG MKT DAYS:</u>								
Vacant	23	232	192	286	70	306	274	262
Commercial/Business Opp	4	305	46	379	3	320	20	256
Farm	0	0	2	975	0	0	1	58
Income	11	128	80	131	3	51	67	176
Residential	200	74	3,340	69	219	50	3,389	47
Condo	38	81	797	63	51	73	785	43
Total Sales:	276		4,457		346		4,536	
<u>VOLUME:</u>								
Vacant	\$	1,512,500	\$	17,684,201	\$	3,663,938	\$	22,125,283
Commercial/Business Opp	\$	25,200	\$	9,587,363	\$	527,900	\$	4,717,183
Farm	\$	-	\$	619,300	\$	-	\$	185,000
Income	\$	2,700,500	\$	23,597,220	\$	711,000	\$	1,494,065
Residential	\$	43,373,870	\$	703,456,020	\$	62,871,567	\$	842,508,180
Condo	\$	5,589,925	\$	105,613,021	\$	10,193,942	\$	132,900,306
Total	\$	53,201,995	\$	860,557,125	\$	77,968,347	\$	1,003,930,017
SAS	96		1,226		69		1,441	
Withdrawals	144		2,670		176		1,866	
<u>MEDIAN SALES PRICES:</u>								
Vacant	\$	40,000	\$	52,500	\$	8,061	\$	48,000
Commercial/Business Opp	\$	3,200	\$	74,850	\$	39,900	\$	112,500
Farm	\$	-	\$	309,650	\$	-	\$	185,000
Income	\$	218,000	\$	225,000	\$	235,000	\$	215,000
Residential	\$	169,950	\$	174,000	\$	200,000	\$	212,000
Condo	\$	119,900	\$	122,300	\$	150,000	\$	147,000
<u>RESIDENTIAL AVG:</u>								
AVERAGE List Price	\$	224,419	\$	218,868	\$	241,121	\$	254,260
AVERAGE Sale Price	\$	216,869	\$	210,616	\$	235,474	\$	248,601
% Sold > List Price	21%		20%		21%		28%	
% Sold @ List Price	13%		14%		18%		16%	

New Construction YTD: 100 Sold /\$36,251,071 Dollar Volume /\$362,511 Average Sold Price /100 Days on Mkt.

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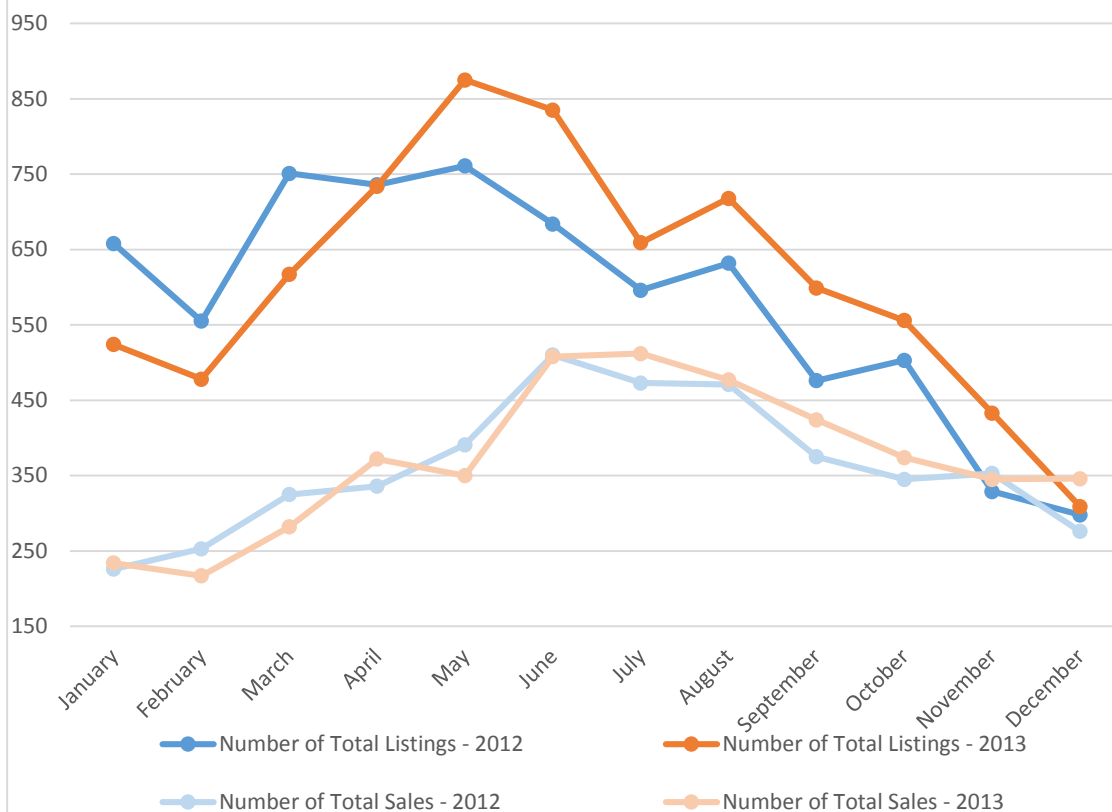
Residential

