

Marketwatch Report

Q3-2020



This research tool provided by Realcomp covers the residential real estate market in Southeast Michigan.

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Marketwatch Report

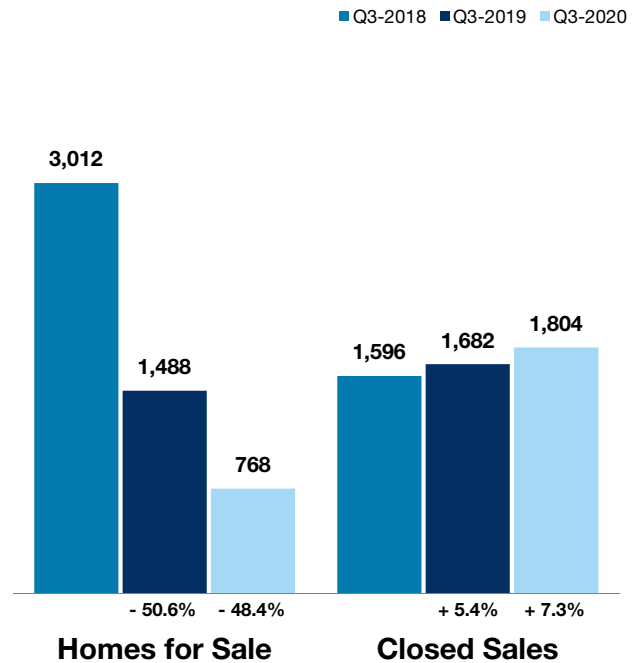
Q3-2020



Genesee County

Key Metrics	Q3-2020	1-Year Change
New Listings	2,063	- 6.4%
Pending Sales	1,937	+ 16.8%
Closed Sales	1,804	+ 7.3%
Days on Market	39	+ 14.7%
Median Sales Price	\$165,000	+ 8.6%
Pct. of List Price Received	98.8%	+ 1.0%
Homes for Sale	768	- 48.4%
Months Supply	1.6	- 46.7%
\$ Volume of Closed Sales (in millions)	\$324.0	+ 14.4%

Market Activity



Historical Median Sales Price for Genesee County



Genesee County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48411	2	--	2	+ 100.0%	3	+ 200.0%	\$100,000	- 60.8%
48418	24	- 17.2%	24	0.0%	17	- 19.0%	\$205,000	+ 5.9%
48420	117	+ 5.4%	129	+ 30.3%	96	0.0%	\$154,000	+ 9.6%
48421	39	0.0%	39	+ 34.5%	36	- 10.0%	\$202,450	+ 31.0%
48423	185	+ 5.1%	144	- 7.7%	142	- 2.7%	\$180,000	+ 11.8%
48429	46	- 9.8%	47	+ 34.3%	35	- 14.6%	\$144,900	+ 16.0%
48430	231	- 18.1%	226	+ 10.2%	234	+ 11.4%	\$275,000	+ 3.8%
48433	166	0.0%	152	+ 8.6%	142	+ 4.4%	\$169,900	+ 9.8%
48436	13	- 27.8%	17	+ 30.8%	19	+ 35.7%	\$225,000	+ 33.9%
48438	41	- 25.5%	40	+ 14.3%	37	+ 15.6%	\$248,000	- 2.6%
48439	351	- 14.2%	346	+ 27.7%	321	+ 9.6%	\$220,000	+ 10.1%
48442	136	+ 11.5%	116	+ 23.4%	108	+ 20.0%	\$219,000	+ 1.9%
48449	11	- 21.4%	6	- 53.8%	5	- 28.6%	\$130,000	- 21.3%
48451	110	- 6.8%	88	- 2.2%	82	- 19.6%	\$268,500	+ 10.1%
48457	36	- 7.7%	33	- 2.9%	30	- 11.8%	\$131,500	- 2.2%
48458	83	+ 9.2%	72	+ 20.0%	64	+ 36.2%	\$114,250	+ 31.5%
48460	7	- 68.2%	5	- 54.5%	6	- 33.3%	\$187,500	+ 11.9%
48463	19	- 50.0%	14	- 44.0%	21	0.0%	\$142,500	+ 0.7%
48464	11	- 35.3%	10	0.0%	11	- 38.9%	\$230,000	+ 62.6%
48473	148	+ 35.8%	153	+ 59.4%	127	+ 15.5%	\$178,000	+ 7.7%
48502	0	--	1	--	0	--	--	--
48503	93	- 4.1%	82	+ 41.4%	81	+ 28.6%	\$75,000	+ 43.4%
48504	63	- 30.0%	56	+ 5.7%	45	- 23.7%	\$33,000	+ 17.9%
48505	18	- 25.0%	23	+ 76.9%	21	+ 40.0%	\$19,750	+ 27.4%
48506	92	- 5.2%	95	+ 37.7%	76	- 2.6%	\$72,500	- 15.2%
48507	121	- 4.0%	116	+ 16.0%	128	+ 33.3%	\$65,000	- 31.6%
48509	64	+ 10.3%	49	+ 22.5%	43	- 4.4%	\$139,900	+ 17.6%
48519	28	- 50.9%	32	- 20.0%	43	+ 16.2%	\$141,000	+ 12.8%
48529	40	- 24.5%	39	+ 8.3%	34	+ 6.3%	\$70,000	+ 41.3%
48532	107	+ 4.9%	89	+ 9.9%	73	- 6.4%	\$135,000	+ 29.2%
48746	45	+ 15.4%	39	+ 34.5%	22	- 24.1%	\$154,500	+ 14.4%

