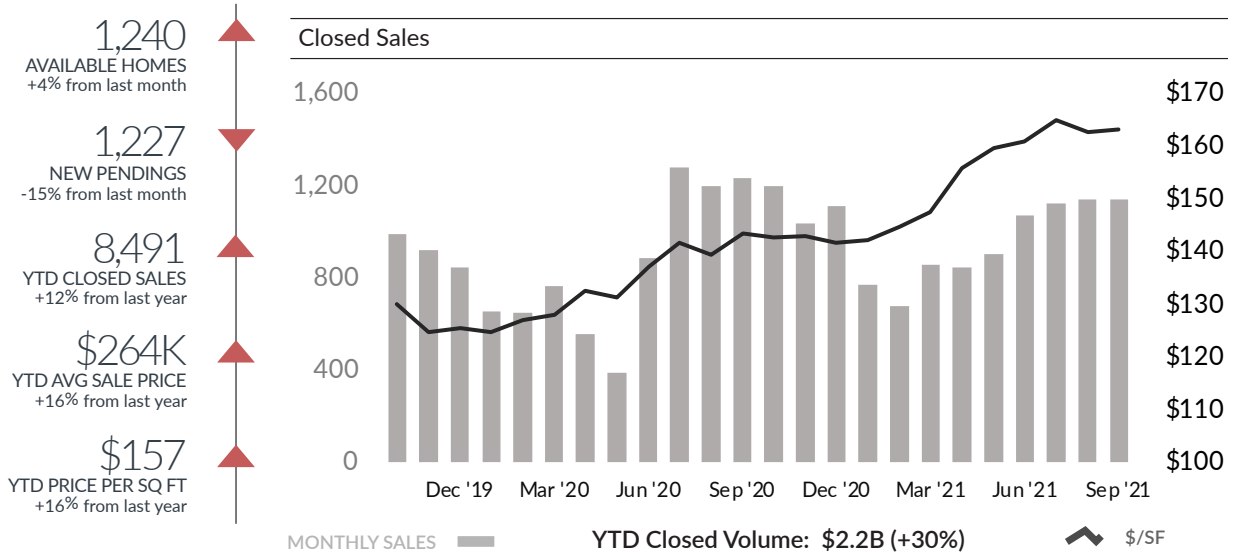


Macomb County

Single-Family Homes



Summary

Inventory is slowly rising. Sales have leveled over the past few months but expect to see the recent decline in new pendings cause a similar drop in future closed sales. While both YTD average sale price and price per square foot are up 16%, most of that increase was in the first half of the year when buyers were driving up prices with their competing offers. Prices have leveled and even dropped slightly in the past couple of months. As the market normalizes and seasonality returns, expect both sales and prices to temporarily tail off through the fourth quarter and first few months of 2022.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1240	4%	1227	-15%	1.0	22%
\$10k - 125k	142	-3%	116	-17%	1.2	17%
\$125k - 225k	405	24%	460	-14%	0.9	44%
\$225k - 400k	381	-2%	476	-15%	0.8	16%
\$400k +	312	-7%	175	-16%	1.8	10%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	8,491	12%	3%	\$156.88	16%	23%
\$10k - 125k	949	-27%	-47%	\$88.20	11%	14%
\$125k - 225k	3,063	-1%	-11%	\$145.56	10%	16%
\$225k - 400k	3,185	26%	25%	\$161.60	13%	18%
\$400k +	1,294	95%	156%	\$178.32	10%	9%

Data source: Realcomp MLS using Great Lakes Repository Data.