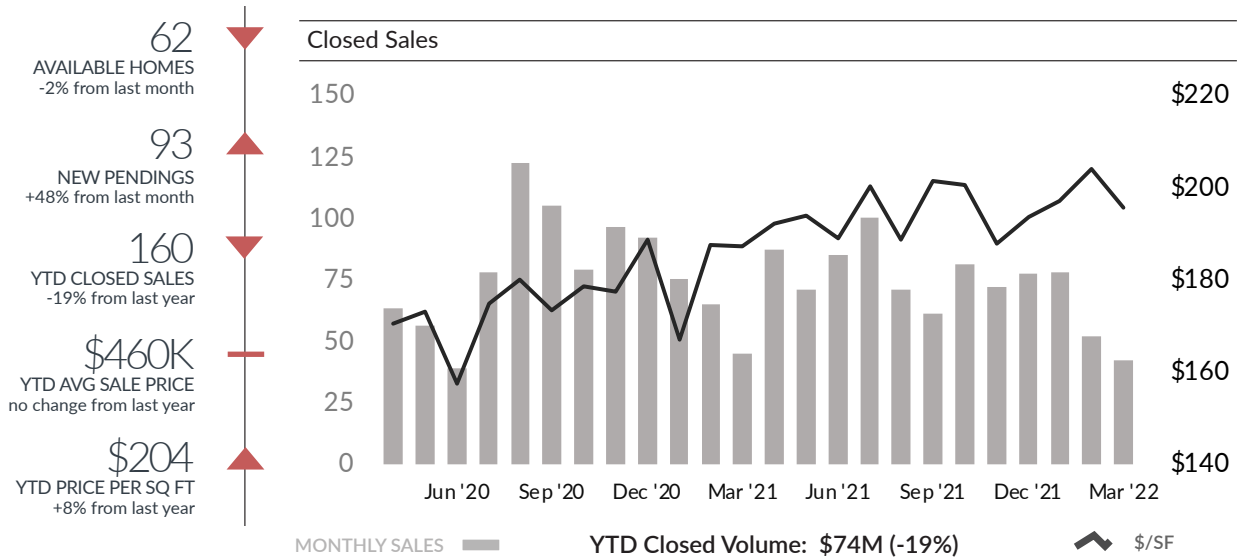


Grosse Pointe

Single-Family Homes



Summary

A combination of new buyers and carryover buyers from last year continue to wait for quality listing inventory to arrive. With only 62 available listings, inventory is down by 23% compared to last year. On a positive note, there were 92 new listings in the past month and 93 new pendings. Buyers gobbled up properties as quickly as they became available. There is just a two-week supply of available listings priced under \$750k. While that's great for sellers, the inventory shortage is frustrating for buyers as they compete to get their offers accepted. Expect sales and prices to be closely tied to the arrival of new listings. The cleanest move-in-ready homes will sell quickest and go for premium prices while those in average or below average condition take longer and sell for less.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	62	-2%	93	48%	0.7	-33%
\$10k - 250k	6	200%	14	180%	0.4	7%
\$250k - 400k	19	90%	31	41%	0.6	35%
\$400k - 750k	12	-54%	41	32%	0.3	-65%
\$750k +	25	0%	7	40%	3.6	-29%

YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	160	-19%	10%	\$204	8%	22%
\$10k - 250k	25	-34%	-48%	\$156	6%	17%
\$250k - 400k	65	-11%	20%	\$179	7%	18%
\$400k - 750k	56	-18%	65%	\$199	9%	15%
\$750k +	14	-22%	40%	\$288	10%	21%

Data source: Realcomp MLS using Great Lakes Repository Data.