

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Eastpointe

Macomb County

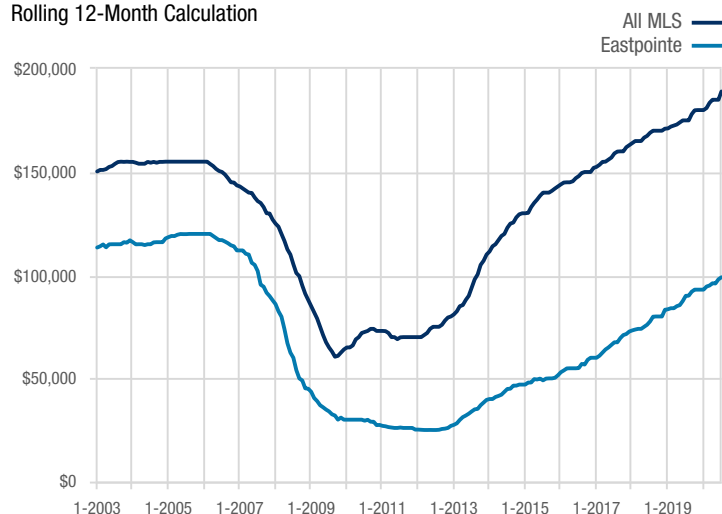
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	107	73	- 31.8%	549	425	- 22.6%
Pending Sales	79	78	- 1.3%	396	368	- 7.1%
Closed Sales	67	50	- 25.4%	354	309	- 12.7%
Days on Market Until Sale	21	32	+ 52.4%	32	42	+ 31.3%
Median Sales Price*	\$100,000	\$120,000	+ 20.0%	\$91,250	\$100,000	+ 9.6%
Average Sales Price*	\$99,677	\$108,879	+ 9.2%	\$92,194	\$99,439	+ 7.9%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	139	69	- 50.4%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	0	- 100.0%	7	4	- 42.9%
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	34	—	—	63	112	+ 77.8%
Median Sales Price*	\$19,750	—	—	\$25,750	\$16,000	- 37.9%
Average Sales Price*	\$19,750	—	—	\$25,875	\$16,000	- 38.2%
Percent of List Price Received*	79.7%	—	—	83.9%	84.2%	+ 0.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	2.0	+ 233.3%	—	—	—

* 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.

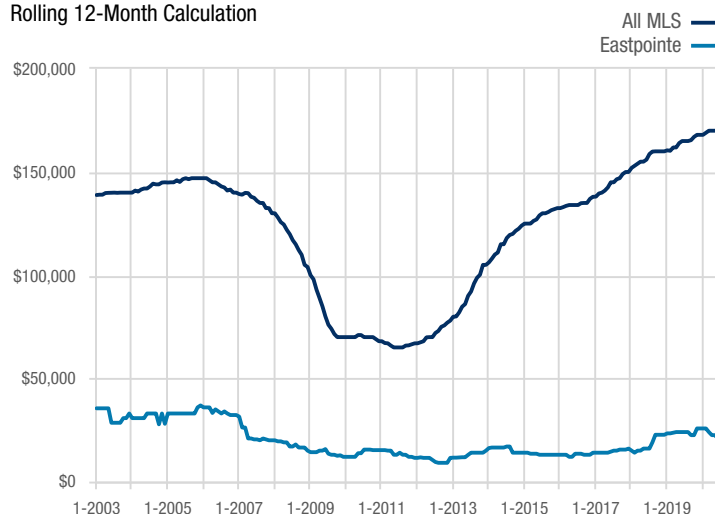
Median Sales Price - Residential

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.