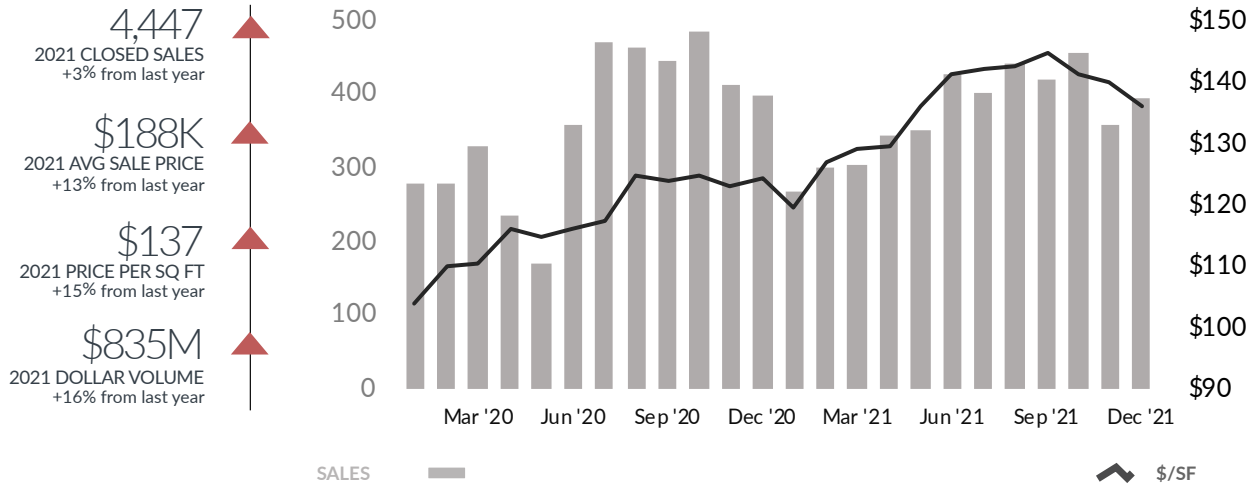


YEAR END 2021
HOUSING REPORT

Downriver

Single Family Homes

Monthly Closed Sales (2 yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	870	1,116	1,257	1,204	4,447
		-1% *	47%	-9%	-7%	3%
	\$/SF	125	136	143	139	137
		16%	17%	17%	12%	15%
	Avg Sale Price	\$166K	\$186K	\$201K	\$192K	\$188K
		11%	15%	16%	10%	13%
\$10-75k	Units	63	52	39	50	204
		-45%	-35%	-67%	-43%	-49%
	\$/SF	56	49	51	52	52
		0%	-8%	-3%	-4%	-4%
\$75-125k	Units	209	197	165	217	788
		-25%	4%	-48%	-27%	-27%
	\$/SF	102	105	105	101	103
		7%	6%	6%	0%	5%
\$125-250k	Units	474	665	775	700	2614
		25%	78%	11%	1%	22%
	\$/SF	130	140	144	142	140
		14%	13%	14%	11%	13%
\$250k+	Units	124	202	278	237	841
		13%	76%	13%	10%	23%
	\$/SF	147	152	157	158	155
		12%	16%	12%	12%	12%

In recent years, buyers have been struggling to find quality homes in affordable price ranges. Because the Downriver market is full of reasonably priced homes, buyers have been lining up and waiting to pounce on new listings as soon as they arrive. Through most of last year, supply levels were less than a month and in the \$125k to \$250k price range, they were often around two weeks. Buyer competition drove up average sale price from \$158k in January to \$209 by September. Year-end prices faded when inventory quality dropped. Expect sales and prices to follow a similar pattern in 2022.

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