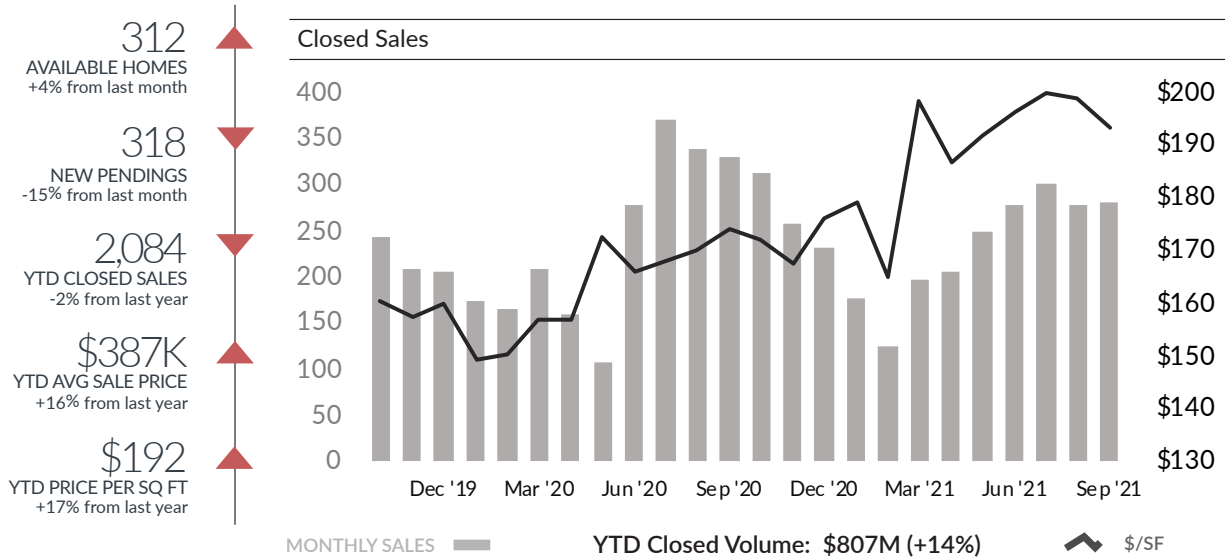


# Livingston County

Single-Family Homes



## Summary

While inventory levels have been holding steady with around 300 available listings, new pendings have been declining down from 374 to 318 in the past month. Closed sales were even with last month, but the drop in new pendings will cause closings to tail off in future months as seasonality returns and the market moves toward its new normal. Average price per square foot peaked in August at \$199. In September it dropped to \$193, and October looks like it will come in just short of that at \$192. Although YTD average sale price per square foot is up 17%, some of that increase comes from a shift in the mix with more upper-end sales. Within price ranges, values are up between 10% and 14%—10% for over-\$500k sales.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	312	4%	318	-15%	1.0	22%
\$10k - 200k	21	-30%	28	-15%	0.8	-18%
\$200k - 300k	45	-12%	95	-3%	0.5	-9%
\$300k - 500k	134	19%	146	-17%	0.9	43%
\$500k +	112	6%	49	-27%	2.3	44%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	2,084	-2%	-3%	\$192.02	17%	22%
\$10k - 200k	141	-39%	-56%	\$138.88	13%	12%
\$200k - 300k	565	-32%	-34%	\$168.68	11%	15%
\$300k - 500k	1,001	19%	24%	\$185.10	14%	16%
\$500k +	377	72%	123%	\$230.14	10%	14%

Data source: Realtor.com MLS using Great Lakes Repository Data.