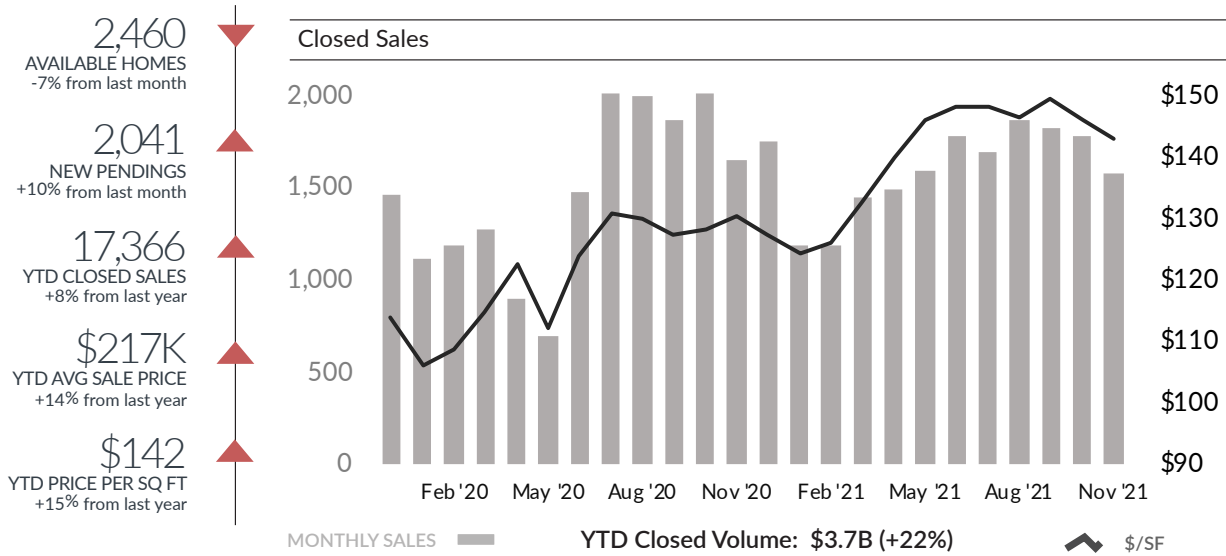


DECEMBER 2021
HOUSING REPORT

Wayne County

Single-Family Homes



Summary

Although inventory and closed sales both declined compared to the prior month, new pendings were up 10%. Fourth quarter demand, sales and prices typically tail off in part because buyers get sidetracked with holiday activities and because year-end inventory is picked over. While we're seeing some of that, expect relatively strong buyer demand to carry over into the new year. Strong demand coupled with low inventory levels will continue to fuel buyer competition, which will keep prices rising in 2022, but at slower rates than seen in the chart above for the spring of 2021. The over-\$400k market will continue to expand. Those upper-end sales are up 50% compared to last year and 81% compared to 2019.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	2460	-7%	2041	10%	1.2	-15%
\$10k - 100k	1090	4%	452	18%	2.4	-12%
\$100k - 200k	736	-11%	854	12%	0.9	-21%
\$200k - 400k	398	-18%	573	6%	0.7	-23%
\$400k +	236	-14%	162	-3%	1.5	-12%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	17,366	8%	4%	\$142	15%	24%
\$10k - 100k	3,525	-15%	-35%	\$52	8%	6%
\$100k - 200k	6,615	5%	4%	\$127	8%	13%
\$200k - 400k	5,323	20%	38%	\$161	12%	15%
\$400k +	1,903	50%	81%	\$193	7%	11%

Data source: Realtor.com MLS using Great Lakes Repository Data.