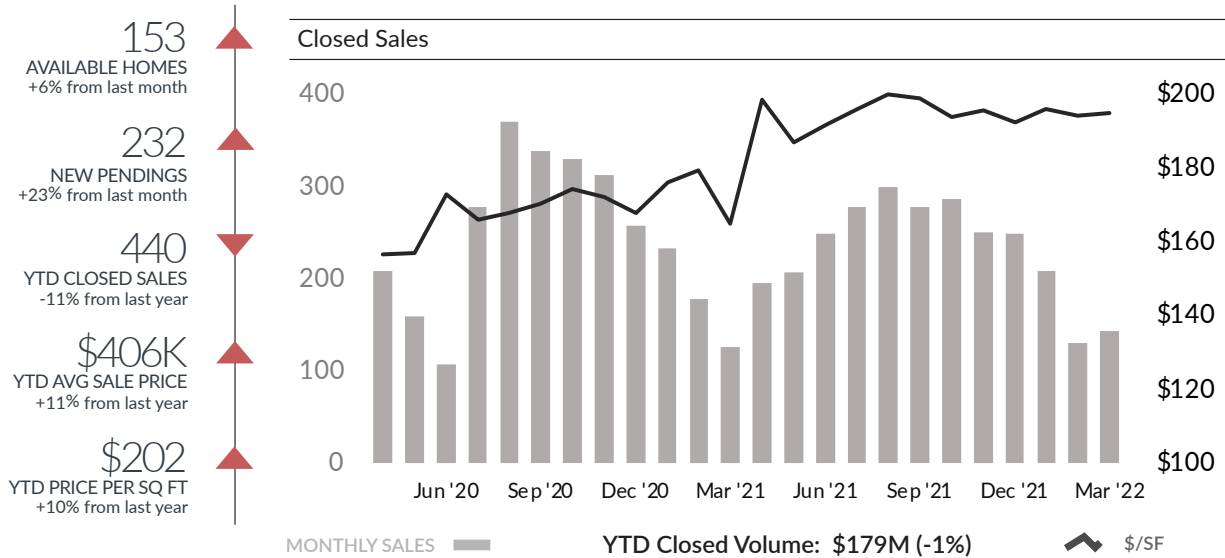


Livingston County

Single-Family Homes



Summary

Listing inventory is up a little from last month and about even with last year. While YTD closed sales are down 11%, that gap will narrow slightly as last month's new pendings were up 23% compared to the previous month and up 3% compared to the same month last year. Demand remains high as buyers wait for the arrival of new listings. There's only a two to three week supply of inventory and about a one month supply for homes priced over \$500k. Despite the 11% rise in YTD average sale price and price per square foot, the \$/SF line in the chart above has been relatively level since last year's spring rush ended last June. Expect sales and prices to pick up over the next few months with strong competition and bidding wars for this year's finest listings.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	153	6%	232	23%	0.7	-14%
\$10k - 200k	10	11%	14	56%	0.7	-29%
\$200k - 300k	11	0%	53	39%	0.2	-28%
\$300k - 500k	61	22%	103	6%	0.6	15%
\$500k +	71	-5%	62	41%	1.1	-33%

YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	440	-11%	-19%	\$202	10%	33%
\$10k - 200k	31	-40%	-61%	\$114	-8%	-5%
\$200k - 300k	112	-30%	-50%	\$179	11%	23%
\$300k - 500k	195	-6%	-2%	\$190	5%	24%
\$500k +	102	31%	155%	\$241	6%	23%

Data source: Realtor MLS using Great Lakes Repository Data.