



# Livingston County Market Report

January/2010 through March/2010

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	35	3.4	28	77	5.4	14	55	7.7	6	36	11.8	0	9	* 0.0	0	6	* 0.0	2	6	5.9	70	224	6.3
COHOCTAH	6	4	1.3	3	6	3.9	0	4	* 0.0	0	5	* 0.0	0	1	* 0.0	0	0	0.0	0	2	* 0.0	9	22	4.8
CONWAY	7	4	1.1	12	17	2.8	0	12	* 0.0	0	4	* 0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	19	38	3.9
DEERFIELD	4	3	1.5	5	5	2.0	1	5	9.8	1	2	3.9	0	1	* 0.0	0	1	* 0.0	0	1	* 0.0	11	18	3.2
FOWLERVILLE/HANDY	11	10	1.8	6	33	10.8	0	7	* 0.0	0	2	* 0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	17	53	6.1
GENOA	27	11	0.8	21	58	5.4	18	57	6.2	3	19	12.4	2	16	15.7	2	4	3.9	1	21	41.2	74	186	4.9
GREEN OAK	11	28	5.0	17	39	4.5	12	42	6.9	2	22	21.6	0	20	* 0.0	0	1	* 0.0	1	21	41.2	43	173	7.9
HAMBURG	16	17	2.1	26	77	5.8	12	48	7.9	2	37	36.3	1	12	23.5	0	3	* 0.0	0	5	* 0.0	57	199	6.9
HARTLAND	5	7	2.8	17	48	5.5	12	29	4.7	4	9	4.4	0	3	* 0.0	0	2	* 0.0	0	1	* 0.0	38	99	5.1
HOWELL	33	49	2.9	8	67	16.4	1	17	33.4	0	1	* 0.0	0	1	* 0.0	0	0	0.0	0	1	* 0.0	42	136	6.4
IOSCO	5	0	* 0.0	11	18	3.2	0	4	* 0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	16	23	2.8
MARION	7	6	1.7	14	45	6.3	2	28	27.5	1	16	31.4	0	2	* 0.0	1	1	2.0	0	4	* 0.0	25	102	8.0
OCEOLA	4	7	3.4	24	44	3.6	4	34	16.7	1	9	17.7	0	1	* 0.0	0	4	* 0.0	0	4	* 0.0	33	103	6.1
PINCKNEY/PUTNAM	7	13	3.6	12	29	4.7	1	7	13.7	1	11	21.6	0	3	* 0.0	0	1	* 0.0	0	2	* 0.0	21	66	6.2
TYRONE	8	3	0.7	10	27	5.3	7	27	7.6	3	12	7.9	0	3	* 0.0	0	2	* 0.0	0	1	* 0.0	28	75	5.3
UNADILLA	3	10	6.5	1	11	21.6	0	6	* 0.0	1	2	3.9	0	0	0.0	0	0	0.0	0	0	0.0	5	29	11.4
<b>Total:</b>	174	207	2.3	215	601	5.5	84	382	8.9	25	187	14.7	3	73	47.7	3	27	17.7	4	69	33.8	508	1546	6.0
<b>Previous Year:</b>	118	267	4.4	187	826	8.7	62	568	18.0	21	241	22.5	7	103	28.9	1	40	78.5	2	99	97.1	398	2144	10.6

<b>Seller's Market</b>
2 months or less supply of homes
<b>Normal Market</b>
3-6 months supply of homes
<b>Buyer's Market</b>
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