Marketwatch Report

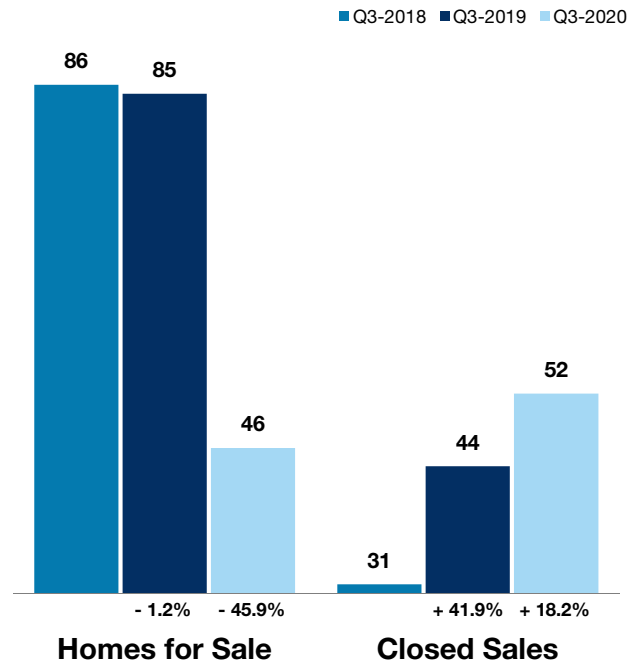
Q3-2020



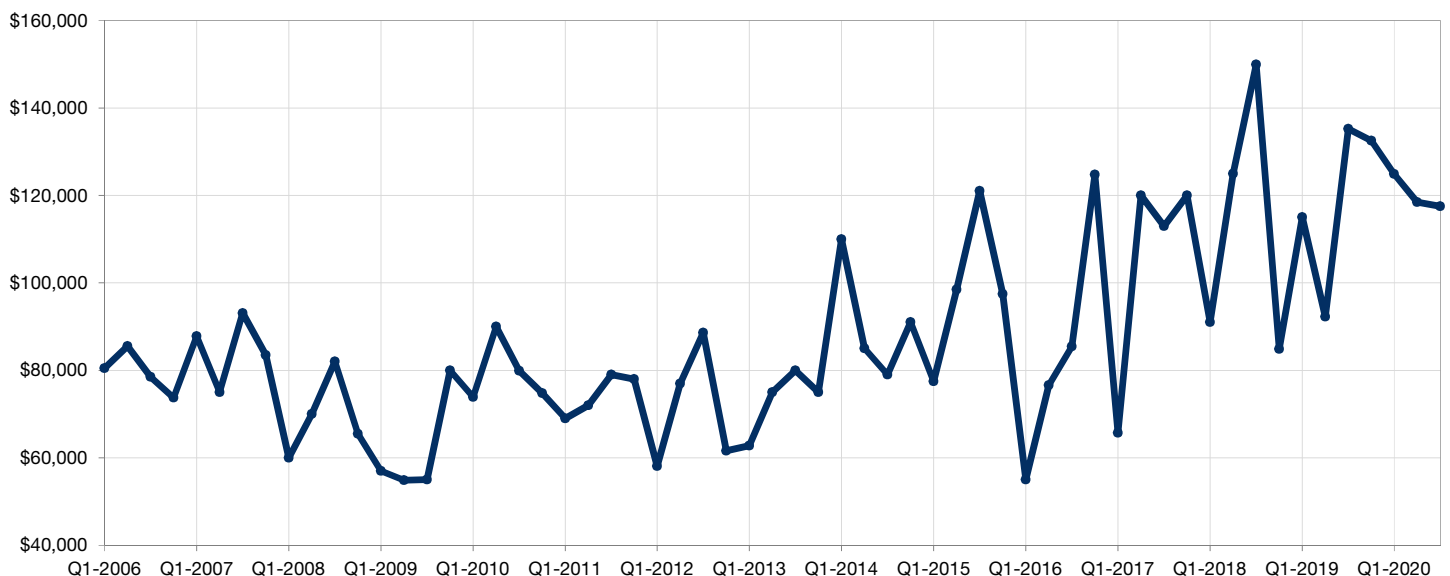
Huron County

Key Metrics	Q3-2020	1-Year Change
New Listings	53	+ 8.2%
Pending Sales	65	+ 35.4%
Closed Sales	52	+ 18.2%
Days on Market	105	+ 23.5%
Median Sales Price	\$117,500	- 13.1%
Pct. of List Price Received	95.1%	+ 1.7%
Homes for Sale	46	- 45.9%
Months Supply	3.9	- 49.4%
\$ Volume of Closed Sales (in millions)	\$8.2	+ 8.4%

