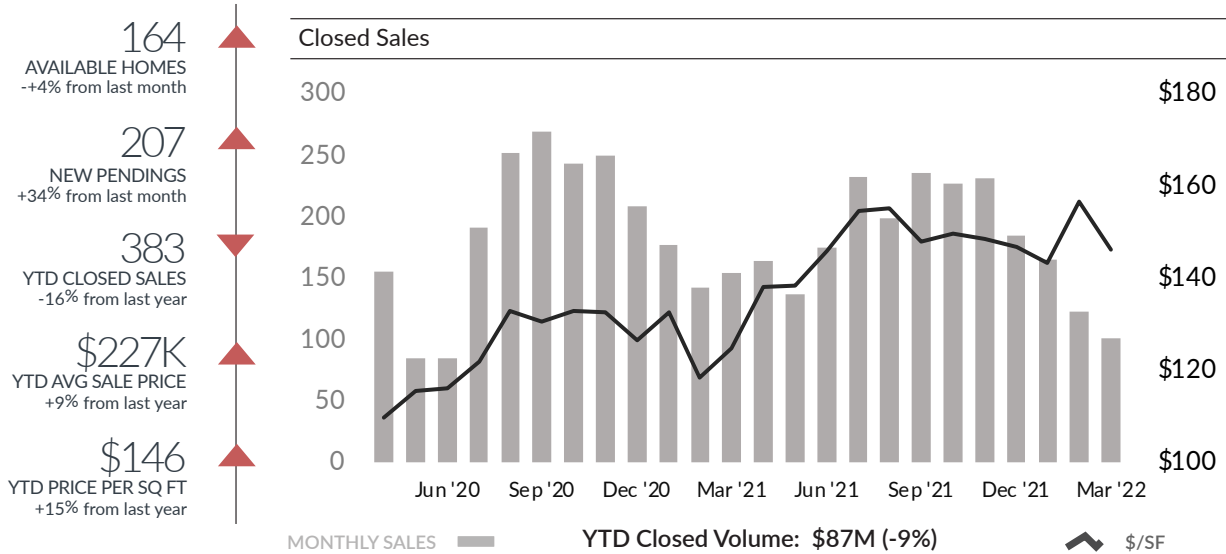


APRIL 2022
HOUSING REPORT

St. Clair County

Single-Family Homes



Summary

With less than one month of available inventory, buyers wait anxiously for new listings to arrive. Although available listings only rose by 4%, last month's 207 new pendings consumed most of the 214 new listings. YTD closed sales are down 16%, but with last month's 26% YOY increase in new pendings, expect that gap to shrink in coming months. Buyers continue to wait for new listings and arrive and continue to compete with quick and over-asking offers for the best ones. Expect both sales and prices to increase over the next few months as more of this year's best listings arrive.

Monthly Activity

| | Listings | Change | New Pendings | Change | Months Supply | Change |
|---------------|----------|--------|--------------|--------|---------------|--------|
| All | 164 | 4% | 207 | 34% | 0.8 | -22% |
| \$10k - 100k | 18 | -10% | 20 | 33% | 0.9 | -33% |
| \$100k - 200k | 43 | 0% | 83 | 38% | 0.5 | -28% |
| \$200k - 400k | 60 | 9% | 71 | 15% | 0.8 | -5% |
| \$400k + | 43 | 10% | 33 | 94% | 1.3 | -43% |

YTD Closed Activity

| | YTD Closed | 22 v 21 | 22 v 20 | \$/SF | 22 v 21 | 22 v 20 |
|---------------|------------|---------|---------|-------|---------|---------|
| All | 383 | -16% | -3% | \$146 | 15% | 33% |
| \$10k - 100k | 45 | -27% | -48% | \$57 | -12% | 5% |
| \$100k - 200k | 153 | -24% | -9% | \$125 | 13% | 22% |
| \$200k - 400k | 150 | -6% | 15% | \$159 | 13% | 19% |
| \$400k + | 35 | -3% | 338% | \$206 | 18% | 25% |

Data source: Realtor MLS using Great Lakes Repository Data.