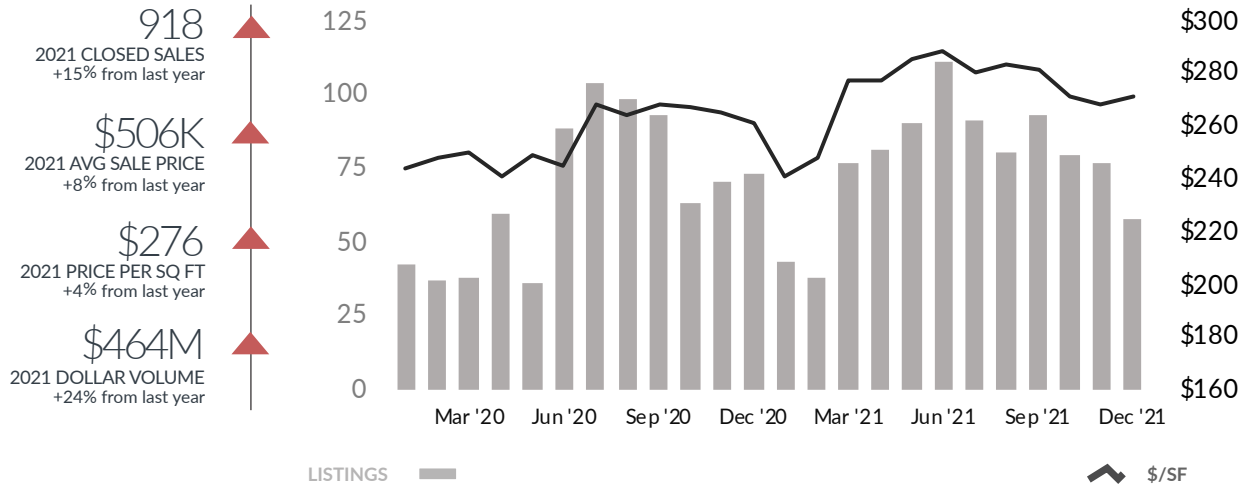


YEAR END 2021  
HOUSING REPORT

# Ann Arbor

Single Family Homes

Closed Sales



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	158	282	264	214	918
		35%	54%	-11%	4%	15%
	\$/SF	260	284	281	270	276
		5%	16%	5%	2%	7%
\$10-250k	Avg Sale Price	\$456K	\$543K	\$507K	\$491K	\$506K
		-1%	24%	9%	-1%	8%
	Units	15	14	18	11	58
		50%	8%	-22%	-27%	-5%
\$250-400k	\$/SF	185	207	211	170	194
		-17%	8%	3%	-14%	-4%
	Units	57	79	81	78	295
		-3%	5%	-38%	-4%	-14%
\$400-750k	\$/SF	242	267	266	270	263
		5%	10%	8%	11%	9%
	Units	75	152	138	103	468
		121%	83%	24%	24%	50%
\$750k+	\$/SF	259	267	270	250	262
		10%	11%	5%	0%	6%
	Units	11	37	27	22	97
		-21%	208%	-13%	-19%	15%
\$750k+	\$/SF	346	346	346	361	349
		14%	22%	2%	10%	8%

2021 sales and prices took off sharply with the arrival of vaccines. Fierce buyer competition consumed listings as quickly as they arrived with multiple offers and bidding wars that caused prices to skyrocket. Between January and June, average sale price jumped from \$421k to \$531k. The market suddenly settled in June as housebound buyers, who were previously hyper-focused on buying a home, suddenly had other things to do and think about. Although prices settled in the second half, expect strong carryover buyer demand to again drive-up prices as fresh inventory arrives in the first half of 2022.

Data source: Realcomp MLS using Great Lakes Repository Data. Percent changes are compared to the same period last year (Year-Over-Year)