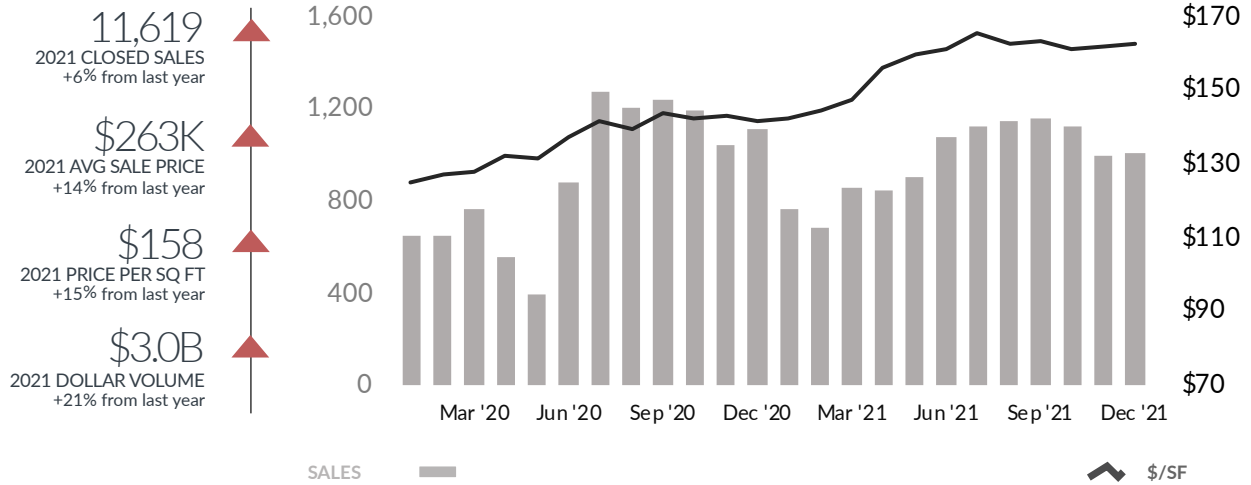


YEAR END 2021  
HOUSING REPORT

# Macomb County

Single Family Homes

Monthly Closed Sales (2 yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	2,290	2,809	3,406	3,114	11,619
		11% *	54%	-8%	-7%	6%
	\$/SF	145	159	163	162	158
		14%	18%	16%	14%	15%
	Avg Sale Price	\$241K	\$269K	\$275K	\$260K	\$263K
		18%	19%	14%	10%	14%
\$10-125k	Units	342	293	319	322	1,276
		-32%	5%	-37%	-31%	-28%
	\$/SF	86	89	90	91	89
		12%	12%	10%	9%	11%
\$125-225k	Units	927	1,010	1,130	1,146	4,213
		11%	28%	-23%	-15%	-5%
	\$/SF	138	147	151	147	146
		9%	13%	11%	8%	9%
\$225-400k	Units	751	1,059	1,379	1,190	4,379
		26%	74%	4%	1%	18%
	\$/SF	150	164	167	167	163
		9%	15%	14%	13%	13%
\$400k+	Units	270	447	578	456	1,751
		127%	217%	44%	36%	76%
	\$/SF	169	179	184	186	180
		7%	12%	11%	13%	11%

Extreme demand in the first half of 2021 got sales off to a quick start while spring bidding wars drove average sale price from \$240k in January to \$279k by July. Although sales settled and prices leveled in the second half of the year, 2021 ended with sales up 6% compared to 2020 and 5% compared to 2019. Average sale price and price per square foot were up 14% and 15% compared to the previous year. Looking ahead, expect another early and strong “spring” market as carryover buyers compete for early listings—wanting to land one while interest rates remain favorable.

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