



All MLS Median Home Sale Price Highest for April in 10 Years

Median home sale price in April climbed to \$143,550, highest since April 2005 at \$163,500

FOR IMMEDIATE RELEASE

April 2015 Combined Residential & Condo SALES Summary by Area/County

Area	April 2015	April 2014	Percent Change	Area	April 2015	April 2014	Percent Change
1. ALL MLS†	5,193	5,143	1.0	8. Macomb	925	862	7.3
2. Detroit Area*	289	419	-31.0	9. Metro Detroit	4,004	3,947	1.4
3. Dearborn/Hts.	154	158	-2.5	10. Oakland	1,448	1,286	12.6
4. Genesee	430	422	1.9	11. St. Clair	132	135	-2.2
5. Grosse Pte*	57	55	3.6	12. Wayne	1,395	1,553	-10.2
6. Lapeer	86	79	8.9	13. Gr. Wayne+	1,129	1,1171	-3.6
7. Livingston	236	246	-4.1				

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

Area	April 2015	April 2014	Percent Change	Area	April 2015	April 2014	Percent Change
1. ALL MLS†	\$143,550	\$118,000	21.7	8. Macomb	\$132,000	\$118,256	11.6
2. Detroit Area*	\$21,000	\$12,500	68.0	9. Metro Detroit	\$145,000	\$121,900	18.9
3. Dearborn/Hts.	\$98,750	\$89,250	10.6	10. Oakland	\$196,950	\$168,500	16.9
4. Genesee	\$106,750	\$70,000	52.5	11. St. Clair	\$129,700	\$87,000	49.1
5. Grosse Pte*	\$285,000	\$251,000	13.5	12. Wayne	\$99,900	\$70,000	42.7
6. Lapeer	\$146,200	\$111,000	31.7	13. Gr. Wayne+	\$116,000	\$95,000	22.1
7. Livingston	\$199,950	\$202,950	-1.5				

Monthly Highlights:

- All MLS sales for the month were up slightly by 1.0% from 5,143 to 5,193.
- The median sale price for All MLS sales was up 21.7% from \$118,000 to \$143,550.
- Average Days On-Market (DOM) for All MLS increased by 1 day, from 55 to 56 days.
- On market inventory increased since last April by approximately 6.3% from 19,862 to 21,119.
- 93.5% of the on market inventory is designated as non-foreclosures and 6.5% is designated as foreclosures. Last year, 90.3% of the on market inventory was designated as non-foreclosures and 9.7% was designated as foreclosures.

April Retrospectives – Based on All MLS Market Activity

- Over the last 10 years, April sales reached a high in 2009 at 5,956.
- Over the last 10 years, February sales reached a low 2007 at 4,064.
- This is the first April for DOM to climb (as compared to the previous April) since 2007.
- Over the last 10 years, the April DOM reached a high in 2007 at 124.
- Over the last 10 years, the April DOM reached a low in 2014 at 55.
- This is the fourth year since 2011 for the April Median Price to increase over the previous year.
- Over the last 10 years, the April Median Price has reached its highest this month at \$143,550.
- Over the last 10 years, the April Median Price reached a low in 2009 at \$44,625.

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.

