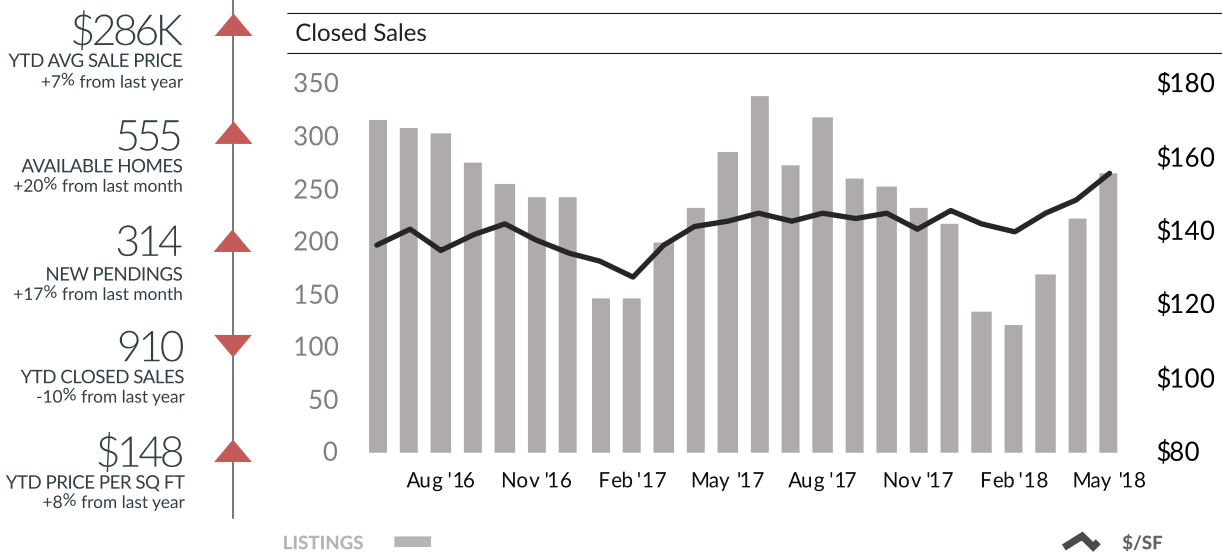


Livingston County

Single-Family Homes



Summary

Available listings, new pendings, closed sales and prices were all up in May compared to the prior month. Year-to-date, the number of closed sales was down 10%, but both closed prices and price per square foot were up 7% and 8% respectively. That combination had year-to-date closed volume down nearly 4%. Over time, there have been significantly fewer entry-level sales simply because lower-priced inventory levels have been depleted. The number of upper-end sales continues to rise, both in actual numbers and in proportions. Last year, only 28% of Livingston County sales were over \$300k. This year 33% of closed sales are above \$300k. That percentage will continue to shift upward.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	555	20%	314	17%	1.8	3%
\$10-200k	55	38%	54	15%	1.0	20%
\$200-300k	142	9%	134	17%	1.1	-6%
\$300-500k	223	23%	109	16%	2.0	6%
\$500k+	135	23%	17	42%	7.9	-13%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	910	-10%	\$148	8%
\$10-200k	187	-34%	\$121	7%
\$200-300k	414	-5%	\$141	7%
\$300-500k	261	7%	\$153	3%
\$500k+	48	7%	\$204	10%

Data source: Realcomp MLS using Great Lakes Repository Data. Value Change = Change in price per square foot

