



Residential Market Report Quarterly - 2008Q3



2008 Community	100,000-199,999			200,000-299,999			300,000-399,999			400,000-499,999			500,000-599,999		
	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply
Ann Arbor															
81 - NW US23 & M14	1	1	3.0	3	5	5.0	3	4	4.0	4	1	0.8	2	5	7.5
82 - Westside S of M14	36	46	3.8	38	59	4.7	13	14	3.2	5	2	1.2	1	10	30.0
83 - SW Liberty to Main	8	7	2.6	15	17	3.4	14	14	3.0	3	7	7.0	2	2	3.0
84 - Briarwood N to Stadium	3	16	16.0	9	10	3.3	1	2	6.0	1	1	3.0	0	0	NA
85 - Scarlett & E Pittsfield	24	48	6.0	9	23	7.7	2	6	9.0	0	0	NA	0	0	NA
86 - E Geddes Huron River	0	1	NA	0	4	NA	10	3	0.9	7	3	1.3	2	5	7.5
87 - NE & North Campus	8	5	1.9	15	13	2.6	9	7	2.3	1	5	15.0	2	4	6.0
88 - Downtown/Burns Park	0	6	NA	6	8	4.0	4	4	3.0	6	3	1.5	2	1	1.5
Ann Arbor Total	80	130	4.9	95	139	4.4	56	54	2.9	27	22	2.4	11	27	7.4

2008 Community	600,000 - 699,999			700,000 - 799,999			800,000 - 899,999			900,000 - 999,999			1 Million <			Jul Thru Sep 2008		
	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply
Ann Arbor																		
81 - NW US23 & M14	3	5	5.0	5	1	0.6	0	3	NA	0	4	NA	0	8	NA	21	37	5.3
82 - Westside S of M14	2	2	3.0	0	0	NA	1	2	6.0	0	0	NA	0	2	NA	96	137	4.3
83 - SW Liberty to Main	0	2	NA	1	2	6.0	0	1	NA	0	1	NA	0	1	NA	43	54	3.8
84 - Briarwood N to Stadium	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	14	29	6.2
85 - Scarlett & E Pittsfield	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	35	77	6.6
86 - E Geddes Huron River	0	4	NA	3	6	6.0	1	9	27.0	1	4	12.0	0	14	NA	24	53	6.6
87 - NE & North Campus	0	2	NA	1	1	3.0	1	0	0.0	0	3	NA	0	0	NA	37	40	3.2
88 - Downtown/Burns Park	1	4	12.0	0	1	NA	0	4	NA	1	0	0.0	0	1	NA	20	32	4.8
Ann Arbor Total	6	19	9.5	10	11	3.3	3	19	NA	2	12	NA	0	26	NA	290	459	4.7

Seller's Market
3 months or less supply of homes

Normal Market
3-6 months supply of homes

Buyer's Market
Over 6 months supply of homes

Data Source: AAABOR MLS Data compiled by Big House Data

Data From: October 1 - December 31

Team 366

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Residential Market Report Quarterly - 2008Q3



2008 Community	<99,999			100,000-199,999			200,000-299,999			300,000-399,999			400,000 +			Jul Thru Sep 2008		
	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply
Ypsilanti																		
51 - SE Ford Lake Area	3	10	10.0	7	17	7.3	0	0	NA	0	0	NA	0	0	NA	10	27	8.1
52 - E Michigan Ave to I-94	9	13	4.3	0	7	NA	0	0	NA	0	0	NA	0	0	NA	9	20	6.7
53 - NE Huron Riv and Depot Town	5	6	3.6	7	27	11.6	0	4	NA	0	0	NA	0	0	NA	12	37	9.3
54 - Campus Area & Downtown	1	9	27.0	1	12	36.0	0	3	NA	0	1	NA	0	0	NA	2	25	37.5
55 - N of Clark: Superior	0	1	NA	0	1	NA	1	2	6.0	0	0	NA	0	2	NA	1	6	18.0
56 - W to Golfside	2	7	10.5	23	64	8.3	2	7	10.5	0	3	NA	0	1	NA	27	82	9.1
57 - W Michigan to I-94	1	20	60.0	0	4	NA	0	1	NA	0	0	NA	0	0	NA	1	25	75.0
58 - S I-94 Whittaker	0	2	NA	2	3	4.5	1	4	12.0	0	1	NA	0	1	NA	3	11	11.0
Ypsilanti Total	21	68	9.7	40	135	10.1	4	21	15.8	0	5	NA	0	4	NA	65	233	10.8

Seller's Market
3 months or less supply of homes

Normal Market
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Buyer's Market
Over 6 months supply of homes

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	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply
Washtenaw Out-County															
12 - Chelsea	21	64	9.1	20	51	7.7	6	32	16.0	6	14	7.0	1	4	12.0
14 - Manchester	11	35	9.5	1	29	87.0	1	8	24.0	0	5	NA	0	4	NA
21 - Dexter	22	23	3.1	25	64	7.7	10	34	10.2	7	16	6.9	3	12	12.0
24 - Whitmore Lake	12	49	12.3	2	21	31.5	1	6	18.0	1	5	15.0	0	3	NA
32 - Saline	10	31	9.3	26	66	7.6	16	43	8.1	7	37	15.9	1	11	33.0
41 - Lincoln	84	188	6.7	22	81	11.0	3	16	16.0	0	9	NA	0	3	NA
42 - Milan	26	86	9.9	5	29	17.4	0	5	NA	0	4	NA	0	0	NA
61 - Van Buren	58	188	9.7	22	122	16.6	6	30	15.0	0	3	NA	0	2	NA
62 - Willow Run	22	59	8.0	2	13	19.5	0	0	NA	0	0	NA	0	0	NA
Washtenaw Out-County Total	266	723	8.2	125	476	11.4	43	174	12.1	21	93	13.3	5	39	23.4