New Listings Entered During				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	Dec-12	15	\$388,533	12	\$225,167	116	1/1-12/31/12	326	\$262,588	167	\$215,214	80
	Dec-13	13	\$238,654	9	\$212,913	65	1/1-12/31/13	307	\$279,619	173	\$248,242	62
Mancheste	Dec-12	2	\$97,950	3	\$161,300	114	1/1-12/31/12	106	\$206,290	50	\$166,664	126
	Dec-13	7	\$174,650	6	\$188,650	45	1/1-12/31/13	139	\$231,580	67	\$178,254	74
Dexter	Dec-12	13	\$350,346	12	\$310,283	51	1/1-12/31/12	423	\$315,512	228	\$288,042	67
	Dec-13	20	\$277,196	19	\$293,089	30	1/1-12/31/13	419	\$325,885	284	\$295,390	45
Whitmore l	Dec-12	3	\$115,333	2	\$113,950	48	1/1-12/31/12	71	\$203,308	43	\$157,971	70
	Dec-13	3	\$120,567	5	\$226,020	44	1/1-12/31/13	72	\$230,347	37	\$192,316	58
Saline	Dec-12	27	\$424,110	17	\$264,612	54	1/1-12/31/12	496	\$331,365	293	\$303,898	84
	Dec-13	16	\$392,626	29	\$316,867	53	1/1-12/31/13	455	\$348,932	330	\$318,242	57
Lincoln Coi	Dec-12	16	\$139,881	12	\$165,813	61	1/1-12/31/12	316	\$148,695	239	\$136,471	58
	Dec-13	17	\$167,735	22	\$173,191	45	1/1-12/31/13	363	\$173,029	253	\$164,319	31
Milan	Dec-12	8	\$161,812	12	\$102,221	33	1/1-12/31/12	162	\$134,949	102	\$120,424	57
	Dec-13	10	\$165,720	9	\$138,066	31	1/1-12/31/13	223	\$169,058	113	\$152,875	57
Ypsilanti	Dec-12	14	\$84,600	25	\$96,892	54	1/1-12/31/12	349	\$100,426	246	\$96,636	84
	Dec-13	19	\$136,858	20	\$107,180	53	1/1-12/31/13	340	\$126,626	236	\$115,873	57
Ann Arbor	Dec-12	45	\$278,683	69	\$320,185	77	1/1-12/31/12	1605	\$346,743	1110	\$295,128	59
	Dec-13	56	\$420,212	85	\$321,930	50	1/1-12/31/13	1604	\$375,815	1156	\$336,378	36

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	Dec-12	1	\$182,000	1	\$155,000	95	1/1-12/31/12	23	\$167,896	18	\$162,892	59
	Dec-13	0	\$0	1	\$190,000	62	1/1-12/31/13	24	\$153,287	22	\$155,277	73
Mancheste	Dec-12	0	\$0	0	\$0	0	1/1-12/31/12	19	\$82,637	17	\$75,206	137
	Dec-13	1	\$229,000	0	\$0	0	1/1-12/31/13	14	\$111,064	16	\$84,450	268
Dexter	Dec-12	0	\$0	0	\$0	0	1/1-12/31/12	9	\$180,678	8	\$172,838	37
	Dec-13	0	\$0	0	\$0	0	1/1-12/31/13	9	\$180,967	7	\$153,679	39
Whitmore l	Dec-12	1	\$140,000	1	\$140,000	0	1/1-12/31/12	2	\$132,500	2	\$132,500	32
	Dec-13	0	\$0	0	\$0	0	1/1-12/31/13	1	\$99,900	1	\$107,111	16
Saline	Dec-12	5	\$135,380	2	\$178,450	127	1/1-12/31/12	59	\$177,988	45	\$163,911	119
	Dec-13	13	\$134,708	6	\$209,483	67	1/1-12/31/13	84	\$172,498	52	\$175,037	73
Lincoln Coi	Dec-12	0	\$0	2	\$99,450	84	1/1-12/31/12	20	\$54,238	11	\$39,532	61
	Dec-13	1	\$29,000	3	\$102,817	50	1/1-12/31/13	22	\$72,660	15	\$68,906	61
Milan	Dec-12	0	\$0	0	\$0	0	1/1-12/31/12	11	\$90,191	7	\$78,929	119
	Dec-13	0	\$0	0	\$0	0	1/1-12/31/13	11	\$75,517	7	\$78,143	57
Ypsilanti	Dec-12	2	\$44,300	3	\$31,267	27	1/1-12/31/12	37	\$60,419	26	\$55,041	46
	Dec-13	1	\$59,900	4	\$148,225	56	1/1-12/31/13	32	\$80,262	33	\$76,612	45
Ann Arbor	Dec-12	19	\$201,274	22	\$181,582	80	1/1-12/31/12	692	\$172,076	552	\$156,626	55
	Dec-13	25	\$320,200	34	\$241,125	81	1/1-12/31/13	715	\$204,141	588	\$193,377	39

Listing and Sale Totals for All Property Types 2012 - 2013



Monthly Residential Listing and Sales Data 2012 - 2013



Average Residential Sales Prices for 2012 - 2013

