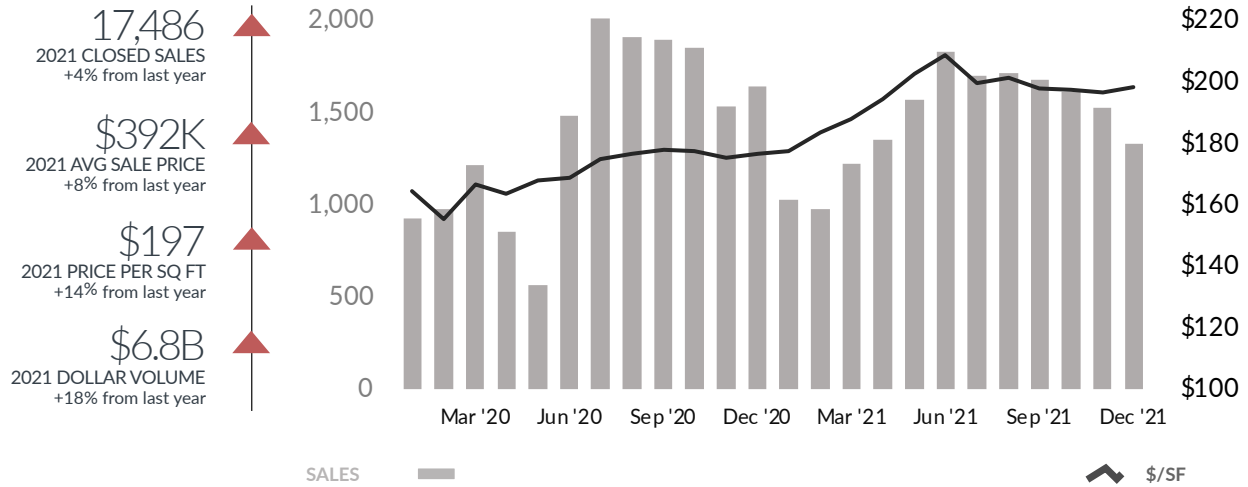


YEAR END 2021
HOUSING REPORT

Oakland County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	3,216	4,736	5,078	4,456	17,486
		4% *	64%	-14%	-11%	4%
	\$/SF	183	202	199	197	197
		13%	21%	13%	12%	14%
Avg Sale Price		\$360K	\$412K	\$400K	\$385K	\$392K
		14%	27%	12%	8%	14%
\$10-200k	Units	729	712	776	774	2991
		-22%	-2%	-32%	-26%	-22%
	\$/SF	132	136	143	138	137
		10%	9%	10%	3%	7%
\$200-400k	Units	1,552	2,206	2,431	2,157	8,346
		5%	50%	-21%	-15%	-2%
	\$/SF	170	185	184	183	181
		11%	16%	12%	13%	13%
\$400-800k	Units	798	1,490	1,604	1,295	5,187
		34%	145%	11%	5%	34%
	\$/SF	186	197	196	196	195
		8%	12%	10%	9%	10%
\$800k+	Units	137	328	267	230	962
		43%	326%	22%	16%	63%
	\$/SF	299	299	306	304	302
		6%	8%	4%	6%	5%

Last year's story was all about the extreme bidding wars that drove average price up from \$360k in the first quarter to \$412k in the second. The market suddenly eased in June, but although the bidding wars eased, demand and sales activity remained strong through the balance of the year as YOY sales and average sale price were up 4% and 14%. Much of the jump in average price was due to a 63% increase in over-\$800k sales. Although there were nearly 400 more high-end sales, price per square foot for those units only rose 5%. \$400-\$800k and \$200-\$400k values were up 10% and 13%.

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