Market Activity



Historical Median Sales Price for Huron County



Marketwatch Report

Q3-2020



Huron County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48413	10	+ 400.0%	7	+ 250.0%	6	+ 200.0%	\$87,450	+ 4.7%
48432	1	- 50.0%	0	--	0	--	--	--
48441	2	0.0%	2	- 77.8%	1	- 87.5%	\$96,500	- 63.4%
48445	0	--	2	+ 100.0%	2	+ 100.0%	\$54,750	- 29.3%
48456	1	- 50.0%	3	+ 200.0%	2	+ 100.0%	\$252,500	+ 125.4%
48467	3	- 50.0%	10	+ 42.9%	8	+ 33.3%	\$146,500	- 26.8%
48468	5	+ 66.7%	3	+ 50.0%	1	- 66.7%	\$192,500	+ 7.8%
48470	0	--	0	--	0	--	--	--
48475	3	--	2	--	0	--	--	--
484720	0	--	0	--	0	--	--	--
48725	13	- 7.1%	20	+ 33.3%	15	0.0%	\$105,000	- 24.7%
48726	7	+ 16.7%	4	- 20.0%	2	- 60.0%	\$88,000	+ 12.7%
48731	1	0.0%	4	--	5	--	\$117,500	--
48735	0	--	0	--	0	--	--	--
48754	0	--	0	--	0	--	--	--
48755	11	- 21.4%	13	+ 30.0%	11	+ 37.5%	\$175,000	+ 42.0%
48759	3	+ 200.0%	0	--	1	- 50.0%	\$200,000	+ 150.3%
48767	0	--	1	0.0%	2	--	\$162,500	--

Marketwatch Report

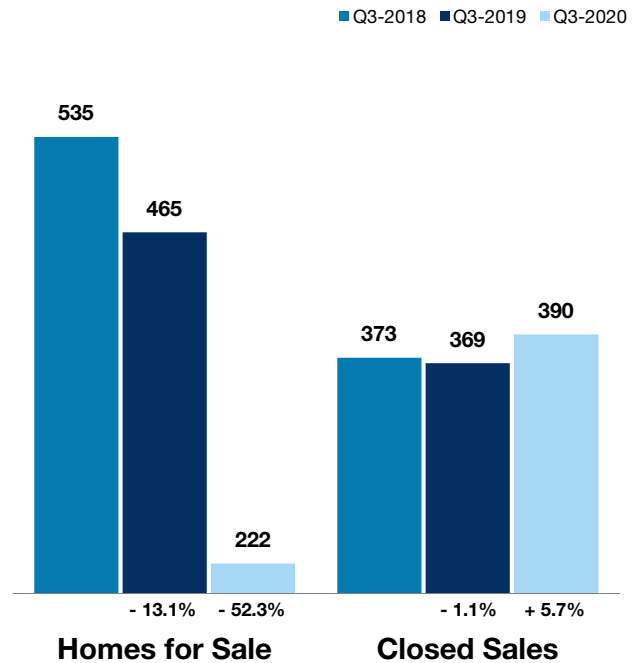
Q3-2020



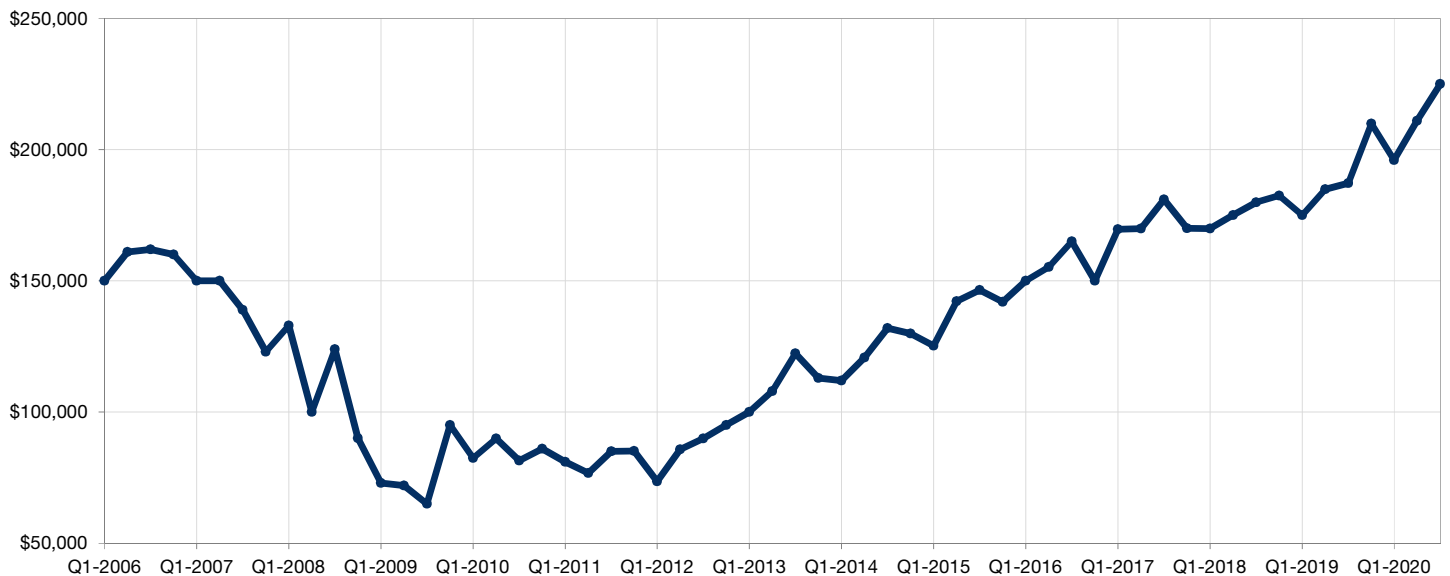
Lapeer County

Key Metrics	Q3-2020	1-Year Change
New Listings	464	- 20.7%
Pending Sales	440	+ 10.0%
Closed Sales	390	+ 5.7%
Days on Market	45	+ 21.6%
Median Sales Price	\$225,000	+ 20.2%
Pct. of List Price Received	98.7%	+ 0.6%
Homes for Sale	222	- 52.3%
Months Supply	2.2	- 51.1%
\$ Volume of Closed Sales (in millions)	\$93.5	+ 21.2%

