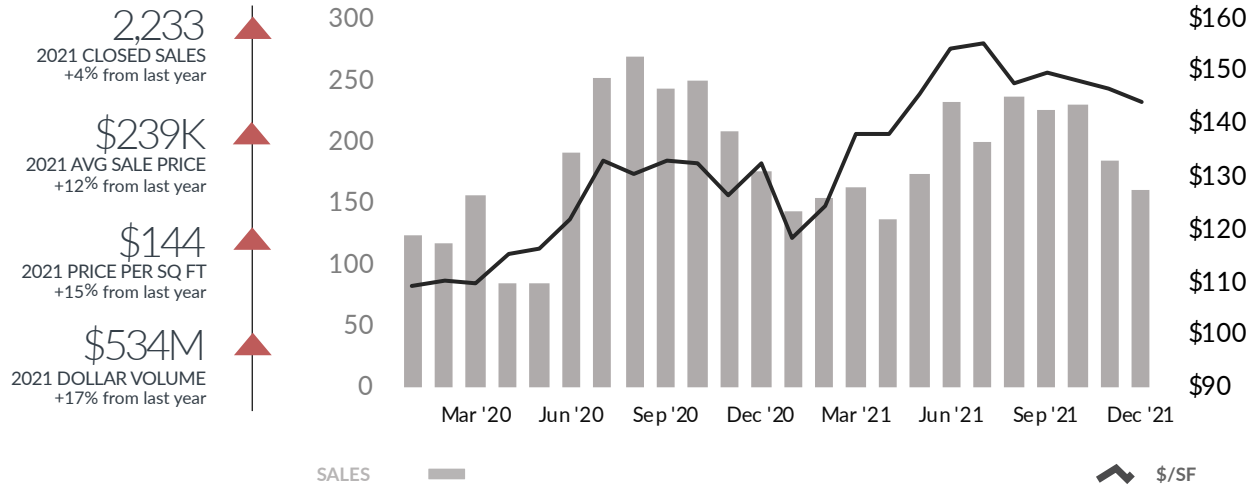


YEAR END 2021
HOUSING REPORT

St. Clair County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	458	541	659	575	2,233
		16% *	51%	-13%	-9%	4%
	\$/SF	127	147	151	147	144
		16%	24%	14%	12%	15%
\$10-100k	Avg Sale Price	\$208K	\$250K	\$253K	\$238K	\$239K
		19%	29%	11%	4%	12%
	Units	62	44	54	41	201
		-29%	-27%	-29%	-43%	-32%
\$100-200k	\$/SF	65	59	65	64	63
		19%	-2%	14%	4%	10%
	Units	201	193	230	244	868
		19%	24%	-29%	-7%	-5%
\$200-400k	\$/SF	110	117	120	119	117
		8%	9%	5%	9%	7%
	Units	159	249	294	230	932
		21%	95%	0%	-8%	16%
\$400k+	\$/SF	141	150	157	157	152
		6%	12%	11%	15%	11%
	Units	36	55	81	60	232
		350%	293%	23%	18%	67%
\$400k+	\$/SF	174	218	199	195	199
		6%	23%	14%	0%	9%

Last year's sales were up 4% compared to 2020 and 8% compared to 2019. Tight inventory mixed with extreme demand created bidding wars that caused average price per square foot to leap from \$118 in January to \$155 in July. Although prices eased through the balance of the year, average sale price and price per square foot for the year were up 12% and 15%. Upper-end markets grew while the number of sales priced under \$200k shrank. Over-\$400k sales jumped from 84 units in 2019 to 139 in 2020 and 232 in 2021. Expect 2022 to follow a similar pattern as last year.

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