

NOVEMBER 2020  
HOUSING REPORT

# Birmingham

Single-Family Homes

126  
AVAILABLE HOMES  
-10% from last month

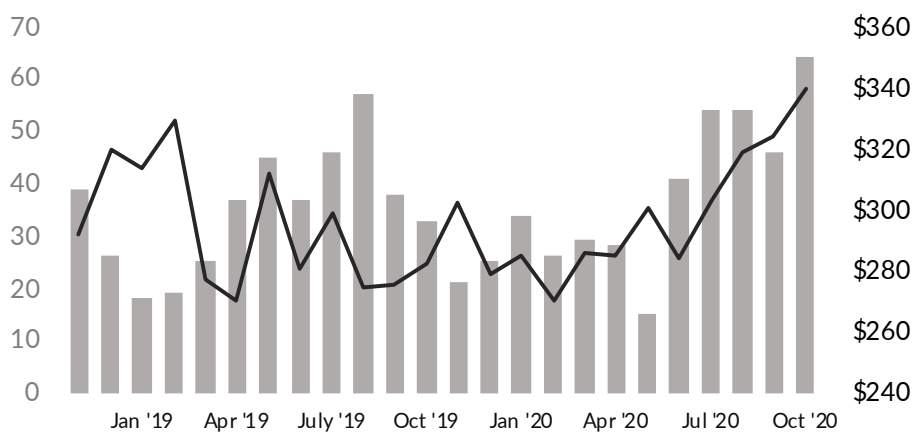
51  
NEW PENDING  
-22% from last month

391  
YTD CLOSED SALES  
+10% from last year

\$784K  
YTD AVG SALE PRICE  
+2% from last year

\$306  
YTD PRICE PER SQ FT  
+6% from last year

## Closed Sales



MONTHLY SALES — YTD Closed Volume: \$306M (+16%)

▲ \$/SF

## Summary

Birmingham continues to enjoy a brisk market with a record number of 64 closed sales in the month of October. Year-over-year sales since the spring shutdown are up 10% from 2019. With October new pendings up 50% compared to last year, expect year-end closing to also be up. Values in all price ranges keep rising with the greatest increase among homes priced above 1.4 million. With 51 closed properties in that price range, luxury sales are up 42% and average price per square foot is up 9%.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	126	-10%	51	-22%	2.5	15%
\$10k - 400k	9	-18%	12	-37%	0.8	30%
\$400k - 800k	37	-20%	21	-9%	1.8	-12%
\$800k - 1.4m	43	10%	10	-29%	4.3	54%
\$1.4m +	37	-16%	8	-11%	4.6	-5%

## YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	391	10%	\$306	6%
\$10k - 400k	104	21%	\$245	3%
\$400k - 800k	161	5%	\$250	0%
\$800k - 1.4m	75	-5%	\$307	3%
\$1.4m +	51	42%	\$427	9%

Data source: Realcomp MLS using Great Lakes Repository Data.