

# Local Market Update – April 2019

This is a research tool provided by Realcomp.



## Ann Arbor

### Washtenaw County

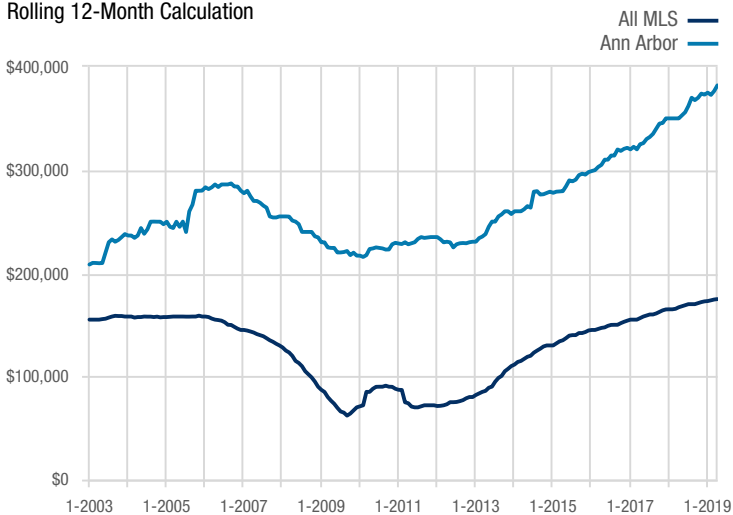
Residential Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	128	<b>113</b>	- 11.7%	326	<b>373</b>	+ 14.4%
Pending Sales	82	<b>68</b>	- 17.1%	202	<b>226</b>	+ 11.9%
Closed Sales	68	<b>71</b>	+ 4.4%	183	<b>205</b>	+ 12.0%
Days on Market Until Sale	12	<b>38</b>	+ 216.7%	30	<b>40</b>	+ 33.3%
Median Sales Price*	\$363,000	<b>\$430,000</b>	+ 18.5%	\$350,000	<b>\$392,000</b>	+ 12.0%
Average Sales Price*	\$407,112	<b>\$494,907</b>	+ 21.6%	\$406,819	<b>\$437,709</b>	+ 7.6%
Percent of List Price Received*	102.8%	<b>100.2%</b>	- 2.5%	100.6%	<b>98.8%</b>	- 1.8%
Inventory of Homes for Sale	181	<b>226</b>	+ 24.9%	—	—	—
Months Supply of Inventory	2.5	<b>3.1</b>	+ 24.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	58	<b>95</b>	+ 63.8%	164	<b>248</b>	+ 51.2%
Pending Sales	35	<b>44</b>	+ 25.7%	105	<b>127</b>	+ 21.0%
Closed Sales	35	<b>43</b>	+ 22.9%	96	<b>117</b>	+ 21.9%
Days on Market Until Sale	17	<b>46</b>	+ 170.6%	27	<b>53</b>	+ 96.3%
Median Sales Price*	\$246,500	<b>\$275,000</b>	+ 11.6%	\$242,000	<b>\$275,000</b>	+ 13.6%
Average Sales Price*	\$283,127	<b>\$299,048</b>	+ 5.6%	\$286,110	<b>\$313,301</b>	+ 9.5%
Percent of List Price Received*	100.7%	<b>99.8%</b>	- 0.9%	100.1%	<b>99.4%</b>	- 0.7%
Inventory of Homes for Sale	110	<b>187</b>	+ 70.0%	—	—	—
Months Supply of Inventory	3.0	<b>4.9</b>	+ 63.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

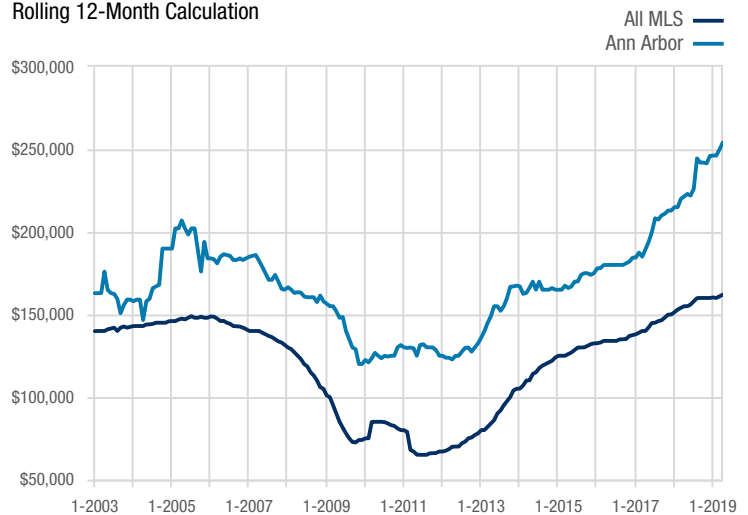
### Median Sales Price - Residential

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.