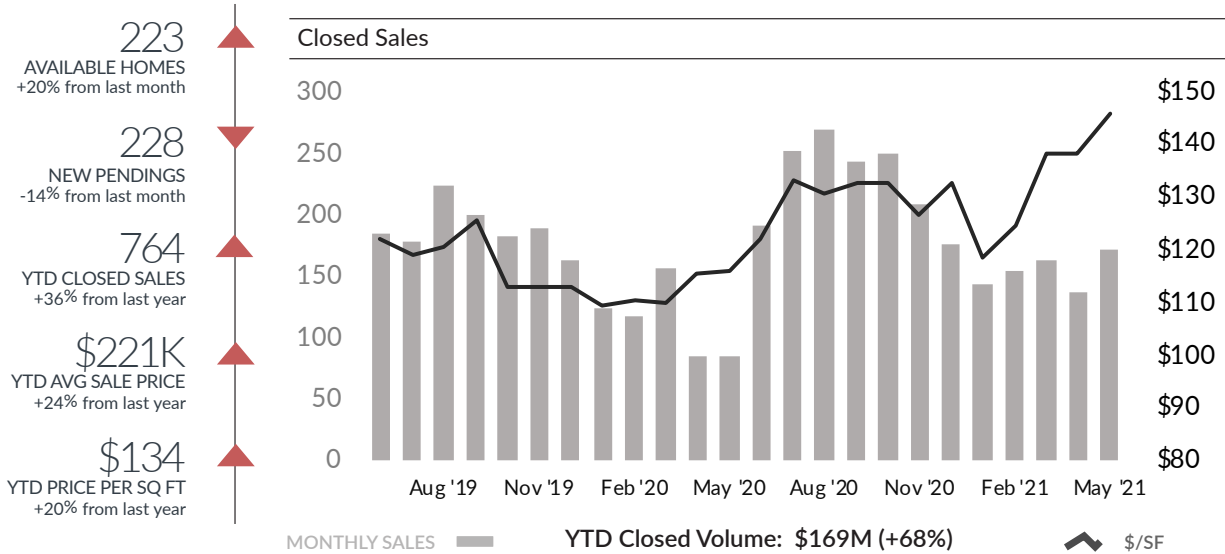


JUNE 2021  
HOUSING REPORT

# St. Clair County

## Single-Family Homes



### Summary

Although inventory rose 20% in May, it's down 42% from a year ago. May new pendings dropped 14% from April, while closed sales rose 25%. YTD sales, average price and price per square foot are all up significantly compared to 2020—not quite as much compared to 2019. Closed sales are only up 3% compared to 2019. That's still impressive considering the inventory shortage. Average price per square foot continues to set historic records and is up 20% compared to last year and 23% compared to 2019. Expect the sharp rise in the price per square foot line in the chart above to settle, but with continued strong demand and low supplies, values should continue to rise at a slower rate through the year.

### Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	223	20%	228	-14%	1.0	40%
\$10k - 100k	21	110%	15	7%	1.4	96%
\$100k - 200k	59	136%	85	9%	0.7	117%
\$200k - 400k	79	-10%	102	-24%	0.8	18%
\$400k +	64	2%	26	-35%	2.5	56%

### YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	764	36%	3%	\$133.51	20%	23%
\$10k - 100k	90	-22%	-45%	\$63.74	13%	21%
\$100k - 200k	318	29%	-3%	\$112.48	9%	15%
\$200k - 400k	293	57%	26%	\$143.30	8%	10%
\$400k +	63	385%	200%	\$190.68	14%	-10%

Data source: Realtor MLS using Great Lakes Repository Data.