2008 Community	600,000 - 699,999			700,000 - 799,999			800,000 - 899,999			900,000 - 999,999			1 Million <			Jul thru Sep 2007		
	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply
Washtenaw Out-County																		
12 - Chelsea	0	3	NA	0	0	NA	0	2	NA	0	2	NA	0	2	NA	54	174	9.7
14 - Manchester	0	2	NA	0	1	NA	0	2	NA	1	2	6.0	0	0	NA	14	88	18.9
21 - Dexter	1	6	18.0	1	4	12.0	0	4	NA	0	2	NA	0	9	NA	69	174	7.6
24 - Whitmore Lake	0	0	NA	0	0	NA	0	1	NA	0	0	NA	0	2	NA	16	87	16.3
32 - Saline	0	8	NA	0	6	NA	0	3	NA	0	6	NA	0	4	NA	60	215	10.8
41 - Lincoln	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	109	297	8.2
42 - Milan	0	2	NA	0	1	NA	0	0	NA	0	1	NA	0	0	NA	31	128	12.4
61 - Van Buren	0	3	NA	0	3	NA	0	0	NA	0	1	NA	0	2	NA	86	354	12.3
62 - Willow Run	0	1	NA	0	0	NA	0	1	NA	0	0	NA	0	0	NA	24	74	9.3
Washtenaw Out-County Total	1	25	75.0	1	15	45.0	0	13	NA	1	14	NA	0	19	#####	463	1591	10.3

Seller's Market
3 months or less supply of homes

Normal Market
3-6 months supply of homes

Buyer's Market
Over 6 months supply of homes

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Condo Market Report Quarterly - 2008Q3



2008 Community	< 199,999			200,000-299,999			300,000-399,999			400,000-499,999			500,000 +			Jul Th
	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales	For Sale Now	Months Supply	Jul thru Sep Sales
Ann Arbor																
81 - NW US23 & M14	0	0	NA	2	4	6.0	0	0	NA	0	0	NA	0	0	NA	2
82 - Westside S of M14	8	16	6.0	1	21	63.0	2	14	21.0	1	3	9.0	0	13	NA	12
83 - SW Liberty to Main	20	30	4.5	2	7	10.5	0	3	NA	0	2	NA	0	0	NA	22
84 - Briarwood N to Stadium	10	25	7.5	3	6	6.0	0	1	NA	0	0	NA	0	0	NA	13
85 - Scarlett & E Pittsfield	20	68	10.2	1	3	9.0	0	0	NA	0	0	NA	0	0	NA	21
86 - E Geddes Huron River	7	21	9.0	4	5	3.8	2	6	9.0	1	3	9.0	0	3	NA	14
87 - NE & North Campus	15	41	8.2	3	19	19.0	1	12	36.0	0	0	NA	0	0	NA	19
88 - Downtown/Burns Park	3	7	7.0	1	10	30.0	5	1	0.6	2	3	4.5	2	7	10.5	13
Ann Arbor Total	83	208	7.5	17	75	13.2	10	37	11.1	4	11	NA	2	23	34.5	116

Seller's Market
3 months or less supply of homes

Normal Market
3-6 months supply of homes

Buyer's Market
Over 6 months supply of homes

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Condo Market Report Quarterly - 2008Q3



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Ypsilanti																
51 - SE Ford Lake Area	0	28	NA	0	21	NA	0	0	NA	0	0	NA	0	0	NA	0
52 - E Michigan Ave to I-94	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0
53 - NE Huron Riv and Depot Town	0	1	NA	0	1	NA	0	0	NA	0	0	NA	0	0	NA	0
54 - Campus Area & Downtown	0	3	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0
55 - N of Clark: Superior	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0
56 - W to Golfside	0	12	NA	0	3	NA	0	0	NA	0	0	NA	0	0	NA	0
57 - W Michigan to I-94	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0
58 - S I-94 Whittaker	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0
Ypsilanti Total	0	44	NA	0	25	NA	0	0	NA	0	0	NA	0	0	NA	0

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Buyer's Market
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	July thru Sep Sales	For Sale Now	Months Supply	July thru Sep Sales	For Sale Now	Months Supply	July thru Sep Sales	For Sale Now	Months Supply	July thru Sep Sales	For Sale Now	Months Supply	July thru Sep Sales	For Sale Now	Months Supply	July thru Sep Sales	For Sale Now	Months Supply
Washtenaw Out-County																		
12 - Chelsea	3	22	22.0	0	3	NA	0	0	NA	0	0	NA	0	0	NA	3	25	25.0
14 - Manchester	0	16	NA	0	4	NA	0	0	NA	0	0	NA	0	0	NA	0	20	NA
21 - Dexter	4	4	3.0	1	6	18.0	1	2	6.0	0	0	NA	0	0	NA	6	12	6.0
24 - Whitmore Lake	1	5	15.0	0	0	NA	0	0	NA	0	0	NA	0	0	NA	1	5	15.0
32 - Saline	6	10	5.0	2	19	28.5	0	8	NA	0	5	NA	0	3	NA	8	45	16.9
41 - Lincoln	6	39	19.5	0	0	NA	0	0	NA	0	0	NA	0	0	NA	6	39	19.5
42 - Milan	5	15	9.0	0	3	NA	0	0	NA	0	0	NA	0	0	NA	5	18	10.8
61 - Van Buren	25	120	14.4	3	15	15.0	0	1	NA	0	0	NA	0	0	NA	28	136	14.6
62 - Willow Run	0	50	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	50	NA
Washtenaw Out-County Total	50	281	16.9	6	50	25.0	1	11	33.0	0	5	NA	0	3	NA	57	350	18.4

Seller's Market
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