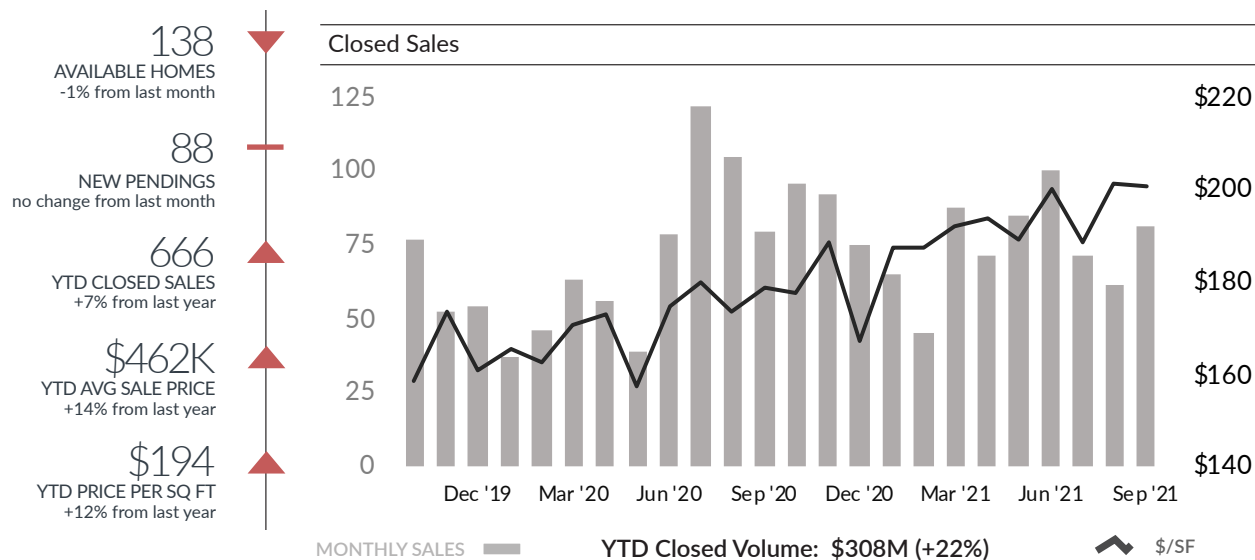


# Grosse Pointe

Single-Family Homes



## Summary

Except for the upper-end (over-\$750k) market, Grosse Pointe properties have been moving. With 138 available listings priced under \$750k, there were 83 sales last month. Supply levels are about a month for homes priced between \$250k and \$750k. Supply jumps to 7 months for homes priced over-\$750k. Values have been rising fastest in the middle and entry price ranges (see \$/SF in second table below). YTD average price per square foot is up 13% for homes priced between \$250 and \$400k, 9% between \$400 and \$750k and just 1% for over-\$750k. Looking ahead, expect the extreme buyer demand that was fueled by the pandemic to continue cooling with the market normalizing—year-end sales and prices will temporarily drop until they pick back up in spring.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	138	-1%	88	0%	1.6	-1%
\$10k - 250k	17	42%	10	-17%	1.7	70%
\$250k - 400k	43	2%	35	-5%	1.2	8%
\$400k - 750k	43	-12%	38	27%	1.1	-31%
\$750k +	35	-5%	5	-44%	7.0	70%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	666	7%	3%	\$193.69	12%	17%
\$10k - 250k	95	-34%	-55%	\$160.06	12%	14%
\$250k - 400k	257	2%	5%	\$181.66	13%	16%
\$400k - 750k	249	33%	56%	\$191.82	9%	10%
\$750k +	65	55%	110%	\$228.95	1%	7%

Data source: Realtor.com MLS using Great Lakes Repository Data.