

Media Release

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Ann Arbor Area Board of REALTORS®

Single Family Home Sales Increase by 5.8%

New single family listings increased in May, with a 3.5% rise compared to this time last year. Along with the growth in single family listings, the average listing price improved by 7.4%. The overall sales of single family listings increased by 5.8% compared to 2018 at this time.











New condominium listings saw an 8.7% decrease along with condominium sales falling by 1%. However, the average condominium list price rose 15.9% and sales prices increased 14% compared to that of 2018. During this past May, we saw 99 condominiums sell and a total of 482 residential sales compared to May 2018.

Year-to-date, the total number of new residential listings compared to 2018 rose 1.5% and total residential sales increased by 4.3% compared to May of 2018.

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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.

	May 2018	May 2019	% Change From Year to Year	
New Single Family Listings	626	648		3.5 %
Average Single Family List Price	\$326,126	\$350,178		7.4 %
New Condominium Listings	127	116		8.7 %
Average Condominium List Price	\$234,480	\$271,762		15.9%
Total New Residential Listings	753	764		1.5%
Single Family Sales	362	383		5.8 %
Average Single Family Sales Price	\$325,151	\$347,547		6.9 %
Condominium Sales	100	99		1.0 %
Average Condominium Sales Price	\$235,548	\$268,542		14.0%
Total Residential Sales	462	482		4.3%

ANN ARBOR AREA BOARD OF REALTORS®

MLS SALES REPORT

	May-18		YTD-18		May-19		YTD-19	
<u>NEW LISTINGS:</u>								
Vacant	49		256		52		251	
Commercial/Business Opp	16		54		6		41	
Farm	5		13		4		13	
Income	19		72		17		75	
Single Family	626		2,019		648		2,172	
Condo	127		497		116		537	
Total:	842		2,911		843		3,089	
<u>SALES/AVG MKT DAYS:</u>								
	#	DOM	#	DOM	#	DOM	#	DOM
Vacant	34	234	109	270	24	188	76	314
Commercial/Business Opp	6	347	25	351	2	401	9	420
Farm	1	2	4	94	4	185	6	136
Income	5	123	21	64	6	53	27	56
Single Family	362	28	1,221	39	383	28	1,213	39
Condo	100	19	298	24	99	31	344	44
Total Sales:	508		1,678		518		1,675	
<u>VOLUME:</u>								
Vacant	\$ 2,841,300		\$ 13,050,300		\$ 3,266,600		\$ 8,070,051	
Commercial/Business Opp	\$ 344,322		\$ 3,884,509		\$ 346,000		\$ 3,087,014	
Farm	\$ 650,000		\$ 1,665,000		\$ 1,586,000		\$ 2,606,000	
Income	\$ 2,722,500		\$ 7,882,849		\$ 2,057,425		\$ 10,347,009	
Single Family	\$ 117,704,792		\$ 388,964,118		\$ 133,110,656		\$ 401,993,538	
Condo	\$ 23,554,798		\$ 73,769,965		\$ 26,585,640		\$ 89,767,093	
Total	\$ 147,817,712		\$ 489,216,741		\$ 166,952,321		\$ 515,870,705	
SAS	136		413		105		401	
Withdrawals	103		321		129		433	
<u>MEDIAN SALES PRICES:</u>								
Vacant	\$ 64,950		\$ 75,000		\$ 98,500		\$ 77,750	
Commercial/Business Opp	\$ 38,900		\$ 70,000		\$ 173,000		\$ 173,000	
Farm	\$ 650,000		\$ 405,000		\$ 363,000		\$ 363,000	
Income	\$ 387,000		\$ 367,500		\$ 327,000		\$ 332,000	
Single Family	\$ 286,600		\$ 275,000		\$ 301,000		\$ 290,000	
Condo	\$ 225,250		\$ 225,750		\$ 215,000		\$ 217,250	
<u>SINGLE FAMILY AVG:</u>								
AVERAGE List Price	\$ 326,126		\$ 320,851		\$ 350,178		\$ 335,906	
AVERAGE Sale Price	\$ 325,151		\$ 318,562		\$ 347,547		\$ 331,404	
% Sold > List Price	48%		38%		36%		31%	
% Sold @ List Price	16%		18%		17%		18%	
<u>CONDO AVG:</u>								
AVERAGE List Price	\$ 234,480		\$ 247,390		\$ 271,762		\$ 263,852	
AVERAGE Sale Price	\$ 235,548		\$ 247,550		\$ 268,542		\$ 260,951	
% Sold > List Price	56%		47%		29%		23%	
% Sold @ List Price	14%		20%		13%		19%	

New Construction YTD: 23 Sold /\$10,354,207 Dollar Volume /\$450,183 Average Sold Price /106 Days on Mkt.

