Media Release

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Ann Arbor Area Board of REALTORS®

June Market Activity Compares Favorably to Previous Year

Recent residential real estate market activity compares favorably to last year, according to data released by the Ann Arbor Area Board of REALTORS®. 360 single family homes were sold in June, compared to 356 in June 2013. 108 condos were sold in June, compared to 105 last year. Year-to-date sales for all property types are just one percent under last year at 2018, compared to 2042 at the midpoint a year ago.

Total new inventory for June was up 5 percent, including all property types. 611 single family residential units entered the market in June, compared to 571 last June. 140 condos came on the market, compared to 113 in June 2013. Year-to-date listings for all property types are slightly less than new listings posted at this time last year at 4,015 as compared to 4,063.

The average sale price for June is up slightly over last year at \$282,122 compared to \$279,311. The year-to-date average sale price of \$257,503 is 5 percent over last year's average sale price of \$244,818. The average list price for June is up one percent over last year at \$286,205. Year-to-date, the average list price is 5 percent over last year at \$263,232.

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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.

ANN ARBOR AREA REALTORS® BOARD OF REALTORS®

	2013 Year-To-Date	2014 Year-To-Date	% Change From Year to Year
New Residential Listings	2,781	2,776	0.2%
Total Residential Sales	1,488	1,443	3%
Average Residential List Price	\$250,122	\$263,232	5.2%
Average Residential Sales Price	\$244,818	\$257,503	5.2%
	June - 2013	June - 2014	% Change From Year to Year
New Residential Listings	June - 2013 571	June - 2014 611	% Change From Year to Year 7%
Residential			
Residential Listings Total Residential	571	611	

MLS SALES REPORT

	Jun-13			YTD-13		Jun-14	YTD-14		
NEW LISTINGS:									
Vacant		120		534		89		385	
Commercial/Business Opp		11		72		22		102	
Farm		2		7				8	
Income		18		94		13		79	
Single Family		571		2,781		611		2,776	
Condo		113		575		140		665	
Total:		835		4,063		875		4,015	
SALES/AVG MKT DAYS:									
Vacant	36	154	107	7 247	2	0 326	105	378	
Commercial/Business Opp	5	301	17	7 342		4 392	9		
Farm	О		2	2 460		0 0	1	23	
Income	6		29			7 9	39		
Single Family	356		1,488		36	=	1,443		
Condo	105		399		10		421	55	
Total Sales:		508		2,042		499		2,018	
		000		2,012		100		2,0.0	
VOLUME:									
Vacant	\$	2,848,300	\$	9,694,245	\$	5,095,170	\$	13,673,405	
Commercial/Business Opp	\$	167,294	\$	1,796,694	\$	352,066	\$	2,441,366	
Farm	\$	-	\$	670,800	\$	-	\$	123,000	
Income	\$	799,800	\$	6,397,865	\$	2,297,500	\$	10,668,775	
Single Family	\$	99,434,606	\$	364,044,983	\$	101,563,798	\$	371,577,006	
Condo	\$	19,113,219	\$	67,730,873	\$	19,895,888	\$	76,054,383	
Total	\$	122,363,219	\$	450,335,460	\$	129,204,422	\$	474,537,935	
SAS		134		652		105		F06	
						125		596	
Withdrawals		156		715		211		1,087	
MEDIAN SALES PRICES:									
Vacant	\$	22,450	\$	58,750	\$	79,250	\$	72,000	
Commercial/Business Opp	\$	1,770	\$	2,667	\$	70,009	\$	140,000	
Farm	Φ	1,770	\$	335,400	\$	70,003	\$	123,000	
Income	\$	128,250	\$	223,700	\$	205,000	\$	225,000	
Single Family	\$	234,950	\$	206,000	\$	245,000	\$	221,500	
Condo	\$	160,000	\$	149,690	\$	160,000	\$	155,000	
	Ψ	100,000	Ψ	143,030	Ψ	100,000	Ψ	133,000	
SINGLE FAMILY AVG:									
AVERAGE List Price	\$	283,170	\$	250,122	\$	286,205	\$	263,232	
AVERAGE Sale Price	\$	279,311	\$	244,818	\$	282,122	\$	257,503	
% Sold > List Price		36%		29%		34%		27%	
% Sold @ List Price		16%		16%		20%		15%	

