To Whom It May Concern:

As an Associate Broker and Realtor serving Gratiot County, I believe expanding our housing options is essential to keeping our communities strong and supporting future growth.

New construction can benefit more than the household purchasing a newly built home. When existing homeowners move into new construction, their previous homes become available to other buyers. This creates opportunities across several price ranges, helping first-time buyers, growing families, and residents looking to downsize.

Much of our existing housing stock is aging. While these homes offer opportunities, significant repairs and updates can put them beyond a buyer's budget or willingness to renovate. Having homes listed for sale does not always mean buyers can find suitable, move-in-ready housing.

Current market conditions also require perspective. Realtor.com's September 2026 figures show inventory increasing compared with a year earlier, with a median of 52 days on the market. However, countywide figures do not tell us how many homes meet a particular buyer's needs, condition expectations, and budget. Competition can still arise when suitable choices are limited.

Rental housing is another essential part of the solution. Limited rental options can prevent young professionals, new families, and incoming employees from establishing themselves here before they are ready to purchase.

When people cannot find appropriate housing in Gratiot County, they may choose neighboring communities, taking their household spending and future investment with them. Supporting new construction, improvements to existing homes, and additional rental housing can help us retain residents, attract workers, and strengthen our local economy.

Sincerely,

Marci Browne
Associate Broker & Realtor
America's Choice Realty