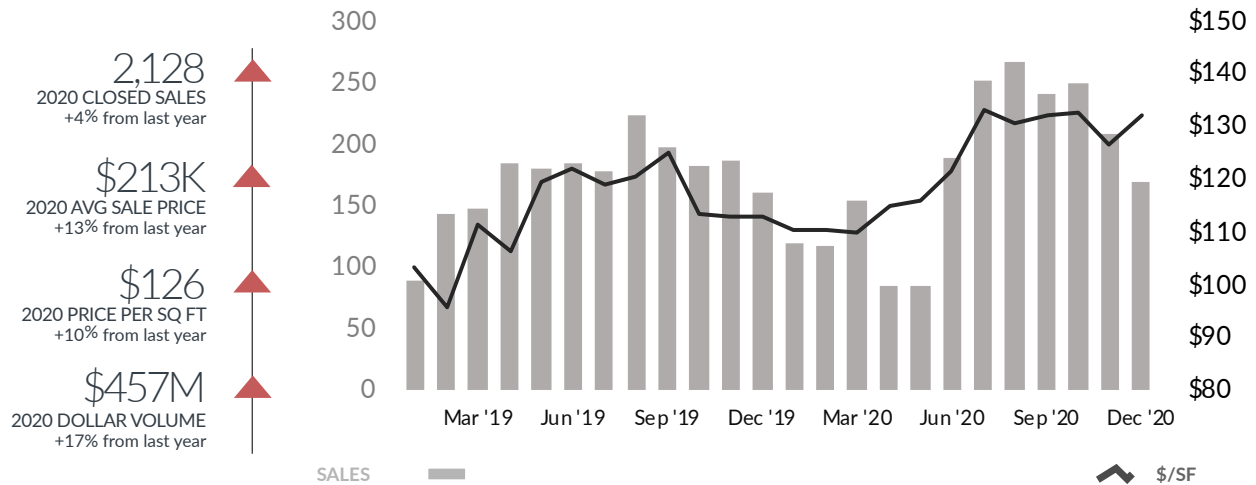


YEAR END 2020 HOUSING REPORT

St. Clair County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	389	355	759	625	2,128
		3%	-35%	27%	18%	4%
	\$/SF	110	119	132	130	126
		6%	3%	8%	15%	10%
\$10-100k	Avg Sale Price	\$176K	\$193K	\$228K	\$229K	\$213K
		5%	0%	15%	22%	13%
	Units	84	59	76	71	290
		-12%	-42%	-19%	-34%	-27%
\$100-200k	\$/SF	54	60	57	61	58
		1%	17%	-6%	11%	5%
	Units	166	156	324	258	904
		3%	-37%	28%	10%	1%
\$200-400k	\$/SF	103	107	115	110	110
		7%	6%	8%	4%	7%
	Units	131	126	294	245	796
		11%	-24%	31%	48%	18%
\$400k+	\$/SF	133	133	142	136	137
		5%	-1%	5%	5%	4%
	Units	8	14	65	51	138
		60%	-58%	171%	143%	66%
\$400k+	\$/SF	164	178	175	196	182
		-34%	-6%	-14%	9%	-6%

Summary

St. Clair County finished with a strong second half that ended the year with closed sales, average price, and closed volume all up—4%, 13% and 17%. Typically, both year-end sales and prices dip as demand wanes and inventory drops and becomes picked over. Despite inventory levels at half of what they were a year ago, sales barely slowed in the fourth quarter and prices continued to rise. Expect that momentum to carry over into 2021 as buyers seek affordable homes in more rural and remote markets.

Data source: Realcomp MLS using Great Lakes Repository Data. Percent changes are compared to the same period last year (Year-Over-Year)