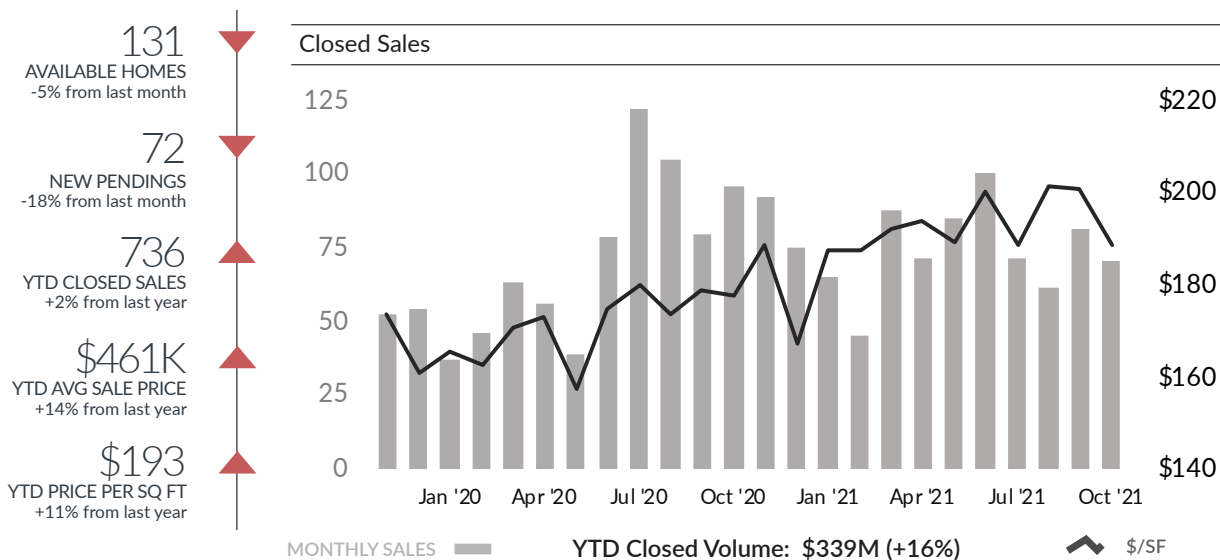


# Grosse Pointe

## Single-Family Homes



### Summary

The spring market brought low inventory levels, strong sales, and rapidly rising prices. There was a sudden shift in June—after being pent-up in their homes for a year with restricted travel, entertainment and family gatherings, buyers who had been hyper-focused on getting a new home were suddenly reintroduced to the distractions of normal life. Inventory remained short of normal all year and is now back on a year-end decline. Monthly new pendings and closed sales are declining as they typically do late in the year, but they're both significantly higher than they were in 2019 (a more typical year for comparison). Looking to 2022, expect some slowing of sales. Lower rates of appreciation are expected for middle and lower priced homes. Upper-end prices should be relatively flat.

### Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	131	-5%	72	-18%	1.8	16%
\$10k - 250k	18	6%	13	30%	1.4	-19%
\$250k - 400k	35	-19%	31	-11%	1.1	-8%
\$400k - 750k	44	2%	20	-47%	2.2	94%
\$750k +	34	-3%	8	60%	4.3	-39%

### YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	736	2%	2%	\$193	11%	17%
\$10k - 250k	108	-34%	-54%	\$159	10%	13%
\$250k - 400k	283	-2%	1%	\$181	12%	15%
\$400k - 750k	275	24%	59%	\$192	8%	12%
\$750k +	70	46%	100%	\$227	2%	8%

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