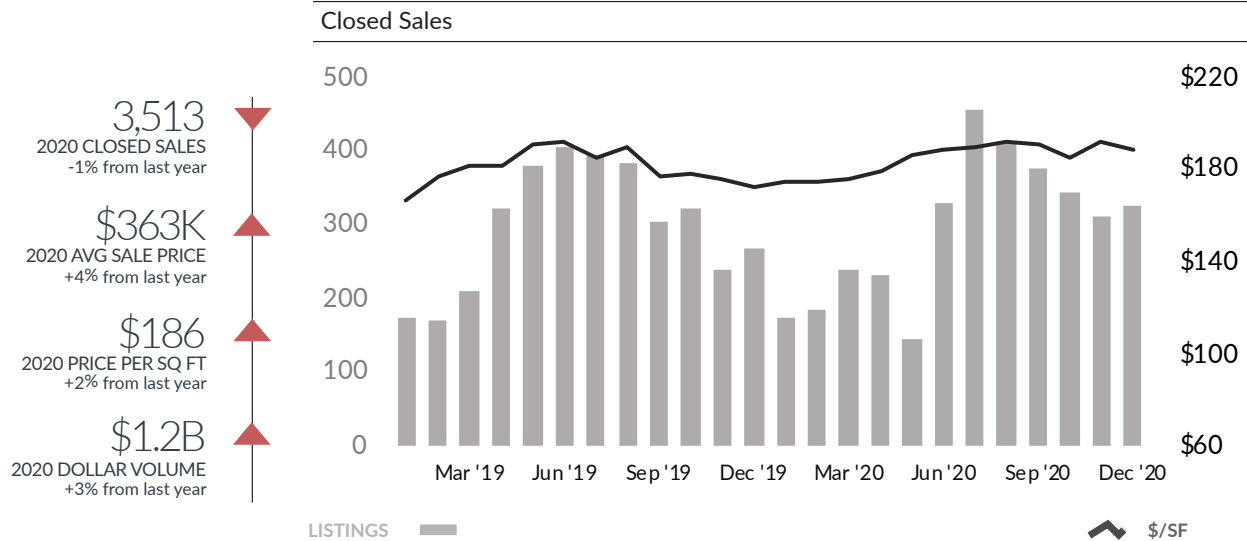


YEAR END 2020 HOUSING REPORT

Washtenaw County

Single Family Homes



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	594	703	1,241	975	3,513
		8%	-36%	15%	18%	-1%
	\$/SF	175	185	190	188	186
		0%	-2%	3%	8%	2%
\$10-150k	Avg Sale Price	\$343K	\$367K	\$367K	\$369K	\$363K
		3%	2%	6%	7%	4%
	Units	61	33	89	91	274
		-21%	-67%	-11%	28%	-21%
\$150-300k	\$/SF	103	94	96	101	99
		9%	-6%	-1%	9%	3%
	Units	240	265	459	358	1322
		19%	-34%	14%	4%	-2%
\$300-600k	\$/SF	148	156	156	155	154
		7%	3%	3%	5%	4%
	Units	238	336	557	420	1551
		7%	-31%	15%	23%	1%
\$600k+	\$/SF	183	189	192	191	190
		-5%	-3%	0%	5%	-1%
	Units	55	69	136	106	366
		15%	-40%	46%	58%	13%
\$600k+	\$/SF	222	238	261	251	247
		-7%	-7%	4%	6%	0%

Summary

Strong demand offset the lack of supply as 2020 sales finished 1% shy of 2019. While average price was up 4% for homes priced under \$300k, it was flat for over-\$300k sales. Expect tight inventory to keep competition fierce and limit the number of sales in the entry price ranges. The proportion of upper-end sales will continue to increase—over-\$600k YOY sales were up 46% and 58% in the third and fourth quarters. Keep an eye on upper-end values. They lost ground in the first half of the year, but YOY price per square foot was up 4% and 6% in the third and fourth quarters.

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