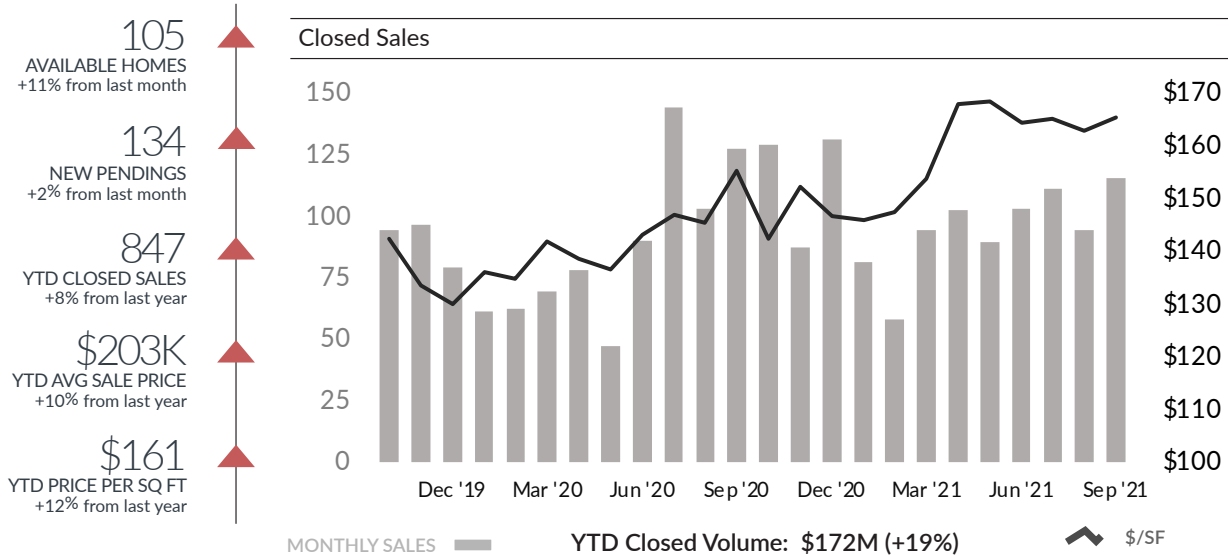


# St. Clair Shores

Single-Family Homes



## Summary

Through the first half of the year, inventory levels remained down between 30 and 35 available listings. The shortage of available listings combined with intense demand for affordable homes quickly drove prices up (see \$/SF line in the chart above). The three-bedroom brick ranch that was selling for around \$150k a couple of years ago is now selling for \$200k. The extreme demand of spring leveled through the summer and since then, monthly new listings have been outnumbering monthly sales. While the YTD number of homes sold is still greatest in the \$150k to \$200k range, that segment has been shrinking while the number of \$200 to \$250k sales jumped from 65 sales in 2019 to 267 this year. Price per square foot in that segment also rose 33% since 2019.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	105	11%	134	2%	0.8	8%
\$10k - 150k	9	13%	14	-7%	0.6	21%
\$150k - 200k	56	17%	58	4%	1.0	13%
\$200k - 250k	22	5%	42	-2%	0.5	7%
\$250k +	18	0%	20	18%	0.9	-15%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	847	8%	0%	\$160.85	12%	20%
\$10k - 150k	111	-46%	-65%	\$120.10	4%	5%
\$150k - 200k	366	-10%	-9%	\$156.15	7%	13%
\$200k - 250k	267	210%	311%	\$175.36	20%	33%
\$250k +	103	23%	66%	\$170.67	0%	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.