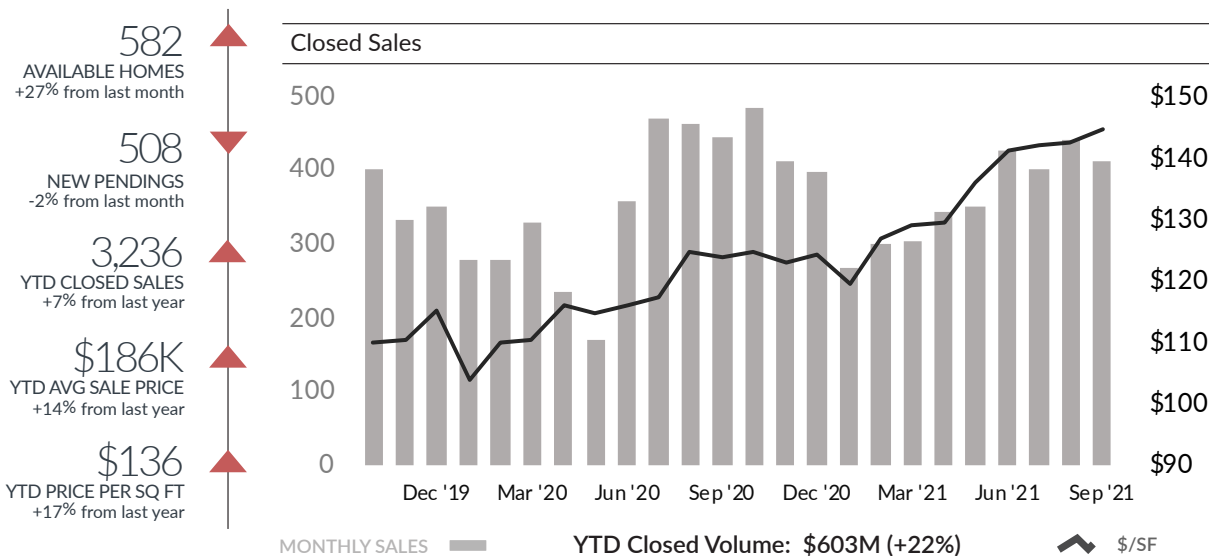


Downriver

Single-Family Homes



Summary

Inventory jumped another 27% in the past month. It's nearly tripled, going from 208 in May to 582 by October. New pendings have leveled off and are showing signs of declining as the market normalizes and moves toward the year-end holidays. While prices are still rising, they are leveling—expect a temporary drop as buyer competition and multiple-offer sales taper off over the holidays. Despite all the additional inventory, supply levels are around a month in all but the over-\$250k price range where it's two months.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	582	27%	508	-2%	1.1	29%
\$10k - 75k	21	-19%	17	70%	1.2	-52%
\$75k - 125k	102	23%	75	0%	1.4	23%
\$125k - 250k	207	1%	301	-6%	0.7	8%
\$250k +	252	73%	115	2%	2.2	70%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	3,236	7%	-2%	\$135.89	17%	25%
\$10k - 75k	154	-51%	-68%	\$52.22	-4%	-2%
\$75k - 125k	571	-27%	-44%	\$103.91	6%	9%
\$125k - 250k	1,909	31%	38%	\$139.10	14%	19%
\$250k +	602	28%	45%	\$152.98	12%	16%

Data source: Realcomp MLS using Great Lakes Repository Data.