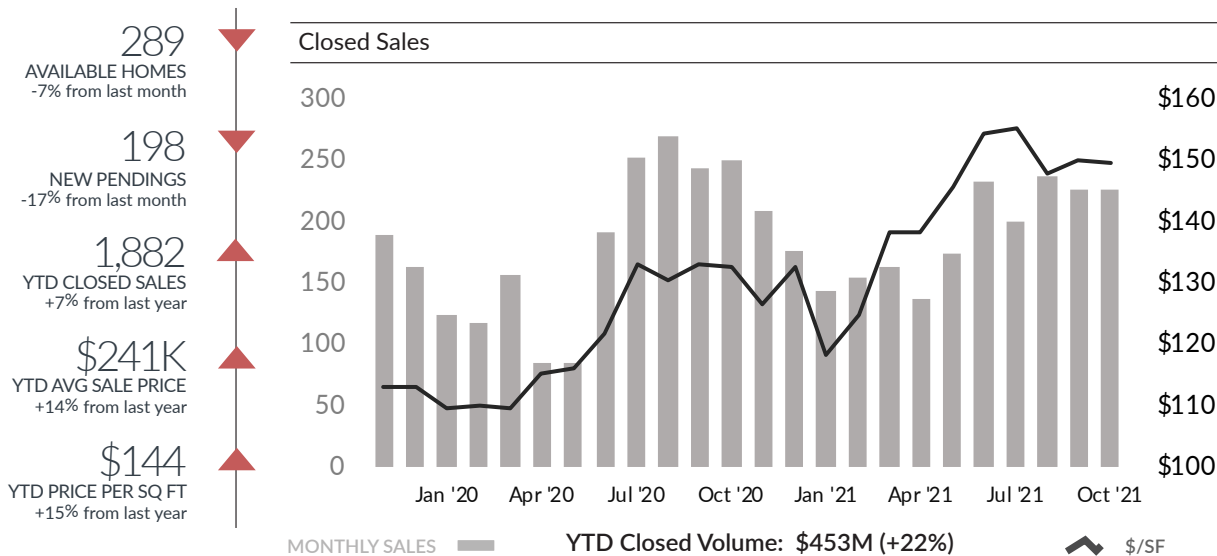


NOVEMBER 2021
HOUSING REPORT

St. Clair County

Single-Family Homes



Summary

As illustrated by the chart above, after dipping in January, extreme buyer demand mixed with inventory shortages caused average sale price to jump from \$193k to \$263k by June. Prices have since settled with the October average at \$254k or \$149 per square foot. YTD, compared to last year, average price is up 14% and price per square foot is up 15%. Much of what has been driving the big price increases has been the rapid growth of the higher-end markets. In the past two years, the number of \$200k to \$400k sales jumped from 571 to 792 and over-\$400k sales jumped from 70 to 203.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	289	-7%	198	-17%	1.5	11%
\$10k - 100k	23	-21%	17	0%	1.4	-21%
\$100k - 200k	97	-2%	79	-14%	1.2	14%
\$200k - 400k	109	-5%	83	-19%	1.3	16%
\$400k +	60	-13%	19	-30%	3.2	24%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1,882	7%	10%	\$144	15%	25%
\$10k - 100k	176	-29%	-46%	\$64	11%	15%
\$100k - 200k	711	-5%	-4%	\$116	6%	13%
\$200k - 400k	792	20%	39%	\$151	9%	14%
\$400k +	203	88%	190%	\$199	11%	2%

Data source: Realtor MLS using Great Lakes Repository Data.