New Construction YTD:

41 Sold /\$13,684,237798 Dollar Volume /\$333,762 Average Sold Price /104 Days on Mkt.

Single Family	Nov. I '-	tings Fr	ara d	Ducino	tion Cold De	win a						
	New Listings Entered During June # New Avg List		Properties Sold During June			New Listings Entered YTD			Properties Sold YTD			
Area	Period	# New Listings	Avg. List Price		Avg. Sale Price	Avg. DOM	Period	# New Listings	Avg. List Price	# Sold	Avg. Sale Price	Avg. DOM
Chelsea	Jun-13 Jun-14			23 11	\$297,850 \$356,809	58 60	1/1-6/30/13 1/1-6/30/14	155 157	\$288,064 \$350,927	78 77	\$250,691 \$266,671	70 74
Manchester	Jun-13	16	\$236,675	9	\$190,667	58	1/1-6/30/13	72	\$235,640	25	\$162,750	99
Manorodor	Jun-14		\$254,691	4	\$207,500	115	1/1-6/30/14	43	\$271,953	22	\$180,909	142
Dexter	Jun-13	44	\$372,678	27	\$310,916	25	1/1-6/30/13	238	\$337,860	115	\$284,774	59
	Jun-14	41	\$361,949	38	\$326,541	33	1/1-6/30/14	226	\$361,862	120	\$304,499	53
Whitmore Lake	Jun-13	5	\$226,600	3	\$199,200	52	1/1-6/30/13	37	\$253,377	13	\$194,969	72
	Jun-14	10	\$172,450	5	\$173,266	56	1/1-6/30/14	34	\$230,121	17	\$177,064	63
Saline	Jun-13		\$327,112	33	\$348,540	52	1/1-6/30/13	275	\$335,536	150	\$326,814	76
	Jun-14	67	\$380,278	43	\$368,217	27	1/1-6/30/14	289	\$377,213	131	\$355,418	53
Lincoln Cons.	Jun-13		\$192,730	28	\$172,539	33	1/1-6/30/13	174	\$172,704	101	\$156,571	37
	Jun-14	39	\$195,602	23	\$190,233	26	1/1-6/30/14	199	\$183,967	108	\$181,230	35
Milan	Jun-13 Jun-14			11 13	\$176,064 \$141,794	57 84	1/1-6/30/13 1/1-6/30/14	110 123	\$167,377 \$165,387	44 62	\$163,565 \$165,057	52 68
	Juli-14	30							, ,		φ105,057	
Ypsilanti	Jun-13 Jun-14			25 29	\$139,148 \$137,438	52 46	1/1-6/30/13 1/1-6/30/14	184 199	\$126,464 \$150,917	107 120	\$103,576 \$127,256	74 60
			, ,									
Ann Arbor	Jun-13 Jun-14		\$374,181 \$421,948	145 124	\$347,450 \$375,646	24 23	1/1-6/30/13 1/1-6/30/14	916 846	\$381,632 \$417,024	527 464	\$327,937 \$349,516	37 48
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Condo												
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
Area		Listings	Price	Sold	Price	DOM		Listings	Price		Price	DOM
	Period Jun-13 Jun-14	Listings 2	•		•	-	Period 1/1-6/30/13 1/1-6/30/14		•	# Sold 14 12	•	•
Area Chelsea	Jun-13 Jun-14	Listings 2 2	Price \$141,500 \$184,900	Sold 3 3	Price \$198,000 \$110,000	DOM 45 95	1/1-6/30/13 1/1-6/30/14	18 23	Price \$146,361 \$153,182	14 12	Price \$163,264 \$142,065	DOM 69 48
Area	Jun-13	Listings 2 2	Price \$141,500 \$184,900	Sold 3	Price \$198,000	DOM 45	1/1-6/30/13	Listings 18	Price \$146,361	14	Price \$163,264	DOM 69
Area Chelsea Manchester	Jun-13 Jun-14 Jun-13	Listings 2 2 1	\$141,500 \$184,900 \$69,450 \$159,900	3 3 2 1	\$198,000 \$110,000 \$115,750 \$70,000	45 95 1011 161	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14	18 23 9 7	\$146,361 \$153,182 \$88,178 \$104,557	14 12 9 4	Price \$163,264 \$142,065 \$91,656 \$64,325	69 48 392 63
Area Chelsea	Jun-13 Jun-14 Jun-13 Jun-14	2 2 2 1 1	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900	Sold 3 3	\$198,000 \$110,000 \$115,750	DOM 45 95 1011	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13	18 23 9	Price \$146,361 \$153,182 \$88,178	14 12 9	Price \$163,264 \$142,065 \$91,656	69 48 392
