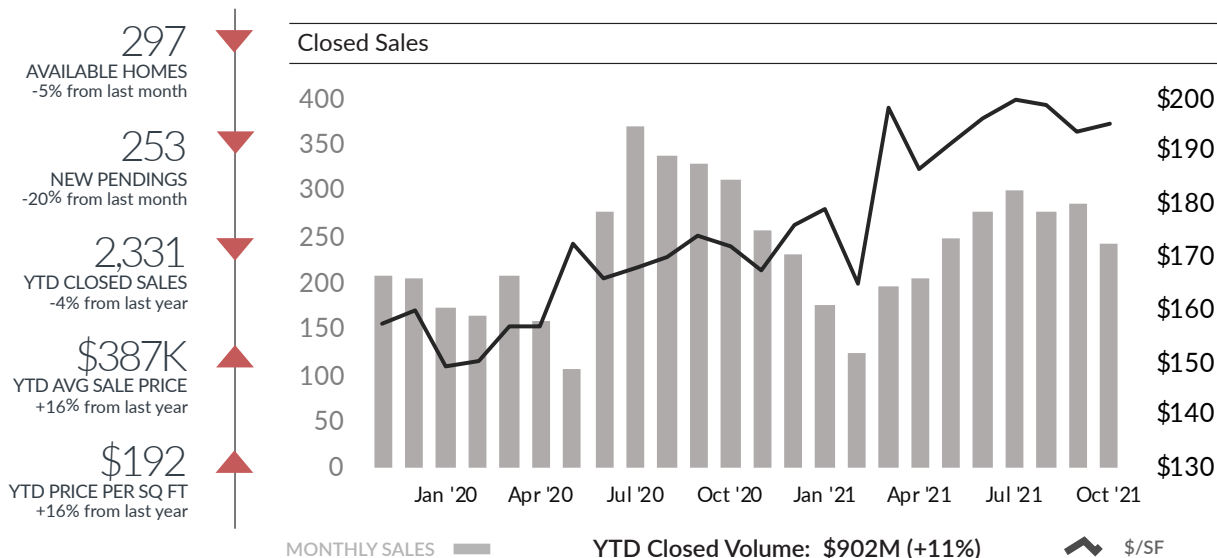


NOVEMBER 2021
HOUSING REPORT

Livingston County

Single-Family Homes



Summary

As prices continue to rise, buyers struggle to find homes priced in what were recently middle price ranges, around \$300k, where there is about two weeks of inventory. YTD sales are just shy of what they were the last two years and prices have risen 16% and 22% compared to 2020 and 2019. While some of those increases come from a change in the mix of sales (more upper-end and fewer entry-priced sales), within the price ranges shown below they have risen between 10% and 13% in 2021. Expect sales and prices to tail-off over the next couple of months before picking back up as fresh inventory arrives in the early months of next year. 2022 values are expected to rise, but at a slower rate than they have this year.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	297	-5%	253	-20%	1.2	20%
\$10k - 200k	21	0%	19	-32%	1.1	47%
\$200k - 300k	38	-16%	75	-21%	0.5	7%
\$300k - 500k	135	1%	111	-24%	1.2	33%
\$500k +	103	-8%	48	-2%	2.1	-6%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	2,331	-4%	-3%	\$192	16%	22%
\$10k - 200k	160	-39%	-56%	\$137	10%	10%
\$200k - 300k	637	-32%	-33%	\$169	10%	15%
\$300k - 500k	1,112	13%	25%	\$185	13%	15%
\$500k +	422	68%	122%	\$233	12%	16%

Data source: Realtor MLS using Great Lakes Repository Data.