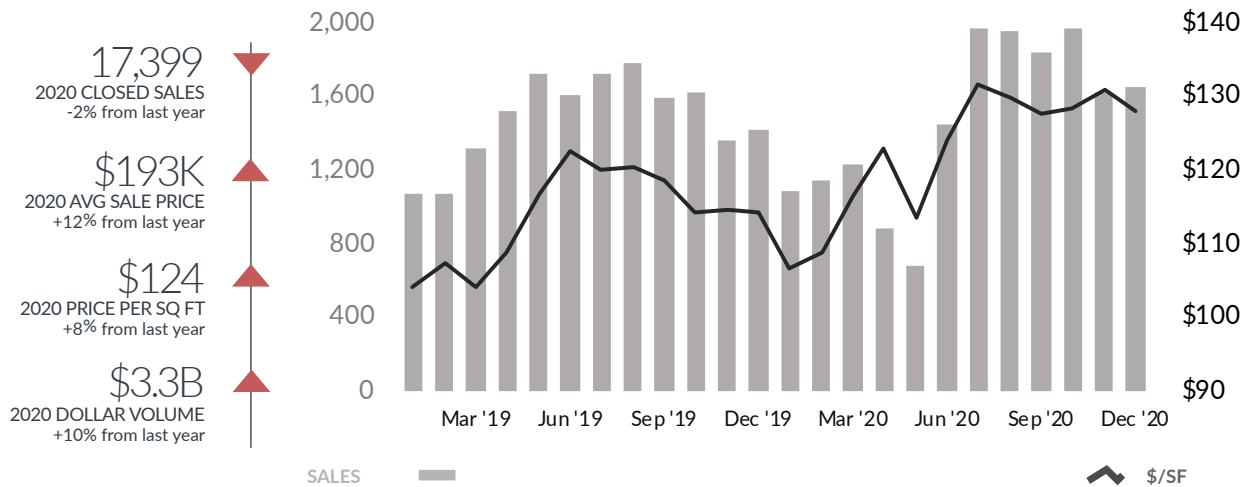


YEAR END 2020 HOUSING REPORT

Wayne County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	3,458	2,984	5,736	5,221	17,399
		0%	-38%	13%	19%	-2%
	\$/SF	111	121	130	129	124
		5%	4%	8%	13%	8%
\$10-100k	Avg Sale Price	\$167K	\$187K	\$205K	\$200K	\$193K
		9%	7%	13%	15%	12%
	Units	1165	777	1300	1147	4389
		-11%	-49%	-13%	-17%	-23%
\$100-200k	\$/SF	48	48	48	51	49
		0%	-5%	-4%	5%	-1%
	Units	1297	1175	2187	2161	6820
		0%	-37%	12%	28%	0%
\$200-400k	\$/SF	111	116	120	120	118
		1%	3%	5%	7%	4%
	Units	806	832	1685	1470	4793
		21%	-27%	35%	40%	17%
\$400k+	\$/SF	134	144	147	148	145
		-1%	3%	2%	6%	3%
	Units	190	200	564	443	1397
		11%	-36%	49%	65%	24%
\$400k+	\$/SF	180	181	180	179	180
		13%	2%	2%	3%	4%

Summary

Limited inventory continues to drive all markets with Wayne County down 55% from last year. Prices jumped big in 2020 with average sales price up 12%. Strong sales activity from Q3 and Q4 should continue to run over into the start of the year. The number of homes sold above \$400k have increased 24% on the year, while entry level homes under \$100k lost almost equal that amount. Entry-level homes that are move-in-ready will be harder to come by starting out the year. Sellers can take advantage while inventory levels remain low.

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