

Genesee County Market Report

October/2018 through December/2018

| 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 | 2* | 0.0 | 6 | 4 | 2.0 | 6 | 1 | 0.5 | 3 | 4 | 3.9 | 2 | 1 | 1.5 | 0 | 0 | 0.0 | 0 | 2* | 0.0 | 17 | 14 | 2.4 |
| ATLAS TWP | 0 | 0 | 0.0 | 4 | 3 | 2.2 | 12 | 6 | 1.5 | 4 | 7 | 5.1 | 2 | 4 | 5.9 | 0 | 1* | 0.0 | 1 | 4 | 11.7 | 23 | 25 | 3.2 |
| BURTON | 28 | 29 | 3.0 | 38 | 36 | 2.8 | 7 | 9 | 3.8 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 73 | 75 | 3.0 |
| CLAYTON TWP | 1 | 1 | 2.9 | 8 | 3 | 1.1 | 5 | 6 | 3.5 | 0 | 0 | 0.0 | 1 | 0* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 10 | 2.0 |
| CLIO | 0 | 0 | 0.0 | 1 | 2 | 5.9 | 0 | 0 | 0.0 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 3 | 8.8 |
| DAVISON | 2 | 0* | 0.0 | 12 | 9 | 2.2 | 1 | 3 | 8.8 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 12 | 2.3 |
| DAVISON TWP | 6 | 4 | 2.0 | 18 | 13 | 2.1 | 9 | 17 | 5.5 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 2* | 0.0 | 0 | 0 | 0.0 | 34 | 37 | 3.2 |
| FENTON | 3 | 2 | 2.0 | 24 | 20 | 2.4 | 16 | 24 | 4.4 | 3 | 8 | 7.8 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 1* | 0.0 | 46 | 56 | 3.6 |
| FENTON TWP | 2 | 0* | 0.0 | 10 | 7 | 2.1 | 22 | 28 | 3.7 | 12 | 15 | 3.7 | 1 | 5 | 14.6 | 0 | 1* | 0.0 | 2 | 3 | 4.4 | 49 | 59 | 3.5 |
| FLINT | 99 | 122 | 3.6 | 2 | 6 | 8.8 | 1 | 1 | 2.9 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 103 | 130 | 3.7 |
| FLINT TWP | 28 | 28 | 2.9 | 31 | 30 | 2.8 | 3 | 11 | 10.7 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 1* | 0.0 | 62 | 71 | 3.4 |
| FLUSHING | 6 | 1 | 0.5 | 10 | 11 | 3.2 | 1 | 3 | 8.8 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 18 | 16 | 2.6 |
| FLUSHING TWP | 0 | 1* | 0.0 | 3 | 9 | 8.8 | 3 | 8 | 7.8 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 2* | 0.0 | 7 | 21 | 8.8 |
| FOREST TWP | 2 | 1 | 1.5 | 3 | 4 | 3.9 | 3 | 2 | 2.0 | 0 | 0 | 0.0 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 8 | 8 | 2.9 |
| GAINES | 1 | 1 | 2.9 | 9 | 3 | 1.0 | 6 | 6 | 2.9 | 1 | 1 | 2.9 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 17 | 12 | 2.1 |
| GENESEE TWP | 14 | 11 | 2.3 | 18 | 19 | 3.1 | 2 | 1 | 1.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 34 | 31 | 2.7 |
| GOODRICH VLG | 0 | 0 | 0.0 | 2 | 1 | 1.5 | 4 | 5 | 3.7 | 1 | 0* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 7 | 6 | 2.5 |
| GRAND BLANC | 1 | 1 | 2.9 | 13 | 9 | 2.0 | 16 | 13 | 2.4 | 5 | 6 | 3.5 | 2 | 2 | 2.9 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 37 | 32 | 2.5 |
| GRAND BLANC TWP | 9 | 5 | 1.6 | 62 | 42 | 2.0 | 28 | 32 | 3.4 | 5 | 17 | 10.0 | 1 | 13 | 38.1 | 0 | 13* | 0.0 | 1 | 20 | 58.5 | 106 | 142 | 3.9 |
| LINDEN | 0 | 1* | 0.0 | 7 | 4 | 1.7 | 11 | 7 | 1.9 | 0 | 0 | 0.0 | 0 | 1* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 18 | 13 | 2.1 |
| MONTROSE | 1 | 2 | 5.9 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 3 | 4.4 |
| MONTROSE TWP | 3 | 5 | 4.9 | 1 | 3 | 8.8 | 1 | 2 | 5.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 10 | 5.9 |
| MOUNT MORRIS | 11 | 3 | 0.8 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 12 | 4 | 1.0 |
| MOUNT MORRIS TWP | 11 | 27 | 7.2 | 8 | 2 | 0.7 | 0 | 1* | 0.0 | 1 | 1 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 20 | 31 | 4.5 |
| MUNDY TWP | 8 | 2 | 0.7 | 32 | 16 | 1.5 | 7 | 9 | 3.8 | 0 | 2* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 1* | 0.0 | 47 | 30 | 1.9 |
| OTISVILLE VLG | 0 | 0 | 0.0 | 1 | 0* | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 0* | 0.0 |

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| 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

Genesee County Market Report

October/2018 through December/2018

| 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 |
| RICHFIELD TWP | 1 | 5 | 14.6 | 11 | 8 | 2.1 | 3 | 8 | 7.8 | 0 | 0 | 0.0 | 0 | 1 | * 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 22 | 4.3 |
| SWARTZ CREEK | 4 | 3 | 2.2 | 14 | 13 | 2.7 | 2 | 5 | 7.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 20 | 21 | 3.1 |
| THETFORD TWP | 1 | 1 | 2.9 | 2 | 3 | 4.4 | 0 | 2 | * 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 1 | * 0.0 | 0 | 0 | 0.0 | 3 | 7 | 6.8 |
| VIENNA TWP | 1 | 3 | 8.8 | 8 | 16 | 5.9 | 3 | 3 | 2.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 12 | 22 | 5.4 |
| Total: | 243 | 261 | 3.1 | 360 | 298 | 2.4 | 172 | 213 | 3.6 | 39 | 68 | 5.1 | 9 | 30 | 9.8 | 0 | 19 | 0.0 | 4 | 34 | 24.9 | 827 | 923 | 3.3 |

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