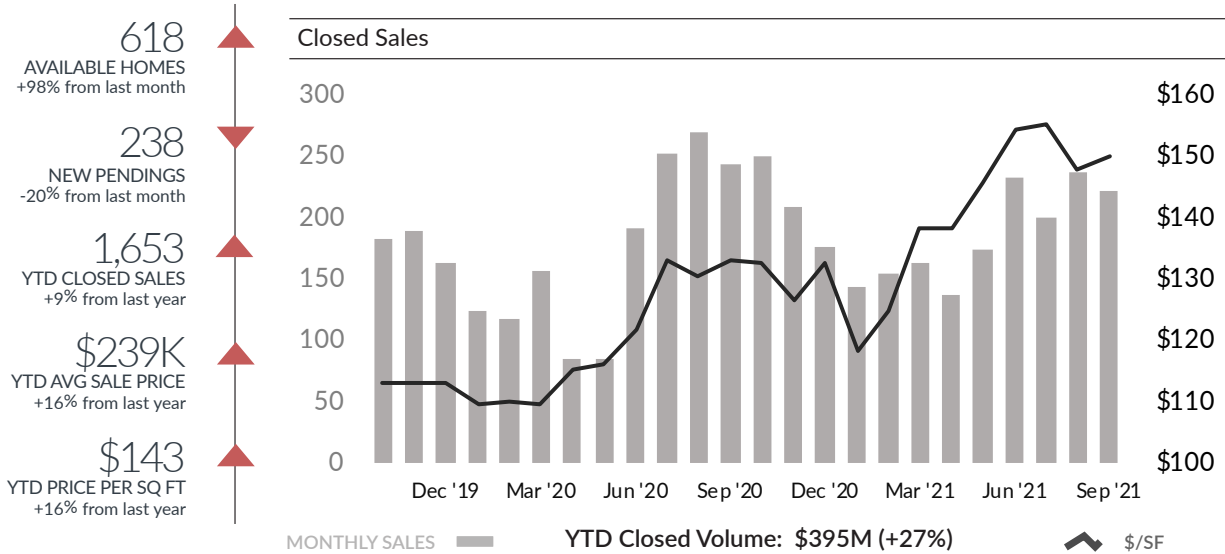


OCTOBER 2021
HOUSING REPORT

St. Clair County

Single-Family Homes



Summary

Inventory has been level for the past three months, but monthly new pendings have been tailing off since August. YTD closed sales are up 9% compared to last year and 10% compared to 2019. Both YTD average sale price and price per square foot are up 16% compared to 2020. Upper-end (over-\$400k) prices, which dipped 15% in 2020, are back to even with 2019. Values of homes priced between \$100k and \$400k are up between 6% and 9% compared to last year and 13% to 14% compared to 2019. Expect to see temporary declines in monthly sales and values as seasonality returns to the market.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	618	98%	238	-20%	2.6	146%
\$10k - 100k	58	123%	17	-26%	3.4	202%
\$100k - 200k	198	120%	92	-13%	2.2	153%
\$200k - 400k	230	95%	102	-16%	2.3	133%
\$400k +	132	69%	27	-40%	4.9	182%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1,653	9%	8%	\$143.27	16%	24%
\$10k - 100k	159	-29%	-45%	\$63.12	11%	15%
\$100k - 200k	623	-4%	-6%	\$115.94	6%	14%
\$200k - 400k	700	26%	38%	\$150.50	9%	13%
\$400k +	171	94%	171%	\$199.45	15%	0%

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