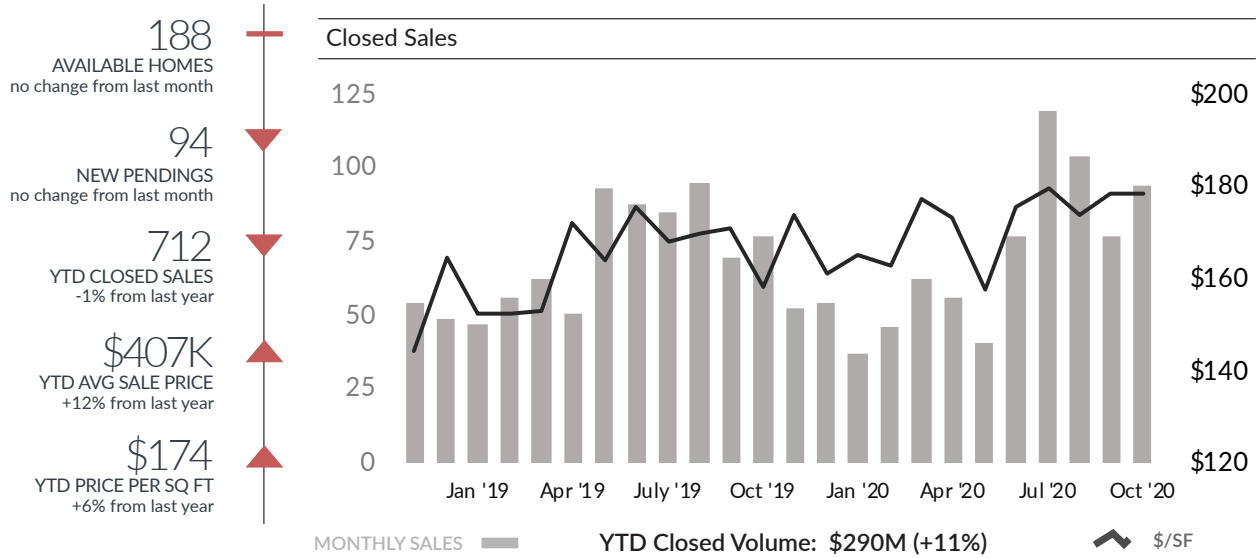


Grosse Pointe

Single-Family Homes



Summary

Inventory is even with last month, but down 17% compared to last year. Despite the lower inventory, October new pendings were even with the prior month and up 47% compared to last year. YTD sales are down by 1%, but will be up by year-end. Average sales price is up 12%, but most of that increase was caused by a shift in the number of sales within each price range—more upper-end and fewer lower-end sales. Within any given price range, values increased between 2% and 5%. Even with higher (6-month) supply levels, upper-end values (over \$700k) increased the most.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	188	0%	94	0%	2.0	0%
\$10k - 200k	8	-20%	8	0%	1.0	-20%
\$200k - 350k	53	4%	41	3%	1.3	1%
\$350k - 700k	67	5%	35	-5%	1.9	11%
\$700k +	60	-5%	10	11%	6.0	-14%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	712	-1%	\$174	6%
\$10k - 200k	67	-40%	\$135	2%
\$200k - 350k	306	-7%	\$157	3%
\$350k - 700k	275	16%	\$174	3%
\$700k +	64	56%	\$219	5%

Data source: Realcomp MLS using Great Lakes Repository Data.