

Genesee County Market Report

July/2019 through September/2019

Community	Under \$100,000			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$400,000-\$499,999			\$500,000-\$599,999			\$600,000 +			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ARGENTINE TWP	0	1*	0.0	5	3	2.3	9	10	4.2	1	7	26.2	3	2	2.5	1	2	7.5	0	2*	0.0	19	27	5.3
ATLAS TWP	1	0*	0.0	3	5	6.2	8	7	3.3	9	6	2.5	2	5	9.4	1	2	7.5	0	4*	0.0	24	29	4.5
BURTON	37	34	3.4	35	30	3.2	12	9	2.8	1	1	3.7	0	0	0.0	0	0	0.0	0	0	0.0	85	74	3.3
CLAYTON TWP	1	0*	0.0	8	11	5.2	3	3	3.7	1	1	3.7	0	1*	0.0	0	0	0.0	1	1	3.7	14	17	4.6
CLIO	2	0*	0.0	6	1	0.6	0	0	0.0	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	8	2	0.9
DAVISON	1	0*	0.0	15	9	2.3	1	4	15.0	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	17	14	3.1
DAVISON TWP	5	2	1.5	37	19	1.9	11	10	3.4	6	3	1.9	0	3*	0.0	0	2*	0.0	0	2*	0.0	59	41	2.6
FENTON	2	0*	0.0	28	11	1.5	16	10	2.3	1	4	15.0	1	0*	0.0	0	0	0.0	2	1	1.9	50	26	2.0
FENTON TWP	1	1	3.7	10	8	3.0	35	30	3.2	18	23	4.8	12	12	3.7	2	5	9.4	10	12	4.5	88	91	3.9
FLINT	102	122	4.5	5	18	13.5	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	107	141	4.9
FLINT TWP	26	15	2.2	41	21	1.9	5	9	6.7	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	72	46	2.4
FLUSHING	1	1	3.7	26	12	1.7	2	0*	0.0	1	0*	0.0	0	0	0.0	0	0	0.0	0	1*	0.0	30	14	1.8
FLUSHING TWP	2	3	5.6	13	9	2.6	11	15	5.1	2	1	1.9	1	1	3.7	0	0	0.0	0	2*	0.0	29	31	4.0
FOREST TWP	2	1	1.9	8	1	0.5	1	3	11.2	1	0*	0.0	0	1*	0.0	0	1*	0.0	0	0	0.0	12	7	2.2
GAINES	2	0*	0.0	9	3	1.3	7	8	4.3	1	1	3.7	0	0	0.0	0	0	0.0	0	0	0.0	19	12	2.4
GENESEE TWP	18	6	1.3	27	13	1.8	1	3	11.2	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	46	22	1.8
GOODRICH VLG	1	0*	0.0	3	2	2.5	1	4	15.0	2	4	7.5	0	0	0.0	0	0	0.0	0	2*	0.0	7	12	6.4
GRAND BLANC	3	2	2.5	20	17	3.2	8	12	5.6	0	0	0.0	0	0	0.0	0	2*	0.0	0	1*	0.0	31	34	4.1
GRAND BLANC TWP	8	6	2.8	70	38	2.0	53	54	3.8	11	14	4.8	3	17	21.2	0	14*	0.0	0	22*	0.0	145	165	4.3
LINDEN	0	0	0.0	9	8	3.3	10	11	4.1	0	2*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	19	21	4.1
MONTROSE	0	2*	0.0	2	1	1.9	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	2	3	5.6
MONTROSE TWP	1	1	3.7	2	4	7.5	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	3	6	7.5
MOUNT MORRIS	3	9	11.2	1	0*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	4	9	8.4
MOUNT MORRIS TWP	6	11	6.9	7	8	4.3	1	2	7.5	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	14	22	5.9
MUNDY TWP	2	3	5.6	37	26	2.6	7	10	5.4	1	6	22.5	0	2*	0.0	0	0	0.0	0	1*	0.0	47	48	3.8
OTISVILLE VLG	0	1*	0.0	0	2*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	3*	0.0

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range

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OTTER LAKE VLG	0	0	0.0	0	0	0.0	1	0	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	1	0	* 0.0
RICHFIELD TWP	3	3	3.7	9	8	3.3	9	9	3.7	1	0	* 0.0	1	3	11.2	0	0	0.0	0	1	* 0.0	23	24	3.9
SWARTZ CREEK	3	1	1.3	18	8	1.7	5	0	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	26	9	1.3
THETFORD TWP	1	0	* 0.0	8	4	1.9	4	3	2.8	0	1	* 0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	13	9	2.6
VIENNA TWP	4	2	1.9	14	12	3.2	2	3	5.6	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	20	17	3.2
Total:	238	227	3.6	476	312	2.5	223	231	3.9	57	78	5.1	23	47	7.7	4	29	27.1	13	52	15.0	1034	976	3.5

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