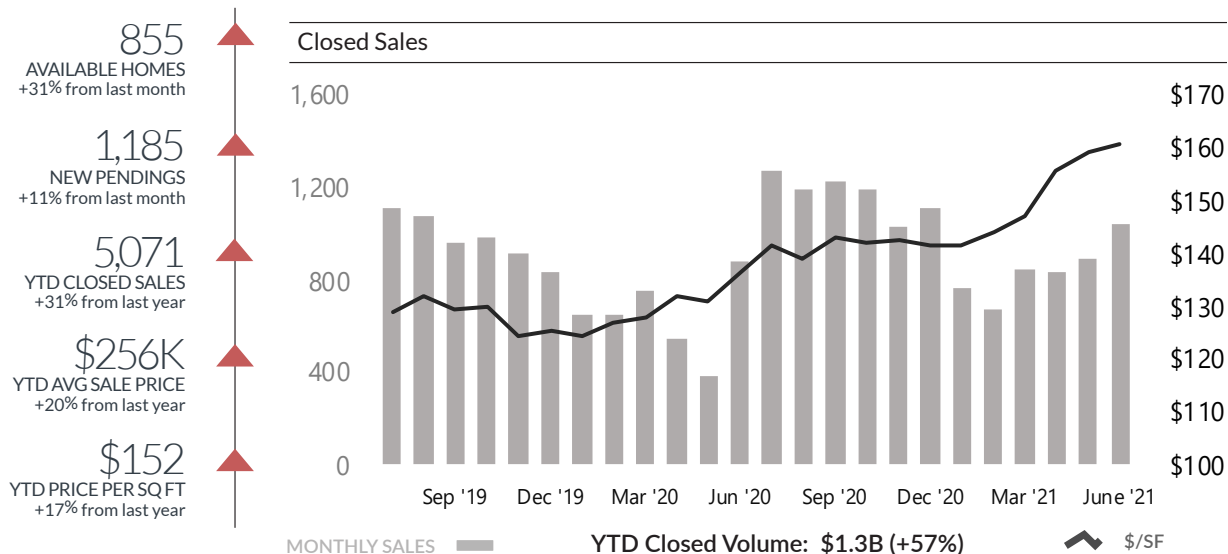


JULY 2021
HOUSING REPORT

Macomb County

Single-Family Homes



Summary

Inventory and values continue to rise compared to prior months and years. June new pendings were up 11% compared to the prior month. Despite inventory levels (and buyer options) down by a third from last year, closed sales through the first half of the year were up by 31%, and about even with 2019. Average price and price per square foot are up 20% and 17%. The combination of more sales and higher prices has driven closed volume up by an amazing 57%. Looking at the 2nd table below, we see that YTD price per square foot is up by 14-16% in all but the over-\$400k price band—which is up 6%. The shortage of affordable move-in-ready homes to continue to push all but upper-end prices up at double-digit rates.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	855	31%	1,185	11%	0.7	17%
\$10k - 125k	100	12%	115	8%	0.9	4%
\$125k - 225k	203	50%	410	-5%	0.5	58%
\$225k - 400k	243	41%	476	24%	0.5	14%
\$400k +	309	19%	184	28%	1.7	-7%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	5,071	31%	-1%	\$152.44	17%	21%
\$10k - 125k	633	-19%	-48%	\$87.27	12%	14%
\$125k - 225k	1,929	18%	-8%	\$142.47	11%	14%
\$225k - 400k	1,796	49%	19%	\$157.85	13%	16%
\$400k +	713	174%	144%	\$174.74	10%	6%

Data source: Realcomp MLS using Great Lakes Repository Data.