5/5/15

Realcomp II Ltd. Monthly Statistical Summary April 2015

Res & Condo LISTING INVENTORY				Res & Condo UNIT SALES by Area/County								
Area	# of On Market Listings		% Chg	# of Foreclosure Sales		% Chg	# of Non-Foreclosure Sales		% Chg	# of Total Sales		% Chg
	Apr-15	Apr-14		Apr-15	Apr-14		Apr-15	Apr-14		Apr-15	Apr-14	
Month/Yr	Apr-15	Apr-14		Apr-15	Apr-14		Apr-15	Apr-14		Apr-15	Apr-14	
ALL MLS	21,119	19,862	6.3%	779	1,307	-40.4%	4,414	3,836	15.1%	5,193	5,143	1.0%
Detroit Area	2,227	2,469	-9.8%	90	232	-61.2%	199	187	6.4%	289	419	-31.0%
Dearborn Area	593	539	10.0%	20	38	-47.4%	134	120	11.7%	154	158	-2.5%
Genesee	1,914	1,920	-0.3%	96	152	-36.8%	334	270	23.7%	430	422	1.9%
Grosse Pointe	260	269	-3.3%	3	3	0.0%	54	52	3.8%	57	55	3.6%
Huron	107	164	-34.8%	1	1	0.0%	6	5	20.0%	7	6	16.7%
Lapeer	488	477	2.3%	20	28	-28.6%	66	51	29.4%	86	79	8.9%
Livingston	998	907	10.0%	19	35	-45.7%	217	211	2.8%	236	246	-4.1%
Macomb	2,761	2,476	11.5%	120	178	-32.6%	805	684	17.7%	925	862	7.3%
Metro Detroit	14,664	13,693	7.1%	544	940	-42.1%	3,460	3,007	15.1%	4,004	3,947	1.4%
Oakland	5,256	4,599	14.3%	129	208	-38.0%	1,319	1,078	22.4%	1,448	1,286	12.6%
Sanilac	112	106	5.7%	9	9	0.0%	8	11	-27.3%	17	20	-15.0%
St. Clair	686	638	7.5%	26	50	-48.0%	106	85	24.7%	132	135	-2.2%
Tuscola	189	190	-0.5%	4	5	-20.0%	28	14	100.0%	32	19	68.4%
Wayne	5,649	5,711	-1.1%	276	519	-46.8%	1,119	1,034	8.2%	1,395	1,553	-10.2%
Gr. Wayne	3,537	3,374	4.8%	193	302	-36.1%	936	869	7.7%	1,129	1,171	-3.6%
Res & Condo MEDIAN PRICES by Area/County							Average Days on Market					
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)		
	Apr-15	Apr-14		Apr-15	Apr-14		Apr-15	Apr-14		Foreclosures	Non-Foreclosures	All
Month/Yr	Apr-15	Apr-14		Apr-15	Apr-14		Apr-15	Apr-14		Foreclosures	Non-Foreclosures	All
ALL MLS	\$59,550	\$51,000	16.8%	\$159,000	\$143,950	10.5%	\$143,550	\$118,000	21.7%	59	55	56
Detroit Area	\$9,300	\$9,137	1.8%	\$27,500	\$18,700	47.1%	\$21,000	\$12,500	68.0%	49	71	65
Dearborn Area	\$67,950	\$72,500	-6.3%	\$105,000	\$93,500	12.3%	\$98,750	\$89,250	10.6%	60	48	50
Genesee	\$30,007	\$25,252	18.8%	\$121,000	\$98,900	22.3%	\$106,750	\$70,000	52.5%	69	81	78
Grosse Pointe	\$232,000	\$180,000	28.9%	\$288,500	\$251,789	14.6%	\$285,000	\$251,000	13.5%	96	83	84
Huron	\$32,000	\$16,500	93.9%	\$102,500	\$75,000	36.7%	\$100,000	\$66,500	50.4%	2	310	266
Lapeer	\$99,000	\$57,500	72.2%	\$167,000	\$134,900	23.8%	\$146,200	\$111,000	31.7%	90	102	99
Livingston	\$126,000	\$150,000	-16.0%	\$204,500	\$209,900	-2.6%	\$199,950	\$202,950	-1.5%	79	64	66
Macomb	\$76,245	\$76,100	0.2%	\$142,000	\$127,300	11.5%	\$132,000	\$118,256	11.6%	52	44	45
Metro Detroit	\$63,000	\$54,000	16.7%	\$159,950	\$145,000	10.3%	\$145,000	\$121,900	18.9%	54	48	49
Oakland	\$85,000	\$100,500	-15.4%	\$207,000	\$184,000	12.5%	\$196,950	\$168,500	16.9%	56	46	47
Sanilac	\$32,500	\$28,000	16.1%	\$117,450	\$69,000	70.2%	\$50,101	\$53,950	-7.1%	47	175	107
St. Clair	\$56,325	\$57,000	-1.2%	\$140,800	\$120,000	17.3%	\$129,700	\$87,000	49.1%	59	76	73
Tuscola	\$24,099	\$18,112	33.1%	\$78,000	\$65,000	20.0%	\$67,750	\$47,900	41.4%	114	147	142
Wayne	\$41,001	\$30,000	36.7%	\$117,000	\$100,000	17.0%	\$99,900	\$70,000	42.7%	53	52	52
Gr. Wayne	\$54,900	\$54,000	1.7%	\$129,000	\$115,000	12.2%	\$116,000	\$95,000	22.1%	54	48	49