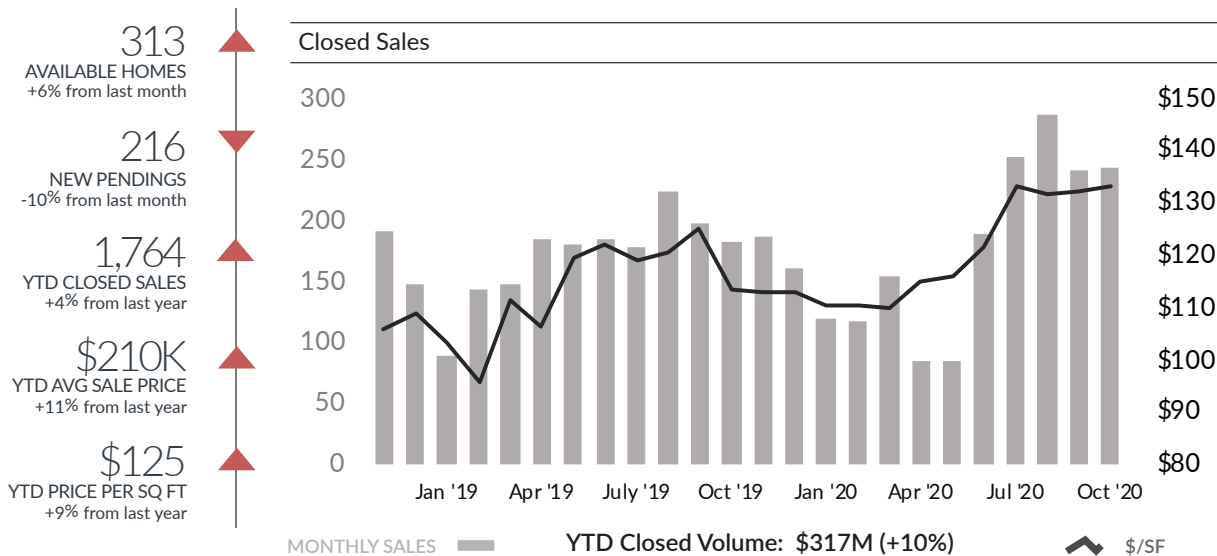


NOVEMBER 2020
HOUSING REPORT

St. Clair County

Single-Family Homes



Summary

Inventory is up slightly from a month ago, but down 47% from last year. Although monthly new pendings are declining (typical for the season) they continue to be up 6% compared to a year ago. YTD closed sales are up by 4% and both average sale price is up 11%. Don't assume that the big increase in average sale price is a measure of value. Most of it was caused by a 24% decline in the number of under-\$100k sales combined with a 57% increase in over-\$400k sales. While those high-end sales helped drive up average sale price, average price per square foot of those sales dropped 8%. Expect a continued shortage of entry and middle-priced listings with about 1 month of supply—4 months of over-\$400k properties.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	313	6%	216	-10%	1.4	18%
\$10k - 100k	34	13%	32	28%	1.1	-11%
\$100k - 200k	84	18%	91	-13%	0.9	37%
\$200k - 400k	112	4%	73	-20%	1.5	29%
\$400k +	83	-2%	20	11%	4.2	-12%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	1764	4%	\$125	9%
\$10k - 100k	248	-24%	\$57	3%
\$100k - 200k	743	1%	\$110	7%
\$200k - 400k	665	17%	\$138	5%
\$400k +	108	57%	\$178	-8%

Data source: Realtor MLS using Great Lakes Repository Data.