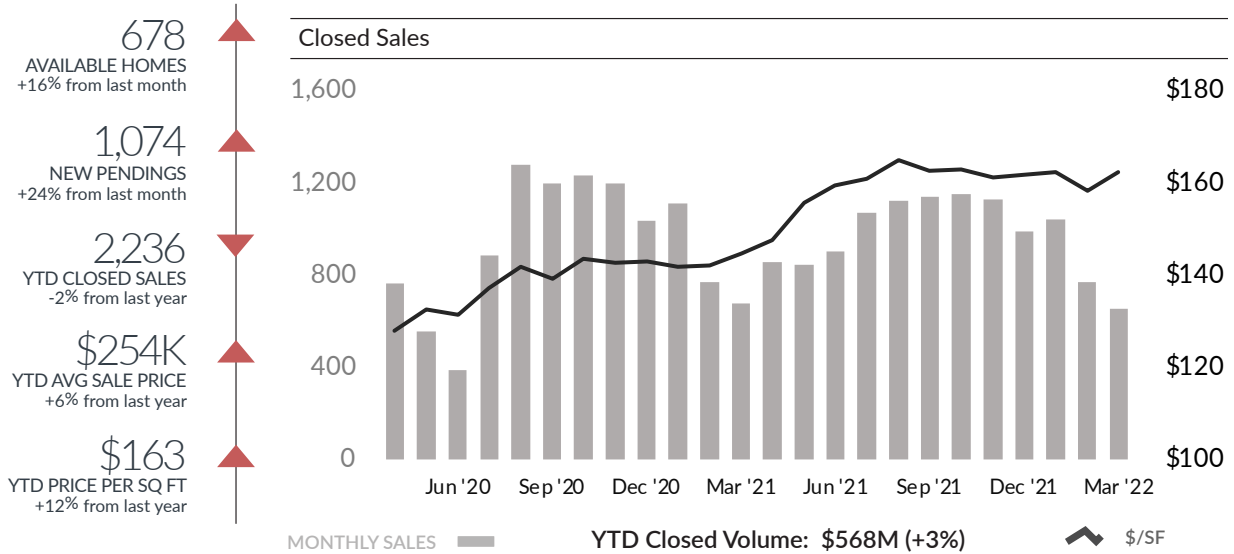


# Macomb County

Single-Family Homes



## Summary

Although YTD sales are slightly off last year's pace, recent rising inventory levels are bringing buyers new listings and fueling sales—last month's new pendings were up 24% from the previous month and 7% compared to the same month last year. That increase in new pendings will ensure a rise in closed sales over the next couple of months. YTD average sale price and price per square foot are up 6% and 12%. Expect to see prices rise as fresh inventory provides move-in-ready listings to stir up second quarter bidding wars. Supply levels are around two weeks for all but the over-\$400k properties. Expect market activity and prices to rise like they did through the first half of last year before settling when the arrival of new listings slows.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	678	16%	1,074	24%	0.6	-7%
\$10k - 125k	83	9%	125	3%	0.7	6%
\$125k - 225k	150	3%	350	12%	0.4	-8%
\$225k - 400k	185	21%	422	35%	0.4	-11%
\$400k +	260	23%	177	45%	1.5	-15%

## YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	2,236	-2%	9%	\$163	12%	29%
\$10k - 125k	304	-11%	-40%	\$93	8%	21%
\$125k - 225k	840	-9%	0%	\$147	7%	16%
\$225k - 400k	767	2%	29%	\$172	15%	24%
\$400k +	325	20%	173%	\$190	13%	21%

Data source: Realcomp MLS using Great Lakes Repository Data.