



Downriver Area Market Report

October/2009 through December/2009

Community	Under \$75,000			\$75,000-\$99,999			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$400,000 +			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
ALLEN PARK	46	53	3.4	28	34	3.6	18	51	8.3	0	2	* 0.0	0	0	0.0	0	1	* 0.0	92	141	4.5
BROWNSTOWN	20	28	4.1	11	29	7.7	38	89	6.9	8	38	13.9	0	3	* 0.0	0	0	0.0	77	187	7.1
ECORSE	25	42	4.9	0	3	* 0.0	0	3	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	25	48	5.6
FLAT ROCK	10	8	2.3	6	4	2.0	8	21	7.7	0	9	* 0.0	0	1	* 0.0	0	0	0.0	24	43	5.2
GIBRALTAR	1	9	26.3	1	15	43.9	5	19	11.1	0	0	0.0	0	3	* 0.0	0	2	* 0.0	7	48	20.1
GROSSE ILE	2	7	10.2	6	9	4.4	9	31	10.1	5	30	17.6	4	13	9.5	4	44	32.2	30	134	13.1
HURON TWP	5	5	2.9	6	4	2.0	22	40	5.3	5	24	14.1	1	14	41.0	0	0	0.0	39	87	6.5
LINCOLN PARK	186	165	2.6	10	49	14.3	0	19	* 0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	196	234	3.5
MELVINDALE	26	58	6.5	0	13	* 0.0	0	13	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	26	84	9.5
RIVER ROUGE	23	41	5.2	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	23	41	5.2
RIVERVIEW	15	9	1.8	2	5	7.3	11	18	4.8	1	0	* 0.0	0	1	* 0.0	0	2	* 0.0	29	35	3.5
ROCKWOOD	6	4	2.0	1	2	5.9	1	6	17.6	0	1	* 0.0	0	0	0.0	0	0	0.0	8	13	4.8
ROMULUS	49	59	3.5	11	25	6.7	12	41	10.0	0	7	* 0.0	0	0	0.0	0	2	* 0.0	72	134	5.5
SOUTHGATE	72	66	2.7	18	29	4.7	21	46	6.4	0	1	* 0.0	0	2	* 0.0	0	0	0.0	111	144	3.8
TAYLOR	180	184	3.0	30	68	6.6	6	68	33.2	2	9	13.2	0	1	* 0.0	0	0	0.0	218	330	4.4
TRENTON	31	43	4.1	8	17	6.2	24	43	5.2	0	6	* 0.0	0	0	0.0	0	2	* 0.0	63	111	5.2
WOODHAVEN	11	15	4.0	9	19	6.2	11	40	10.6	0	3	* 0.0	0	1	* 0.0	0	0	0.0	31	78	7.4
WYANDOTTE	76	71	2.7	10	40	11.7	3	51	49.8	0	5	* 0.0	0	0	0.0	0	0	0.0	89	167	5.5
Total:	784	867	3.2	157	365	6.8	189	599	9.3	21	136	19.0	5	39	22.8	4	53	38.8	1160	2059	5.2
Previous Year:	605	1149	5.6	102	566	16.2	181	1123	18.2	24	240	29.3	4	68	49.8	3	63	61.5	919	3209	10.2

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



Downriver Area Market Report

October/2009 through December/2009

Community	Under \$400,000			\$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
ALLEN PARK	92	140	4.5	0	1 *	0.0	0	0	0.0	0	0	0.0	92	141	4.5
BROWNSTOWN	77	187	7.1	0	0	0.0	0	0	0.0	0	0	0.0	77	187	7.1
ECORSE	25	48	5.6	0	0	0.0	0	0	0.0	0	0	0.0	25	48	5.6
FLAT ROCK	24	43	5.2	0	0	0.0	0	0	0.0	0	0	0.0	24	43	5.2
GIBRALTAR	7	46	19.2	0	1 *	0.0	0	0	0.0	0	1 *	0.0	7	48	20.1
GROSSE ILE	26	90	10.1	2	17	24.9	0	11 *	0.0	2	16	23.4	30	134	13.1
HURON TWP	39	87	6.5	0	0	0.0	0	0	0.0	0	0	0.0	39	87	6.5
LINCOLN PARK	196	234	3.5	0	0	0.0	0	0	0.0	0	0	0.0	196	234	3.5
MELVINDALE	26	84	9.5	0	0	0.0	0	0	0.0	0	0	0.0	26	84	9.5
RIVER ROUGE	23	41	5.2	0	0	0.0	0	0	0.0	0	0	0.0	23	41	5.2
RIVERVIEW	29	33	3.3	0	1 *	0.0	0	0	0.0	0	1 *	0.0	29	35	3.5
ROCKWOOD	8	13	4.8	0	0	0.0	0	0	0.0	0	0	0.0	8	13	4.8
ROMULUS	72	132	5.4	0	1 *	0.0	0	0	0.0	0	1 *	0.0	72	134	5.5
SOUTHGATE	111	144	3.8	0	0	0.0	0	0	0.0	0	0	0.0	111	144	3.8
TAYLOR	218	330	4.4	0	0	0.0	0	0	0.0	0	0	0.0	218	330	4.4
TRENTON	63	109	5.1	0	2 *	0.0	0	0	0.0	0	0	0.0	63	111	5.2
WOODHAVEN	31	78	7.4	0	0	0.0	0	0	0.0	0	0	0.0	31	78	7.4
WYANDOTTE	89	168	5.5	0	0	0.0	0	0	0.0	0	0	0.0	89	167	5.5
Total:	1156	2007	5.1	2	23	33.7	0	11	0.0	2	19	27.8	1160	2059	5.2
Previous Year:	916	3146	10.1	0	31	0.0	2	9	13.2	1	23	67.3	919	3209	10.2

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