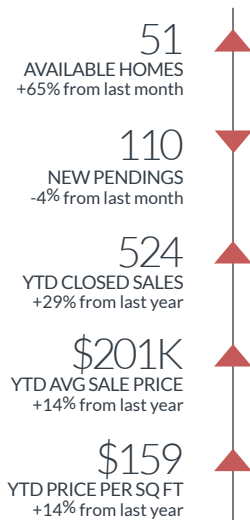
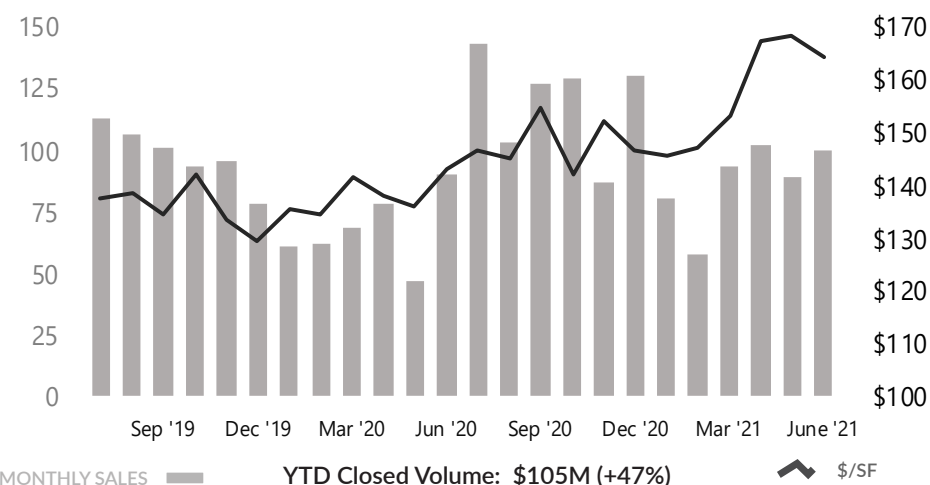


St. Clair Shores

Single-Family Homes



Closed Sales



Summary

For the past several months, St. Clair Shores homes were selling as fast as they arrived, and inventory was holding steady with about 31 available listings—just 12 days of inventory. In June, with 136 new listings and 106 sales, available inventory rose from 31 to 51. A year ago there were 21 available listings at the entry price range and on July 1st there were just 3. Finding affordable homes continues to be challenging. St. Clair Shores' \$200k to \$250k price segment is rapidly growing with 144 YTD sales compared to just 40 last year. Price per square foot in that range has also jumped 24% in the past year (from \$139 to \$173). St. Clair Shores continues to be one of the hottest and fastest moving markets in the Metro Detroit area.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	51	65%	110	-4%	0.5	72%
\$10k - 150k	3	50%	6	-63%	0.5	300%
\$150k - 200k	17	55%	64	-2%	0.3	57%
\$200k - 250k	15	67%	26	18%	0.6	41%
\$250k +	16	78%	14	17%	1.1	52%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	524	29%	0%	\$158.75	14%	20%
\$10k - 150k	81	-31%	-63%	\$121.44	3%	6%
\$150k - 200k	237	10%	1%	\$156.41	8%	14%
\$200k - 250k	144	260%	336%	\$172.77	24%	35%
\$250k +	62	88%	63%	\$169.13	9%	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.