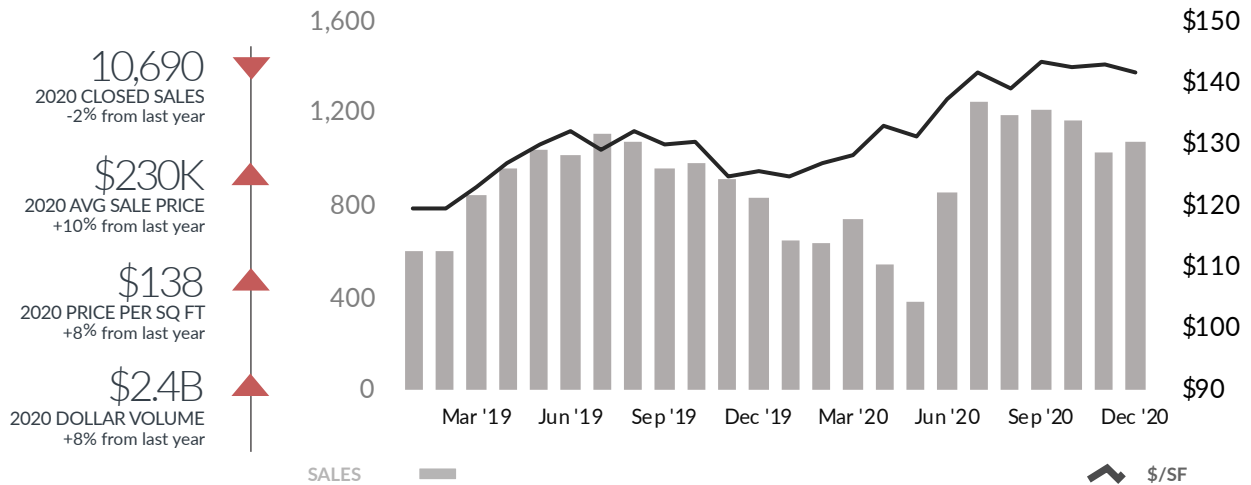


YEAR END 2020
HOUSING REPORT

Macomb County

Single Family Homes

Monthly Closed Sales (2 yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	2,013	1,776	3,638	3,263	10,690
		-1%	-41%	16%	20%	-2%
	\$/SF	127	134	141	142	138
		5%	4%	8%	12%	8%
\$10-125k	Avg Sale Price	\$204K	\$225K	\$241K	\$237K	\$230K
		6%	6%	10%	15%	10%
	Units	490	269	499	450	1708
		-12%	-57%	-12%	-31%	-29%
\$125-225k	\$/SF	77	79	82	84	80
		2%	1%	5%	9%	4%
	Units	821	777	1443	1332	4373
		-3%	-37%	10%	21%	-3%
\$225-400k	\$/SF	127	131	136	137	134
		4%	3%	7%	8%	6%
	Units	586	593	1299	1155	3633
		11%	-38%	25%	47%	10%
\$400k+	\$/SF	138	142	146	148	145
		4%	3%	6%	8%	6%
	Units	116	137	397	326	976
		10%	-26%	86%	88%	44%
\$400k+	\$/SF	158	159	167	164	164
		-3%	-5%	3%	2%	0%

Summary

2020 began with tight inventory and strong demand. The 7-week COVID shutdown and a 41% drop in second quarter sales had the market in a deep "first half" hole. Even with inventory levels down by 50%, strong third and fourth quarter rallies set new sales and value records in the second half of the year. Expect tight inventory, combined with strong demand, to continue to push prices up in the lower and middle price ranges. While sales will continue to rise in the upper price ranges, upper-level values will be flat.

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