



Washtenaw County Residential Market Report

July/2016 through September/2016

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	0	1 *	0.0	35	4	0.4	115	19	0.6	93	29	1.2	53	36	2.5	32	19	2.2	51	104	7.6	379	212	2.1
CHELSEA	2	0 *	0.0	11	3	1.0	21	7	1.3	12	9	2.8	3	6	7.5	1	6	22.5	1	10	37.4	51	41	3.0
DEXTER	1	0 *	0.0	5	0 *	0.0	21	5	0.9	26	16	2.3	12	15	4.7	7	7	3.7	7	21	11.2	79	64	3.0
LINCOLN	0	1 *	0.0	32	10	1.2	40	14	1.3	4	4	3.7	0	2 *	0.0	0	1 *	0.0	0	0	0.0	76	32	1.6
MANCHESTER	0	1 *	0.0	5	6	4.5	10	5	1.9	6	8	5.0	1	4	15.0	0	0	0.0	1	6	22.5	23	30	4.9
MILAN	1	1	3.7	19	10	2.0	11	6	2.0	1	5	18.7	0	3 *	0.0	0	0	0.0	0	0	0.0	32	25	2.9
SALINE	2	0 *	0.0	14	6	1.6	29	8	1.0	36	19	2.0	21	23	4.1	9	16	6.7	8	14	6.6	119	86	2.7
VAN BUREN	7	1	0.5	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	7	1	0.5
WHITMORE LAKE	0	0	0.0	3	1	1.3	4	1	0.9	1	1	3.7	0	2 *	0.0	0	4 *	0.0	0	3 *	0.0	8	12	5.6
YPSILANTI	37	20	2.0	79	21	1.0	19	8	1.6	0	2 *	0.0	0	1 *	0.0	0	0	0.0	0	2 *	0.0	135	54	1.5
Total:	50	25	1.9	203	61	1.1	270	73	1.0	179	93	2.0	90	92	3.8	49	53	4.1	68	160	8.8	909	557	2.3
Previous Year:	62	58	3.5	314	148	1.8	307	239	2.9	195	158	3.0	106	96	3.4	45	80	6.7	78	154	7.4	1107	933	3.2

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

DISCLAIMER: Due to changes in the MLS systems, the year over year general trends are correct but the specific numbers for prior years may be overstated.