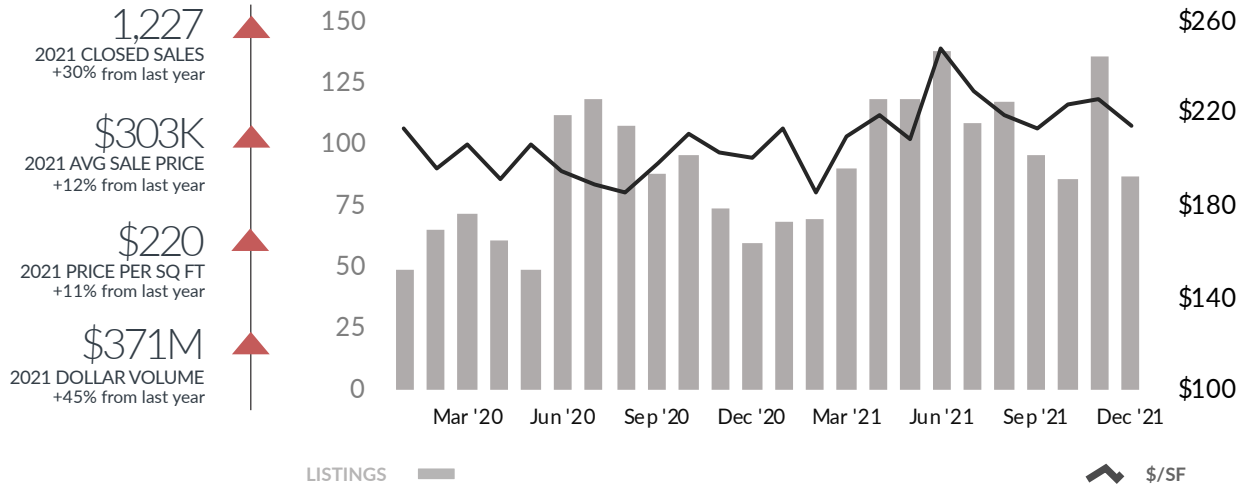


YEAR END 2021
HOUSING REPORT

Washtenaw County

Condos/loft

Closed Sales



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	227	373	320	307	1,227
		23%	70%	2%	35%	30%
	\$/SF	204	227	220	222	220
		0%	15%	16%	8%	11%
\$10-150k	Avg Sale Price	\$284K	\$321K	\$294K	\$304K	\$303K
		5%	21%	13%	4%	12%
	Units	47	55	70	69	241
		9%	10%	11%	44%	18%
\$150-225k	\$/SF	146	153	146	144	147
		7%	7%	4%	5%	5%
	Units	74	112	90	85	361
		12%	44%	-28%	27%	7%
\$225-400k	\$/SF	172	183	188	180	181
		3%	6%	13%	10%	8%
	Units	72	121	104	94	391
		53%	95%	17%	34%	46%
\$400k+	\$/SF	202	209	210	215	209
		-5%	3%	6%	6%	3%
	Units	34	85	56	59	234
		21%	183%	56%	40%	72%
\$400k+	\$/SF	288	302	314	316	306
		-9%	13%	16%	8%	7%

Both condo sales and prices dipped when the pandemic hit in 2020 and social distancing affected how close people wanted to be to their neighbors. With the arrival of vaccines, condo markets opened back up in the spring of 2021. As seen in the chart above, both sales and prices jumped between January and June as buyers tried to outbid one another. Although there was a November spike, the market generally settled in the second half of the year. Expect strong buyer competition early this year before things settle through the second half.

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