

JUNE 2021
HOUSING REPORT

St. Clair Shores

Single-Family Homes

31
AVAILABLE HOMES
-21% from last month

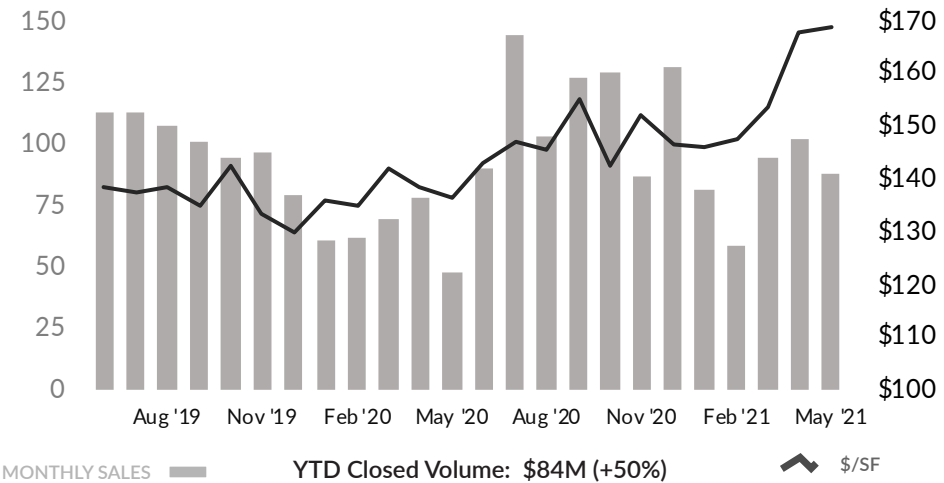
115
NEW PENDING
+49% from last month

423
YTD CLOSED SALES
+33% from last year

\$198K
YTD AVG SALE PRICE
+12% from last year

\$157
YTD PRICE PER SQ FT
+14% from last year

Closed Sales



Summary

Although inventory crept up to 39 listings on May 1st, it's fallen back to around 30 where it had been since March. Despite that listing shortage, May new pendings jumped 49% compared to the previous month. YTD closed sales are up 33% compared to last year and slightly above where they were in 2019. Listing shortages continue to limit sales in the entry and middle price ranges—under-\$130k are down 42% from last year and 69% from 2019. For the upper-end homes, the over-\$200k sales have roughly tripled compared to both last year and 2019. It's important to note that appreciation rates vary dramatically by price range (see the second table below). Over-\$200k listings have been popular with the biggest increase in sales and value.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	31	-21%	115	49%	0.3	-47%
\$10k - 130k	0	-100%	8	60%	0.0	-100%
\$130k - 160k	2	-75%	13	-13%	0.2	-71%
\$160k - 200k	11	-39%	60	76%	0.2	-65%
\$200k +	18	80%	34	48%	0.5	22%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	423	33%	2%	\$157.34	14%	20%
\$10k - 130k	25	-42%	-69%	\$105.03	3%	2%
\$130k - 160k	68	-24%	-57%	\$132.05	0%	5%
\$160k - 200k	177	32%	48%	\$158.19	8%	16%
\$200k +	153	200%	183%	\$170.66	17%	10%

Data source: Realcomp MLS using Great Lakes Repository Data.