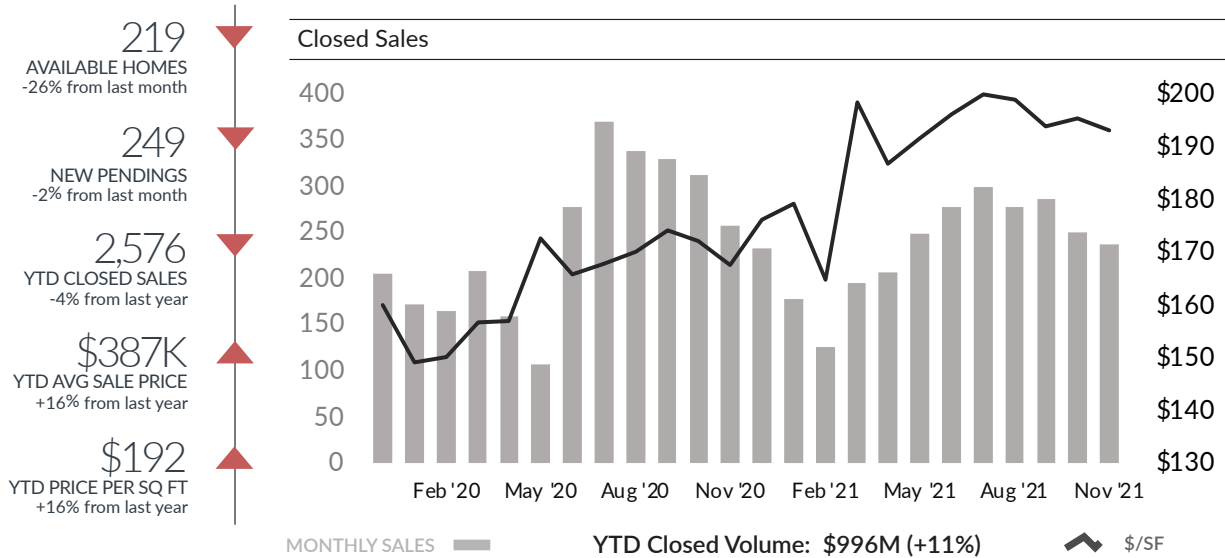


Livingston County

Single-Family Homes



Summary

As is typical late in the year, available listings, new pendings, closed sales, average sale price and price per square foot all tailed off from the prior month. Despite continued strong demand, a shortage of inventory, quantity and quality is causing a market slowdown. Inventory levels are depleted to just a few weeks in all price ranges under \$500k and 2.4 months for the upper-end homes. The tailing-off of prices is primarily due to the lower quality of year-end inventory that is left over and still available at this time. It's like shopping for produce—the best sells fastest and the last pieces picked tend to be a little rougher or not properly packaged. Expect activity to pick back up as new inventory begins to arrive in the early months of 2022.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	219	-26%	249	-2%	0.9	-25%
\$10k - 200k	16	-24%	18	-5%	0.9	-20%
\$200k - 300k	27	-29%	80	7%	0.3	-33%
\$300k - 500k	87	-36%	114	3%	0.8	-37%
\$500k +	89	-14%	37	-23%	2.4	12%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	2,576	-4%	-1%	\$192	16%	22%
\$10k - 200k	182	-35%	-54%	\$133	6%	7%
\$200k - 300k	705	-33%	-32%	\$169	10%	15%
\$300k - 500k	1,224	12%	28%	\$185	13%	15%
\$500k +	465	70%	130%	\$232	11%	15%

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