



**FOR IMMEDIATE RELEASE**

**AVERAGE MEDIAN SALES PRICE CLIMBS 15 PERCENT OVER 2014**

*Detroit sees largest jump of 47% up to \$17,555*

**January 2015 Combined Residential & Condo SALES Summary by Area/County**

Area	January 2015	January 2014	Percent Change	Area	January 2015	January 2014	Percent Change
1. ALL MLS <sup>†</sup>	3,971	4,228	-6.1	8. Macomb	677	718	-5.7
2. Detroit Area*	259	380	-31.8	9. Metro Detroit	3,070	3,336	-8.0
3. Dearborn/Hts.	155	142	9.2	10. Oakland	1,066	1,120	-4.8
4. Genesee	318	370	-14.1	11. St. Clair	112	99	13.1
5. Grosse Pte*	41	54	-24.1	12. Wayne	1,177	1,323	-11.0
6. Lapeer	65	74	-12.2	13. Gr. Wayne*	947	963	-1.7
7. Livingston	150	175	-14.3				

**January 2015 Combined Residential & Condo MEDIAN SALE PRICE Summary by Area/County**

Area	January 2015	January 2014	Percent Change	Area	January 2015	January 2014	Percent Change
1. ALL MLS <sup>†</sup>	\$124,000	\$107,813	15.0	8. Macomb	\$119,000	\$105,000	13.3
2. Detroit Area*	\$17,555	\$11,913	47.4	9. Metro Detroit	\$126,000	\$110,000	14.5
3. Dearborn/Hts.	\$88,000	\$87,500	0.6	10. Oakland	\$175,000	\$155,000	12.9
4. Genesee	\$85,000	\$66,500	27.8	11. St. Clair	\$112,250	\$89,300	25.7
5. Grosse Pte*	\$215,000	\$197,500	8.9	12. Wayne	\$79,000	\$64,900	21.7
6. Lapeer	\$124,000	\$98,000	26.5	13. Gr. Wayne*	\$96,000	\$89,900	6.8
7. Livingston	\$190,000	\$179,200	6.0				

**Monthly Highlights:**

- All MLS sales for the month were down 6.1% from 4,228 to 3,971. Rising prices may be effecting buyer eligibility.
- The median sale price for All MLS sales was up 15.0% from \$107,813 to \$124,000.
- Average Days On-Market (DOM) for All MLS increased by 1 day, from 57 to 58 days.
- On market inventory increased since last January by approximately 5% from 19,263 to 20,260.
- 92% of the on market inventory is designated as non-foreclosures and 8% is designated as foreclosures. Last year, 86% of the on market inventory was designated as non-foreclosures and 14% was designated as foreclosures.

**January Retrospectives – Based on All MLS Market Activity**

- This is the first January for sales to dip below the 4,000 mark since 2008 (when sales were at 3,421). Again, rising prices may be impacting the number of qualified buyers.
- Over the last 10 years, January sales reached a high in 2013 at 4,855.
- Over the last 10 years, January sales reached a low 2007 at 2,985.
- This is the first January for DOM to climb (as compared to the previous January) since 2010.
- Over the last 10 years, the January DOM reached a high in 2007 at 122.
- Over the last 10 years, the January DOM reached a low in 2013 at 57.
- This is the third year since 2012 for the January Median Price to increase over the previous year.
- Over the last 10 years, the January Median Price reached a high in 2006 at \$145,000.
- Over the last 10 years, the January Median Price reached a low in 2009 at \$47,000.

**Notes:**

- † The "ALL MLS" jurisdiction encompasses all listings processed by Realcomp, including those outside of Michigan.
- \* Metro-Detroit (new) encompasses Oakland, Wayne, Livingston, & Macomb data.
- + "Greater Wayne County" represents Wayne County minus the Detroit Area.
- \* The "Detroit Area" includes the City of Detroit, as well as Hamtramck, Harper Woods, and Highland Park.
- Grosse Pointe includes Grosse Pointe, Grosse Pointe Farms, Grosse Pointe Park, Grosse Pointe Shores, Grosse Pointe Woods, & Lake Twp.
- Limited statistics available for Huron, Sanilac, & Tuscola Counties upon request.

