



Washtenaw County Residential Market Report

January/2011 through March/2011

Community	Under \$100,000			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$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	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ANN ARBOR	23	23	2.0	60	173	5.7	48	175	7.2	21	74	6.9	13	50	7.6	8	52	12.8	16	90	11.0	189	637	6.6
CHELSEA	6	10	3.3	12	49	8.0	12	29	4.7	0	15	* 0.0	0	7	* 0.0	1	3	5.9	0	7	* 0.0	31	120	7.6
DEXTER	1	10	19.6	14	53	7.4	10	59	11.6	5	38	14.9	1	15	29.4	2	10	9.8	0	23	* 0.0	33	208	12.4
LINCOLN	24	40	3.3	36	96	5.2	4	47	23.1	0	8	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	64	191	5.9
MANCHESTER	5	4	1.6	6	30	9.8	0	15	* 0.0	0	4	* 0.0	0	5	* 0.0	0	2	* 0.0	0	4	* 0.0	11	64	11.4
MILAN	9	23	5.0	12	27	4.4	0	12	* 0.0	3	1	0.7	0	0	0.0	0	0	0.0	0	0	0.0	24	63	5.2
SALINE	6	16	5.2	20	32	3.1	4	63	30.9	14	57	8.0	7	21	5.9	3	17	11.1	0	19	* 0.0	54	225	8.2
VAN BUREN	49	93	3.7	35	90	5.1	8	50	12.3	0	7	* 0.0	0	7	* 0.0	0	6	* 0.0	0	4	* 0.0	92	257	5.5
WHITMORE LAKE	10	18	3.5	9	30	6.5	4	13	6.4	0	2	* 0.0	0	1	* 0.0	0	0	0.0	0	3	* 0.0	23	67	5.7
WILLOW RUN	46	71	3.0	6	24	7.9	0	2	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	1	* 0.0	52	98	3.7
YPSILANTI	59	101	3.4	15	53	6.9	2	5	4.9	0	1	* 0.0	0	2	* 0.0	0	2	* 0.0	0	1	* 0.0	76	165	4.3
Total:	238	409	3.4	225	657	5.7	92	470	10.0	43	207	9.4	21	108	10.1	14	92	12.9	16	152	18.6	649	2095	6.3
Previous Year:	194	320	3.2	141	534	7.4	65	389	11.7	28	177	12.4	16	106	13.0	10	76	14.9	9	146	31.8	463	1748	7.4

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