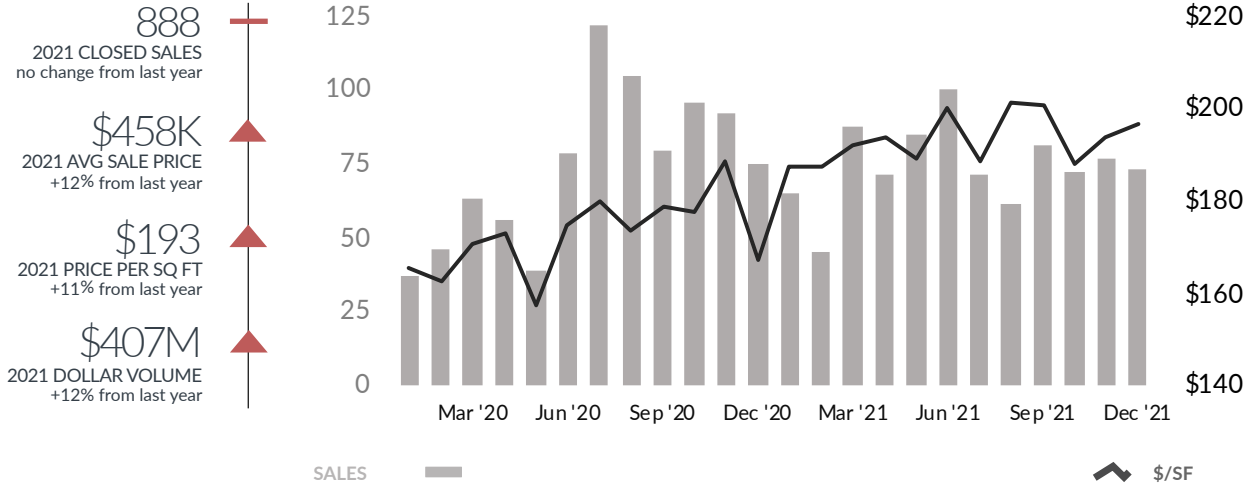


YEAR END 2021  
HOUSING REPORT

# Grosse Pointe

## Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	197	256	213	222	888
		35% *	48%	-30%	-16%	0%
	\$/SF	190	195	197	193	193
		14%	14%	11%	8%	11%
Avg Sale Price		\$462K	\$472K	\$450K	\$446K	\$458K
		21%	24%	5%	6%	12%
\$10-200k	Units	38	29	28	39	134
		-21%	-29%	-50%	-19%	-31%
	\$/SF	148	176	163	167	162
\$200-350k	Units	73	102	82	80	337
		35%	34%	-32%	-32%	-9%
	\$/SF	167	188	188	181	182
\$350-700k	Units	68	97	84	85	334
		100%	102%	-20%	12%	27%
	\$/SF	183	191	200	196	193
\$700k+	Units	18	28	19	18	83
		80%	250%	-21%	-14%	32%
	\$/SF	261	216	215	216	226
	9%	-8%	-2%	0%	2%	

While the number of 2021 sales were level with 2020, average sale price and price per square foot rose 11% and 12%. Most of the value increases occurred in the first half of the year and in the entry and middle price ranges. Although over-\$700k sales were up 32%, upper-end values were flat with just a 2% YOY increase. Looking ahead, expect the combination of strong carry-over demand from buyers who didn't find what they were looking for last year, mixed with low supply levels to create buyer competition which will drive up prices during the first half of 2022. Sales will fall off and prices will level off in the second half.

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