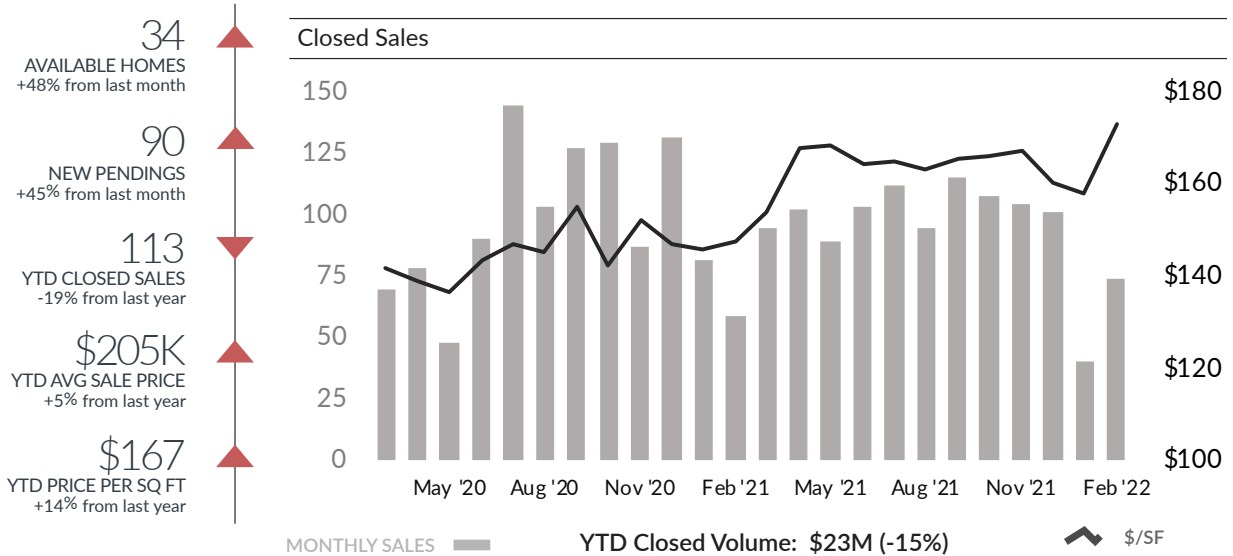


St. Clair Shores

Single-Family Homes



Summary

As it was through the first half of last year, lack of inventory continues to be an issue for St. Clair Shores buyers. Available listings, which were below two dozen last month, were rising but still in the mid-thirties at the beginning of March. As seen in the chart above, last year's spring inventory shortages created bidding wars that caused prices (price per square foot is shown in the chart) to jump at a historically high rate from \$145/sf in January to \$168/sf by May. Many of the year's best properties are listed early in the year. They cause bidding wars and sell within days of their arrival. Later in the year, the pool of available listings will have proportionally fewer of the best listings and average price will fade. Expect a similar pattern of activity as we move through 2022.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	34	48%	90	45%	0.4	2%
\$10k - 150k	2	0%	9	50%	0.2	-33%
\$150k - 200k	13	30%	39	44%	0.3	-10%
\$200k - 250k	9	200%	24	4%	0.4	188%
\$250k +	10	25%	18	200%	0.6	-58%

YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	113	-19%	-8%	\$167	14%	23%
\$10k - 150k	12	-52%	-72%	\$124	12%	8%
\$150k - 200k	54	-27%	-11%	\$163	7%	15%
\$200k - 250k	30	30%	650%	\$181	16%	19%
\$250k +	17	0%	13%	\$177	15%	21%

Data source: Realcomp MLS using Great Lakes Repository Data.