Market Activity



Historical Median Sales Price for Lapeer County



Lapeer County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48002	9	0.0%	10	+ 25.0%	13	+ 30.0%	\$290,000	+ 25.0%
48003	34	- 24.4%	27	- 22.9%	26	- 7.1%	\$259,950	- 2.9%
48014	15	- 40.0%	19	+ 26.7%	20	+ 53.8%	\$189,950	+ 13.4%
48097	23	+ 35.3%	25	+ 127.3%	20	+ 33.3%	\$159,950	- 13.5%
48371	166	+ 5.7%	129	+ 17.3%	130	- 5.8%	\$300,000	+ 6.4%
48412	24	- 11.1%	23	+ 15.0%	27	+ 22.7%	\$211,000	+ 11.1%
48416	15	- 11.8%	12	+ 9.1%	9	- 25.0%	\$130,000	+ 21.3%
48421	39	0.0%	39	+ 34.5%	36	- 10.0%	\$202,450	+ 31.0%
48423	185	+ 5.1%	144	- 7.7%	142	- 2.7%	\$180,000	+ 11.8%
48428	24	- 31.4%	22	+ 10.0%	21	- 4.5%	\$280,000	+ 0.5%
48435	10	- 41.2%	14	+ 27.3%	8	0.0%	\$173,750	+ 51.1%
48438	41	- 25.5%	40	+ 14.3%	37	+ 15.6%	\$248,000	- 2.6%
48440	0	--	0	--	1	0.0%	\$505,000	+ 13.1%
48444	41	- 29.3%	46	+ 21.1%	35	- 12.5%	\$210,000	+ 25.6%
48446	179	- 4.8%	157	+ 16.3%	141	+ 31.8%	\$195,000	+ 18.2%
48453	17	- 5.6%	22	+ 100.0%	16	+ 33.3%	\$134,000	+ 10.7%
48455	48	- 45.5%	51	+ 34.2%	35	- 2.8%	\$330,000	+ 14.8%
48461	32	- 34.7%	37	- 7.5%	32	+ 3.2%	\$167,450	+ 4.0%
48462	67	- 27.2%	64	+ 8.5%	66	+ 11.9%	\$272,500	+ 1.9%
48463	19	- 50.0%	14	- 44.0%	21	0.0%	\$142,500	+ 0.7%
48464	11	- 35.3%	10	0.0%	11	- 38.9%	\$230,000	+ 62.6%
48727	3	- 50.0%	1	- 66.7%	0	--	--	--
48744	16	- 20.0%	15	+ 66.7%	15	- 21.1%	\$170,000	+ 12.2%
48760	4	- 60.0%	8	+ 100.0%	6	+ 100.0%	\$223,875	+ 54.4%

Marketwatch Report

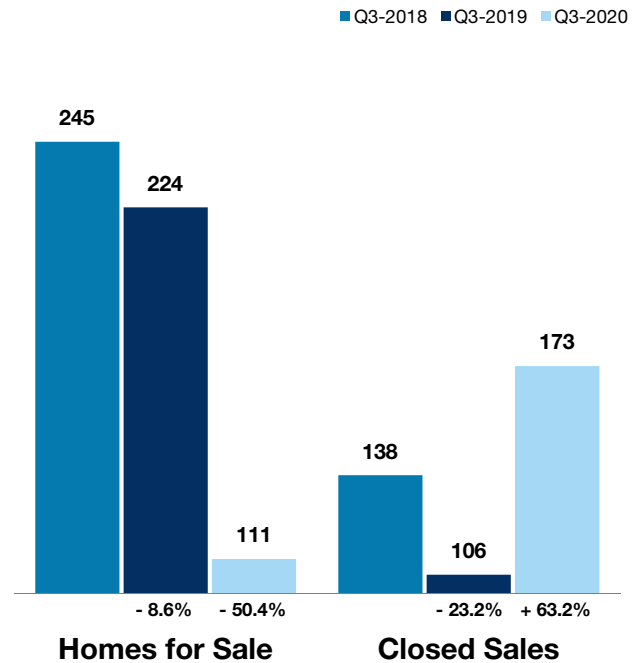
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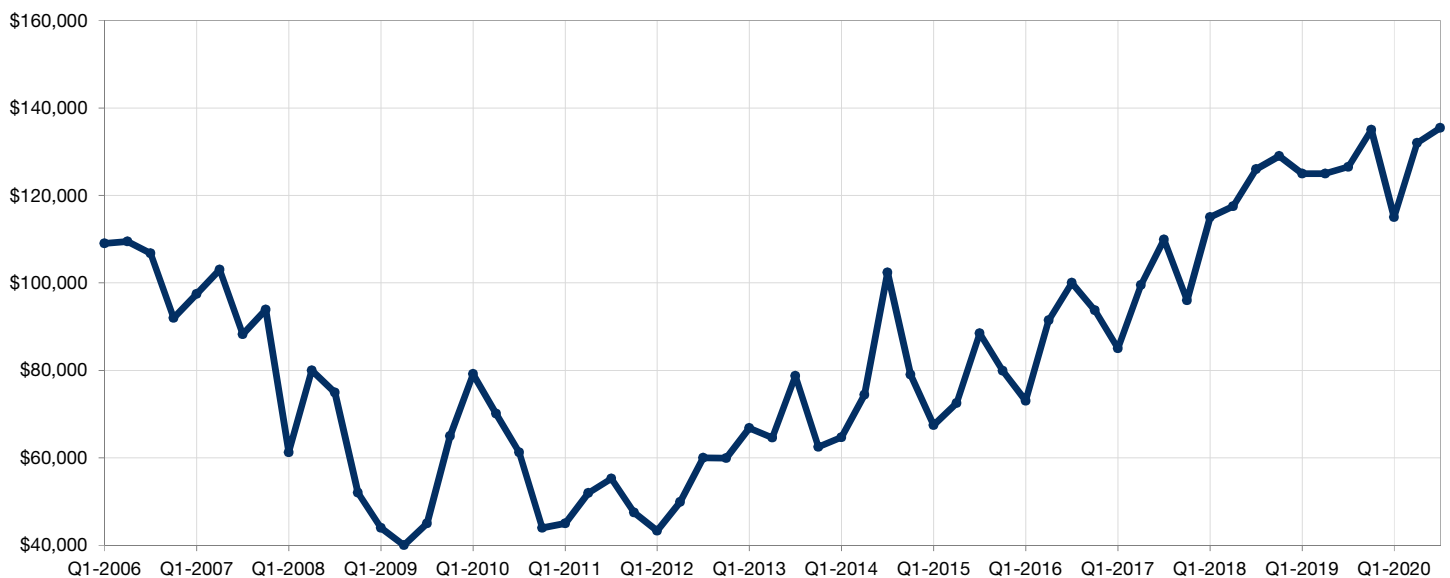
Sanilac County

