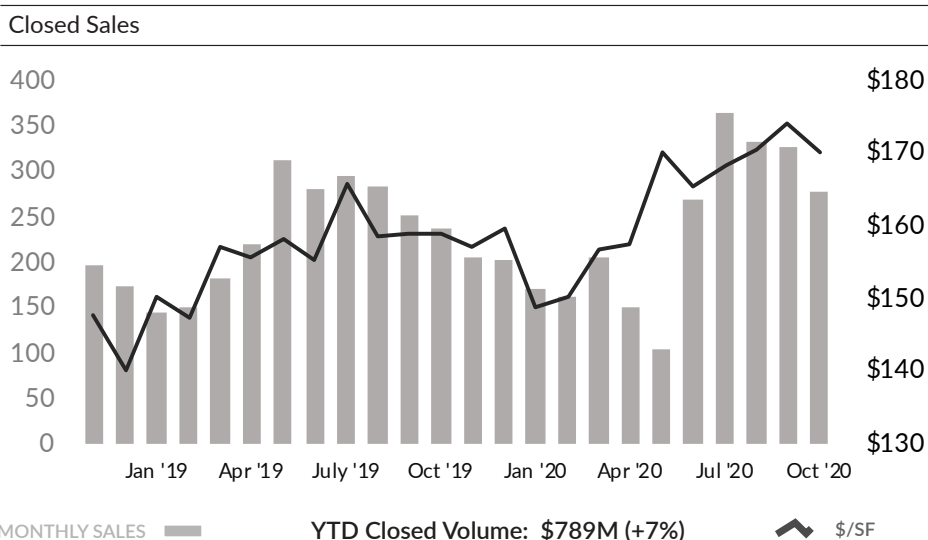


NOVEMBER 2020
HOUSING REPORT

Livingston County

Single-Family Homes



Summary

Available listings are down 11% from last month and 59% from last year. While last month's pendings dropped 14%, they were 6% higher than a year ago. Despite inventory shortages and the 45-day market shutdown in March and April, YTD closed sales are even with last year and average sale price and price per square foot are both up—7% and 5%. As seen in the lower table, price per square foot increases within the above-\$200k price ranges run from 2% to 4%. Expect seasonal sales to continue to run higher than usual for the balance of the year and into 2021. With such high demand, it's not too late for sellers to jump in and enjoy strong market values and low interest rates.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	294	-11%	262	-14%	1.1	3%
\$10k - 200k	19	0%	24	-31%	0.8	46%
\$200k - 300k	52	-10%	106	2%	0.5	-12%
\$300k - 500k	125	-16%	112	-6%	1.1	-11%
\$500k +	98	-6%	20	-56%	4.9	112%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	2356	0%	\$165	5%
\$10k - 200k	253	-29%	\$125	0%
\$200k - 300k	901	-3%	\$153	4%
\$300k - 500k	962	10%	\$164	2%
\$500k +	240	29%	\$207	3%

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