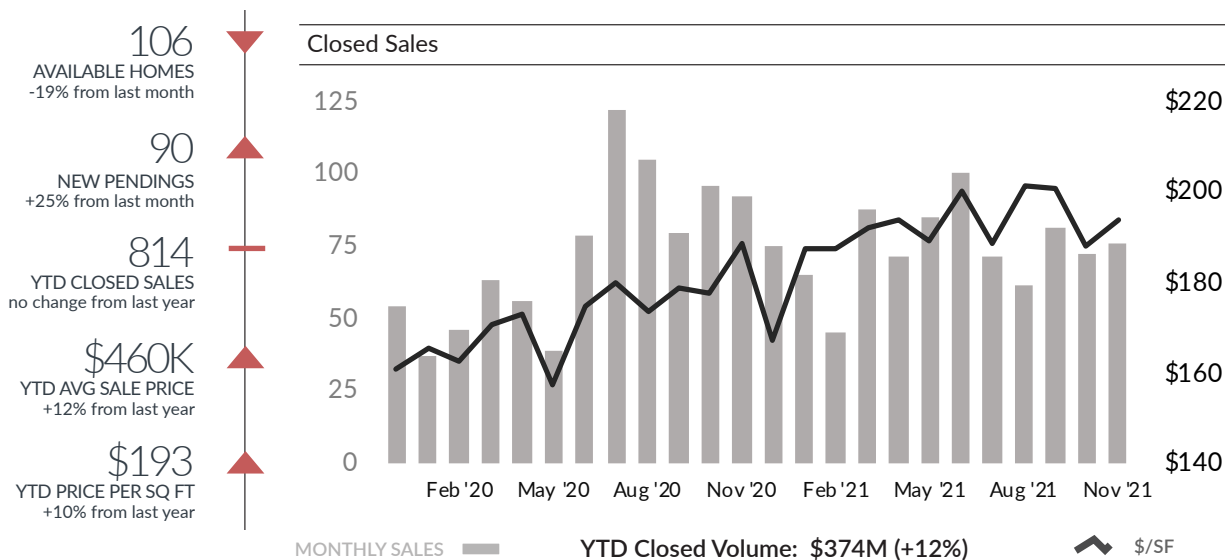


# Grosse Pointe

Single-Family Homes



## Summary

Although prices have tailed off in recent months, demand remains strong. Both new pendings and closed sales were up last month—pendings jumped from 72 to 90 and the 76 closed sales were up slightly. That's unusual this late in the season. Looking ahead, expect to see strong buyer demand early in the season with sales continuing to be limited by supply levels—currently at just one month for all but the over-\$750k homes where it jumps up to slightly over two months. Buyers will continue to struggle to find affordable move-in-ready housing as the under-\$400k markets shrink and upper-end markets grow. Grosse Pointe's YTD average sale price has risen to \$460k.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	106	-19%	90	25%	1.2	-35%
\$10k - 250k	13	-28%	13	0%	1.0	-28%
\$250k - 400k	34	-3%	36	16%	0.9	-16%
\$400k - 750k	32	-27%	29	45%	1.1	-50%
\$750k +	27	-21%	12	50%	2.3	-47%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	814	0%	5%	\$193	10%	17%
\$10k - 250k	125	-30%	-50%	\$160	11%	13%
\$250k - 400k	310	-8%	2%	\$181	12%	15%
\$400k - 750k	301	24%	64%	\$192	8%	11%
\$750k +	78	42%	95%	\$226	-1%	8%

Data source: Realcomp MLS using Great Lakes Repository Data.