Single Family

Area	New Listings Entered During May			Properties Sold During May			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	May-18	30	\$397,393	22	\$413,127	39	1/1-5/31/18	103	\$356,873	75	\$319,526	46
	May-19	35	\$327,394	27	\$317,874	31	1/1-5/31/19	119	\$372,273	72	\$323,292	51
Manchester	May-18	16	\$264,150	9	\$303,000	32	1/1-5/31/18	59	\$303,493	31	\$266,455	63
	May-19	14	\$251,714	3	\$303,633	24	1/1-5/31/19	40	\$243,762	23	\$247,529	48
Dexter	May-18	35	\$495,269	23	\$369,774	22	1/1-5/31/18	142	\$444,576	102	\$377,374	55
	May-19	45	\$438,767	28	\$398,529	53	1/1-5/31/19	164	\$469,434	78	\$401,815	37
Whitmore Lake	May-18	9	\$264,856	2	\$230,000	4	1/1-5/31/18	17	\$292,476	10	\$259,140	44
	May-19	7	\$373,386	4	\$222,425	22	1/1-5/31/19	23	\$366,526	11	\$283,927	27
Saline	May-18	72	\$464,931	29	\$402,008	44	1/1-5/31/18	208	\$475,097	103	\$415,879	54
	May-19	78	\$467,895	33	\$393,013	34	1/1-5/31/19	244	\$472,282	110	\$414,032	56
Lincoln Cons.	May-18	31	\$255,074	20	\$226,125	11	1/1-5/31/18	113	\$243,925	67	\$225,490	14
	May-19	28	\$258,598	27	\$251,724	10	1/1-5/31/19	141	\$275,754	88	\$240,741	21
Milan	May-18	15	\$248,220	7	\$215,793	103	1/1-5/31/18	56	\$235,962	44	\$201,181	54
	May-19	19	\$224,000	9	\$267,544	55	1/1-5/31/19	65	\$250,158	35	\$242,003	49
Ypsilanti	May-18	37	\$205,192	34	\$209,268	17	1/1-5/31/18	119	\$190,094	98	\$189,289	29
	May-19	39	\$250,223	23	\$204,970	9	1/1-5/31/19	110	\$229,123	78	\$194,459	32
Ann Arbor	May-18	224	\$494,320	118	\$436,348	22	1/1-5/31/18	678	\$494,114	389	\$434,084	33
	May-19	237	\$578,843	127	\$473,400	20	1/1-5/31/19	721	\$540,214	383	\$455,595	33

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	May-18	6	\$201,700	1	\$302,500	0	1/1-5/31/18	15	\$222,780	7	\$251,143	7
	May-19	5	\$243,340	1	\$264,575	68	1/1-5/31/19	14	\$243,832	10	\$229,220	55
Manchester	May-18	2	\$158,500	3	\$190,000	38	1/1-5/31/18	5	\$179,200	3	\$190,000	38
	May-19	1	\$106,000	0	\$0	0	1/1-5/31/19	7	\$150,571	6	\$151,417	20
Dexter	May-18	4	\$299,204	0	\$0	0	1/1-5/31/18	20	\$363,321	4	\$241,600	24
	May-19	7	\$363,236	2	\$336,642	235	1/1-5/31/19	26	\$432,038	6	\$409,341	93
Whitmore Lake	May-18	0	\$0	0	\$0	0	1/1-5/31/18	0	\$0	0	\$0	0
	May-19	0	\$0	0	\$0	0	1/1-5/31/19	0	\$0	0	\$0	0
Saline	May-18	9	\$283,072	8	\$289,857	4	1/1-5/31/18	27	\$269,546	20	\$309,881	19
	May-19	11	\$343,136	2	\$211,500	28	1/1-5/31/19	46	\$304,700	26	\$283,594	46
Lincoln Cons.	May-18	0	\$0	3	\$145,300	34	1/1-5/31/18	8	\$152,175	9	\$149,922	18
	May-19	1	\$113,000	1	\$115,000	2	1/1-5/31/19	3	\$122,600	2	\$102,450	11
Milan	May-18	4	\$150,475	1	\$173,900	12	1/1-5/31/18	20	\$178,715	6	\$183,942	183
	May-19	2	\$199,900	1	\$129,000	16	1/1-5/31/19	7	\$180,643	6	\$187,286	82
Ypsilanti	May-18	3	\$116,567	4	\$124,125	7	1/1-5/31/18	17	\$123,394	16	\$116,406	8
	May-19	7	\$173,521	5	\$135,250	6	1/1-5/31/19	18	\$157,225	13	\$145,527	14
Ann Arbor	May-18	87	\$325,026	66	\$261,307	20	1/1-5/31/18	322	\$340,005	189	\$280,017	22
	May-19	69	\$288,594	66	\$304,667	29	1/1-5/31/19	352	\$345,723	224	\$288,687	47