

# Local Market Update – March 2019

This is a research tool provided by Realcomp.



## St. Clair Shores

Macomb County

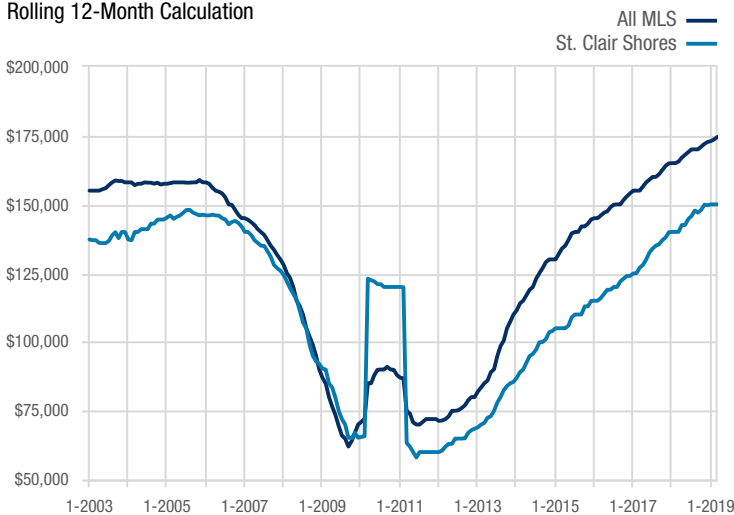
Residential Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	108	<b>126</b>	+ 16.7%	278	<b>295</b>	+ 6.1%
Pending Sales	97	<b>113</b>	+ 16.5%	240	<b>274</b>	+ 14.2%
Closed Sales	89	<b>89</b>	0.0%	231	<b>204</b>	- 11.7%
Days on Market Until Sale	32	<b>48</b>	+ 50.0%	33	<b>43</b>	+ 30.3%
Median Sales Price*	\$140,000	<b>\$153,000</b>	+ 9.3%	\$140,000	<b>\$150,250</b>	+ 7.3%
Average Sales Price*	\$154,047	<b>\$167,249</b>	+ 8.6%	\$145,213	<b>\$163,388</b>	+ 12.5%
Percent of List Price Received*	97.5%	<b>98.5%</b>	+ 1.0%	97.6%	<b>98.0%</b>	+ 0.4%
Inventory of Homes for Sale	125	<b>109</b>	- 12.8%	—	—	—
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	—	—	—

Condo Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	28	<b>15</b>	- 46.4%	57	<b>46</b>	- 19.3%
Pending Sales	17	<b>11</b>	- 35.3%	43	<b>36</b>	- 16.3%
Closed Sales	17	<b>11</b>	- 35.3%	33	<b>32</b>	- 3.0%
Days on Market Until Sale	35	<b>26</b>	- 25.7%	38	<b>30</b>	- 21.1%
Median Sales Price*	\$98,000	<b>\$82,500</b>	- 15.8%	\$90,000	<b>\$101,000</b>	+ 12.2%
Average Sales Price*	\$99,882	<b>\$100,636</b>	+ 0.8%	\$90,873	<b>\$114,591</b>	+ 26.1%
Percent of List Price Received*	96.9%	<b>95.8%</b>	- 1.1%	96.8%	<b>97.4%</b>	+ 0.6%
Inventory of Homes for Sale	30	<b>23</b>	- 23.3%	—	—	—
Months Supply of Inventory	2.6	<b>1.6</b>	- 38.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

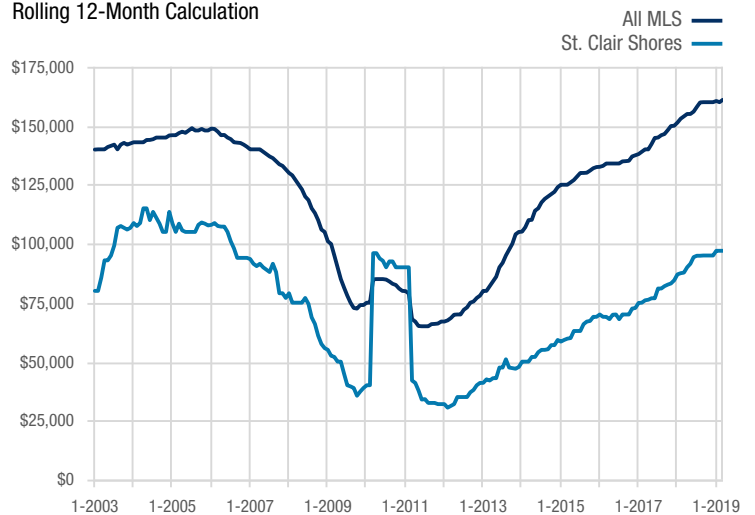
### Median Sales Price - Residential

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.