Key Metrics	Q3-2020	1-Year Change
New Listings	183	+ 13.0%
Pending Sales	197	+ 61.5%
Closed Sales	173	+ 63.2%
Days on Market	91	+ 11.0%
Median Sales Price	\$135,450	+ 7.1%
Pct. of List Price Received	97.1%	+ 3.1%
Homes for Sale	111	- 50.4%
Months Supply	2.9	- 59.2%
\$ Volume of Closed Sales (in millions)	\$30.9	+ 87.3%

Market Activity



Historical Median Sales Price for Sanilac County



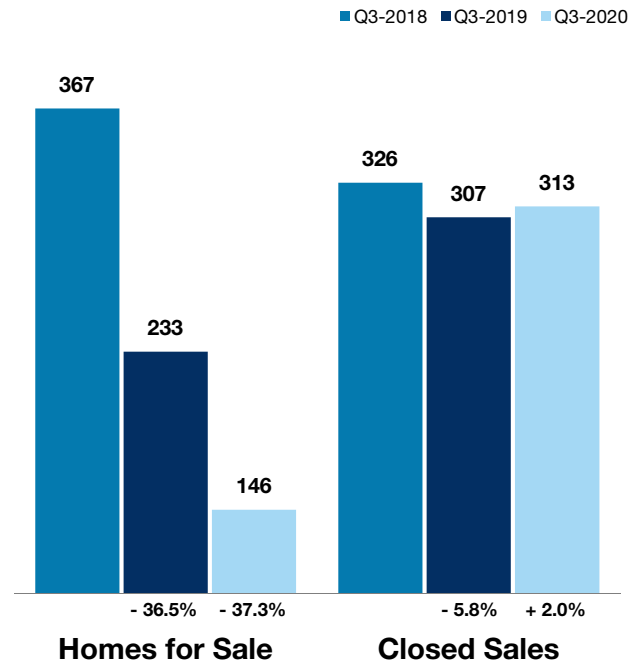
Sanilac County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48032	5	- 58.3%	7	- 30.0%	7	- 22.2%	\$189,000	+ 18.9%
48097	23	+ 35.3%	25	+ 127.3%	20	+ 33.3%	\$159,950	- 13.5%
48401	10	+ 100.0%	8	0.0%	6	- 33.3%	\$126,964	- 40.5%
48410	0	--	0	--	0	--	--	--
48416	15	- 11.8%	12	+ 9.1%	9	- 25.0%	\$130,000	+ 21.3%
48419	8	- 11.1%	7	0.0%	6	- 25.0%	\$156,500	- 7.8%
48422	25	0.0%	22	- 4.3%	15	0.0%	\$127,500	+ 6.3%
48426	2	+ 100.0%	3	--	3	+ 50.0%	\$82,400	- 35.9%
48427	10	+ 42.9%	10	+ 100.0%	10	+ 233.3%	\$183,750	+ 55.7%
48434	0	--	0	--	0	--	--	--
48441	2	0.0%	2	- 77.8%	1	- 87.5%	\$96,500	- 63.4%
48450	64	+ 12.3%	83	+ 118.4%	80	+ 135.3%	\$138,450	+ 16.8%
48453	17	- 5.6%	22	+ 100.0%	16	+ 33.3%	\$134,000	+ 10.7%
48454	6	- 14.3%	5	+ 25.0%	4	0.0%	\$214,000	+ 27.8%
48456	1	- 50.0%	3	+ 200.0%	2	+ 100.0%	\$252,500	+ 125.4%
48465	2	0.0%	5	+ 400.0%	4	+ 100.0%	\$258,250	- 10.9%
48466	6	+ 500.0%	2	- 60.0%	2	- 33.3%	\$142,120	+ 42.1%
48469	11	+ 10.0%	12	+ 500.0%	8	+ 60.0%	\$355,500	+ 109.1%
48470	0	--	0	--	0	--	--	--
48471	14	+ 27.3%	12	+ 50.0%	10	+ 150.0%	\$87,450	- 47.5%
48472	4	+ 100.0%	2	- 33.3%	2	0.0%	\$101,000	- 42.0%
48475	3	--	2	--	0	--	--	--
48726	7	+ 16.7%	4	- 20.0%	2	- 60.0%	\$88,000	+ 12.7%
48729	2	- 33.3%	2	+ 100.0%	1	--	\$170,000	--
48741	2	- 86.7%	1	- 75.0%	4	- 20.0%	\$228,250	+ 226.5%

