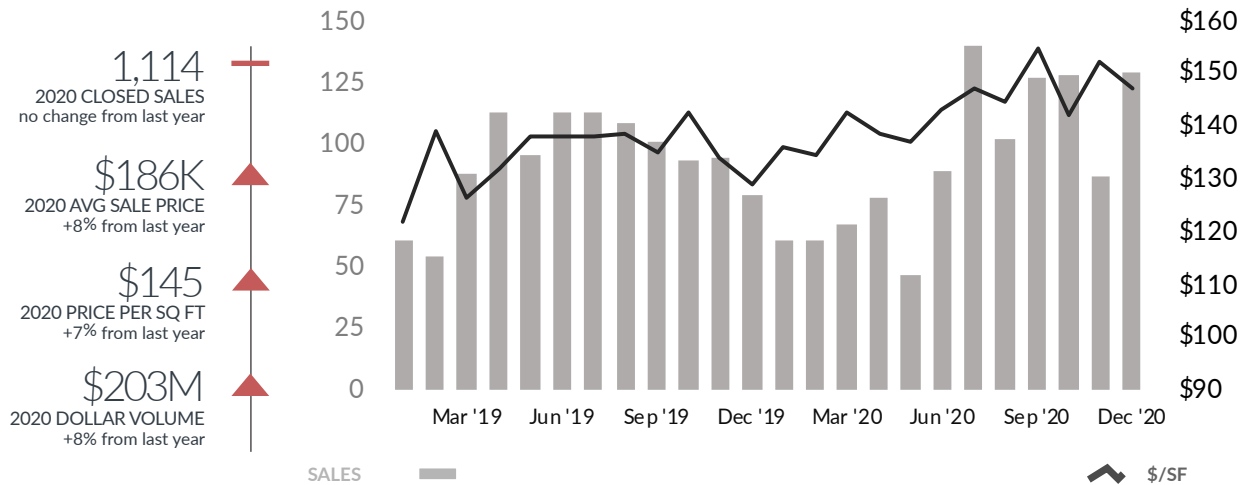


# YEAR END 2020 HOUSING REPORT

## St. Clair Shores

Single Family Homes

Monthly Closed Sales (2 yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	189	213	369	343	1,114
		-7%	-33%	15%	29%	0%
	\$/SF	138	140	149	146	145
		7%	3%	9%	8%	7%
	Avg Sale Price	\$180K	\$173K	\$195K	\$188K	\$186K
		11%	0%	11%	7%	8%
\$10-130k	Units	30	22	41	24	117
		-27%	-58%	-7%	-54%	-38%
	\$/SF	102	103	103	95	101
		-2%	0%	7%	-1%	1%
\$130-160k	Units	48	66	84	65	263
		-42%	-39%	-12%	-24%	-29%
	\$/SF	132	135	130	136	133
		6%	4%	-1%	4%	3%
\$160-200k	Units	78	86	149	154	467
		47%	-23%	19%	79%	25%
	\$/SF	144	148	150	150	149
		11%	4%	5%	5%	5%
\$200k+	Units	33	39	95	100	267
		27%	-15%	67%	133%	55%
	\$/SF	150	146	171	155	159
		-3%	-6%	12%	-2%	2%

### Summary

Despite a spring COVID shutdown and severe inventory shortages (currently down 77%), 2020 sales ended five sales ahead of 2019. Strong buyer demand and competition pushed average price up 8%. Value increases were strongest in the middle price ranges. While over-\$200k sales were up 55%, values of these homes rose by just 2%. Expect continued supply shortages to challenge buyers and drive up 2021 prices. There are just seven under-\$160k available listings compared to 85 a year ago.

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