Area Chelsea Manchester	Jun-13 Jun-14 Jun-13 Jun-14 Jun-13	2 2 1 1 1 1	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900	3 3 2 1 0	\$198,000 \$110,000 \$115,750 \$70,000	45 95 1011 161	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/13	18 23 9 7 6	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950	14 12 9 4	Price \$163,264 \$142,065 \$91,656 \$64,325 \$131,133	69 48 392 63
Area Chelsea Manchester Dexter	Jun-13 Jun-14 Jun-13 Jun-14 Jun-14	2 2 1 1 1 0	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000	3 3 2 1 0 1	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000	45 95 1011 161 0 6	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880	14 12 9 4 3 5	Price \$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280	69 48 392 63 7 15
Area Chelsea Manchester Dexter	Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14	2 2 1 1 1 1 0 1 1	Price \$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000	3 3 2 1 0 1	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000	45 95 1011 161 0 6	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900	14 12 9 4 3 5	Price \$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111	9 48 392 63 7 15
Area Chelsea Manchester Dexter Whitmore Lake	Jun-13 Jun-14 Jun-13 Jun-14 Jun-14 Jun-13 Jun-14	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$0 \$154,900	3 3 3 1 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000 \$0 \$0	45 95 1011 161 0 6	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 1	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900	14 12 9 4 3 5	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0	69 48 392 63 7 15
Area Chelsea Manchester Dexter Whitmore Lake	Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-14 Jun-14 Jun-14	2 2 1 1 1 1 0 1 1 0 2 4 1 1	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$0 \$154,900 \$205,020 \$152,833 \$115,000	3 3 3 2 1 0 0 1 1 0 0 0 3 7 0 0	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000 \$0 \$0 \$164,563 \$177,783	DOM 45 95 1011 161 0 6 0 158 110 0	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 40 46 7	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893 \$74,814	14 12 9 4 3 5 1 0 21 29	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708 \$53,100	69 48 392 63 7 15 16 0 94 99 96
Area Chelsea Manchester Dexter Whitmore Lake Saline	Jun-13 Jun-14 Jun-13 Jun-13 Jun-14 Jun-14 Jun-14 Jun-14	2 2 1 1 1 1 0 1 1 0 2 4 1 1	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$0 \$154,900 \$205,020 \$152,833 \$115,000	3 3 3 2 1 0 0 1 1 0 0 0 3 7	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000 \$0 \$164,563 \$177,783	95 1011 161 0 6 0 0 158 110	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 40 46	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893	14 12 9 4 3 5 1 0	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708	00M 69 48 392 63 7 15 16 0
Area Chelsea Manchester Dexter Whitmore Lake Saline	Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14	2 2 2 1 1 1 1 1 1 1 1 2 4 2 3	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$154,900 \$205,020 \$152,833 \$115,000 \$100,950 \$81,300	3 3 3 2 1 1 0 0 1 1 0 0 0 0 2 2 2	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000 \$0 \$0 \$0 \$0 \$164,563 \$177,783 \$0 \$85,350 \$84,750	DOM 45 95 1011 161 0 6 0 0 158 110 0 37	1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 40 46 7 11 6	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893 \$74,814 \$109,068 \$74,182	14 12 9 4 3 5 1 0 21 29 5 9	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708 \$53,100 \$97,506 \$89,125	69 48 392 63 7 15 16 0 94 99 96 60
