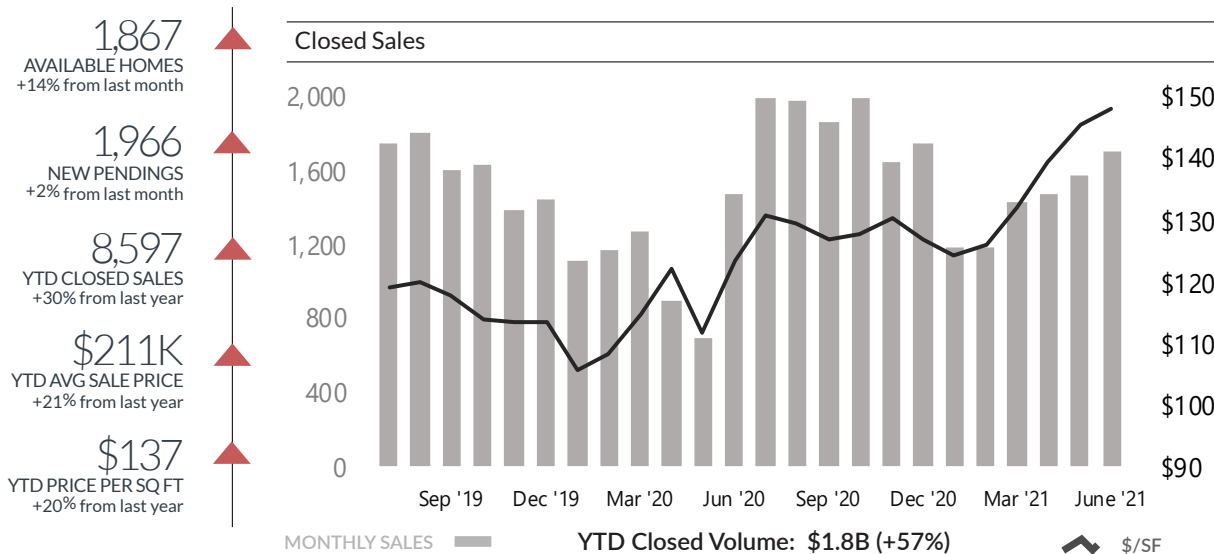


JULY 2021
HOUSING REPORT

Wayne County

Single-Family Homes



Summary

Inventory, new pendings, closed sales and values are all rising. Available listings are up 14% and pendings are up slightly compared to last month. Despite recent increases, listings are down 37% from a year ago and less than half of what they were in 2019. Showings and new pendings provide an early indication of future closings—both remain strong with recent showings up compared to 2019 when there were twice as many available listings for buyers to see. Look for prices to continue to rise. Although both average price and price per square foot are up 20%, much of that increase is from a change in the sales mix (proportionally more high-end sales). The right columns of the bottom table below paints a more accurate picture of appreciation within given price ranges.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1,867	14%	1,966	2%	0.9	12%
\$10k - 100k	639	3%	435	6%	1.5	-3%
\$100k - 200k	510	28%	786	5%	0.6	22%
\$200k - 400k	377	28%	573	2%	0.7	26%
\$400k +	341	6%	172	-18%	2.0	30%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	8,597	30%	2%	\$137.37	20%	23%
\$10k - 100k	1,985	-3%	-32%	\$51.66	9%	6%
\$100k - 200k	3,259	29%	2%	\$124.34	9%	11%
\$200k - 400k	2,434	46%	33%	\$157.82	13%	14%
\$400k +	919	133%	87%	\$191.94	7%	12%

Data source: Realtor MLS using Great Lakes Repository Data.