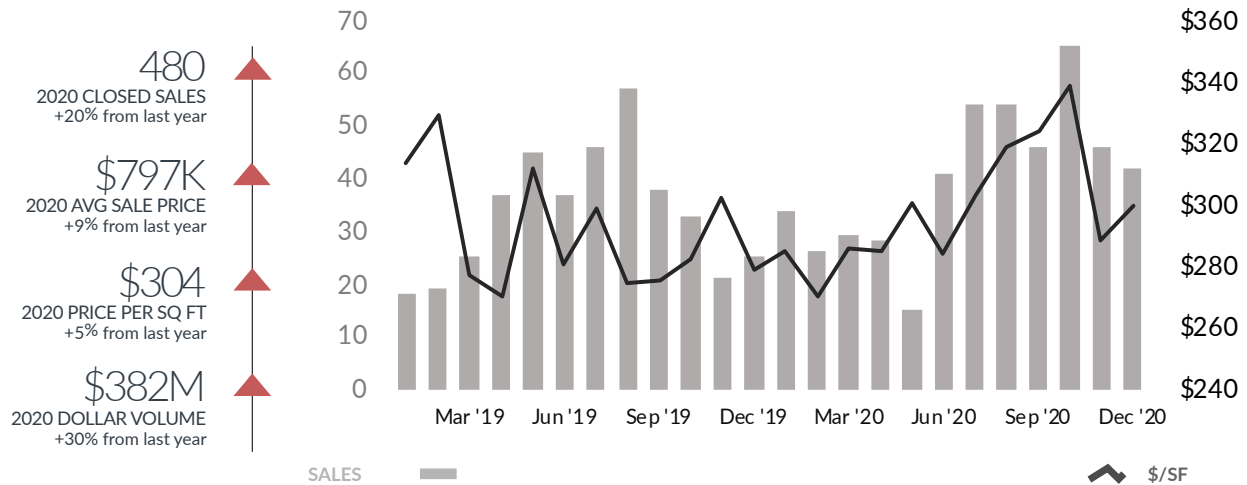


YEAR END 2020 HOUSING REPORT

Birmingham

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	89	84	154	153	480
		44%	-29%	9%	94%	20%
	\$/SF	281	287	315	312	304
		-7%	-1%	11%	9%	5%
\$10-400k	Avg Sale Price	\$659K	\$677K	\$876K	\$864K	\$797K
		-13%	-7%	14%	34%	9%
	Units	26	27	32	37	122
		53%	-16%	7%	48%	17%
\$400-800k	\$/SF	247	249	241	243	245
		7%	1%	5%	5%	4%
	Units	44	37	58	60	199
		69%	-27%	-2%	54%	14%
\$800-1.4m	\$/SF	238	250	249	260	250
		1%	-2%	-1%	4%	0%
	Units	12	12	39	30	93
		20%	-52%	0%	400%	16%
\$1.4m+	\$/SF	317	302	307	290	302
		-2%	2%	4%	-5%	1%
	Units	7	8	25	26	66
		-22%	-27%	92%	189%	57%
\$1.4m+	\$/SF	414	382	430	404	412
		-3%	-2%	19%	1%	6%

Summary

The Birmingham market closed out the year on a tear with Q4 sales up 94% from 2019. While both values and sales took a hit during the shutdown, the upper-end market in Birmingham was one of the strongest. In most Michigan markets, upper-end sales were up dramatically, but values were flat. In Birmingham, both luxury sales and values had strong run through the second half of the year. Typically, fourth quarter sales and prices dip. YOY fourth quarter sales were up 94% and average price was up 34%—providing strong momentum to carry over into 2021.

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