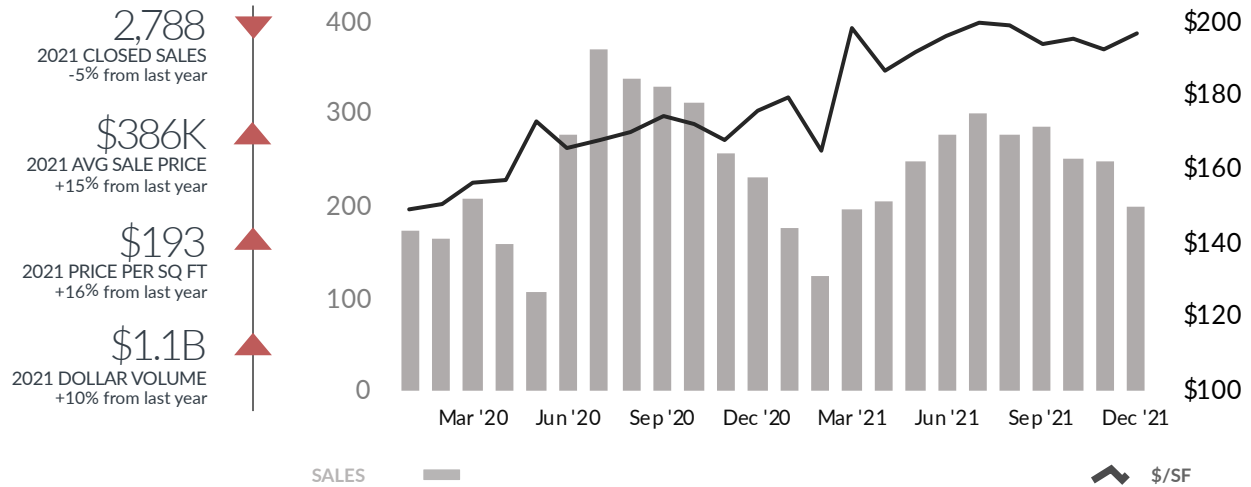


YEAR END 2021
HOUSING REPORT

Livingston County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	497	731	862	698	2,788
		-9% *	35%	-17%	-13%	-5%
	\$/SF	183	192	197	194	193
		20%	17%	16%	13%	16%
\$10-200k	Avg Sale Price	\$365K	\$387K	\$400K	\$382K	\$386K
		17%	18%	14%	14%	15%
\$10-200k	Units	52	39	52	54	197
		-35%	-37%	-42%	-32%	-37%
\$10-200k	\$/SF	124	147	149	118	132
		4%	15%	20%	-10%	6%
\$200-300k	Units	159	194	214	187	754
		-29%	-9%	-45%	-38%	-33%
\$200-300k	\$/SF	161	172	172	171	169
		11%	12%	11%	5%	9%
\$300-500k	Units	208	372	422	330	1,332
		5%	74%	-2%	0%	14%
\$300-500k	\$/SF	181	186	186	187	186
		17%	16%	11%	10%	13%
\$500k+	Units	78	126	174	127	505
		95%	142%	37%	44%	64%
\$500k+	\$/SF	227	223	238	241	233
		16%	2%	13%	16%	12%

The combination of high demand and tight inventory limited 2021 sales (down 5%) but drove up average sale price and price per square foot 15% and 16%. Sales activity and prices peaked in July. From there, sales tapered off in a typical pattern while prices continued to hold. Livingston's upper-priced markets performed particularly well. \$300-500k sales were up 14% and values were up 13%. Over-\$500k sales jumped 64% and those values rose 12%. Expect carryover demand, mixed with limited supply, to put 2022 in a similar sale and price pattern as last year.

Data source: Realcomp MLS using Great Lakes Repository Data.
* Percent changes are compared to the same period last year (Year-Over-Year)