



Downriver Area Market Report

July/2009 through September/2009

Community	Under \$75,000			\$75,000-\$99,999			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$400,000 +			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ALLEN PARK	48	40	3.1	16	49	11.5	23	57	9.3	0	2	* 0.0	0	0	0.0	0	1	* 0.0	87	149	6.4
BROWNSTOWN	21	22	3.9	11	22	7.5	55	102	6.9	7	43	23.0	0	8	* 0.0	0	0	0.0	94	197	7.9
ECORSE	26	52	7.5	0	1	* 0.0	0	10	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	26	63	9.1
FLAT ROCK	8	4	1.9	4	8	7.5	15	17	4.2	3	8	10.0	0	1	* 0.0	0	0	0.0	30	38	4.7
GIBRALTAR	2	3	5.6	1	15	56.2	1	22	82.4	0	1	* 0.0	0	3	* 0.0	0	1	* 0.0	4	45	42.1
GROSSE ILE	8	3	1.4	5	16	12.0	19	42	8.3	5	31	23.2	2	15	28.1	3	52	64.9	42	159	14.2
HURON TWP	6	6	3.7	4	6	5.6	16	45	10.5	5	32	24.0	0	16	* 0.0	0	1	* 0.0	31	106	12.8
LINCOLN PARK	178	165	3.5	14	63	16.9	0	28	* 0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	192	257	5.0
MELVINDALE	49	55	4.2	1	14	52.4	0	18	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	50	87	6.5
RIVER ROUGE	23	54	8.8	0	0	0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	23	55	9.0
RIVERVIEW	10	10	3.7	4	6	5.6	10	23	8.6	0	1	* 0.0	0	0	0.0	0	3	* 0.0	24	43	6.7
ROCKWOOD	3	3	3.7	1	3	11.2	0	7	* 0.0	0	2	* 0.0	0	0	0.0	0	0	0.0	4	15	14.0
ROMULUS	92	48	2.0	22	28	4.8	14	42	11.2	0	11	* 0.0	0	3	* 0.0	0	1	* 0.0	128	133	3.9
SOUTHGATE	75	53	2.7	10	43	16.1	21	65	11.6	0	1	* 0.0	0	2	* 0.0	0	1	* 0.0	106	165	5.8
TAYLOR	188	185	3.7	24	84	13.1	12	97	30.3	0	8	* 0.0	0	0	0.0	0	0	0.0	224	374	6.3
TRENTON	26	43	6.2	14	22	5.9	16	76	17.8	2	6	11.2	0	2	* 0.0	0	3	* 0.0	58	152	9.8
WOODHAVEN	12	10	3.1	7	13	7.0	21	40	7.1	2	2	3.7	0	1	* 0.0	0	0	0.0	42	66	5.9
WYANDOTTE	79	60	2.8	12	46	14.4	9	65	27.0	1	8	30.0	0	0	0.0	0	0	0.0	101	179	6.6
Total:	854	816	3.6	150	439	11.0	232	757	12.2	25	157	23.5	2	51	95.5	3	63	78.6	1266	2283	6.8
Previous Year:	415	1080	9.7	136	604	16.6	264	1347	19.1	38	313	30.8	6	87	54.3	5	83	62.2	864	3514	15.2

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range



Downriver Area Market Report

July/2009 through September/2009

Community	Under \$400,000			\$400,000-\$499,999			\$500,000-\$599,999			\$600,000+			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ALLEN PARK	87	148	6.4	0	1 *	0.0	0	0	0.0	0	0	0.0	87	149	6.4
BROWNSTOWN	94	197	7.9	0	0	0.0	0	0	0.0	0	0	0.0	94	197	7.9
ECORSE	26	63	9.1	0	0	0.0	0	0	0.0	0	0	0.0	26	63	9.1
FLAT ROCK	30	38	4.7	0	0	0.0	0	0	0.0	0	0	0.0	30	38	4.7
GIBRALTAR	4	44	41.2	0	1 *	0.0	0	0	0.0	0	0	0.0	4	45	42.1
GROSSE ILE	39	107	10.3	0	19 *	0.0	3	13	16.2	0	20 *	0.0	42	159	14.2
HURON TWP	31	105	12.7	0	0	0.0	0	1 *	0.0	0	0	0.0	31	106	12.8
LINCOLN PARK	192	257	5.0	0	0	0.0	0	0	0.0	0	0	0.0	192	257	5.0
MELVINDALE	50	87	6.5	0	0	0.0	0	0	0.0	0	0	0.0	50	87	6.5
RIVER ROUGE	23	55	9.0	0	0	0.0	0	0	0.0	0	0	0.0	23	55	9.0
RIVERVIEW	24	40	6.2	0	2 *	0.0	0	0	0.0	0	1 *	0.0	24	43	6.7
ROCKWOOD	4	15	14.0	0	0	0.0	0	0	0.0	0	0	0.0	4	15	14.0
ROMULUS	128	132	3.9	0	1 *	0.0	0	0	0.0	0	0	0.0	128	133	3.9
SOUTHGATE	106	164	5.8	0	1 *	0.0	0	0	0.0	0	0	0.0	106	165	5.8
TAYLOR	224	374	6.3	0	0	0.0	0	0	0.0	0	0	0.0	224	374	6.3
TRENTON	58	149	9.6	0	2 *	0.0	0	1 *	0.0	0	0	0.0	58	152	9.8
WOODHAVEN	42	66	5.9	0	0	0.0	0	0	0.0	0	0	0.0	42	66	5.9
WYANDOTTE	101	179	6.6	0	0	0.0	0	0	0.0	0	0	0.0	101	179	6.6
Total:	1263	2220	6.6	0	27	0.0	3	15	18.7	0	21	0.0	1266	2283	6.8
Previous Year:	859	3431	15.0	0	29	0.0	2	22	41.2	3	32	39.9	864	3514	15.2

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range