

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Oceola Twp

Livingston County

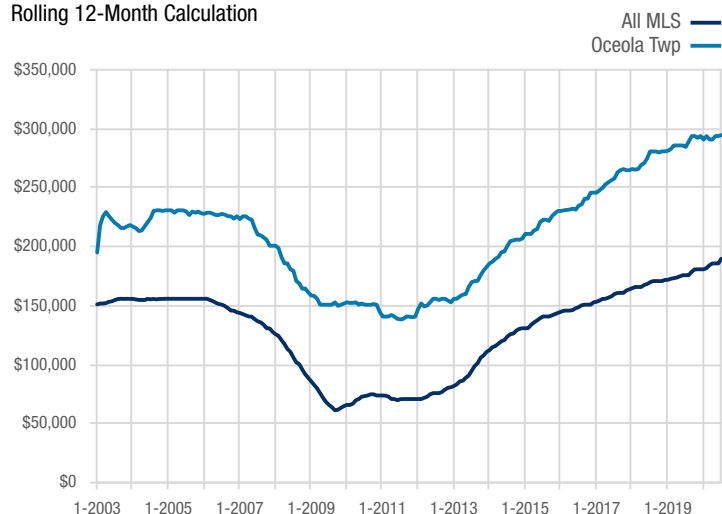
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	33	27	- 18.2%	187	155	- 17.1%
Pending Sales	18	33	+ 83.3%	120	128	+ 6.7%
Closed Sales	16	25	+ 56.3%	120	111	- 7.5%
Days on Market Until Sale	34	26	- 23.5%	40	34	- 15.0%
Median Sales Price*	\$321,214	\$315,000	- 1.9%	\$293,950	\$309,000	+ 5.1%
Average Sales Price*	\$330,015	\$314,856	- 4.6%	\$296,720	\$317,705	+ 7.1%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	54	28	- 48.1%	—	—	—
Months Supply of Inventory	3.2	1.5	- 53.1%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	4	+ 33.3%	14	18	+ 28.6%
Pending Sales	3	7	+ 133.3%	10	10	0.0%
Closed Sales	1	3	+ 200.0%	8	7	- 12.5%
Days on Market Until Sale	14	33	+ 135.7%	12	48	+ 300.0%
Median Sales Price*	\$275,000	\$276,000	+ 0.4%	\$313,000	\$276,000	- 11.8%
Average Sales Price*	\$275,000	\$290,333	+ 5.6%	\$315,125	\$283,614	- 10.0%
Percent of List Price Received*	96.5%	99.5%	+ 3.1%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

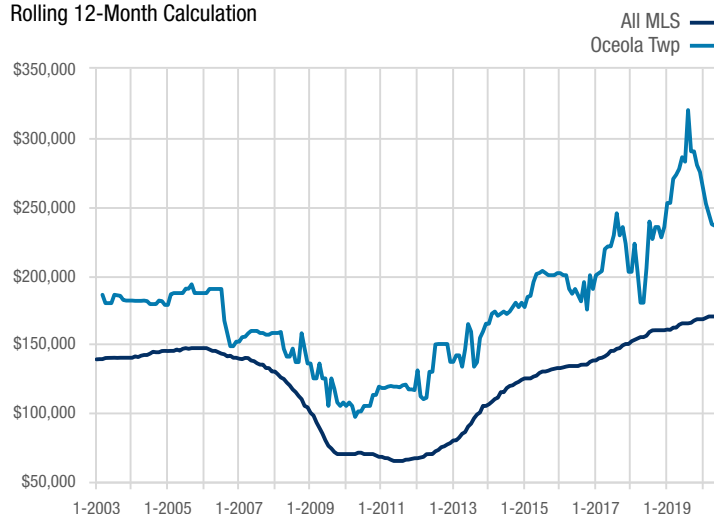
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.