

NOVEMBER 2021  
HOUSING REPORT

# Birmingham

Single-Family Homes

82  
AVAILABLE HOMES  
-20% from last month

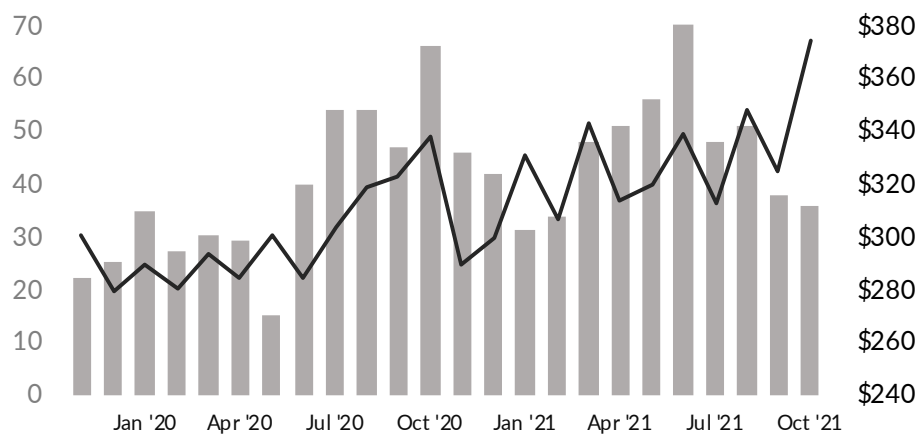
48  
NEW PENDING  
+4% from last month

469  
YTD CLOSED SALES  
+18% from last year

\$826K  
YTD AVG SALE PRICE  
+5% from last year

\$332  
YTD PRICE PER SQ FT  
+9% from last year

## Closed Sales



MONTHLY SALES YTD Closed Volume: \$387M (+24%)

\$/SF

## Summary

The November 1 inventory of 82 available homes was down by more than 100 from last year's 185. Despite tight inventory, YTD sales are up 18%. The \$826k average sale price is up 5% and price per square foot is up 9%. Although the number of homes sold in the \$800k to \$1.4m price range jumped from 78 last year to 135 this year, average price per square foot for those homes is only up 4% and while there have been a few more over-\$1.4m sales this year, price per square foot of those homes is up just 2%. Expect a temporary dip in year-end sales and prices before the market picks back up in the spring with continued but slowing rates of appreciation and sales.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	82	-20%	48	4%	1.7	-24%
\$10k - 400k	4	-56%	11	57%	0.4	-72%
\$400k - 800k	26	-13%	19	19%	1.4	-27%
\$800k - 1.4m	24	-25%	13	-19%	1.8	-8%
\$1.4m +	28	-13%	5	-29%	5.6	23%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	469	18%	31%	\$332	8%	14%
\$10k - 400k	97	-8%	11%	\$287	17%	21%
\$400k - 800k	180	12%	17%	\$286	14%	15%
\$800k - 1.4m	135	73%	71%	\$322	4%	8%
\$1.4m +	57	10%	54%	\$435	2%	10%

Data source: Realcomp MLS using Great Lakes Repository Data.