



FOR IMMEDIATE RELEASE

October median sale price up 12.2% to \$140,000
Days on market trending lower than 2013, sale prices trending higher

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

Area	October 2014	October 2013	Percent Change	Area	October 2014	October 2013	Percent Change
1. ALL MLS [†]	6,128	6,345	-3.4	8. Macomb	1,052	1,078	-2.4
2. Detroit Area*	295	463	-36.3	9. Metro Detroit	4,673	4,985	-6.3
3. Dearborn/Hts.	194	191	1.6	10. Oakland	1,708	1,787	-4.4
4. Genesee	533	553	-3.6	11. St. Clair	151	127	18.9
5. Grosse Pte*	64	66	-3.0	12. Wayne	1,629	1,845	-11.7
6. Lapeer	102	97	5.2	13. Gr. Wayne ⁺	1,369	1,415	-3.3
7. Livingston	284	275	3.3				

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

Area	October 2014	October 2013	Percent Change	Area	October 2014	October 2013	Percent Change
1. ALL MLS [†]	\$140,000	\$124,800	12.2	8. Macomb	\$128,000	\$119,900	6.8
2. Detroit Area*	\$19,950	\$13,500	47.8	9. Metro Detroit	\$145,000	\$127,000	14.2
3. Dearborn/Hts.	\$96,000	\$85,000	12.9	10. Oakland	\$186,475	\$174,550	6.8
4. Genesee	\$97,000	\$80,000	21.3	11. St. Clair	\$127,500	\$100,000	27.5
5. Grosse Pte*	\$255,000	\$213,500	19.4	12. Wayne	\$96,750	\$75,000	29.0
6. Lapeer	\$150,000	\$118,300	26.8	13. Gr. Wayne ⁺	\$109,900	\$97,750	12.4
7. Livingston	\$213,797	\$182,000	17.5				

Analysis:

- All MLS sales for the month were down by 3.4% from 6,345 to 6,128.
- The median sale price for All MLS sales was up 12.2% from \$124,800 to \$140,000.
- Average Days On-Market (DOM) for All MLS decreased by 9 days, from 56 to 47 days.

Synopsis of Inventory (10-14 vs. 10-13)

- On market inventory increased since last October by 12.4%, from 22,309 to 25,068.

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- ETAR, 810-982-6889
- GPBR, Bob Taylor, CEO, 313-882-8000
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Contact Information:

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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.

11/17/14

Realcomp II Ltd. Monthly Statistical Summary October 2014

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
	Oct-14	Oct-13		Oct-14	Oct-13		Oct-14	Oct-13		Oct-14	Oct-13	
Month/Yr	Oct-14	Oct-13		Oct-14	Oct-13		Oct-14	Oct-13		Oct-14	Oct-13	
ALL MLS	25,068	22,309	12.4%	789	1,462	-46.0%	5,339	4,883	9.3%	6,128	6,345	-3.4%
Detroit Area	2,599	2,542	2.2%	103	246	-58.1%	192	217	-11.5%	295	463	-36.3%
Dearborn Area	706	605	16.7%	20	33	-39.4%	174	158	10.1%	194	191	1.6%
Genesee	2,246	2,245	0.0%	115	187	-38.5%	418	366	14.2%	533	553	-3.6%
Grosse Pointe	313	257	21.8%	1	7	-85.7%	63	59	6.8%	64	66	-3.0%
Huron	173	214	-19.2%	0	0	n/a	14	19	-26.3%	14	19	-26.3%
Lapeer	580	514	12.8%	18	29	-37.9%	84	68	23.5%	102	97	5.2%
Livingston	1,184	1,004	17.9%	12	40	-70.0%	272	235	15.7%	284	275	3.3%
Macomb	3,453	2,929	17.9%	127	234	-45.7%	925	844	9.6%	1,052	1,078	-2.4%
Metro Detroit	18,117	15,448	17.3%	552	1,083	-49.0%	4,121	3,902	5.6%	4,673	4,985	-6.3%
Oakland	6,497	5,189	25.2%	133	266	-50.0%	1,575	1,521	3.6%	1,708	1,787	-4.4%
Sanilac	121	122	-0.8%	1	4	-75.0%	13	10	30.0%	14	14	0.0%
St. Clair	777	747	4.0%	22	39	-43.6%	129	88	46.6%	151	127	18.9%
Tuscola	208	186	11.8%	1	5	-80.0%	35	25	40.0%	36	30	20.0%
Wayne	6,983	6,326	10.4%	280	543	-48.4%	1,349	1,302	3.6%	1,629	1,845	-11.7%
Gr. Wayne	4,525	3,918	15.5%	186	305	-39.0%	1,183	1,110	6.6%	1,369	1,415	-3.3%
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)		
	Oct-14	Oct-13		Oct-14	Oct-13		Oct-14	Oct-13		Foreclosures	Non-Foreclosures	All
Month/Yr	Oct-14	Oct-13		Oct-14	Oct-13		Oct-14	Oct-13		Foreclosures	Non-Foreclosures	All
ALL MLS	\$50,750	\$50,000	1.5%	\$154,000	\$145,000	6.2%	\$140,000	\$124,800	12.2%	58	45	47
Detroit Area	\$11,750	\$9,500	23.7%	\$27,500	\$20,000	37.5%	\$19,950	\$13,500	47.8%	35	63	53
Dearborn Area	\$57,875	\$62,000	-6.7%	\$100,000	\$87,000	14.9%	\$96,000	\$85,000	12.9%	67	42	44
Genesee	\$24,000	\$32,000	-25.0%	\$115,250	\$100,000	15.3%	\$97,000	\$80,000	21.3%	70	73	73
Grosse Pointe	\$45,000	\$122,900	-63.4%	\$260,000	\$221,250	17.5%	\$255,000	\$213,500	19.4%	98	44	45
Huron	n/a	n/a	n/a	\$104,000	\$75,000	38.7%	\$104,000	\$75,000	38.7%	0	186	186
Lapeer	\$92,000	\$82,000	12.2%	\$160,000	\$137,500	16.4%	\$150,000	\$118,300	26.8%	163	64	81
Livingston	\$152,500	\$136,750	11.5%	\$215,500	\$190,000	13.4%	\$213,797	\$182,000	17.5%	47	57	56
Macomb	\$61,500	\$63,750	-3.5%	\$135,000	\$133,000	1.5%	\$128,000	\$119,900	6.8%	54	33	36
Metro Detroit	\$50,000	\$50,000	0.0%	\$156,900	\$149,800	4.7%	\$145,000	\$127,000	14.2%	53	40	41
Oakland	\$96,000	\$97,000	-1.0%	\$197,000	\$190,000	3.7%	\$186,475	\$174,550	6.8%	63	38	40
Sanilac	\$23,000	\$77,024	-70.1%	\$79,000	\$61,000	29.5%	\$77,000	\$69,125	11.4%	65	83	81
St. Clair	\$49,050	\$55,026	-10.9%	\$135,000	\$123,250	9.5%	\$127,500	\$100,000	27.5%	61	66	65
Tuscola	\$32,000	\$22,100	44.8%	\$84,800	\$77,500	9.4%	\$83,379	\$69,000	20.8%	29	70	69
Wayne	\$32,500	\$29,500	10.2%	\$114,900	\$130,250	11.3%	\$95,750	\$75,000	29.0%	47	43	44
Gr. Wayne	\$45,350	\$51,500	-11.9%	\$123,500	\$115,000	7.4%	\$109,900	\$97,750	12.4%	54	40	41