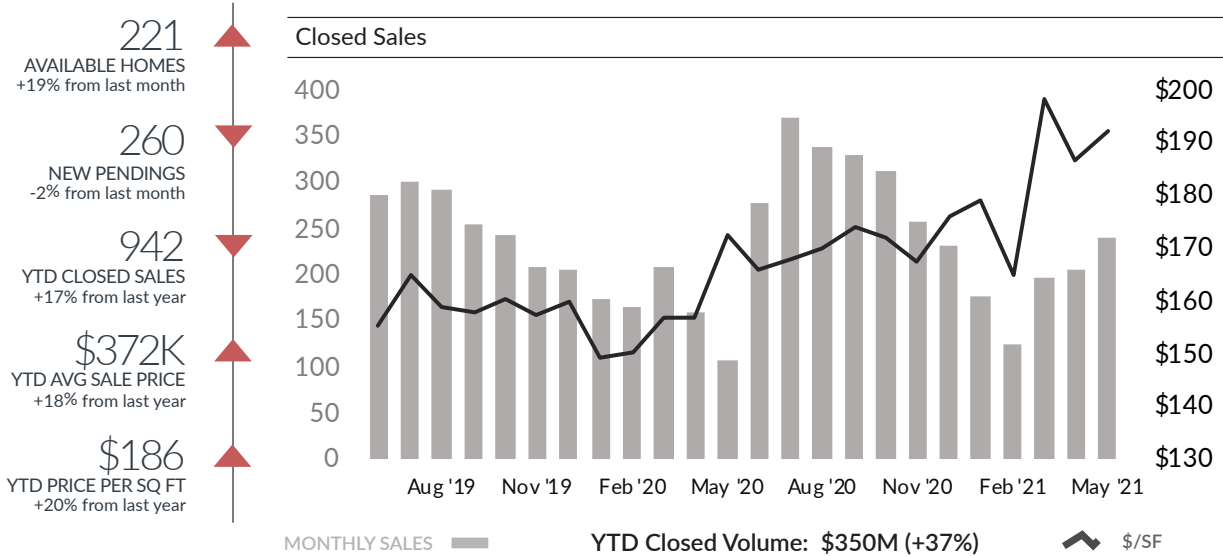


JUNE 2021
HOUSING REPORT

Livingston County

Single-Family Homes



Summary

Inventory is rising compared to prior months, but half of what it was a year ago. May new pendings were just short of even with April and down 17% compared to last year. Closed sales continue to rise each month but expect June sales to be level with May. YTD sales are up 17% compared to last year, but down 8% compared to 2019. Average sale price and price per square foot are both up—18% and 20%. As seen in the chart above, price per square foot hit a new record high in March and remains extraordinarily high. Note that the amount of value increase varies within market area and price range. See the second chart below. Strong demand and inventory shortages will continue to drive prices up, but not as sharply as seen earlier this year.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	221	19%	260	-2%	0.9	22%
\$10k - 200k	17	70%	20	43%	0.9	19%
\$200k - 300k	31	24%	70	-10%	0.4	38%
\$300k - 500k	104	18%	130	-3%	0.8	22%
\$500k +	69	10%	40	0%	1.7	10%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	942	17%	-8%	\$186.03	20%	20%
\$10k - 200k	79	-31%	-50%	\$129.45	8%	7%
\$200k - 300k	282	-13%	-30%	\$166.98	13%	15%
\$300k - 500k	434	43%	14%	\$181.53	17%	14%
\$500k +	147	119%	88%	\$225.41	9%	12%

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