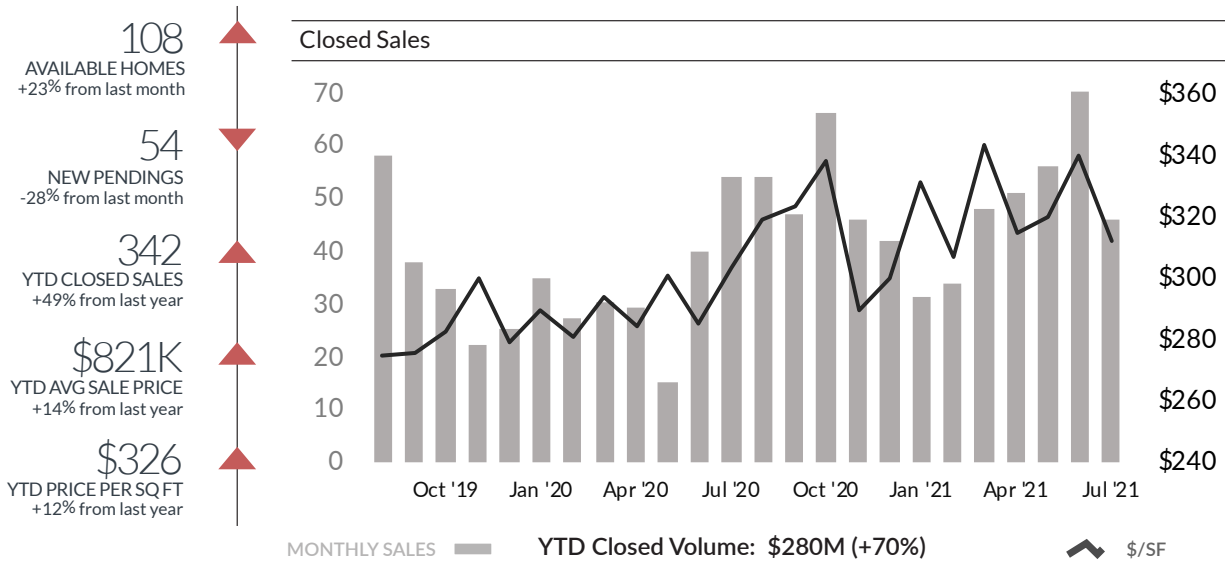


Birmingham

Single-Family Homes



108
AVAILABLE HOMES
+23% from last month

54
NEW PENDING
-28% from last month

342
YTD CLOSED SALES
+49% from last year

\$821K
YTD AVG SALE PRICE
+14% from last year

\$326
YTD PRICE PER SQ FT
+12% from last year

Summary

Inventory jumped from 88 to 108 listings in the past month, new pendings dropped from 75 to 54 and closed sales dropped from 76 to 46. That combination indicates a recent chilling of what has been an extremely hot market. Despite market shift, YTD closed sales are up 49% compared to last year and 34% compared to 2019. The rate of weekly new pendings continues to run above 2019's pace and near the extreme pace of a year ago. Looking at values, much of the increase in average price is a result of the change in sales mix—140 over-\$800k YTD sales compared to 63 last year. Surprisingly, values for homes priced between \$800k and \$1.4m dipped slightly in the past year and are up 4% since 2019. Over-\$1.4m values dipped last year but are up 6% since 2019.

Monthly Activity

	Listings	Change	New Pendencies	Change	Months Supply	Change
All	108	23%	54	-28%	2.0	45%
\$10k - 400k	10	-9%	16	7%	0.6	-26%
\$400k - 800k	25	19%	21	-30%	1.2	47%
\$800k - 1.4m	39	39%	10	-57%	3.9	179%
\$1.4m +	34	21%	7	17%	4.9	-13%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	342	49%	50%	\$325.89	12%	10%
\$10k - 400k	63	-2%	24%	\$285.71	18%	18%
\$400k - 800k	139	35%	35%	\$284.92	15%	13%
\$800k - 1.4m	101	159%	115%	\$315.78	-2%	4%
\$1.4m +	39	63%	44%	\$429.68	11%	6%

Data source: Realcomp MLS using Great Lakes Repository Data.