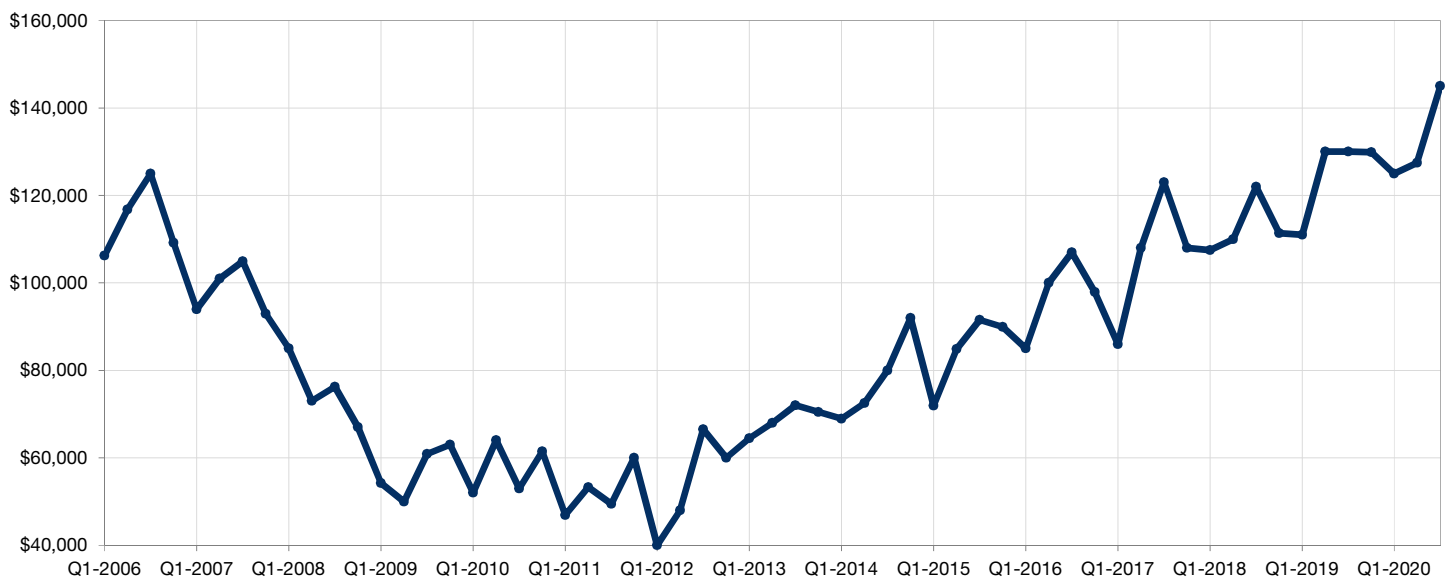
Shiawassee County

Key Metrics	Q3-2020	1-Year Change
New Listings	359	- 8.9%
Pending Sales	337	+ 17.8%
Closed Sales	313	+ 2.0%
Days on Market	47	+ 23.7%
Median Sales Price	\$145,000	+ 11.5%
Pct. of List Price Received	100.4%	+ 1.9%
Homes for Sale	146	- 37.3%
Months Supply	1.8	- 35.7%
\$ Volume of Closed Sales (in millions)	\$51.2	+ 18.3%

Market Activity



Historical Median Sales Price for Shiawassee County



Shiawassee County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48414	12	0.0%	8	+ 60.0%	10	+ 66.7%	\$175,750	+ 78.7%
48418	24	- 17.2%	24	0.0%	17	- 19.0%	\$205,000	+ 5.9%
48429	46	- 9.8%	47	+ 34.3%	35	- 14.6%	\$144,900	+ 16.0%
48436	13	- 27.8%	17	+ 30.8%	19	+ 35.7%	\$225,000	+ 33.9%
48449	11	- 21.4%	6	- 53.8%	5	- 28.6%	\$130,000	- 21.3%
48460	7	- 68.2%	5	- 54.5%	6	- 33.3%	\$187,500	+ 11.9%
48649	2	- 83.3%	0	--	3	- 62.5%	\$127,000	+ 69.3%
48817	24	- 29.4%	22	- 18.5%	23	- 4.2%	\$139,500	+ 6.9%
48831	10	- 28.6%	10	+ 100.0%	14	+ 7.7%	\$143,750	+ 19.8%
48841	6	+ 20.0%	7	+ 600.0%	5	+ 150.0%	\$69,000	- 46.3%
48848	41	- 14.6%	36	+ 50.0%	37	+ 48.0%	\$229,900	+ 12.1%
48857	15	+ 7.1%	14	+ 27.3%	13	+ 18.2%	\$140,000	- 20.9%
48866	16	- 11.1%	11	- 8.3%	13	0.0%	\$160,000	+ 6.7%
48867	157	0.0%	148	+ 17.5%	134	- 1.5%	\$129,465	+ 4.6%
48872	45	+ 9.8%	35	+ 6.1%	38	+ 5.6%	\$164,950	+ 14.7%

