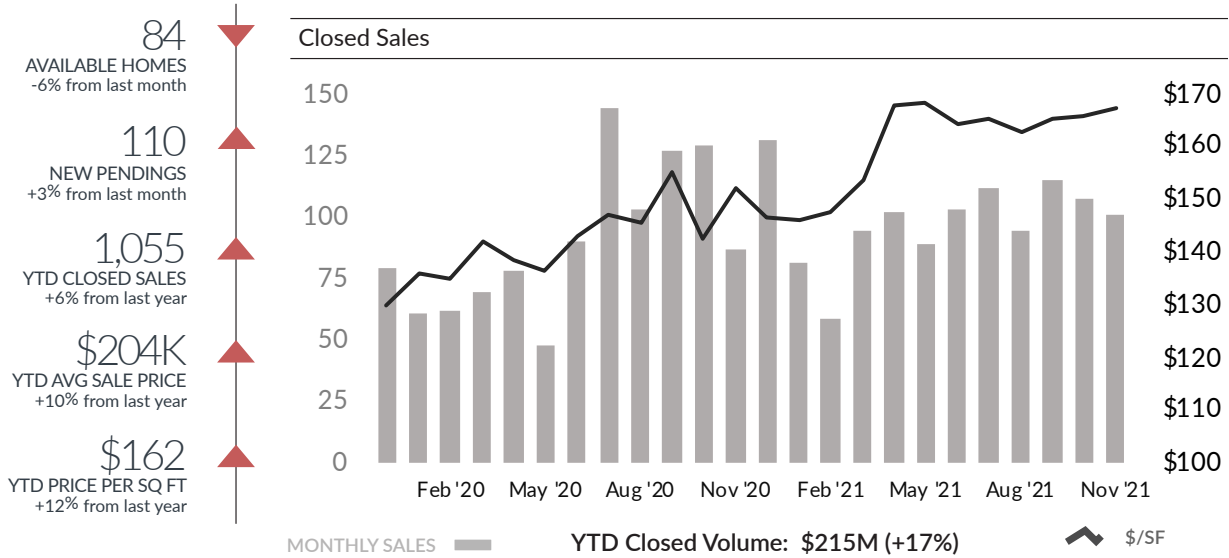


St. Clair Shores

Single-Family Homes



Summary

Although inventory fell off slightly, new pending sales were up last month. Closed sales declined slightly compared to the prior month but were up 16% compared to the same month last year. YTD closed sales, average sale price and price per square foot are all up—6%, 10% and 12%. Values have held well and after a slight dip as spring's bidding wars were settling mid-summer, values have gradually risen each month since August. Last month average sale price was up 5% from the prior month and price per square foot rose 1%. With its quality and affordable housing stock, expect St. Clair Shores to continue to be popular with buyers.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	84	-6%	110	3%	0.8	-8%
\$10k - 150k	9	-10%	11	10%	0.8	-18%
\$150k - 200k	45	-6%	59	0%	0.8	-6%
\$200k - 250k	16	7%	28	33%	0.6	-20%
\$250k +	14	-13%	12	-29%	1.2	24%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	1,055	6%	2%	\$162	12%	20%
\$10k - 150k	128	-47%	-68%	\$119	3%	3%
\$150k - 200k	465	-12%	-3%	\$156	6%	13%
\$200k - 250k	326	149%	318%	\$177	20%	34%
\$250k +	136	37%	68%	\$173	2%	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.