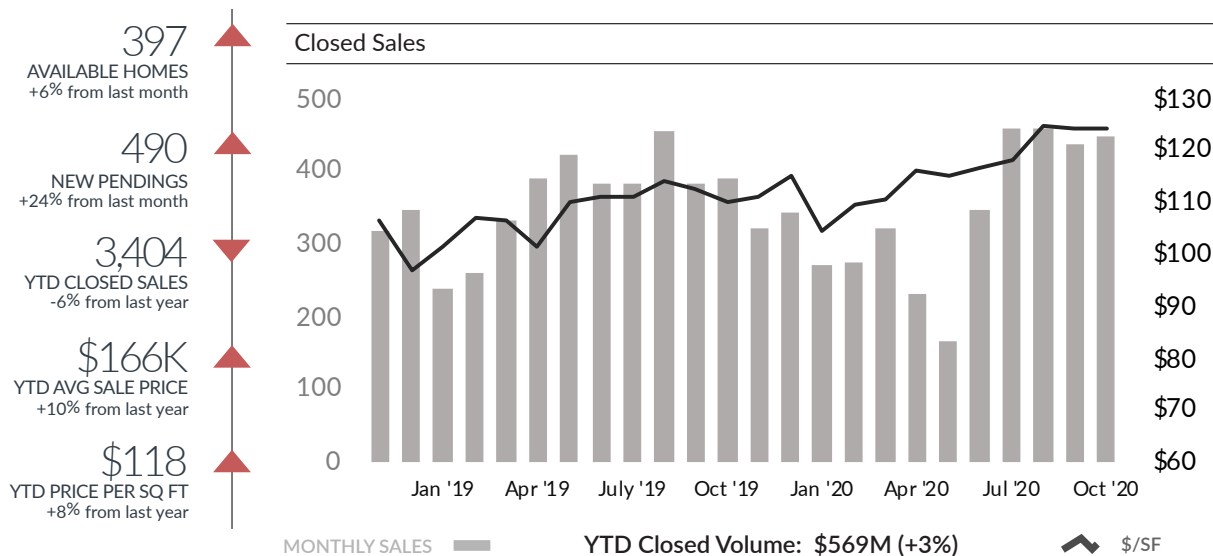


NOVEMBER 2020
HOUSING REPORT

Downriver

Single-Family Homes



Summary

November active listings are down 50% from last year and will remain low heading into 2021. High demand for affordable housing combined with low inventory levels continues to lift values. With 428 fewer under-\$125k sales and 204 more over-\$125k sales, Downriver's YTD average sale price is up 10%. Don't confuse that increase in average sale price with increase in value. Within the various price ranges shown in the lower table, value increases range from 3% to 5%. The \$125k to \$250k price segment is hot with about a half month of supply and 5% YTD increase in value.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	397	6%	490	24%	0.8	-15%
\$10k - 75k	41	28%	34	36%	1.2	-6%
\$75k - 125k	108	-4%	123	73%	0.9	-45%
\$125k - 250k	145	12%	267	20%	0.5	-6%
\$250k +	103	2%	66	-12%	1.6	16%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	3404	-6%	\$118	8%
\$10k - 75k	332	-36%	\$54	3%
\$75k - 125k	859	-22%	\$98	3%
\$125k - 250k	1659	8%	\$123	5%
\$250k +	554	18%	\$137	4%

Data source: Realcomp MLS using Great Lakes Repository Data.