Area Chelsea Manchester Dexter Whitmore Lake Saline Lincoln Cons.	Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13	2 2 2 1 1 1 1 1 1 1 1 2 4 2 3	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$154,900 \$205,020 \$152,833 \$115,000 \$100,950 \$81,300	3 3 3 2 1 1 0 1 1 0 0 0 3 7 0 2	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000 \$0 \$0 \$177,783 \$0 \$85,350	DOM 45 95 1011 161 0 6 0 0 158 110 0 37	1/1-6/30/13 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 40 46 7 11	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893 \$74,814 \$109,068	14 12 9 4 3 5 1 0 21 29 5 9	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708 \$53,100 \$97,506	69 48 392 63 7 15 16 0 94 99 96 60
Area Chelsea Manchester Dexter Whitmore Lake Saline Lincoln Cons.	Jun-13 Jun-14	2 2 1 1 1 1 1 1 1 2 2 3 3 0 3	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$154,900 \$205,020 \$152,833 \$115,000 \$100,950 \$81,300 \$0 \$66,233	3 3 3 2 1 1 0 0 1 1 0 0 0 0 2 2 0 0 3 3 7	\$198,000 \$110,000 \$1115,750 \$70,000 \$0 \$122,000 \$0 \$0 \$0 \$0 \$0 \$164,563 \$177,783 \$0 \$85,350 \$84,750 \$0 \$0	DOM 45 95 1011 161 0 6 0 0 158 110 0 37 13 0 51	1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 1 40 46 7 11 6 8 20	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893 \$74,814 \$109,068 \$74,182 \$120,525 \$68,770	14 12 9 4 3 5 1 0 21 29 5 9 4 3	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708 \$53,100 \$97,506 \$89,125 \$58,667 \$61,384	DOM 69 48 392 63 7 15 16 0 94 99 96 60 92 68 54
Area Chelsea Manchester Dexter Whitmore Lake Saline Lincoln Cons. Milan	Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14 Jun-13 Jun-14	2 2 1 1 1 1 1 1 1 2 2 3 3 0 3	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$154,900 \$205,020 \$152,833 \$115,000 \$100,950 \$81,300 \$0 \$66,233	3 3 3 2 1 1 0 0 1 1 0 0 0 0 2 2 0 0 0 0 0 0 0	\$198,000 \$110,000 \$115,750 \$70,000 \$0 \$122,000 \$0 \$0 \$0 \$0 \$0 \$164,563 \$177,783 \$0 \$85,350 \$84,750 \$0	DOM 45 95 1011 161 0 6 0 0 158 110 0 37 13 0	1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 40 46 7 11 6 8	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893 \$74,814 \$109,068 \$74,182 \$120,525	14 12 9 4 3 5 1 0 21 29 5 9	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708 \$53,100 \$97,506 \$89,125 \$58,667	00M 69 48 392 63 7 15 16 0 94 99 96 60 92 68
Area Chelsea Manchester Dexter Whitmore Lake Saline Lincoln Cons. Milan	Jun-13 Jun-14	2 2 2 1 1 1 1 1 1 1 2 4 1 2 3 3 3 3 83	\$141,500 \$184,900 \$69,450 \$159,900 \$284,900 \$128,000 \$154,900 \$152,833 \$115,000 \$100,950 \$81,300 \$0 \$66,233 \$118,300 \$181,977	Sold 3 3 3 2 1 0 1 0 3 7 0 2 2 0 3 3 87	\$198,000 \$110,000 \$1115,750 \$70,000 \$0 \$122,000 \$0 \$0 \$0 \$0 \$0 \$164,563 \$177,783 \$0 \$85,350 \$84,750 \$0 \$0	DOM 45 95 1011 161 0 6 0 0 158 110 0 37 13 0 51	1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/13 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14 1/1-6/30/14	18 23 9 7 6 5 1 1 1 40 46 7 11 6 8 20	\$146,361 \$153,182 \$88,178 \$104,557 \$139,950 \$113,880 \$99,900 \$154,900 \$172,728 \$174,893 \$74,814 \$109,068 \$74,182 \$120,525 \$68,770	14 12 9 4 3 5 1 0 21 29 5 9 4 3	\$163,264 \$142,065 \$91,656 \$64,325 \$131,133 \$152,280 \$107,111 \$0 \$171,799 \$180,708 \$53,100 \$97,506 \$89,125 \$58,667 \$61,384	DOM 69 48 392 63 7 15 16 0 94 99 96 60 92 68 54