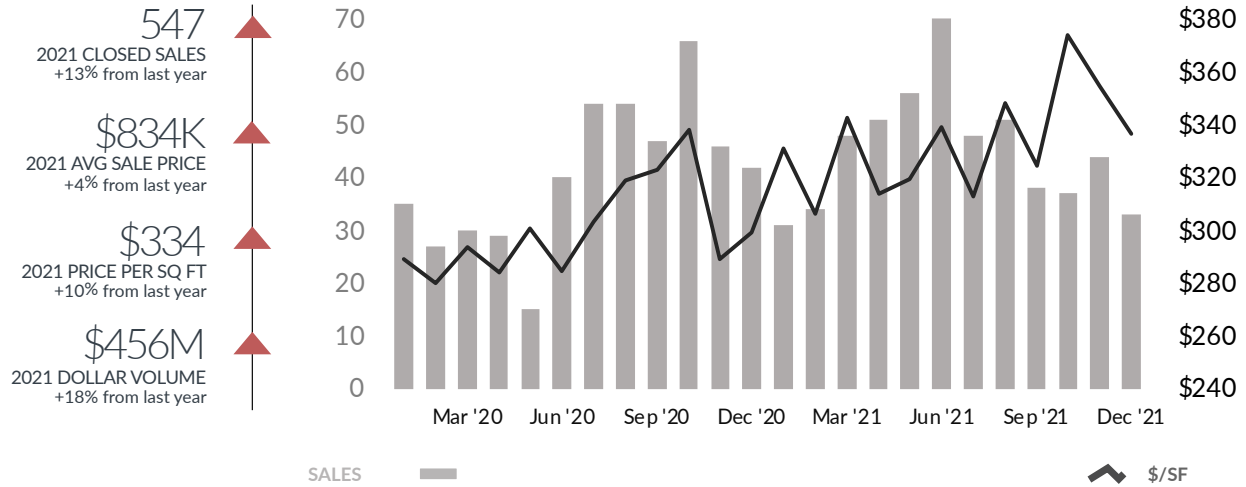


YEAR END 2021
HOUSING REPORT

Birmingham

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	113	183	137	114	547
		23% *	118%	-12%	-26%	13%
	\$/SF	330	326	329	356	334
		15%	14%	5%	14%	10%
	Avg Sale Price	\$862K	\$823K	\$772K	\$897K	\$834K
		27%	22%	-12%	4%	4%
\$10-400k	Units	24	30	31	27	112
		-8%	11%	-6%	-29%	-10%
	\$/SF	268	297	295	268	283
		9%	19%	22%	10%	16%
\$400-800k	Units	43	73	54	41	211
		-2%	97%	-7%	-32%	6%
	\$/SF	278	291	282	287	285
		17%	17%	13%	10%	14%
\$800-1.4m	Units	33	56	38	29	156
		136%	367%	-3%	-3%	64%
	\$/SF	312	313	340	349	326
		-6%	4%	11%	20%	7%
\$1.4m+	Units	13	24	14	17	68
		63%	200%	-44%	-35%	1%
	\$/SF	459	412	417	476	440
		10%	8%	-3%	17%	7%

Strong buyer demand out-muscled inventory shortages as 2021 sales, average sale price and price per square foot were all up compared to the prior year. Although overall average price per square foot was up 10%, within price ranges, the increase varied from 16% for homes priced under \$400k to 7% for homes priced over \$800k. With a 64% increase in sales, the \$800k to \$1.4m market segment showed the biggest increase in sales. Looking ahead, expect that upper-middle price range to continue its rapid growth. Expect price increases in the lower and middle price ranges while upper-end prices begin to level.

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