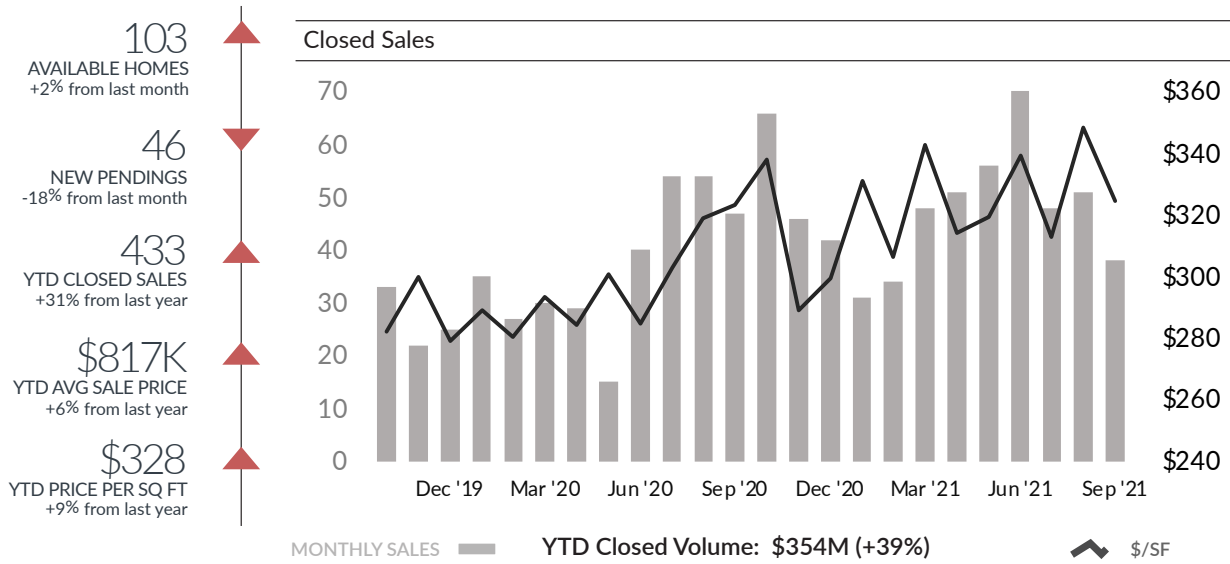


OCTOBER 2021
HOUSING REPORT

Birmingham

Single-Family Homes



Summary

Although they've recently been returning to seasonal norms, Birmingham sales were amazing through the first half of the year—closed units were up 69% compared to 2020 and 64% compared to the more typical pre-pandemic year of 2019. Third quarter sales were down compared to last year, but roughly even with 2019. There's been a shift in the proportion of upper-end luxury homes in the sales mix. This year, the YTD number of over-\$800k sales jumped 70% compared to 2020, but values are up just 3%. Looking ahead, expect to see more upper-end sales, but relatively flat values.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	103	2%	46	-18%	2.2	24%
\$10k - 400k	9	-10%	7	-50%	1.3	80%
\$400k - 800k	30	20%	16	-6%	1.9	28%
\$800k - 1.4m	32	-6%	16	7%	2.0	-12%
\$1.4m +	32	0%	7	-30%	4.6	43%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	433	31%	34%	\$328.19	9%	13%
\$10k - 400k	85	-1%	6%	\$287.85	17%	21%
\$400k - 800k	170	22%	25%	\$284.72	16%	14%
\$800k - 1.4m	127	95%	72%	\$320.56	3%	7%
\$1.4m +	51	24%	50%	\$426.72	2%	9%

Data source: Realcomp MLS using Great Lakes Repository Data.