2/16/15

## Realcomp II Ltd. Monthly Statistical Summary January 2015

<b>Res &amp; Condo LISTING INVENTORY</b>				<b>Res &amp; Condo UNIT SALES by Area/County</b>								
Area	# of On Market Listings		% Chg	# of Foreclosure Sales		% Chg	# of Non-Foreclosure Sales		% Chg	# of Total Sales		% Chg
	Jan-15	Jan-14		Jan-15	Jan-14		Jan-15	Jan-14		Jan-15	Jan-14	
Month/Yr	Jan-15	Jan-14		Jan-15	Jan-14		Jan-15	Jan-14		Jan-15	Jan-14	
ALL MLS	20,260	19,263	5.2%	750	1,255	-40.2%	3,221	2,973	8.3%	3,971	4,228	-6.1%
Detroit Area	2,057	2,482	-17.1%	97	244	-60.2%	162	136	19.1%	259	380	-31.8%
Dearborn Area	562	530	6.0%	23	28	-17.9%	132	114	15.8%	155	142	9.2%
Genesee	1,911	1,986	-3.8%	79	153	-48.4%	239	217	10.1%	318	370	-14.1%
Grosse Pointe	246	213	15.5%	4	6	-33.3%	37	48	-22.9%	41	54	-24.1%
Huron	115	148	-22.3%	1	1	n/a	4	1	300.0%	5	2	150.0%
Lapeer	469	428	9.6%	11	27	-59.3%	54	47	14.9%	65	74	-12.2%
Livingston	864	775	11.5%	21	37	-43.2%	129	138	-6.5%	150	175	-14.3%
Macomb	2,966	2,534	17.0%	124	180	-31.1%	553	538	2.8%	677	718	-5.7%
Metro Detroit	14,480	13,465	7.5%	547	941	-41.9%	2,523	2,395	5.3%	3,070	3,336	-8.0%
Oakland	5,087	4,311	18.0%	129	212	-39.2%	937	908	3.2%	1,066	1,120	-4.8%
Sanilac	79	96	-17.7%	12	6	100.0%	8	7	14.3%	20	13	53.8%
St. Clair	671	650	3.2%	24	38	-36.8%	88	61	44.3%	112	99	13.1%
Tuscola	169	160	5.6%	5	4	25.0%	11	12	-8.3%	16	16	0.0%
Wayne	5,563	5,845	-4.8%	273	512	-46.7%	904	811	11.5%	1,177	1,323	-11.0%
Gr. Wayne	3,628	3,533	2.7%	183	274	-33.2%	764	689	10.9%	947	963	-1.7%
<b>Res &amp; Condo MEDIAN PRICES by Area/County</b>							<b>Average Days on Market</b>					
Area	Median Sale Price on Foreclosure Sales		% Chg	Median Sale Price on Non-Foreclosure Sales		% Chg	Median Sale Price on All Sales		% Chg	Average Days on Market for Month (Based on Sales)		
	Jan-15	Jan-14		Jan-15	Jan-14		Jan-15	Jan-14		Foreclosures	Non-Foreclosures	All
Month/Yr	Jan-15	Jan-14		Jan-15	Jan-14		Jan-15	Jan-14		Foreclosures	Non-Foreclosures	All
ALL MLS	\$50,000	\$42,500	17.6%	\$140,000	\$138,000	1.4%	\$124,000	\$107,813	15.0%	62	57	58
Detroit Area	\$10,255	\$9,000	13.9%	\$25,000	\$21,500	16.3%	\$17,555	\$11,913	47.4%	40	60	52
Dearborn Area	\$55,260	\$59,659	-7.4%	\$97,000	\$96,500	0.5%	\$88,000	\$87,500	0.6%	51	41	43
Genesee	\$21,500	\$21,601	-0.5%	\$109,000	\$110,000	-0.9%	\$85,000	\$66,500	27.8%	68	77	75
Grosse Pointe	\$145,450	\$320,000	-54.5%	\$230,000	\$192,875	19.2%	\$215,000	\$197,500	8.9%	66	60	61
Huron	\$38,000	\$51,504	-26.2%	\$89,000	\$175,000	-49.1%	\$73,000	\$113,252	-35.5%	14	259	210
Lapeer	\$41,000	\$67,100	-38.9%	\$140,500	\$139,900	0.4%	\$124,000	\$98,000	26.5%	77	80	79
Livingston	\$127,500	\$112,500	13.3%	\$191,000	\$191,000	0.0%	\$190,000	\$179,200	6.0%	66	69	68
Macomb	\$63,450	\$68,700	-7.6%	\$130,000	\$120,000	8.3%	\$119,000	\$105,000	13.3%	58	50	51
Metro Detroit	\$54,063	\$48,000	12.6%	\$143,000	\$138,750	3.1%	\$126,000	\$110,000	14.5%	60	51	52
Oakland	\$86,000	\$84,050	2.3%	\$189,000	\$170,000	11.2%	\$175,000	\$155,000	12.9%	78	51	55
Sanilac	\$24,277	\$29,500	-17.7%	\$89,000	\$94,000	-5.3%	\$66,250	\$73,620	-10.0%	46	97	66
St. Clair	\$77,000	\$40,000	92.5%	\$119,950	\$125,000	-4.0%	\$112,250	\$89,300	25.7%	64	80	76
Tuscola	\$47,900	\$65,750	-27.1%	\$84,000	\$77,950	7.8%	\$81,950	\$70,700	15.9%	48	141	112
Wayne	\$35,000	\$23,117	51.4%	\$99,499	\$98,000	1.5%	\$79,000	\$64,900	21.7%	51	49	49
Gr. Wayne	\$47,500	\$50,000	-5.0%	\$112,500	\$112,500	0.0%	\$96,000	\$88,900	6.8%	57	46	48

