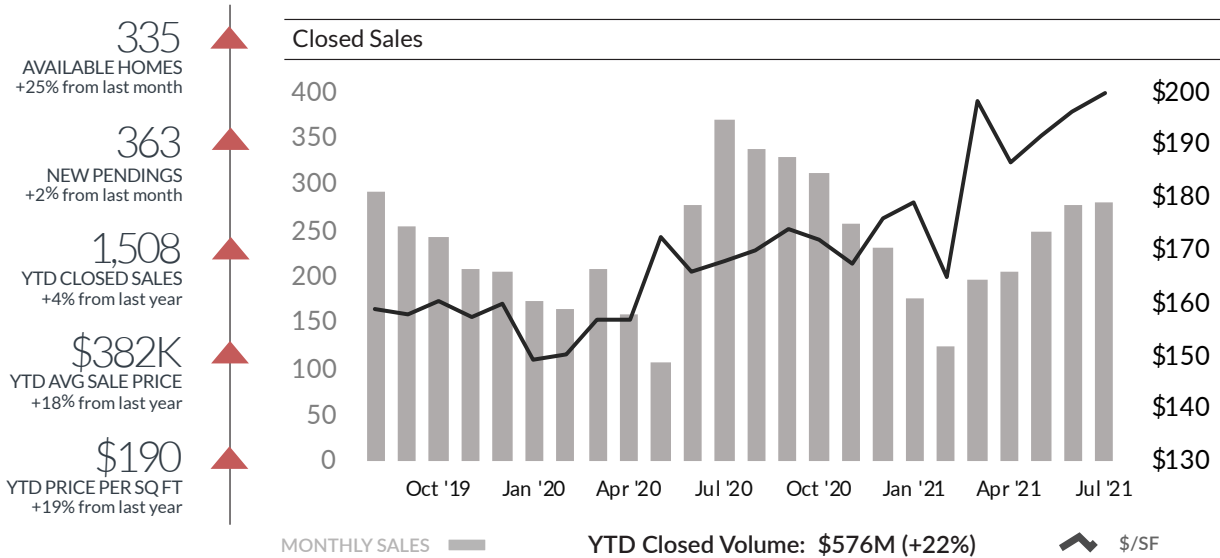


AUGUST 2021  
HOUSING REPORT

# Livingston County

Single-Family Homes



## Summary

Inventory rose 25% in July but is still down 18% compared to the same time last year. With all those additional new listings, new pendings rose just 2%. The extremely hot market of the recent past is normalizing. YTD sales are up 4% compared to last year but down 6% compared to 2019. Average sale price is up 18%, but much of that jump is due to a change in the sales mix with the number of over-\$500k sales more than doubling. As seen in the second table below, there wasn't much of a change in values between 2019 and 2020. Within price ranges, values have increased between 10% and 16% compared to each of the past two years.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	335	25%	363	2%	0.9	5%
\$10k - 200k	33	65%	28	4%	1.2	41%
\$200k - 300k	58	76%	91	-12%	0.6	70%
\$300k - 500k	135	13%	179	15%	0.8	-16%
\$500k +	109	15%	65	-3%	1.7	2%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1,508	4%	-6%	\$190.42	19%	21%
\$10k - 200k	107	-39%	-57%	\$136.84	12%	10%
\$200k - 300k	431	-26%	-32%	\$166.54	10%	14%
\$300k - 500k	706	23%	16%	\$184.79	16%	15%
\$500k +	264	116%	120%	\$229.73	10%	14%

Data source: Realcomp MLS using Great Lakes Repository Data.