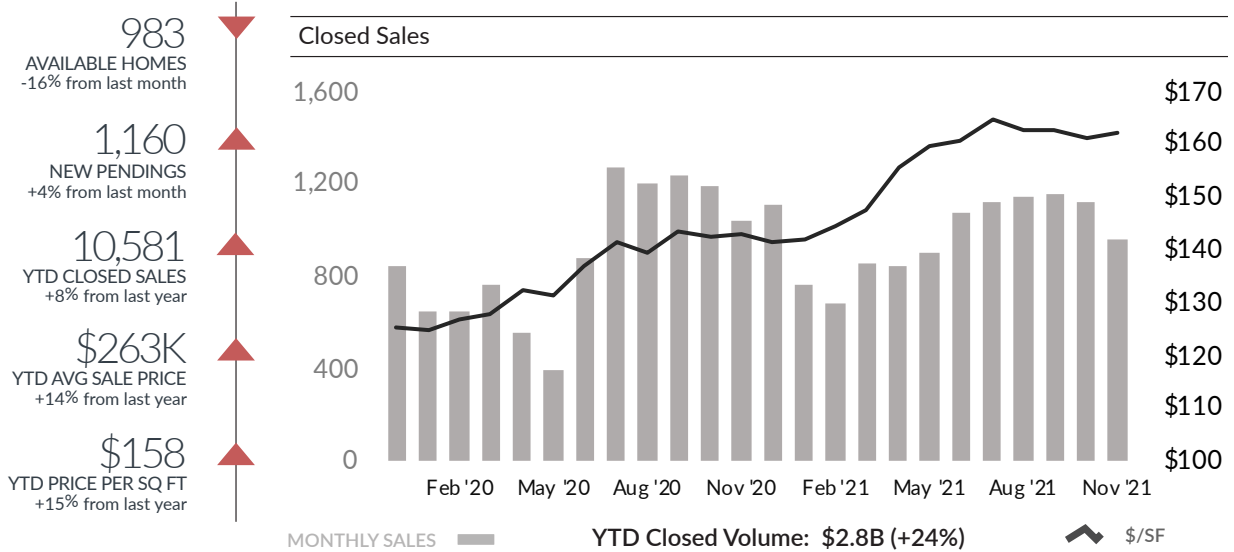


# Macomb County

Single-Family Homes



## Summary

Although inventory dropped 12% last month, new pendings were up slightly. Closed sales dropped 15%, but closed prices for the month held level. YTD closed sales, average sale price and price per square foot are all up—8%, 14%, and 15%. Overall price per square foot is up 15%, but within the price bands in the second table below, we see that YTD property values generally rose between 10% and 12%. The over-\$400k, market continues to expand with 1,600 YTD sales this year compared to 885 last year and 626 in 2019. Looking ahead, expect tight inventory with demand stronger than normal early in 2022. Prices will pick back up as fresh inventory begins to arrive.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	983	-16%	1160	4%	0.8	-19%
\$10k - 125k	137	-6%	135	0%	1.0	-6%
\$125k - 225k	360	-8%	451	11%	0.8	-17%
\$225k - 400k	245	-32%	426	3%	0.6	-34%
\$400k +	241	-12%	148	-8%	1.6	-5%

## YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	10,581	8%	4%	\$158	15%	24%
\$10k - 125k	1,154	-27%	-49%	\$89	11%	15%
\$125k - 225k	3,821	-4%	-9%	\$146	10%	16%
\$225k - 400k	4,008	20%	30%	\$162	12%	19%
\$400k +	1,598	81%	155%	\$179	10%	10%

Data source: Realcomp MLS using Great Lakes Repository Data.