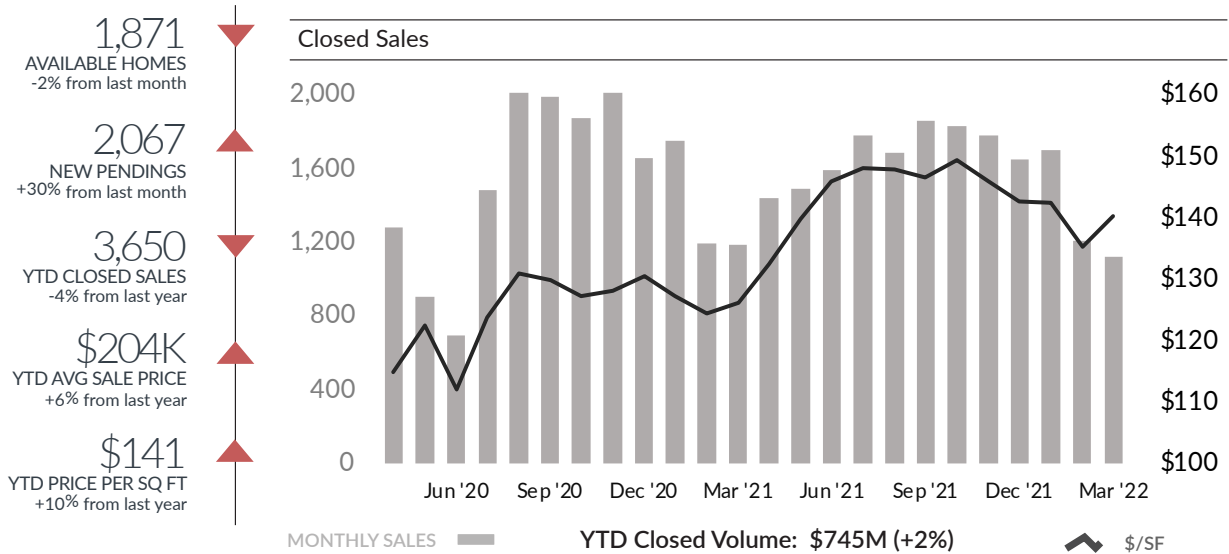


# Wayne County

Single-Family Homes



## Summary

Although Wayne County inventory is up 35% compared to last year, first quarter closed sales were down slightly. Expect that to change as last month's new pendings jumped 30% from the previous month and 51% compared to the same month last year. Expect to see a pattern similar to what we saw last year—rapidly-rising prices and sales through the balance of the first half of 2022 (see the chart above). Demand is high with large numbers of new buyers plus carryover buyers from last year waiting to jump on this year's best new listings. Expect prime move-in-ready homes to sell quickly and for the highest prices. The market will slow, and prices settle in the second half as most of the year's best properties sell off and inventory quality fades.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1,871	-2%	2,067	30%	0.9	-24%
\$10k - 100k	935	-4%	511	25%	1.8	-23%
\$100k - 200k	464	-10%	833	28%	0.6	-30%
\$200k - 400k	280	12%	525	30%	0.5	-13%
\$400k +	192	16%	198	56%	1.0	-26%

## YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	3,650	-4%	2%	\$141	10%	28%
\$10k - 100k	826	-18%	-32%	\$54	5%	13%
\$100k - 200k	1,492	-2%	12%	\$127	5%	15%
\$200k - 400k	1,020	5%	24%	\$164	9%	22%
\$400k +	312	-2%	62%	\$210	12%	17%

Data source: Realtor MLS using Great Lakes Repository Data.