# Jurisdiction By Category (All Categories) Report

Tuesday, February 10, 2015

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## LCAR CVTS ONLY JURISDICTION BY CATEGORY (ALL CATEGORIES) FOR JANUARY

### 2015 REAL ESTATE MARKET TREND

CATEGORY	LISTINGS RECEIVED		PENDING		SALES		EXPIRED		WITHDRAWN		BOM		ON-MARKET LISTINGS		SHORT SALE LISTINGS	
	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014
RES	292	233	221	189	133	154	51	57	122	120	41	19	775	705	9	20
CND	36	31	29	26	17	21	3	5	12	12	6	2	89	70	2	0
MUL	3	0	1	0	1	2	1	3	2	1	0	0	11	7	0	0
VAC	95	47	29	7	14	8	29	48	50	19	5	0	870	855	5	7
COM	13	12	2	2	3	1	8	6	8	3	0	2	101	114	0	2
Total	439	323	282	224	168	186	92	119	194	155	52	23	1846	1751	16	29

CATEGORY	LISTING VOLUME (Based on Original List Price)		SALES VOLUME (Based on Sales Greater Than \$1.00)		MEDIAN SALE PRICE (Based on Sales Greater Than \$1.00)		AVG DOM (Closed Sales)
	2015	2014	2015	2014	2015	2014	
RES	\$74,019,959	\$60,771,913	\$28,236,754	\$31,999,229	\$194,000	\$189,894	72
CND	\$4,915,490	\$4,836,089	\$2,948,417	\$2,392,450	\$138,500	\$103,000	43
MUL	\$613,800	\$	\$144,000	\$298,000	\$144,000	\$149,000	70
VAC	\$10,874,496	\$8,524,957	\$889,600	\$970,900	\$47,850	\$102,450	224
COM	\$2,083,800	\$1,760,900	\$1,255,000	\$69,000	\$400,000	\$69,000	306
Total	\$92,507,545	\$75,893,859	\$33,473,771	\$35,729,579			

# Jurisdiction YTD By Month (Residential/Condo Only) Report

Tuesday, February 10, 2015

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## LCAR CVTS ONLY JURISDICTION YTD BY MONTH (RESIDENTIAL/CONDO ONLY) FOR JANUARY

### 2015 REAL ESTATE MARKET TREND

MONTH	LISTINGS			SALES			SALES VOLUME		
	2015	2014	DIFF	2015	2014	DIFF	2015	2014	DIFF
January	328	264	24.2	150	175	-14.3	\$31,185,171	\$34,391,679	-9.3
Total	328	264	24.2	150	175	-14.3	\$31,185,171	\$34,391,679	-9.3

