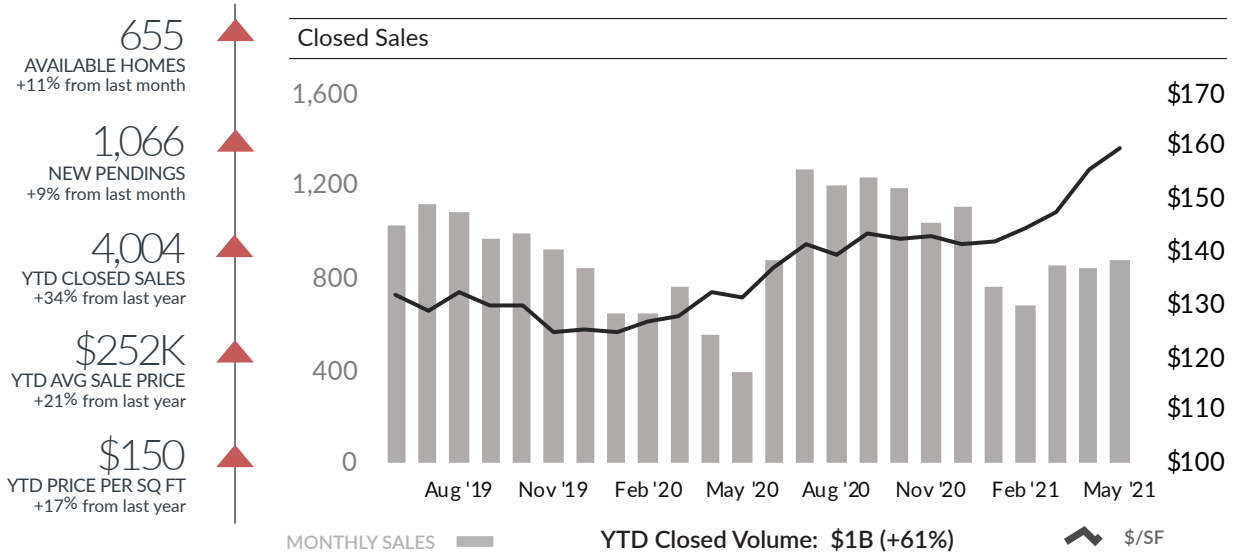


JUNE 2021
HOUSING REPORT

Macomb County

Single-Family Homes



Summary

Inventory is rising compared to prior months, but half of what it was a year ago. Despite the shortage of available listings, new pendingings continue to rise compared to prior months, YTD closed sales are up 34% compared to last year and just shy of where they were in 2019. Listing shortages continue to limit sales in the entry and middle price ranges—under-\$125k are half of what they were in 2019 while the number of over-\$400k sales doubled. While average sale price and price per square foot have jumped 21% and 17% in the past year, within the price bands shown (see second table below), values are up close to 15% for under-\$400k sales and 5% for over-\$400k properties.

Monthly Activity

	Listings	Change	New Pendingings	Change	Months Supply	Change
All	655	11%	1066	9%	0.6	2%
\$10k - 125k	89	33%	106	-4%	0.8	38%
\$125k - 225k	135	14%	431	16%	0.3	-1%
\$225k - 400k	172	-2%	385	6%	0.4	-8%
\$400k +	259	14%	144	8%	1.8	5%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	4,004	34%	-2%	\$150.32	17%	21%
\$10k - 125k	521	-22%	-49%	\$87.02	12%	14%
\$125k - 225k	1,558	25%	-7%	\$141.29	11%	14%
\$225k - 400k	1,387	55%	20%	\$155.51	12%	15%
\$400k +	538	189%	141%	\$173.22	9%	5%

Data source: Realcomp MLS using Great Lakes Repository Data.