



Livingston County Market Report

July/2011 through September/2011

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
BRIGHTON	20	11	2.1	47	49	3.9	20	32	6.0	9	12	5.0	4	7	6.6	2	0	* 0.0	1	11	41.2	103	122	4.4
COHOCTAH	7	3	1.6	2	5	9.4	0	4	* 0.0	0	3	* 0.0	0	0	0.0	0	0	0.0	0	1	* 0.0	9	16	6.7
CONWAY	2	7	13.1	11	13	4.4	1	6	22.5	0	4	* 0.0	0	2	* 0.0	0	0	0.0	0	0	0.0	14	32	8.6
DEERFIELD	2	5	9.4	5	9	6.7	3	7	8.7	0	1	* 0.0	0	3	* 0.0	0	2	* 0.0	0	1	* 0.0	10	28	10.5
FOWLERVILLE/HANDY	22	14	2.4	13	33	9.5	1	4	15.0	0	0	0.0	0	0	0.0	0	0	0.0	0	3	* 0.0	36	54	5.6
GENOA	16	16	3.7	18	23	4.8	14	17	4.6	10	21	7.9	1	6	22.5	0	4	* 0.0	5	16	12.0	64	103	6.0
GREEN OAK	15	18	4.5	16	26	6.1	21	41	7.3	4	21	19.7	2	11	20.6	1	6	22.5	0	12	* 0.0	59	135	8.6
HAMBURG	19	21	4.1	46	69	5.6	22	54	9.2	11	15	5.1	0	11	* 0.0	0	3	* 0.0	1	5	18.7	99	178	6.7
HARTLAND	9	4	1.7	21	23	4.1	17	22	4.9	2	4	7.5	0	0	0.0	0	4	* 0.0	0	3	* 0.0	49	60	4.6
HOWELL	19	14	2.8	22	37	6.3	1	11	41.2	1	0	* 0.0	0	0	0.0	0	1	* 0.0	0	1	* 0.0	43	64	5.6
IOSCO	4	7	6.6	8	12	5.6	0	5	* 0.0	0	2	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	12	26	8.1
MARION	4	6	5.6	20	40	7.5	4	21	19.7	1	5	18.7	0	3	* 0.0	0	2	* 0.0	0	3	* 0.0	29	80	10.3
OCEOLA	3	4	5.0	30	46	5.7	10	12	4.5	1	1	3.7	0	1	* 0.0	1	1	3.7	0	2	* 0.0	45	67	5.6
PINCKNEY/PUTNAM	16	7	1.6	12	31	9.7	4	20	18.7	0	3	* 0.0	0	2	* 0.0	1	2	7.5	0	3	* 0.0	33	68	7.7
TYRONE	10	11	4.1	11	22	7.5	11	17	5.8	2	10	18.7	0	0	0.0	0	2	* 0.0	1	2	7.5	35	64	6.9
UNADILLA	5	12	9.0	1	10	37.4	0	5	* 0.0	0	2	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	6	29	18.1
Total:	173	160	3.5	283	448	5.9	129	278	8.1	41	104	9.5	7	46	24.6	5	27	20.2	8	63	29.5	646	1126	6.5
Previous Year:	185	257	5.2	254	588	8.7	103	349	12.7	31	171	20.7	8	59	27.6	4	22	20.6	8	62	29.0	593	1508	9.5

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