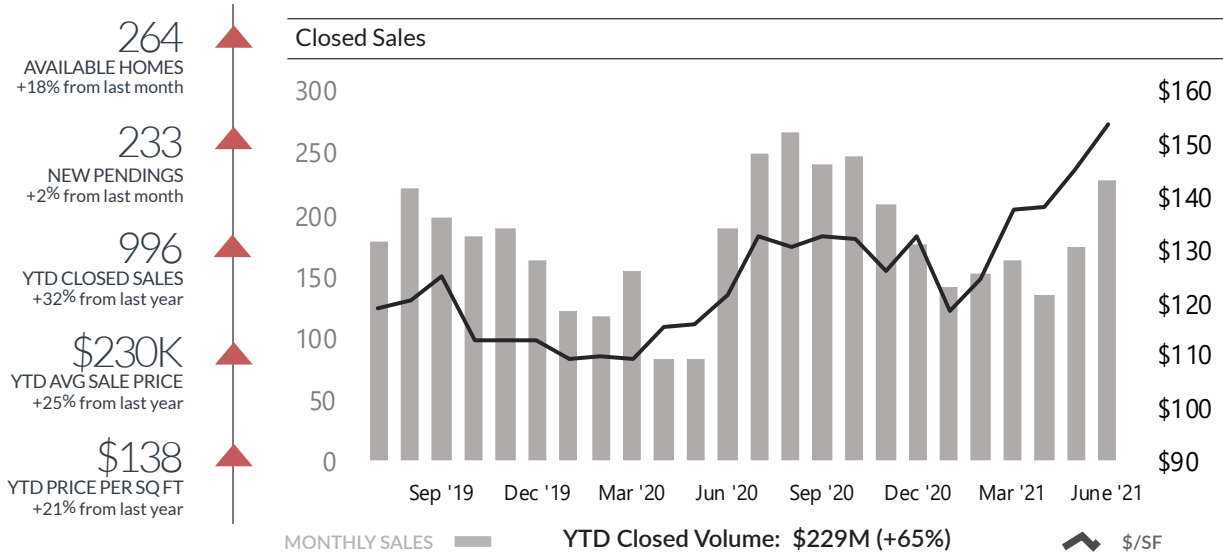


# St. Clair County

Single-Family Homes



## Summary

Inventory, new pendings, closed sales and values are all rising and will continue to rise over the next several months. YTD closed sales are up 32% compared to last year and 8% compared to 2019. As seen in the \$/SF line in the chart above, values have been rising sharply with average sale price up 25% and price per square foot up 21%. Part of that increase is due to a change in the mix of homes sold, with fewer under-\$100k and four times as many over-\$400k sales. Price per square foot for those upper-end sales has shot up 16% compared to a year ago. St. Clair County will continue to attract buyers who are looking for affordable homes and more land. This will keep values rising over the long run.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	264	18%	233	2%	1.0	40%
\$10k - 100k	20	-5%	23	53%	1.4	96%
\$100k - 200k	68	15%	92	8%	0.7	117%
\$200k - 400k	100	27%	97	-5%	0.8	18%
\$400k +	76	19%	21	-19%	2.5	56%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	996	32%	7%	\$138.33	21%	24%
\$10k - 100k	106	-28%	-46%	\$62.12	10%	19%
\$100k - 200k	394	21%	-3%	\$113.56	8%	14%
\$200k - 400k	405	56%	43%	\$146.26	10%	12%
\$400k +	91	314%	133%	\$199.98	16%	1%

Data source: Realcomp MLS using Great Lakes Repository Data.