MONTH	MEDIAN SALE PRICE			AVG SALE PRICE		AVG DOM & YTD TOTAL AVERAGE	
	2015	2014	DIFF	2015	2014	2015	2014
January	\$190,000	\$179,200	6.0	\$207,901	\$196,524	68	79
Average	\$190,000	\$179,200	6.0	\$207,901	\$196,524	68	79

# Jurisdiction By Price Range (Residential/Condo Only) Report

Tuesday, February 10, 2015

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LCAR CVTS ONLY JURISDICTION BY PRICE RANGE (RESIDENTIAL/CONDO ONLY) FOR JANUARY

## 2015 REAL ESTATE MARKET TREND

PRICE RANGE LOW	PRICE RANGE HIGH	YTD SALES	YTD VOLUME	AVG DOM
\$1	\$1	0	\$	0
\$2	\$1,999	0	\$	0
\$2,000	\$14,999	0	\$	0
\$15,000	\$19,999	0	\$	0
\$20,000	\$29,999	0	\$	0
\$30,000	\$39,999	0	\$	0
\$40,000	\$49,999	0	\$	0
\$50,000	\$59,999	2	\$110,000	188
\$60,000	\$69,999	1	\$64,500	5
\$70,000	\$79,999	4	\$295,900	46
\$80,000	\$89,999	2	\$165,000	46
\$90,000	\$99,999	5	\$485,300	65
\$100,000	\$124,999	16	\$1,786,300	30
\$125,000	\$149,999	18	\$2,415,714	51
\$150,000	\$174,999	14	\$2,274,100	43
\$175,000	\$199,999	21	\$3,927,695	62
\$200,000	\$249,999	29	\$6,554,016	70
\$250,000	\$299,999	15	\$4,006,500	133
\$300,000	\$399,999	14	\$4,718,529	71
\$400,000	\$999,999	9	\$4,381,617	106
\$1,000,000	\$1,999,999	0	\$	0
\$2,000,000	\$99,999,999	0	\$	0

# Jurisdiction YTD By Area Number (Residential/Condo Only) Report

Tuesday, February 10, 2015

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## LCAR CVTS ONLY JURISDICTION BY AREA NAME (RESIDENTIAL/CONDO ONLY) FOR JANUARY

### 2015 REAL ESTATE MARKET TREND

AREA	AREA NAME	# OF LISTINGS RECEIVED		# OF SALES		SALES VOLUME		MEDIAN SALE PRICE		AVG DOM	
		MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
1121	BRIGHTON CITY	19	19	8	8	\$1,489,000	\$1,489,000	\$152,500	\$152,500	35	35
1122	BRIGHTON TOWNSHIP	29	29	14	14	\$3,720,342	\$3,720,342	\$247,450	\$247,450	64	64
1021	COHOCTAH TOWNSHIP	2	2	8	8	\$833,900	\$833,900	\$92,450	\$92,450	68	68
1011	CONWAY TOWNSHIP	2	2	3	3	\$624,500	\$624,500	\$127,500	\$127,500	47	47
1031	DEERFIELD TOWNSHIP	4	4	5	5	\$950,500	\$950,500	\$180,000	\$180,000	59	59
1052	FOWLERVILLE VLG	5	5	2	2	\$230,900	\$230,900	\$115,450	\$115,450	92	92
1111	GENOA TOWNSHIP	42	42	22	22	\$5,363,436	\$5,363,436	\$222,975	\$222,975	61	61
1161	GREEN OAK TOWNSHIP	32	32	14	14	\$3,358,935	\$3,358,935	\$222,500	\$222,500	155	155
1171	GREGORY	0	0	0	0	\$	\$	n/a	n/a	n/a	n/a
1151	HAMBURG TOWNSHIP	40	40	16	16	\$3,459,900	\$3,459,900	\$191,000	\$191,000	73	73
1051	HANDY TWP	11	11	2	2	\$232,500	\$232,500	\$116,250	\$116,250	18	18
1081	HARTLAND TOWNSHIP	21	21	10	10	\$1,897,800	\$1,897,800	\$193,000	\$193,000	79	79
1061	HOWELL CITY	20	20	5	5	\$883,895	\$883,895	\$212,450	\$212,450	37	37
1062	HOWELL TOWNSHIP	20	20	7	7	\$1,254,946	\$1,254,946	\$181,895	\$181,895	59	59
1091	IOSCO TOWNSHIP	2	2	2	2	\$354,000	\$354,000	\$177,000	\$177,000	34	34
1101	MARION TOWNSHIP	20	20	7	7	\$1,289,017	\$1,289,017	\$179,000	\$179,000	60	60
1071	OCEOLA TOWNSHIP	21	21	10	10	\$2,002,000	\$2,002,000	\$218,500	\$218,500	52	52
1142	PINCKNEY VLG	6	6	2	2	\$318,900	\$318,900	\$159,450	\$159,450	27	27
1141	PUTNAM TWP	10	10	7	7	\$1,740,900	\$1,740,900	\$220,000	\$220,000	80	80
1041	TYRONE TOWNSHIP	15	15	4	4	\$884,900	\$884,900	\$230,000	\$230,000	42	42
1131	UNADILLA TOWNSHIP	7	7	2	2	\$294,900	\$294,900	\$147,450	\$147,450	14	14

