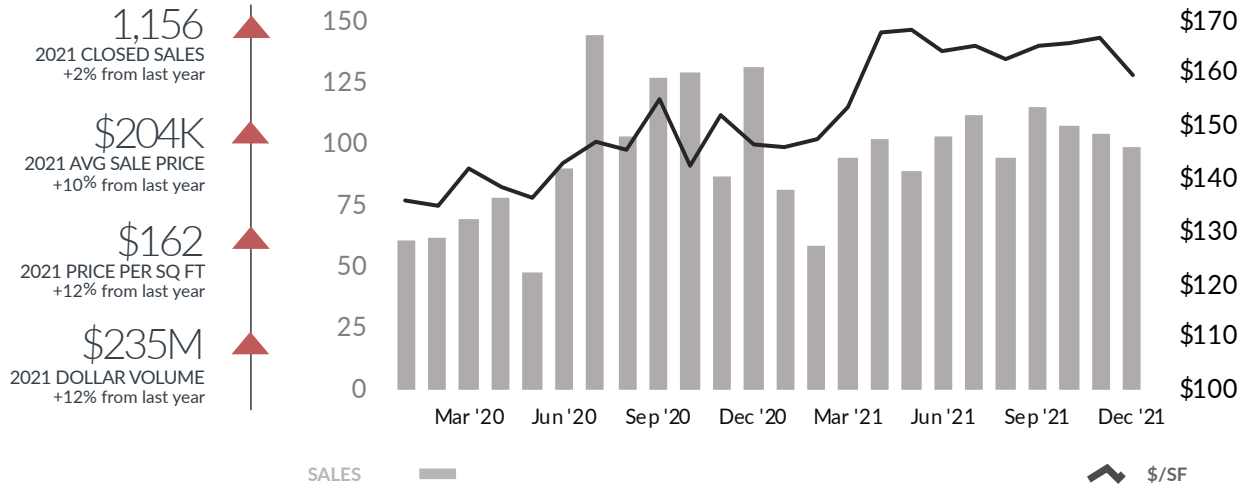


YEAR END 2021  
HOUSING REPORT

# St. Clair Shores

Single Family Homes

Monthly Closed Sales (2 yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	233	294	320	309	1,156
		21% *	37%	-14%	-11%	2%
	\$/SF	149	167	164	164	162
		8%	19%	10%	12%	12%
\$10-130k	Avg Sale Price	\$193K	\$207K	\$206K	\$207K	\$204K
		7%	20%	6%	10%	10%
	Units	43	38	30	29	140
		-30%	-33%	-65%	-53%	-47%
\$130-160k	\$/SF	116	129	117	111	118
		0%	8%	3%	-3%	2%
	Units	117	121	128	142	508
		19%	3%	-33%	-23%	-14%
\$160-200k	\$/SF	152	161	156	156	156
		7%	10%	5%	4%	6%
	Units	47	98	122	89	356
		262%	263%	165%	24%	125%
\$200k+	\$/SF	163	178	178	181	177
		13%	31%	16%	21%	20%
	Units	26	37	40	49	152
		30%	185%	-22%	69%	35%
\$200k+	\$/SF	157	177	175	178	173
		3%	10%	-2%	8%	3%

Record-low inventory levels, combined with intense demand, fueled bidding wars that caused prices to skyrocket in the first half of 2021. Between January and May, average sale price rose 9% from \$190k to \$207k and price per square foot jumped 16% from \$145 to \$168. While the intensity eased in the second half of the year, prices held fairly level. Looking ahead, expect a similar pattern as carry-over buyers from last year compete for fresh new listings as they arrive in 2022. The combination of high demand, low inventory and the threat of rising interest rates will again create bidding wars through the first half of the year before activity and price level off around June.

Data source: Realcomp MLS using Great Lakes Repository Data.  
\* Percent changes are compared to the same period last year (Year-Over-Year)