

Local Market Update – April 2019

This is a research tool provided by Realcomp.



St. Clair Shores

Macomb County

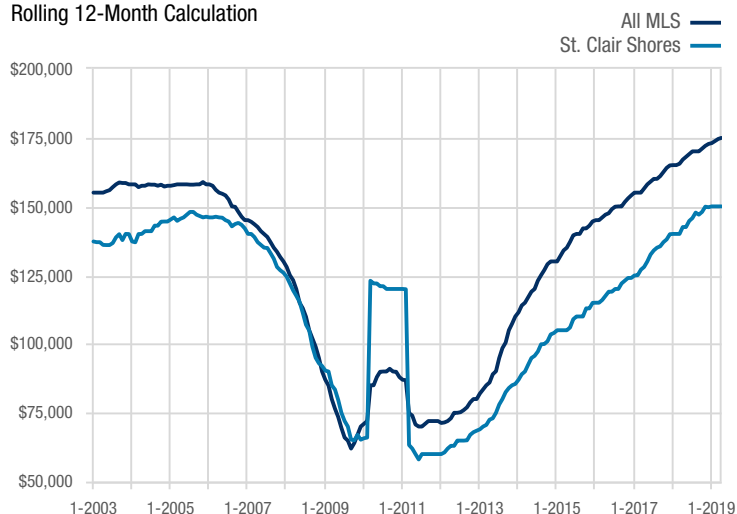
Residential	April			Year to Date		
Key Metrics	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	141	123	- 12.8%	419	420	+ 0.2%
Pending Sales	111	122	+ 9.9%	351	386	+ 10.0%
Closed Sales	74	111	+ 50.0%	305	316	+ 3.6%
Days on Market Until Sale	29	27	- 6.9%	32	38	+ 18.8%
Median Sales Price*	\$152,500	\$152,000	- 0.3%	\$141,000	\$150,700	+ 6.9%
Average Sales Price*	\$162,681	\$162,354	- 0.2%	\$149,451	\$162,903	+ 9.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	139	103	- 25.9%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

Condo	April			Year to Date		
Key Metrics	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	22	13	- 40.9%	79	59	- 25.3%
Pending Sales	24	13	- 45.8%	67	49	- 26.9%
Closed Sales	16	11	- 31.3%	49	43	- 12.2%
Days on Market Until Sale	23	31	+ 34.8%	33	30	- 9.1%
Median Sales Price*	\$98,500	\$90,000	- 8.6%	\$95,000	\$97,000	+ 2.1%
Average Sales Price*	\$91,567	\$116,810	+ 27.6%	\$91,099	\$115,158	+ 26.4%
Percent of List Price Received*	94.8%	95.2%	+ 0.4%	96.1%	96.9%	+ 0.8%
Inventory of Homes for Sale	23	21	- 8.7%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

* 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.

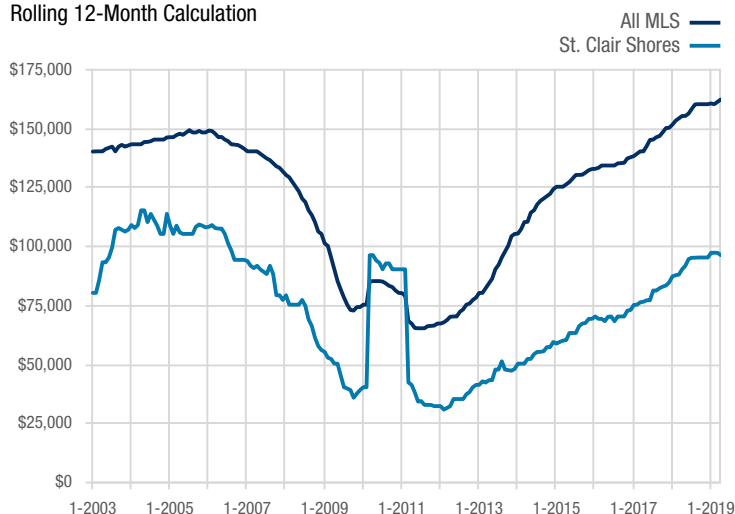
Median Sales Price - Residential

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.