

Local Market Update – December 2020

A Research Tool Provided by Realcomp



St. Clair Shores

Macomb County

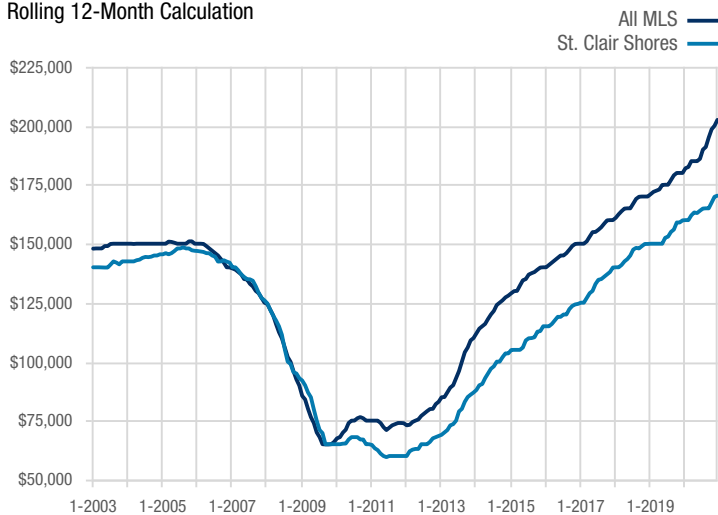
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	60	69	+ 15.0%	1,416	1,247	- 11.9%
Pending Sales	66	78	+ 18.2%	1,068	1,120	+ 4.9%
Closed Sales	77	125	+ 62.3%	1,070	1,086	+ 1.5%
Days on Market Until Sale	38	21	- 44.7%	29	27	- 6.9%
Median Sales Price*	\$158,894	\$178,000	+ 12.0%	\$159,900	\$170,375	+ 6.6%
Average Sales Price*	\$160,609	\$191,626	+ 19.3%	\$172,386	\$184,629	+ 7.1%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	98.5%	99.3%	+ 0.8%
Inventory of Homes for Sale	133	42	- 68.4%	—	—	—
Months Supply of Inventory	1.5	0.5	- 66.7%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	14	12	- 14.3%	207	231	+ 11.6%
Pending Sales	14	13	- 7.1%	152	173	+ 13.8%
Closed Sales	7	16	+ 128.6%	149	166	+ 11.4%
Days on Market Until Sale	79	29	- 63.3%	37	38	+ 2.7%
Median Sales Price*	\$86,500	\$98,500	+ 13.9%	\$98,500	\$108,500	+ 10.2%
Average Sales Price*	\$85,071	\$104,753	+ 23.1%	\$107,511	\$130,351	+ 21.2%
Percent of List Price Received*	92.1%	96.3%	+ 4.6%	96.1%	96.5%	+ 0.4%
Inventory of Homes for Sale	30	29	- 3.3%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

* 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.

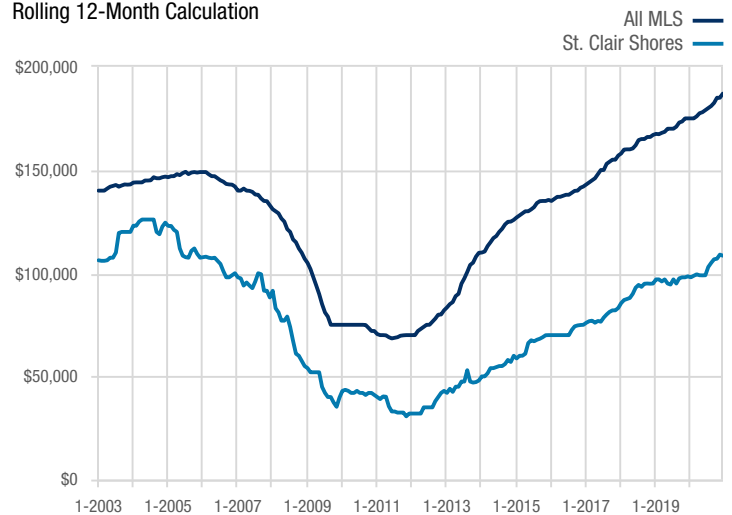
Median Sales Price - Residential

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.