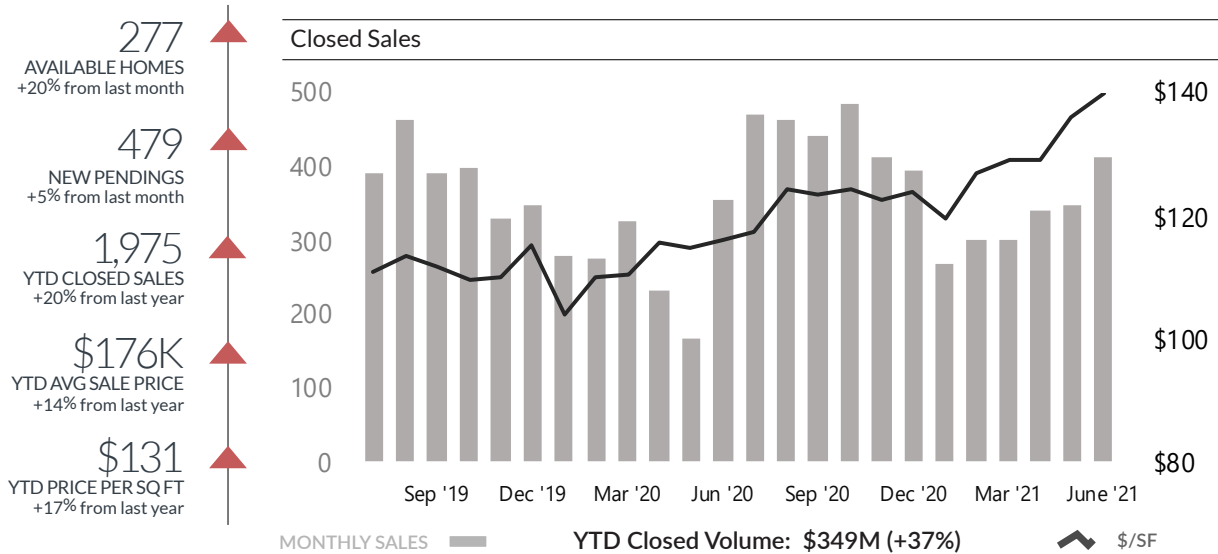


# Downriver

Single-Family Homes



## Summary

Inventory, new pendings, closed sales and values are all rising. There is about a half month of available listing inventory in all but the over-\$250k price range, where supply is now up to 1.5 months. Entry level (under-\$100k) homes, which used to be plentiful, are becoming harder to find as average sale price and price per square foot rose 14% and 17% in the past year. Looking at the price per square foot line in the chart above, price per square foot has risen from \$104 to \$140 (35%) in the past 18 months and shows no sign of slowing. As seen in the right columns of the bottom table below, values are rising fastest for homes priced in the middle and upper price ranges.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	277	20%	479	5%	0.6	14%
\$10k - 75k	14	-42%	23	21%	0.6	-52%
\$75k - 125k	54	23%	102	23%	0.5	0%
\$125k - 250k	100	33%	279	5%	0.4	27%
\$250k +	109	24%	75	-17%	1.5	49%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1,975	20%	-3%	\$131.09	17%	23%
\$10k - 75k	115	-41%	-64%	\$52.56	-5%	-2%
\$75k - 125k	405	-13%	-37%	\$103.20	7%	9%
\$125k - 250k	1,133	50%	35%	\$135.67	14%	17%
\$250k +	322	43%	32%	\$149.77	14%	17%

Data source: Realtor.com MLS using Great Lakes Repository Data.