

JUNE 2021
HOUSING REPORT

Birmingham

Single-Family Homes

96
AVAILABLE HOMES
-2% from last month

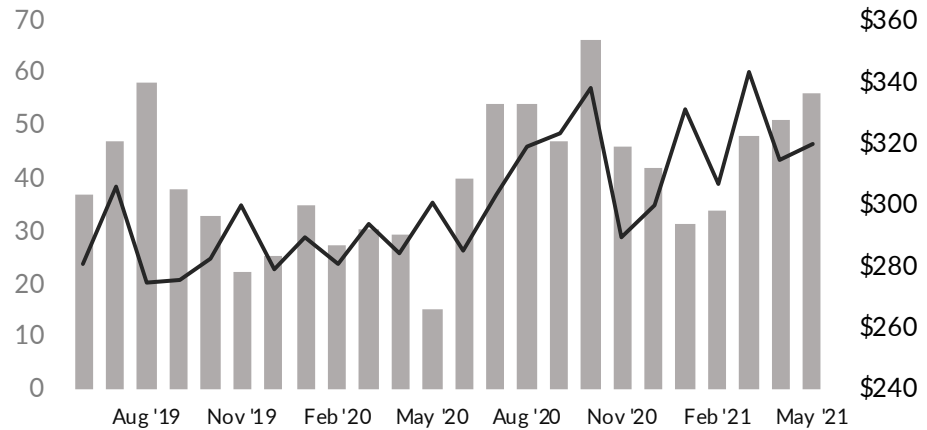
68
NEW PENDING
+26% from last month

220
YTD CLOSED SALES
+62% from last year

\$824K
YTD AVG SALE PRICE
+18% from last year

\$324
YTD PRICE PER SQ FT
+12% from last year

Closed Sales



MONTHLY SALES — YTD Closed Volume: \$181M (+91%)

▲ \$/SF

Summary

Inventory has held close to even in the past month but is a down 38% compared to last year. New pendings continue to rise—up 26% from last month and YTD closed sales are up 62% and 53% compared to last year and 2019. Values of properties priced below \$800k continue to rise at double-digit rates. Although YTD sales have tripled in the \$800k to \$1.4M price range, price per square foot is down from last year and up just 1% compared to 2019. Price per square foot in the over-\$1.4M market, which took a dip in the first half of last year, is recovering—up 8% compared to last year and 3% compared to 2019. Expect to see continued growth in the number of upper-end sales but values of those properties to increase just slightly.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	96	-2%	68	26%	1.4	-22%
\$10k - 400k	8	-11%	13	63%	0.6	-45%
\$400k - 800k	22	-4%	22	-4%	1.0	0%
\$800k - 1.4m	35	17%	21	24%	1.7	-6%
\$1.4m +	31	-14%	12	100%	2.6	-57%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	220	62%	53%	\$323.80	12%	8%
\$10k - 400k	45	15%	7%	\$282.01	14%	19%
\$400k - 800k	85	37%	44%	\$282.77	17%	15%
\$800k - 1.4m	64	191%	146%	\$308.79	-4%	-1%
\$1.4m +	26	100%	53%	\$427.25	8%	3%

Data source: Realcomp MLS using Great Lakes Repository Data.