AREA	AREA NAME	CASH SALES		CONV SALES		CTEM SALES		EXCHG		FHA		LC		OTHER		VA SALES	
		MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD
1121	BRIGHTON CITY	6	6	1	1	0	0	0	0	1	1	0	0	0	0	0	0
1122	BRIGHTON TOWNSHIP	2	2	9	9	0	0	0	0	0	0	0	0	0	0	1	1
1021	COHOCTAH TOWNSHIP	1	1	3	3	0	0	0	0	2	2	0	0	0	0	0	0
1011	CONWAY TOWNSHIP	0	0	1	1	0	0	0	0	2	2	0	0	0	0	0	0
1031	DEERFIELD TOWNSHIP	2	2	2	2	0	0	0	0	0	0	0	0	0	0	1	1
1052	FOWLERVILLE VLG	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1111	GENOA TOWNSHIP	2	2	12	12	0	0	0	0	1	1	0	0	2	2	2	2
1161	GREEN OAK TOWNSHIP	0	0	12	12	0	0	0	0	2	2	0	0	0	0	0	0
1171	GREGORY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1151	HAMBURG TOWNSHIP	1	1	9	9	0	0	0	0	1	1	2	2	0	0	2	2
1051	HANDY TWP	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0
1081	HARTLAND TOWNSHIP	1	1	2	2	0	0	0	0	3	3	1	1	0	0	0	0
1061	HOWELL CITY	1	1	1	1	0	0	0	0	2	2	1	1	0	0	0	0
1062	HOWELL TOWNSHIP	2	2	1	1	0	0	0	0	3	3	0	0	1	1	0	0
1091	IOSCO TOWNSHIP	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1
1101	MARION TOWNSHIP	1	1	3	3	0	0	0	0	1	1	0	0	1	1	0	0
1071	OCEOLA TOWNSHIP	3	3	5	5	0	0	0	0	1	1	0	0	0	0	1	1
1142	PINCKNEY VLG	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0
1141	PUTNAM TWP	2	2	3	3	0	0	0	0	1	1	1	1	0	0	0	0

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# Jurisdiction YTD By Area Number (Residential/Condo Only) Report

Tuesday, February 10, 2015

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AREA	AREA NAME	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD	MTD	YTD
1041	TYRONE TOWNSHIP	1	1	2	2	0	0	0	0	1	1	0	0	0	0	0	0
1131	UNADILLA TOWNSHIP	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Total		29	29	67	67	0	0	0	0	25	25	5	5	4	4	8	8

# Sales Data (Residential/Condo Only) Report

Tuesday, February 10, 2015

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LCAR CVTS ONLY SALES DATA (RESIDENTIAL/CONDO ONLY) FOR JANUARY

2015 REAL ESTATE MARKET TREND

COMPLETED BY: INFORMATION TECHNOLOGY DEPARTMENT (248) 553-3003

# OF RESIDENTIAL UNITS SOLD		AVERAGE SELLING PRICE		DOLLAR VOLUME OF SALES		# OF RESIDENTIAL UNITS AVAILABLE	
2015	2014	2015	2014	2015	2014	2015	2014
150	175	\$207,901	\$196,523	\$31,185,171	\$34,391,679	864	775

MONTHLY MEDIAN	
2015	2014
\$190,000	\$179,200