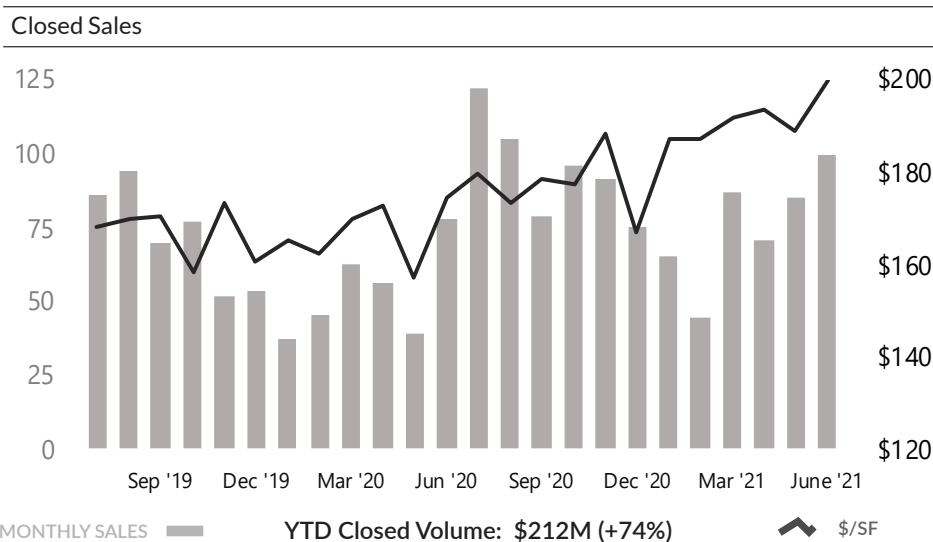
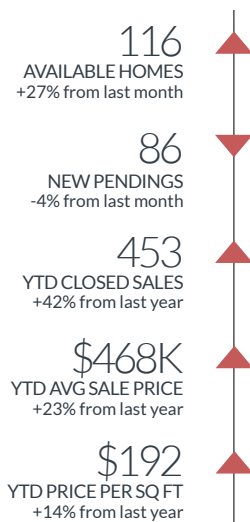


Grosse Pointe

Single-Family Homes



Summary

Although buyers were provided with more choices as available inventory jumped from 91 to 116 listings, June's showings and new pendings dipped compared to the prior month. The decline in pending activity has carried over through the first half of July as buyers, who had been hyper-focused on buying homes and moving during the pandemic, are now distracted by summer vacations, graduation parties and family gatherings. Although average sale price rose 23% in the past year, much of that was due to a change in the sale mix—fewer entry-priced homes and more expensive ones. The bottom table below shows that homes priced below \$400k averaged a 14% increase in price per square foot, while homes sold for more than \$750k dropped slightly.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	116	27%	86	-4%	1.3	33%
\$10k - 250k	10	67%	16	0%	0.6	67%
\$250k - 400k	29	61%	36	3%	0.8	57%
\$400k - 750k	40	14%	29	12%	1.4	2%
\$750k +	37	16%	5	-62%	7.4	201%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	453	42%	14%	\$192.38	14%	18%
\$10k - 250k	67	-25%	-52%	\$158.88	14%	14%
\$250k - 400k	175	35%	15%	\$178.69	14%	15%
\$400k - 750k	165	101%	88%	\$187.82	9%	9%
\$750k +	46	156%	156%	\$234.74	-1%	12%

Data source: Realcomp MLS using Great Lakes Repository Data.