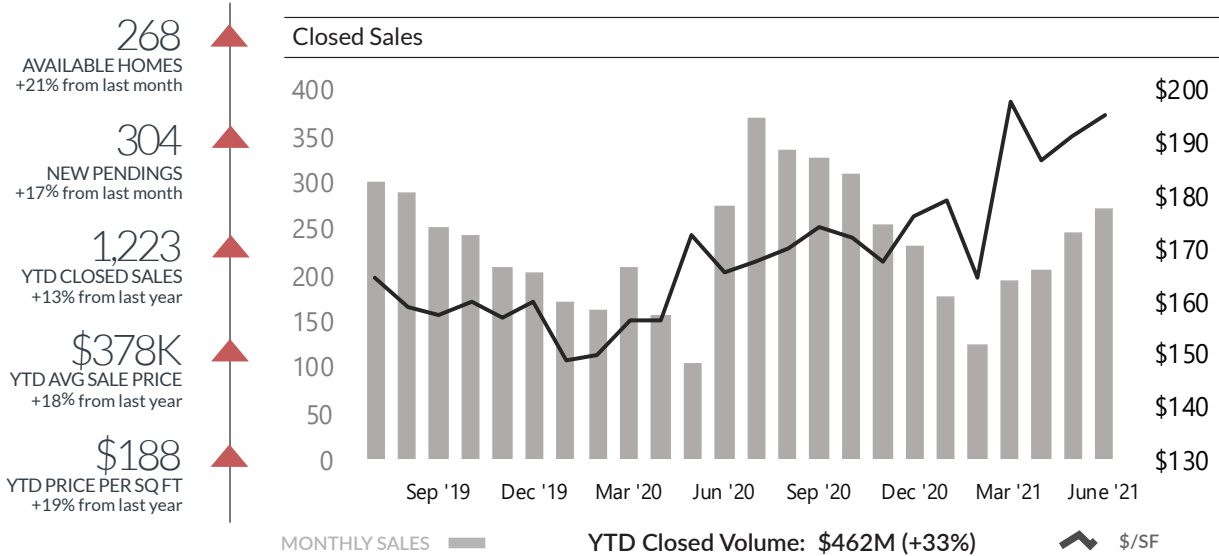


JULY 2021
HOUSING REPORT

Livingston County

Single-Family Homes



Summary

Inventory took a 21% jump last month and new pendings followed close behind—up 17%. Monthly closed sales have risen every month since February. YTD sales are up 13% compared to last year but down slightly compared to 2019. Average sale price and price per square foot are up 18% and 19%. These percentages are inflated by a change in the mix of properties sold with fewer entry-level homes and more upper-end homes. As seen in the bottom table below, the rate of appreciation varies by price range with the \$300k to \$500k showing the biggest increase—17%, while the under-\$200k and over-\$500k properties were both at 8%. Expect inventory levels, buyer options and prices to all increase over the next few months.

Monthly Activity

| | Listings | Change | New Pendings | Change | Months Supply | Change |
|---------------|----------|--------|--------------|--------|---------------|--------|
| All | 268 | 21% | 304 | 17% | 0.9 | 4% |
| \$10k - 200k | 20 | 18% | 24 | 20% | 0.8 | -2% |
| \$200k - 300k | 33 | 6% | 88 | 26% | 0.4 | -15% |
| \$300k - 500k | 120 | 15% | 134 | 3% | 0.9 | 12% |
| \$500k + | 95 | 38% | 58 | 45% | 1.6 | -5% |

YTD Closed Activity

| | YTD Closed | 21 v 20 | 21 v 19 | \$/SF | 21 v 20 | 21 v 19 |
|---------------|------------|---------|---------|----------|---------|---------|
| All | 1,223 | 13% | -6% | \$188.17 | 19% | 21% |
| \$10k - 200k | 91 | -36% | -56% | \$132.69 | 8% | 9% |
| \$200k - 300k | 352 | -20% | -32% | \$166.97 | 12% | 16% |
| \$300k - 500k | 577 | 40% | 18% | \$184.08 | 17% | 16% |
| \$500k + | 203 | 121% | 107% | \$224.55 | 8% | 12% |

Data source: Realcomp MLS using Great Lakes Repository Data.