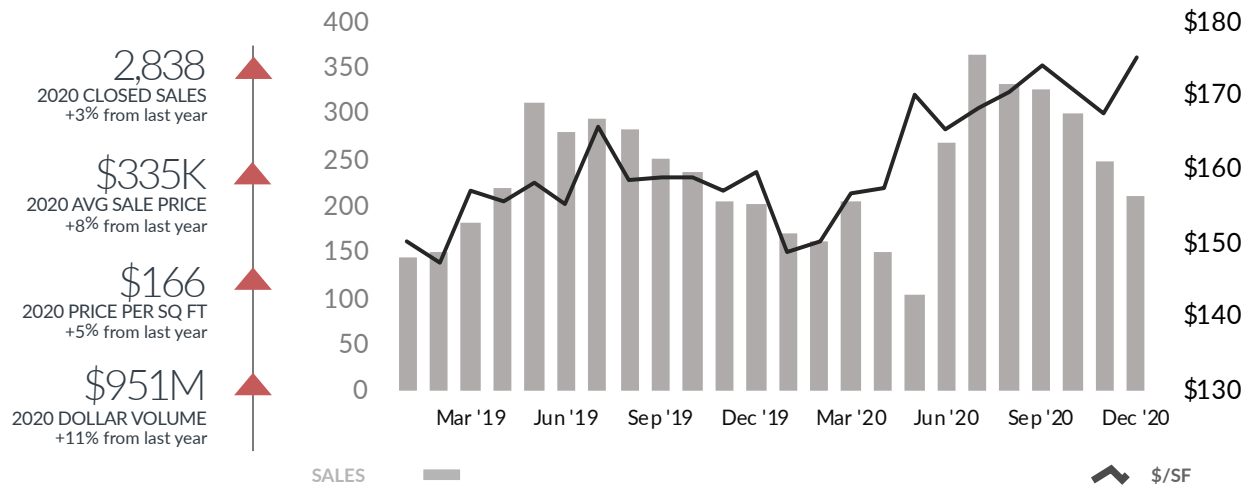


YEAR END 2020 HOUSING REPORT

Livingston County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	536	523	1,021	758	2,838
		12%	-36%	23%	18%	3%
	\$/SF	152	164	171	171	166
		0%	5%	6%	8%	5%
\$10-200k	Avg Sale Price	\$312K	\$328K	\$351K	\$337K	\$335K
		2%	5%	9%	11%	8%
	Units	79	58	89	75	301
		-6%	-52%	-21%	-34%	-30%
\$200-300k	\$/SF	120	125	124	131	125
		0%	3%	-3%	1%	0%
	Units	221	206	382	285	1094
		17%	-36%	16%	9%	-1%
\$300-500k	\$/SF	145	153	156	162	154
		1%	6%	4%	9%	5%
	Units	197	209	425	318	1149
		15%	-32%	34%	44%	13%
\$500k+	\$/SF	154	161	168	169	165
		-1%	0%	4%	3%	2%
	Units	39	50	125	80	294
		22%	-22%	79%	78%	39%
\$500k+	\$/SF	193	215	212	206	208
		-5%	9%	3%	5%	4%

Summary

Record third and fourth quarter sales has left Livingston County nearly "sold out" with inventory down 68% heading into 2021. Sales, average price and price per square foot for 2020 were up 3%, 8% and 5%. Closed sales were strongest in Q3 followed by Q4 and some of that activity might slow down to start the year, only due to a shortage of homes to buy. Values have continued to rise month over month with total dollar volume up 11% from the year prior. If market conditions remain the same, values should continue to rise into 2021. Delayed inventory to start the year could get sellers a bump in price.

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