

Market Report

MICHIGAN HARBOR COUNTRY REAL ESTATE - APRIL 2017

Maureen Culp
RE/MAX[®]
harbor country



213 Cedar Street, Three Oaks 3BDRM/2.5BATH 2,955 sq ft \$299,000

APRIL AVERAGE SOLD PRICE - Residential

\$380,387

\$353,640 in march
8% change 1 month
19% change 1 year

APR NEW LISTINGS

57

87 in march
-34% change 1 month
-27% change 1 year

APR ACTIVE LISTINGS

291

270 in march
8% change 1 month
-15% change 1 year

APR SOLD LISTINGS

32

35 in march
-9% change 1 month
3% change 1 year

MARKET INSIGHTS

Lack of inventory is still the hot topic. Number of new listings - month over month and year over year- are down about 30%. New listings that are priced correctly are seeing multiple offers in the first few days. You need to be able to act quickly if a new listing meets your criteria. In multiple offer situations, cash is king and could bump higher offers.



Market data for residential & condo sales for calendar month as reported by SWMAR in the Bridgman, New Buffalo and River Valley school districts. May not reflect all sales. All information deemed materially reliable but not guaranteed. Interested parties are encouraged to verify all information. Average days on market is calculated from when property is most recently listed and when the sale closes. Average sold price does not account for seller concessions and/or down payment assistance.

APRIL AVERAGE DAYS ON MARKET

131

213 in march
-38% change 1 month
-2% change 1 year

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HOMES SOLD YTD

108 YTD 2017
90 YTD 2016
20% change 1 year

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