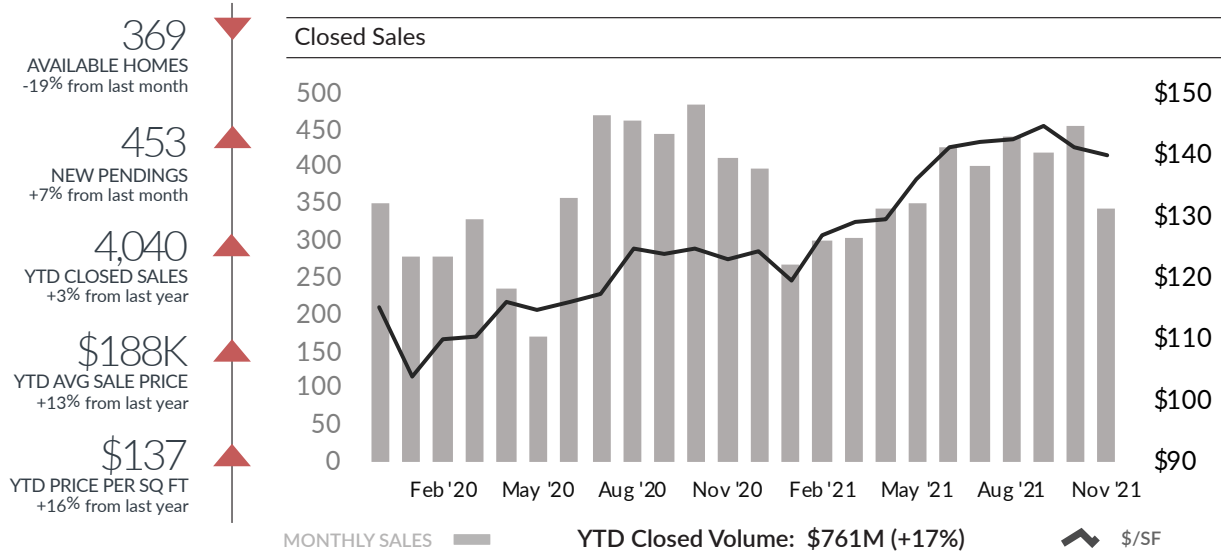


DECEMBER 2021
HOUSING REPORT

Downriver

Single-Family Homes



Summary

Although inventory and closed sales dropped 19% and 24% compared to the prior month, new pendings were up slightly. Its supply of affordable homes will continue to drive strong Downriver sales. The supply of entry-level properties continues to shrink. In 2019 there were nearly 600 under-\$75k sales. It dropped to 376 in 2020 and 179 in 2021. Supply levels are less than one month in all but the over-\$250k range where it's 1.2 months. While demand remains high, expect a brief lull until fresh inventory begins to arrive in the early months of 2022.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	369	-19%	453	7%	0.8	-24%
\$10k - 75k	22	-4%	25	178%	0.9	-66%
\$75k - 125k	75	-30%	84	25%	0.9	-44%
\$125k - 250k	172	-15%	263	-3%	0.7	-12%
\$250k +	100	-18%	81	8%	1.2	-24%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	4,040	3%	0%	\$137	16%	26%
\$10k - 75k	179	-52%	-70%	\$53	-2%	0%
\$75k - 125k	704	-29%	-42%	\$103	5%	8%
\$125k - 250k	2,390	24%	41%	\$140	13%	19%
\$250k +	767	22%	46%	\$154	12%	16%

Data source: Realcomp MLS using Great Lakes Repository Data.