Marketwatch Report

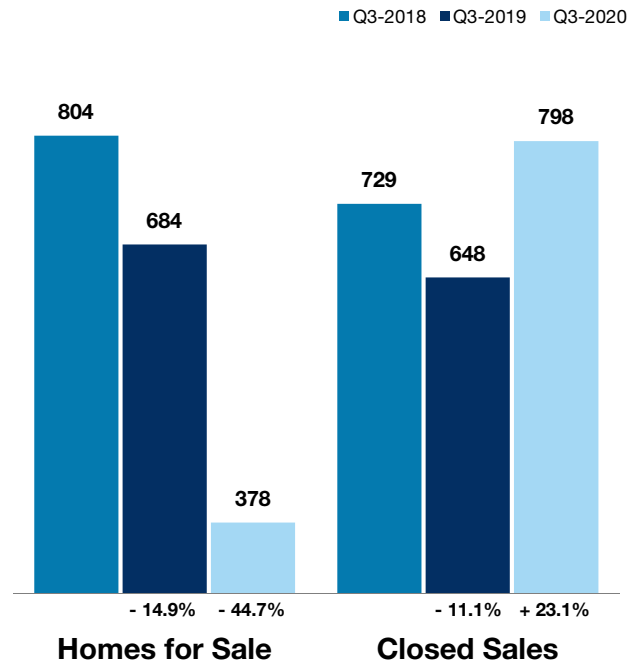
Q3-2020



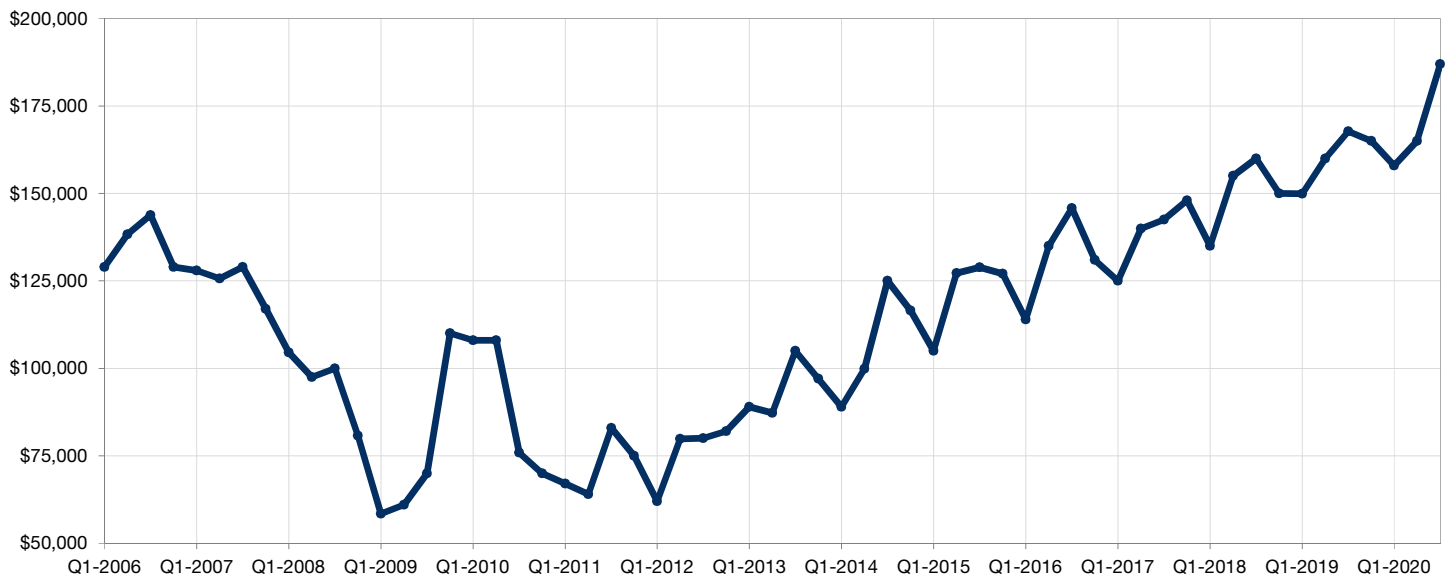
St. Clair County

Key Metrics	Q3-2020	1-Year Change
New Listings	912	- 8.9%
Pending Sales	844	+ 23.9%
Closed Sales	798	+ 23.1%
Days on Market	45	+ 12.5%
Median Sales Price	\$187,000	+ 11.5%
Pct. of List Price Received	98.1%	+ 0.7%
Homes for Sale	378	- 44.7%
Months Supply	1.9	- 47.2%
\$ Volume of Closed Sales (in millions)	\$178.5	+ 41.9%

