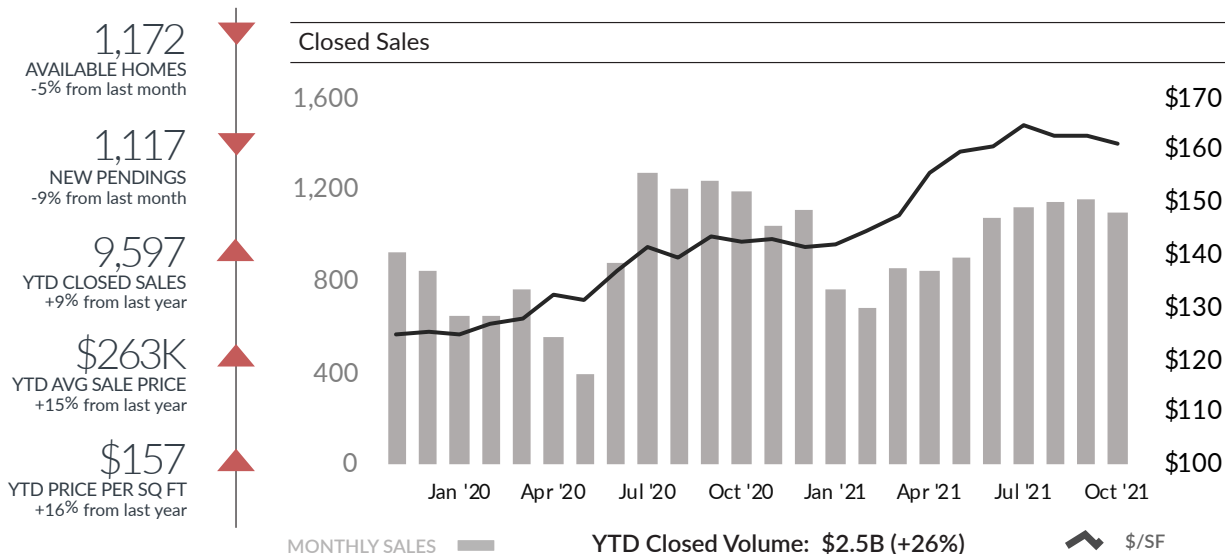


Macomb County

Single-Family Homes



Summary

Between January and July, extreme buyer competition drove up price per square foot 16% (from \$142 to \$165). Since mid-summer, the market has been settling back into more traditional seasonal cycles. YTD sales are up 9% and average sale price is up 15%. Within the price ranges shown in the second table below, values have risen 10% to 12%. Sales in the \$225k to \$400k range are up 23% and price per square foot up 12%. In the over-\$400k market, YTD sales jumped from 160 to 274 units and values in that range are up 10%. Supply levels are one month for homes priced under \$400k and just shy of two months for properties priced above \$400k. Expect a continued shortage and strong competition for affordable move-in-ready homes.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1172	-5%	1117	-9%	1.0	4%
\$10k - 125k	145	2%	135	16%	1.1	-12%
\$125k - 225k	393	-3%	408	-11%	1.0	9%
\$225k - 400k	360	-6%	414	-13%	0.9	9%
\$400k +	274	-12%	160	-9%	1.7	-4%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	9,597	9%	4%	\$157	15%	23%
\$10k - 125k	1,061	-27%	-48%	\$89	11%	15%
\$125k - 225k	3,460	-3%	-10%	\$146	10%	16%
\$225k - 400k	3,625	23%	28%	\$162	12%	18%
\$400k +	1,451	84%	152%	\$179	10%	9%

Data source: Realcomp MLS using Great Lakes Repository Data.