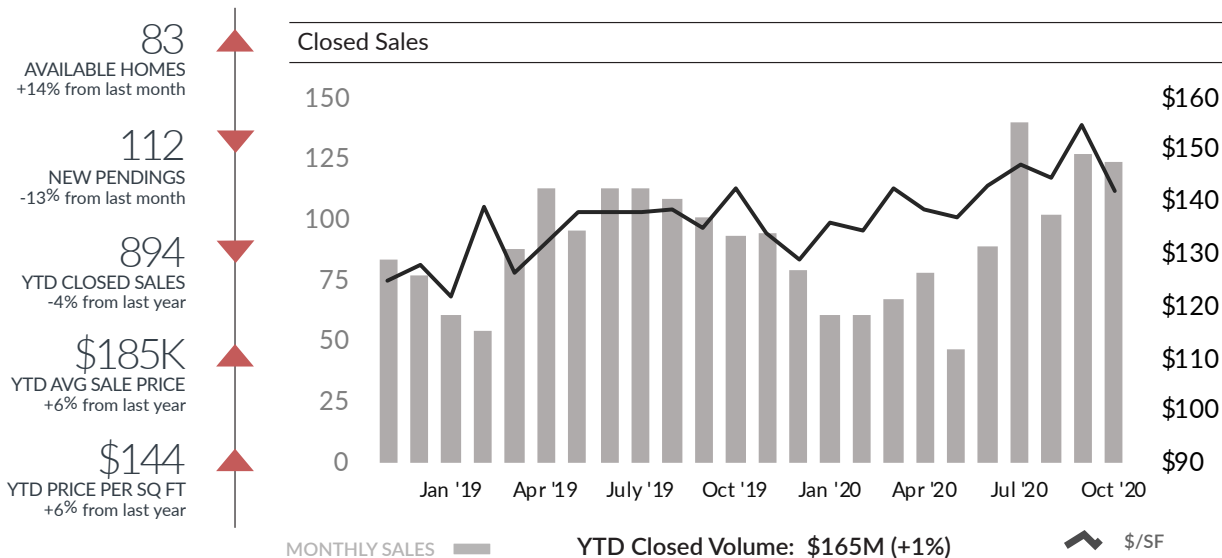


NOVEMBER 2020
HOUSING REPORT

St. Clair Shores

Single-Family Homes



Summary

November active listings are down 54% from last year and will remain low heading into 2021. High demand with tight inventory continues to push prices higher. YTD average sale price is up 6% over last year, but looking at the bottom table below, value increases vary by price range from 1% to 6%. Buyer demand remains strong with October new pendings ahead of last year by 24% (despite the seasonal drop of 13% month-over-month). Buyers face brisk competition—there's one month or less of supply in all price ranges—it's not too late for sellers to jump in. YTD sales are up the most in the upper-end (above \$200k) market, but price per square foot in that price range is only up 1%.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	83	14%	112	-13%	0.7	30%
\$10k - 130k	7	75%	7	-42%	1.0	200%
\$130k - 160k	14	8%	20	-39%	0.7	78%
\$160k - 200k	31	15%	53	-5%	0.6	21%
\$200k +	31	7%	32	19%	1.0	-10%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	894	-4%	\$144	6%
\$10k - 130k	101	-35%	\$101	1%
\$130k - 160k	227	-28%	\$132	3%
\$160k - 200k	367	15%	\$149	6%
\$200k +	199	34%	\$158	1%

Data source: Realtor.com MLS using Great Lakes Repository Data.