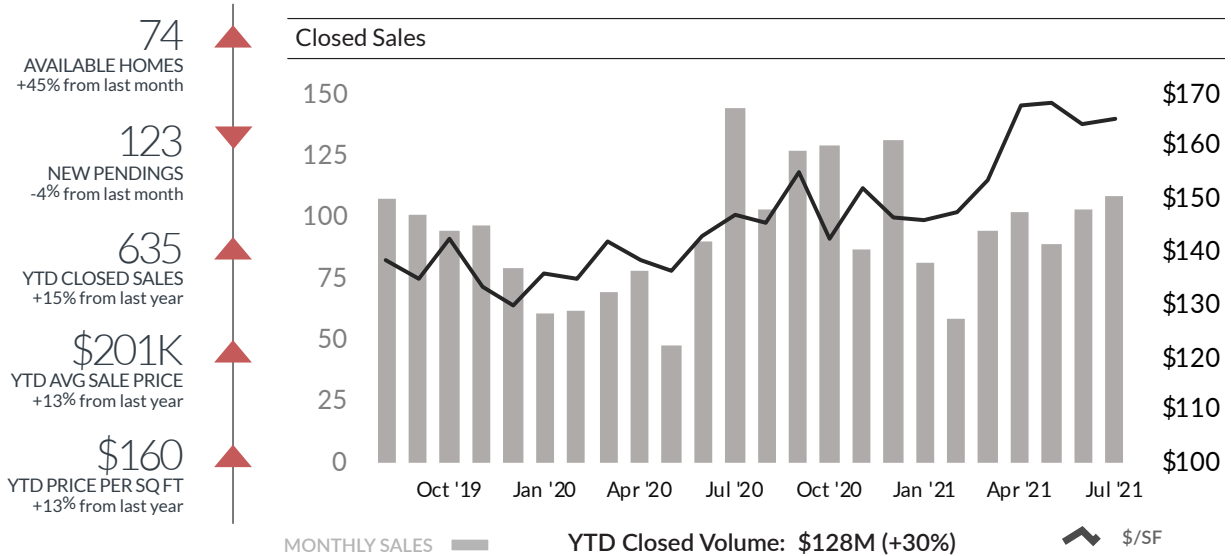


# St. Clair Shores

Single-Family Homes



## Summary

Inventory held steady at around 30 available listings for 3 months before jumping to 51 units and then 74 as of August 1st. Despite the additional inventory, new pendings have dipped 4% in each of the past two months. Looking at recent weekly pending comparisons, August new pendings and closed sales will both be up. Expect sales to continue rising in September and October. YTD sales are up 15% compared to last year and just shy of even with 2019. YTD average sale price and price per square foot are both up 13%. By far the strongest market segment is between \$200k and \$250k where YTD closed sales have skyrocketed from 55 to 187 closed units and price per square foot is up 22%.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	74	45%	123	-4%	0.6	30%
\$10k - 150k	5	67%	13	86%	0.4	-23%
\$150k - 200k	32	88%	55	-26%	0.6	119%
\$200k - 250k	18	20%	38	27%	0.5	-18%
\$250k +	19	19%	17	6%	1.1	-2%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	635	15%	-1%	\$159.79	13%	20%
\$10k - 150k	89	-43%	-65%	\$119.59	1%	4%
\$150k - 200k	284	-1%	-2%	\$156.47	8%	13%
\$200k - 250k	187	240%	307%	\$175.09	22%	34%
\$250k +	75	44%	63%	\$168.86	5%	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.