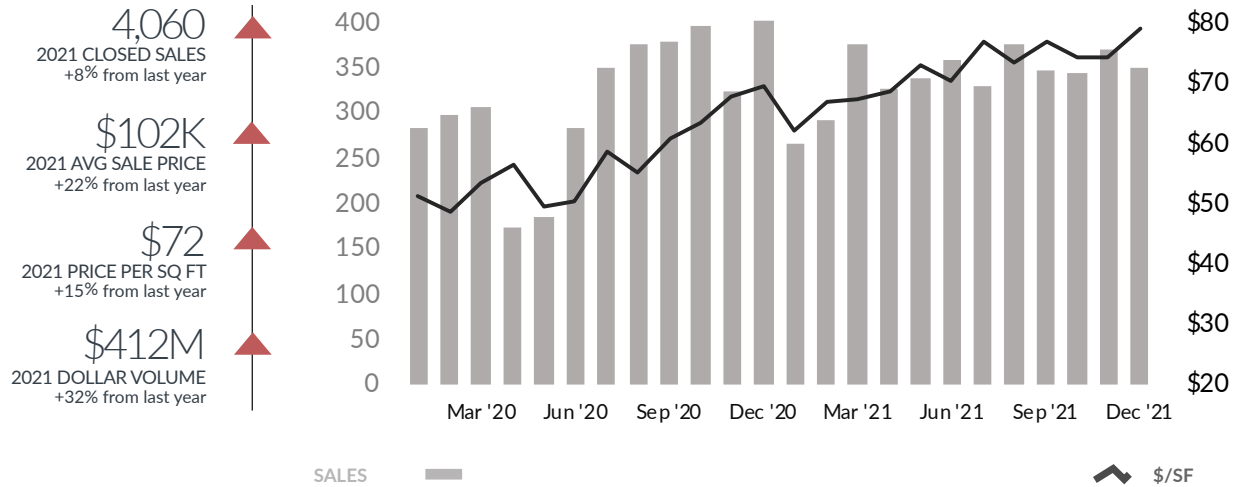


YEAR END 2021
HOUSING REPORT

Detroit

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	930	1,021	1,051	1,058	4,060
		5% *	59%	-5%	-5%	8%
	\$/SF	65	71	76	76	72
		28%	36%	30%	14%	24%
Avg Sale Price		\$92K	\$101K	\$107K	\$106K	\$102K
		26%	34%	31%	7%	22%
\$5-30k	Units	145	136	130	108	519
		-53%	-34%	-59%	-48%	-50%
\$/SF		17	17	18	19	18
		9%	11%	4%	11%	8%
\$30-100k	Units	505	541	545	538	2,129
		28%	100%	11%	0%	26%
\$/SF		46	49	51	52	50
		10%	22%	14%	15%	14%
\$100-200k	Units	194	224	252	290	960
		58%	78%	27%	15%	37%
\$/SF		91	89	91	93	91
		20%	7%	7%	6%	9%
\$200k+	Units	86	120	124	122	452
		46%	200%	27%	3%	43%
\$/SF		117	120	134	121	123
		1%	11%	21%	3%	8%

Detroit sales were remarkably stable and level through the year and, unlike other markets, showed little seasonality. The 22% increase in average sale price and 15% increase in price per square foot were also consistent in their rise through the year with no real seasonality. Note that half of those big percentage increases came from a change in the mix of sales—a 37% increase in \$100-200k sales and a 43% increase in over-\$200k sales. Within those same two price ranges, values of individual homes rose 9% and 8%. Expect similar patterns of sales and appreciation in 2022.

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