

REAL ESTATE

Home sale prices reach record high: Redfin

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A dip in new listings contributed to the ongoing supply shortage as home prices hit another all-time high. Image credit: Redfin

By LUXURY DAILY NEWS SERVICE

U.S. median home sale prices rose 14.6 percent year-over-year, reaching an all-time high of \$361,171 in the four-week period ending Dec. 26, according to Redfin.

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The median asking price of newly listed homes increased 12.9 percent y-o-y to \$345,348, up 28.7 percent from 2019. The spike in sale prices came as the number of homes for sale fell to a record low.

"The holiday effect of homebuyers and sellers diverting their time and attention toward travel and celebrations was even more extreme than during the pre-pandemic Christmas week of 2019," said Taylor Marr, deputy chief economist at Redfin, in a statement.

"We see this slowdown as a temporary consequence of the holidays, and not as an indication that homebuyer demand is backing off," he said. "Those who did purchase homes over the holidays paid high prices due to the ongoing supply shortage."

Seller's market

Pending home sales were up 4.2 percent compared to 2020 and up 55.2 percent compared to the same period in 2019. New listings of homes for sale were down 6.4 percent from a year earlier but up 15.6 percent from 2019.



The report measures data from key housing markets in more than 400 U.S. metro areas. Image credit: Redfin

Active listings, or the number of homes listed for sale at any point during the period, fell 26.1 percent to an all-time low and were down 44.8 percent from 2019.

Homes that sold were on the market for a median of 26 days, down from 33 days a year earlier and 50 days in 2019.

Forty-two percent of homes sold above list price, up from 33.6 percent a year earlier and 19.9 percent in 2019. On average, 2.8 percent of homes for sale each week had a price drop, up 0.5 percentage points from the same time in 2020.

The average sale-to-list price ratio, which measures how close homes are selling to their asking prices, was 100.4 percent, meaning the average home sold for 0.4 percent above its asking price.

Mid-2021, a hyper-competitive housing market resulting from the COVID-19 pandemic appeared to be slowing down, as price drops passed 4 percent for the first time since September 2020. According to Redfin, pending sales were up 11 percent year-over-year, but down 11 percent from the 2021 peak.

The demand for vacation homes also dwindled as mortgage-rate locks for second homes fell 11 percent year-over-year in June after a year of double- and triple-digit growth ([see story](#)).

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