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2014 Average Median Sale Price Increases 88 Percent from 2010

Home sellers enjoy jump from \$69,875 to \$131,418

December 2014 Combined Residential & Condo SALES Summary by Area/County

Area	December 2014	December 2013	Percent Change	Area	December 2014	December 2013	Percent Change
1. ALL MLS [†]	5,190	5,268	-1.5	8. Macomb	880	940	-6.4
2. Detroit Area*	314	358	-12.3	9. Metro Detroit	4,008	4,077	-1.7
3. Dearborn/Hts.	146	166	-12.0	10. Oakland	1,438	1,452	-1.0
4. Genesee	424	400	6.0	11. St. Clair	123	158	-22.2
5. Grosse Pte*	57	57	0	12. Wayne	1,440	1,467	-1.8
6. Lapeer	86	76	13.2	13. Gr. Wayne ⁺	1,152	1,130	1.9
7. Livingston	250	218	14.7				

December 2014 Combined Residential & Condo MEDIAN SALE PRICE Summary by Area/County

Area	December 2014	December 2013	Percent Change	Area	December 2014	December 2013	Percent Change
1. ALL MLS [†]	\$132,500	\$118,000	12.3	8. Macomb	\$124,950	\$111,750	11.8
2. Detroit Area*	\$17,000	\$13,000	30.8	9. Metro Detroit	\$138,000	\$120,800	14.2
3. Dearborn/Hts.	\$90,000	\$90,500	-0.6	10. Oakland	\$187,500	\$168,250	11.4
4. Genesee	\$95,987	\$70,000	37.1	11. St. Clair	\$105,000	\$99,000	6.1
5. Grosse Pte*	\$265,000	\$214,900	23.3	12. Wayne	\$87,000	\$75,000	16.0
6. Lapeer	\$130,000	\$122,400	6.2	13. Gr. Wayne ⁺	\$110,000	\$97,000	13.4
7. Livingston	\$210,000	\$180,950	16.1				

Monthly Highlights:

- All MLS sales for the month were down 1.5% from 5,268 to 5,190.
- The median sale price for All MLS sales was up 12.3% from \$118,000 to \$132,500.
- Average Days On-Market (DOM) for All MLS decreased by 3 days, from 56 to 53 days.
- On market inventory increased since last December by nearly 8%, from 19,044 to 20,534.

YTD Retrospectives – Based on All MLS Market Activity

	YTD Sales	Avg. Median Sale Price YTD	YTD Avg. DOM
Through Dec. 2014	65,800	\$131,418	50
Through Dec. 2013	70,085	\$109,838	65
High in Last 10 Years	(2013) 70,085	(2005) \$164,763	(2007) 121
Low in Last 10 Years	(2007) 49,197	(2009) \$58,044	(2014) 50

- 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.