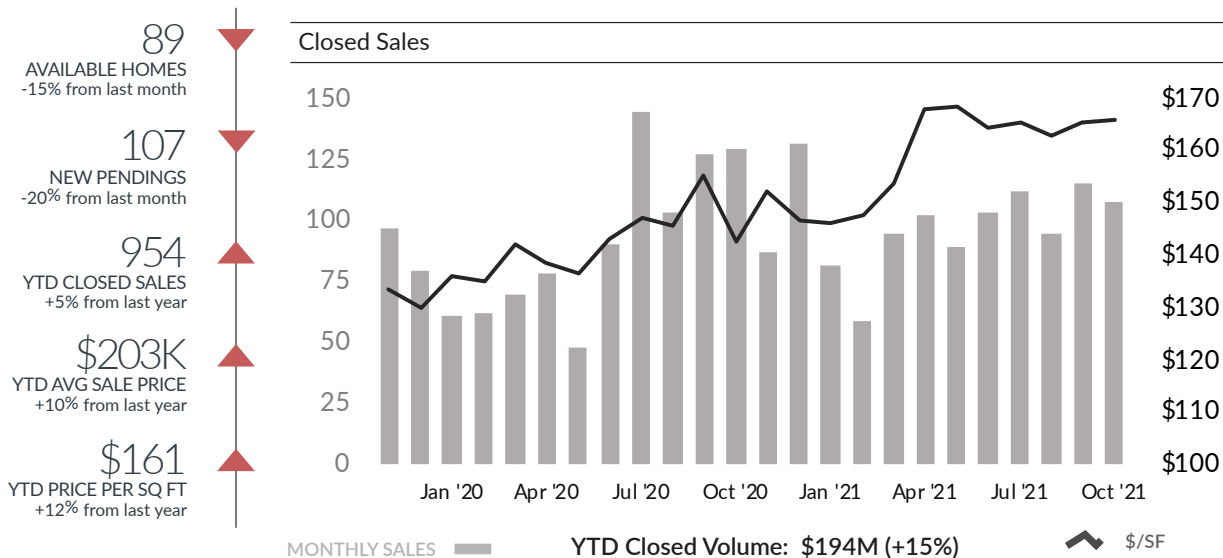


# St. Clair Shores

Single-Family Homes



## Summary

The above \$/SF line illustrates how the combination of extreme demand mixed with inventory levels hovering down around 30 available listings had buyers fighting with their offers this past spring. That tension suddenly eased in June and, although strong sales have continued, inventory levels built back up closer to normal levels. Although the bidding wars haven't been as intense, prices have held level. YTD sales in the \$200k to \$250k price range have nearly tripled in the past year. Within that range, YTD price per square foot jumped 33% in the past two years from \$132 in 2019 to \$177 this year—it was \$188 in the month of October. While the majority of sales are still priced under \$200k, expect that to change in 2022.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	89	-15%	107	-20%	0.8	6%
\$10k - 150k	10	11%	10	-29%	1.0	56%
\$150k - 200k	48	-14%	59	2%	0.8	-16%
\$200k - 250k	15	-32%	21	-50%	0.7	36%
\$250k +	16	-11%	17	-15%	0.9	5%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	954	5%	1%	\$161	12%	19%
\$10k - 150k	119	-48%	-67%	\$119	3%	4%
\$150k - 200k	413	-14%	-6%	\$156	6%	12%
\$200k - 250k	303	171%	309%	\$177	21%	33%
\$250k +	119	31%	65%	\$171	2%	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.