

# Birmingham

Single-Family Homes

140  
AVAILABLE HOMES  
-14% from last month

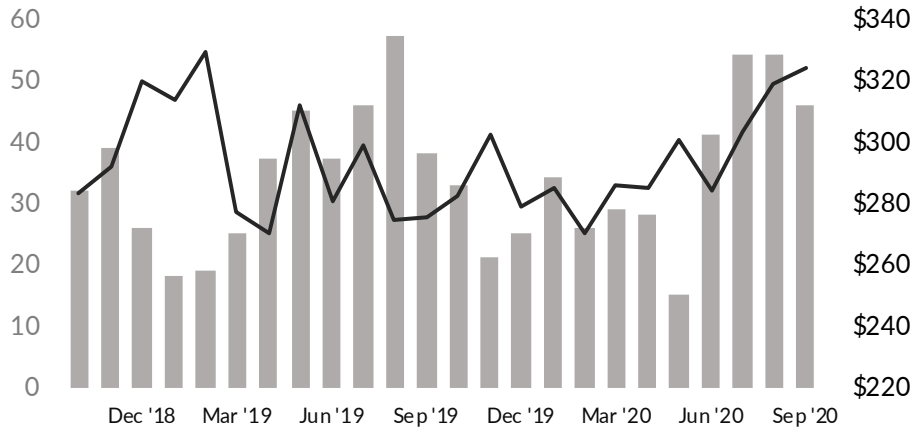
65  
NEW PENDING  
+14% from last month

327  
YTD CLOSED SALES  
+2% from last year

\$766K  
YTD AVG SALE PRICE  
+2% from last year

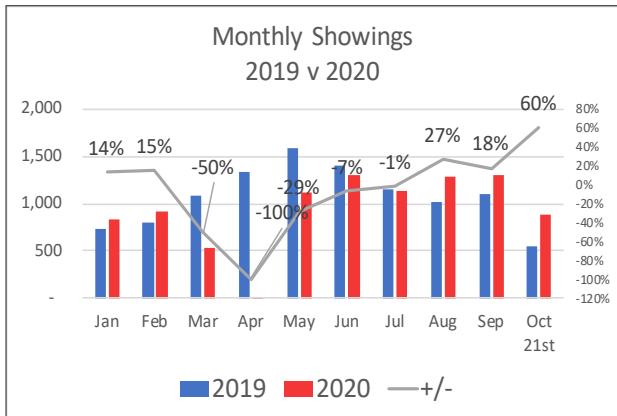
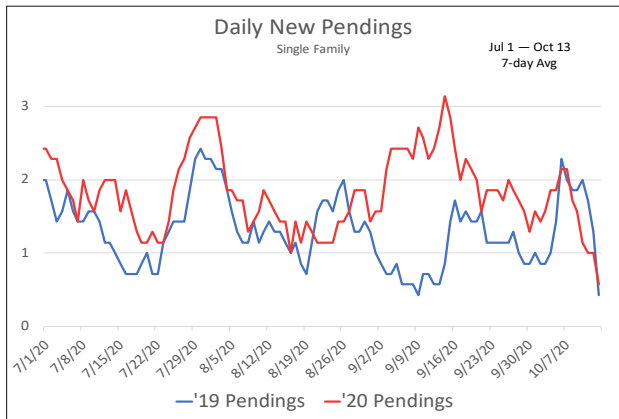
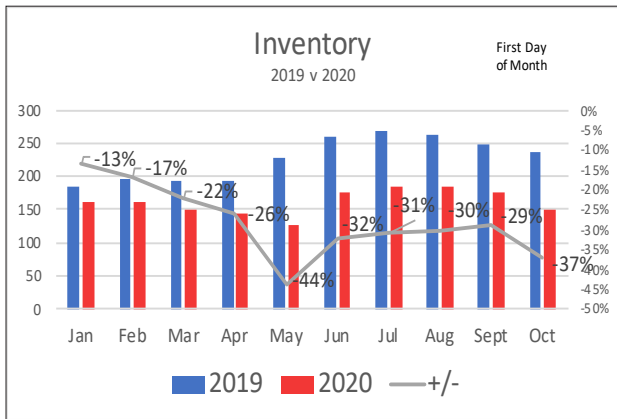
\$300  
YTD PRICE PER SQ FT  
+4% from last year

Closed Sales



MONTHLY SALES — YTD Closed Volume: \$250M (+3%)

▲ \$/SF



Although inventory continues to drop and is down 37% compared to a year ago, sales activity has been strong. Upper-end sales activity was slow to restart in May but continues to gain momentum. September showings were up 60% compared to last year and YTD closed sales caught and surpassed 2019 numbers. As shown by the price per square foot (\$/SF) line in the top chart. Values, which were down earlier this year, have been climbing rapidly since July. With the inventory shortage and buyers competing for well-appointed homes, it's not too late for sellers to take advantage of the strong market.