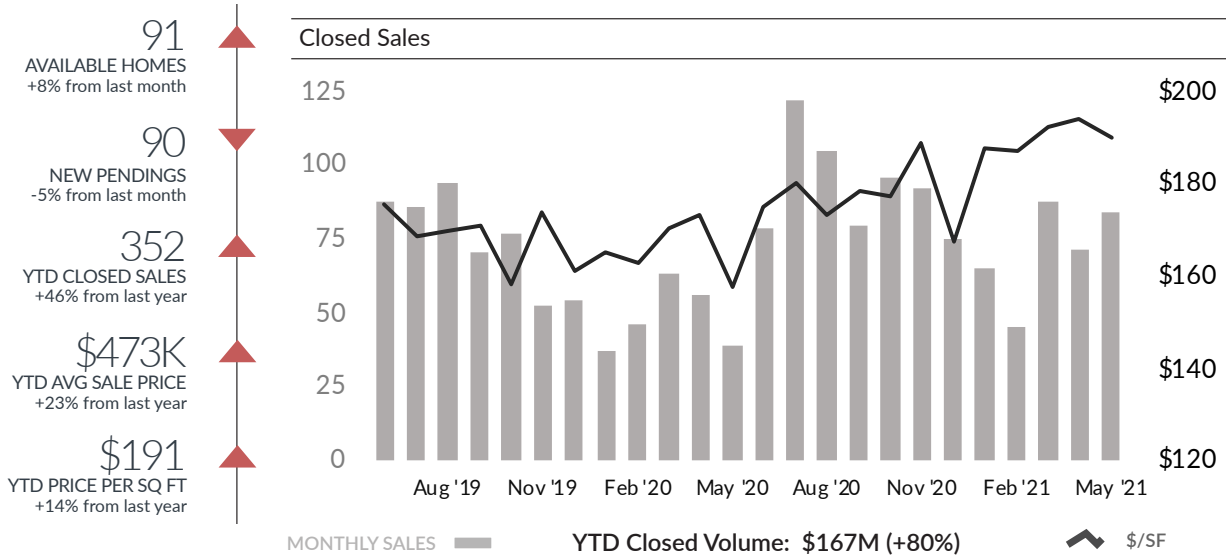


JUNE 2021
HOUSING REPORT

Grosse Pointe

Single-Family Homes



Summary

Inventory is rising compared to prior months, but the current 91 listings are down significantly from 257 a year ago. While May new pendings were down compared to both the prior month and the same month last year, YTD closed sales are up by 46% compared to last year (13% compared to 2019). Values have been rising rapidly through the first four months of the year cut back slightly in May. YTD average sale price and price per square foot are up 23% and 14%, but looking at the second table below, the rate of increase varies within price range. We've included comparisons to 2019 as a point of reference that's unaffected by temporary market reactions to COVID.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	91	8%	90	-5%	1.0	14%
\$10k - 250k	6	-14%	16	60%	0.4	-46%
\$250k - 400k	18	13%	35	-8%	0.5	22%
\$400k - 750k	35	30%	26	-28%	1.3	79%
\$750k +	32	-6%	13	18%	2.5	-20%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	352	46%	13%	\$190.52	14%	19%
\$10k - 250k	53	-25%	-55%	\$156.17	16%	13%
\$250k - 400k	132	40%	15%	\$172.70	14%	12%
\$400k - 750k	132	124%	100%	\$185.93	9%	10%
\$750k +	35	106%	169%	\$239.11	2%	16%

Data source: Realcomp MLS using Great Lakes Repository Data.