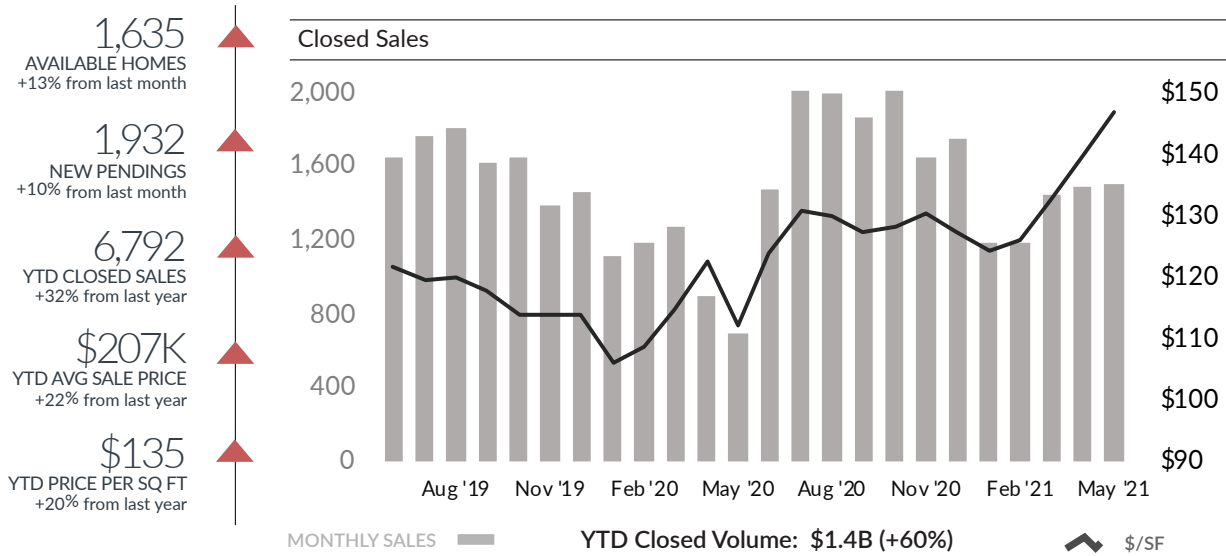


JUNE 2021
HOUSING REPORT

Wayne County

Single-Family Homes



Summary

Inventory is rising compared to prior months, but half of what it was a year ago. Despite the shortage of available listings, new pendings and closed sales continue to rise compared to both prior months and last year. Limited listings combined with high demand and sales rates have supply levels down below one month. The middle ranges between \$100k and \$400k have just a half month's supply. While average sale price and price per square foot have jumped 22% and 20% in the past year, values are up 10% to 14% in that middle price range and 6% to 7% in the entry and upper ranges (see second table below). When discussing value shifts with buyers and sellers, be sure to pay attention to market area and price range.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1635	13%	1932	10%	0.8	2%
\$10k - 100k	621	-1%	412	-8%	1.5	8%
\$100k - 200k	398	25%	746	11%	0.5	12%
\$200k - 400k	294	16%	563	31%	0.5	-11%
\$400k +	322	28%	211	6%	1.5	21%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	6,792	32%	0%	\$134.78	20%	24%
\$10k - 100k	1,610	-3%	-34%	\$50.91	7%	5%
\$100k - 200k	2,612	33%	0%	\$123.29	10%	11%
\$200k - 400k	1,886	52%	33%	\$155.41	14%	13%
\$400k +	684	141%	90%	\$190.61	6%	13%

Data source: Realcomp MLS using Great Lakes Repository Data.