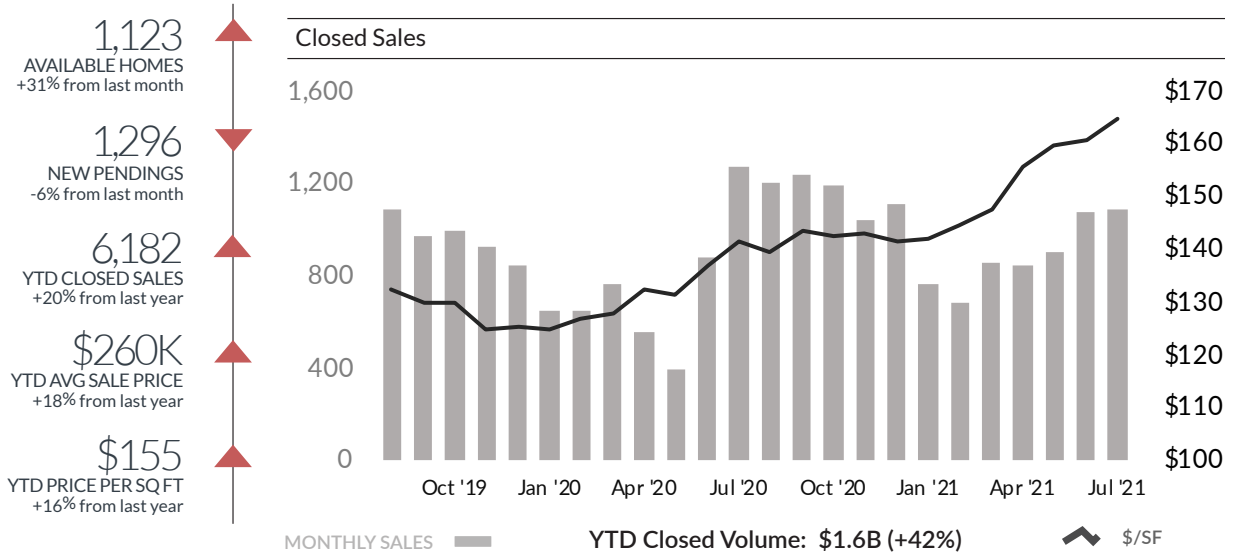


# Macomb County

Single-Family Homes



## Summary

Inventory rose 31% in the past month. It's just below even with this time last year. New pendings dipped 6% compared to the prior month but closed sales remained about the same. August closed sales will dip slightly before rising in September and October. While YTD sales are up 20% compared to last year, they are about even with 2019. YTD average sale price is up 18% compared to last year and 24% compared to 2019. As with most local markets, much of that increase in average sale price comes from a change in the mix of properties sold, with 22% fewer sales under \$125k and more than twice as many over-\$400k sales. Values have increased 9% to 13% depending on price range.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1123	31%	1296	-6%	0.9	20%
\$10k - 125k	121	21%	149	11%	0.8	-7%
\$125k - 225k	288	42%	459	-4%	0.6	27%
\$225k - 400k	341	40%	501	-10%	0.7	33%
\$400k +	373	21%	187	-13%	2.0	19%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	6,182	20%	-1%	\$154.69	16%	22%
\$10k - 125k	728	-22%	-49%	\$87.16	11%	13%
\$125k - 225k	2,291	6%	-11%	\$144.19	11%	15%
\$225k - 400k	2,252	35%	20%	\$159.82	13%	17%
\$400k +	911	133%	152%	\$176.24	9%	8%

Data source: Realcomp MLS using Great Lakes Repository Data.