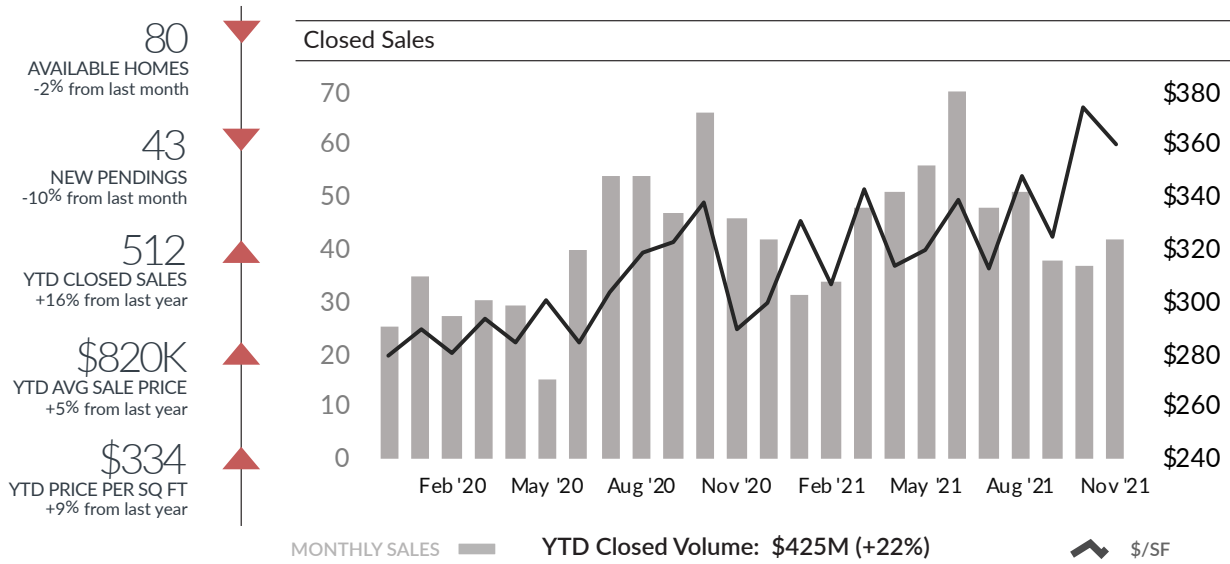


DECEMBER 2021
HOUSING REPORT

Birmingham

Single-Family Homes



Summary

Inventory dropped slightly while new pendings and closed sales dropped 10% and 14% compared to the prior month. YTD sales are up 16%, average sale price is up 5% and price per square foot is up 9%. Comparing prices to previous periods, last month's average sale price of \$890k was down 3% from the prior month's \$916k, but up 10% compared to the same month last year. Expect sales and prices to tail off over the next few months until more fresh inventory perks demand back up early in 2022.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	80	-2%	43	-10%	1.9	9%
\$10k - 400k	4	0%	4	-64%	1.0	175%
\$400k - 800k	23	-12%	20	5%	1.2	-16%
\$800k - 1.4m	24	0%	13	0%	1.8	0%
\$1.4m +	29	4%	6	20%	4.8	-14%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	512	16%	35%	\$334	9%	15%
\$10k - 400k	104	-10%	8%	\$285	17%	20%
\$400k - 800k	198	8%	21%	\$286	14%	15%
\$800k - 1.4m	148	78%	87%	\$325	5%	9%
\$1.4m +	62	3%	55%	\$441	6%	12%

Data source: Realcomp MLS using Great Lakes Repository Data.