

Local Market Update – April 2018

This is a research tool provided by Realcomp.



Genesee County

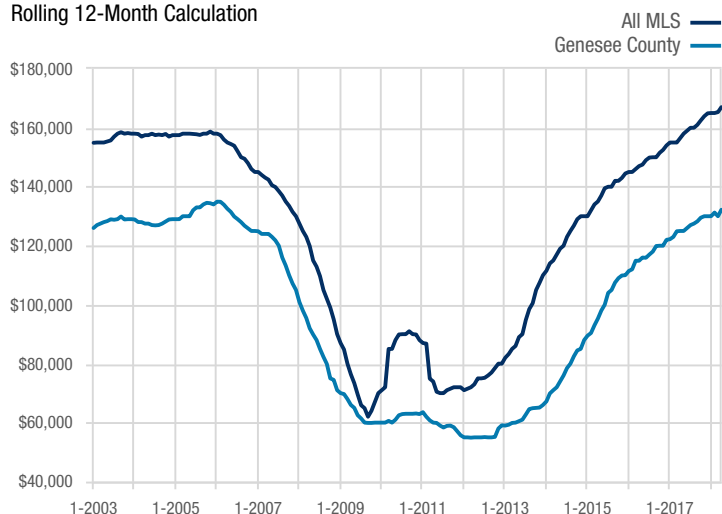
Residential	April			Year to Date		
Key Metrics	2017	2018	% Change	Thru 4-2017	Thru 4-2018	% Change
New Listings	589	529	- 10.2%	1,966	2,163	+ 10.0%
Pending Sales	456	500	+ 9.6%	1,638	1,851	+ 13.0%
Closed Sales	373	352	- 5.6%	1,369	1,409	+ 2.9%
Days on Market Until Sale	58	56	- 3.4%	65	57	- 12.3%
Median Sales Price*	\$116,250	\$132,450	+ 13.9%	\$120,000	\$127,000	+ 5.8%
Average Sales Price*	\$130,157	\$150,843	+ 15.9%	\$133,942	\$141,085	+ 5.3%
Percent of List Price Received*	97.5%	97.1%	- 0.4%	96.9%	97.2%	+ 0.3%
Inventory of Homes for Sale	1,630	914	- 43.9%	—	—	—
Months Supply of Inventory	3.9	2.1	- 46.2%	—	—	—

Condo	April			Year to Date		
Key Metrics	2017	2018	% Change	Thru 4-2017	Thru 4-2018	% Change
New Listings	59	67	+ 13.6%	188	237	+ 26.1%
Pending Sales	41	48	+ 17.1%	148	188	+ 27.0%
Closed Sales	27	36	+ 33.3%	126	137	+ 8.7%
Days on Market Until Sale	63	34	- 46.0%	59	35	- 40.7%
Median Sales Price*	\$138,000	\$158,750	+ 15.0%	\$126,500	\$150,000	+ 18.6%
Average Sales Price*	\$138,260	\$173,522	+ 25.5%	\$133,722	\$148,820	+ 11.3%
Percent of List Price Received*	96.6%	98.1%	+ 1.6%	96.6%	98.0%	+ 1.4%
Inventory of Homes for Sale	147	111	- 24.5%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

* 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.

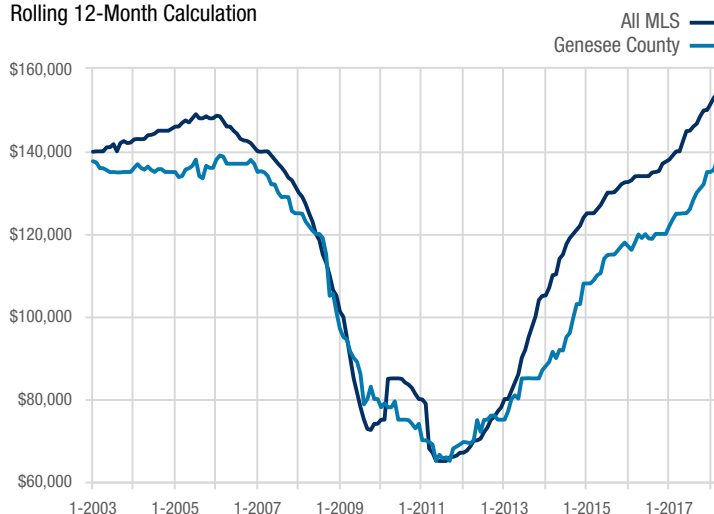
Median Sales Price - Residential

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.