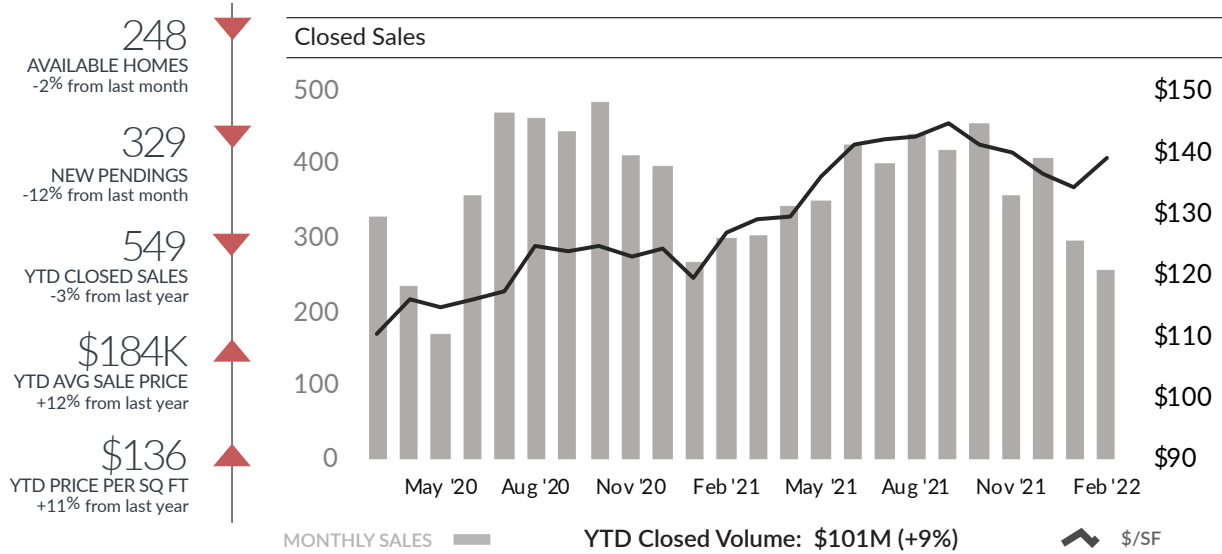


MARCH 2022  
HOUSING REPORT

# Downriver

Single-Family Homes



## Summary

Demand remains high, but the lack of inventory continues to be an issue for Downriver buyers. With only 248 available listings as the market moved into March and 329 new pendings last month, the market is running on just a 20-day supply of inventory. Expect bidding wars to drive up prices like they did in the first half of last year. As seen in the chart above, prices jumped from \$119/sf in January to \$144/sf by September. Although demand remained unquenched, sales and prices settled as the arrival of fresh new listings slowed and most of the year's best properties were no longer available—they sell quickest and for the most money. Expect this year's chart to follow the same patterns as last year. Be ready to jump on the best listings as soon as they arrive.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	248	-2%	329	-12%	0.8	11%
\$10k - 75k	20	0%	11	-21%	1.8	27%
\$75k - 125k	40	-17%	53	-35%	0.8	27%
\$125k - 250k	110	4%	191	-12%	0.6	18%
\$250k +	78	-1%	74	21%	1.1	-19%

## YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	549	-3%	-1%	\$136	11%	28%
\$10k - 75k	25	-39%	-68%	\$56	-3%	-1%
\$75k - 125k	107	-26%	-39%	\$103	2%	10%
\$125k - 250k	319	3%	37%	\$140	8%	26%
\$250k +	98	32%	42%	\$156	9%	15%

Data source: Realcomp MLS using Great Lakes Repository Data.