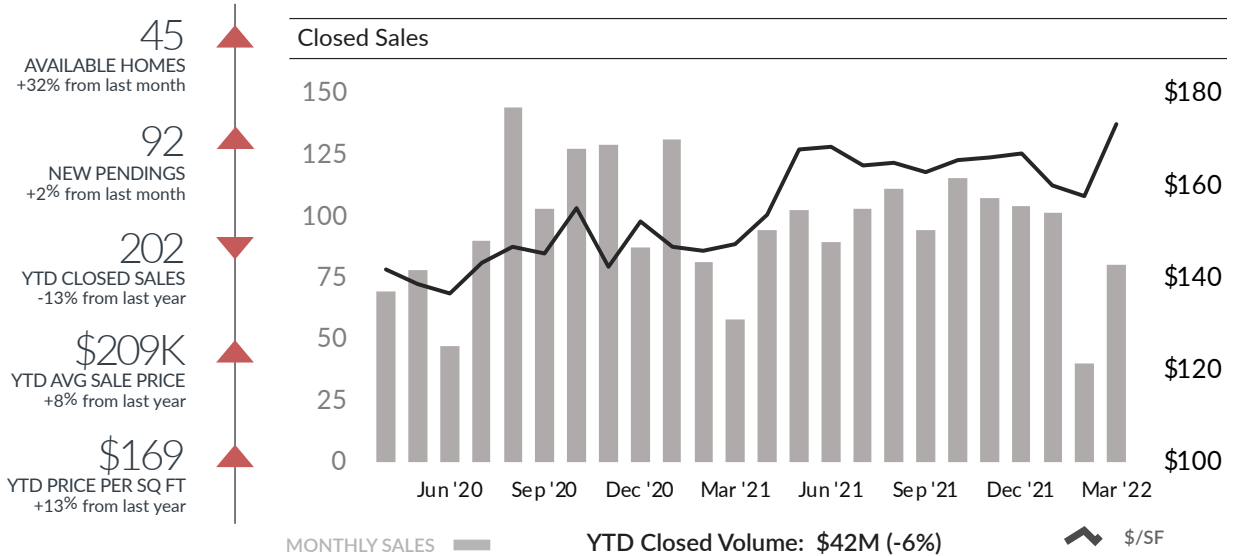


APRIL 2022  
HOUSING REPORT

# St. Clair Shores

Single-Family Homes



## Summary

Although demand is high and available listings jumped to 45 from 34 last month, buyers are still struggling to find the affordable properties that they're looking for. On April 1st, there was only one available listing priced under \$150k in all of St. Clair Shores and there's less than two weeks of supply for homes priced under \$250k. Expect this year's sales activity and prices to follow a similar pattern as seen in the chart above for last year. Buyer competition will drive up prices rapidly through the first half of the year as the most of the year's new listings hit the market. The best listings will sell fastest and for the highest prices. Sales and prices will settle in the second half as the arrival of new listings slows and as available inventory becomes picked-over.

## Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	45	32%	92	2%	0.5	29%
\$10k - 150k	1	-50%	7	-22%	0.1	-36%
\$150k - 200k	7	-46%	33	-15%	0.2	-36%
\$200k - 250k	17	89%	40	67%	0.4	13%
\$250k +	20	100%	12	-33%	1.7	200%

## YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	202	-13%	5%	\$169	13%	23%
\$10k - 150k	17	-60%	-72%	\$124	7%	7%
\$150k - 200k	87	-26%	-11%	\$161	6%	13%
\$200k - 250k	62	32%	377%	\$182	12%	26%
\$250k +	36	38%	80%	\$177	13%	16%

Data source: Realcomp MLS using Great Lakes Repository Data.