

Local Market Update – July 2020

A Research Tool Provided by Realcomp



St. Clair Shores

Macomb County

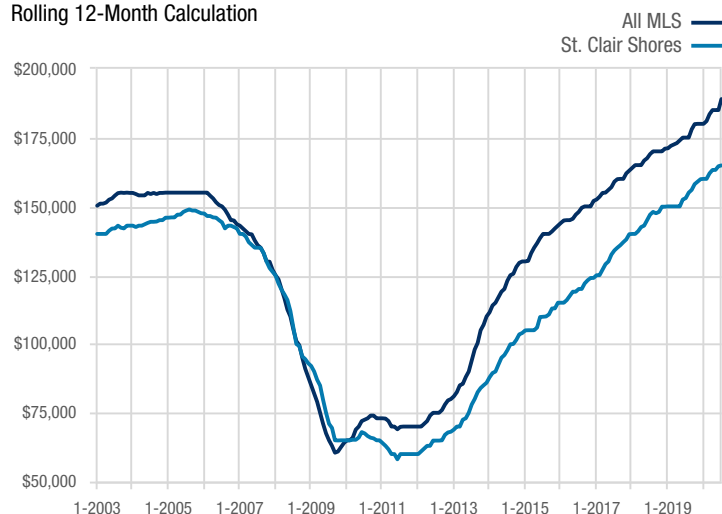
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	157	132	- 15.9%	892	710	- 20.4%
Pending Sales	99	114	+ 15.2%	698	631	- 9.6%
Closed Sales	113	130	+ 15.0%	639	537	- 16.0%
Days on Market Until Sale	16	23	+ 43.8%	29	33	+ 13.8%
Median Sales Price*	\$165,000	\$170,000	+ 3.0%	\$157,625	\$166,000	+ 5.3%
Average Sales Price*	\$169,193	\$187,576	+ 10.9%	\$169,112	\$179,037	+ 5.9%
Percent of List Price Received*	99.4%	100.2%	+ 0.8%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	169	89	- 47.3%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	23	26	+ 13.0%	128	131	+ 2.3%
Pending Sales	20	14	- 30.0%	97	93	- 4.1%
Closed Sales	24	21	- 12.5%	88	86	- 2.3%
Days on Market Until Sale	40	39	- 2.5%	33	41	+ 24.2%
Median Sales Price*	\$113,500	\$112,000	- 1.3%	\$104,000	\$104,250	+ 0.2%
Average Sales Price*	\$129,185	\$127,162	- 1.6%	\$113,261	\$117,502	+ 3.7%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	96.5%	96.2%	- 0.3%
Inventory of Homes for Sale	31	38	+ 22.6%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

* 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.

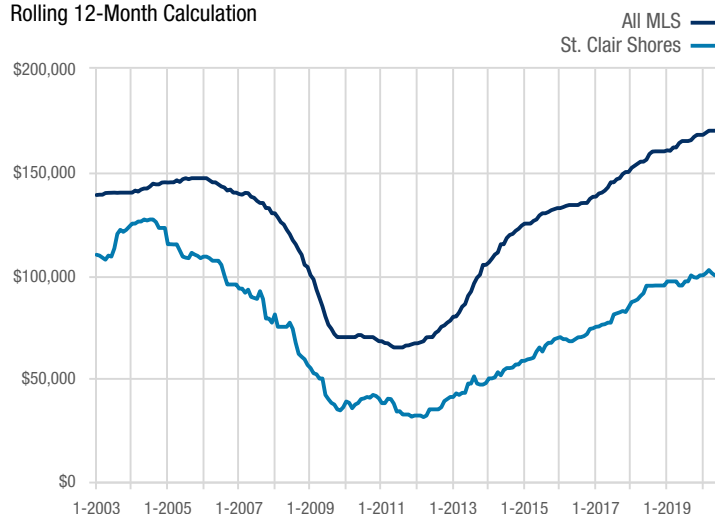
Median Sales Price - Residential

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.