

MAY 2023
SEMI HOUSING REPORT

Birmingham

Single-Family Homes

MONTHLY

42
APR NEW LISTINGS
-9% from last month

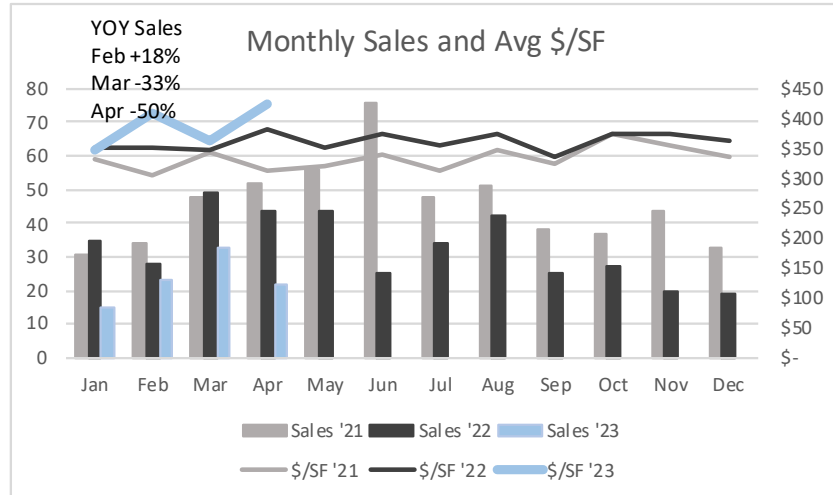
22
NEW PENDINGS
-35% from last month

22
CLOSED SALES
-33% from last month

\$423
PRICE PER SQ FT
+16% from last month

\$1.1M
AVG SALE PRICE
+25% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	35	46	42	193	157	-19%
New Pendings	26	34	22	161	103	-36%
Closed Sales	23	33	22	156	93	-40%
Price/SF	\$410	\$363	\$423	\$358	\$388	8%
Avg Price	\$998,441	\$884,691	\$1,104,588	\$931,352	\$948,149	2%

<\$700k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	12	9	77	53	-31%
New Pendings	13	13	7	72	43	-40%
Closed Sales	10	16	7	72	42	-42%
Price/SF	\$321	\$294	\$303	\$284	\$300	6%

\$700k-\$1.4m						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	17	14	65	46	-29%
New Pendings	5	15	7	61	35	-43%
Closed Sales	7	11	10	60	32	-47%
Price/SF	\$350	\$360	\$368	\$332	\$359	8%

>\$1.4m						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	17	19	51	58	14%
New Pendings	8	6	8	28	25	-11%
Closed Sales	6	6	5	24	19	-21%
Price/SF	\$490	\$434	\$542	\$478	\$482	1%

Data source: Realcomp MLS using Great Lakes Repository Data.