Market Activity



Historical Median Sales Price for St. Clair County



St. Clair County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48001	102	+ 13.3%	87	+ 74.0%	81	+ 68.8%	\$207,525	+ 15.0%
48002	9	0.0%	10	+ 25.0%	13	+ 30.0%	\$290,000	+ 25.0%
48004	0	--	0	--	0	--	--	--
48005	25	+ 19.0%	30	+ 100.0%	26	+ 52.9%	\$220,000	- 10.2%
48006	13	- 40.9%	9	- 40.0%	11	- 26.7%	\$230,000	- 10.9%
48014	15	- 40.0%	19	+ 26.7%	20	+ 53.8%	\$189,950	+ 13.4%
48022	5	- 44.4%	4	- 55.6%	7	+ 16.7%	\$265,000	- 10.5%
48023	19	- 29.6%	17	+ 41.7%	18	+ 50.0%	\$337,750	+ 27.9%
48027	9	- 50.0%	12	0.0%	8	0.0%	\$310,000	+ 18.3%
48028	33	+ 26.9%	18	+ 100.0%	21	+ 61.5%	\$325,000	+ 14.0%
48032	5	- 58.3%	7	- 30.0%	7	- 22.2%	\$189,000	+ 18.9%
48039	52	- 13.3%	39	0.0%	44	+ 29.4%	\$155,000	+ 3.3%
48040	70	- 10.3%	68	- 9.3%	75	0.0%	\$155,000	+ 7.6%
48041	22	- 4.3%	18	+ 38.5%	16	+ 100.0%	\$215,950	- 7.3%
48049	32	0.0%	29	+ 31.8%	23	+ 9.5%	\$205,000	+ 18.2%
48054	37	- 7.5%	41	+ 41.4%	40	+ 48.1%	\$249,250	- 2.1%
48059	96	- 28.9%	101	+ 24.7%	89	+ 18.7%	\$199,900	+ 6.9%
48060	205	- 3.8%	186	+ 24.8%	169	+ 19.0%	\$131,000	+ 13.7%
48062	53	+ 8.2%	49	+ 28.9%	40	- 2.4%	\$248,000	+ 5.2%
48063	15	+ 15.4%	19	+ 46.2%	18	+ 80.0%	\$266,500	+ 7.7%
48064	7	- 30.0%	3	- 50.0%	4	- 20.0%	\$327,450	+ 21.3%
48074	55	+ 5.8%	46	+ 9.5%	41	- 14.6%	\$183,000	+ 20.0%
48079	88	0.0%	85	+ 41.7%	75	+ 41.5%	\$285,000	+ 23.9%
48097	23	+ 35.3%	25	+ 127.3%	20	+ 33.3%	\$159,950	- 13.5%
48416	15	- 11.8%	12	+ 9.1%	9	- 25.0%	\$130,000	+ 21.3%
48444	41	- 29.3%	46	+ 21.1%	35	- 12.5%	\$210,000	+ 25.6%

Marketwatch Report

Q3-2020

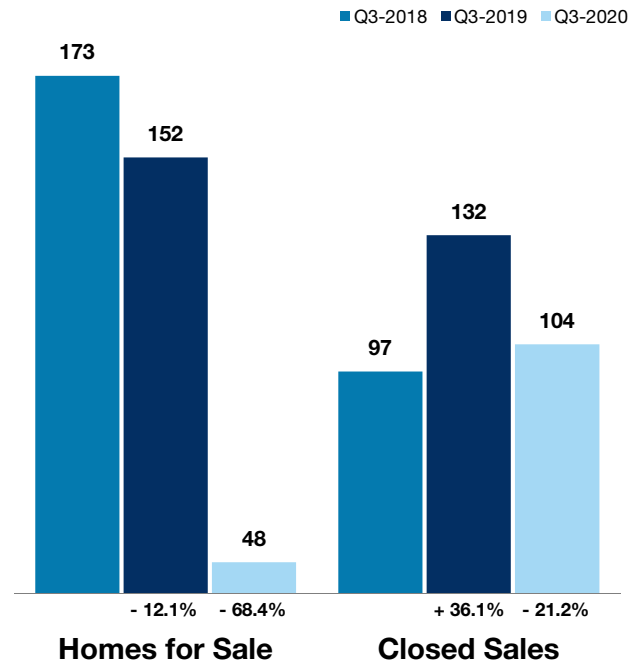


Tuscola County

Key Metrics

	Q3-2020	1-Year Change
New Listings	141	- 23.4%
Pending Sales	128	+ 7.6%
Closed Sales	104	- 21.2%
Days on Market	34	- 34.6%
Median Sales Price	\$145,450	+ 16.4%
Pct. of List Price Received	99.2%	+ 2.1%
Homes for Sale	48	- 68.4%
Months Supply	1.5	- 66.7%
\$ Volume of Closed Sales (in millions)	\$15.9	- 11.5%

Market Activity



Historical Median Sales Price for Tuscola County



Tuscola County ZIP Codes

ZIP Code	New Listings		Pending Sales		Closed Sales		Median Sales Price	
	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change	Q3-2020	1-Year Change
48415	35	- 16.7%	31	0.0%	28	+ 21.7%	\$162,500	+ 27.0%
48420	117	+ 5.4%	129	+ 30.3%	96	0.0%	\$154,000	+ 9.6%
48426	2	+ 100.0%	3	--	3	+ 50.0%	\$82,400	- 35.9%
48435	10	- 41.2%	14	+ 27.3%	8	0.0%	\$173,750	+ 51.1%
48453	17	- 5.6%	22	+ 100.0%	16	+ 33.3%	\$134,000	+ 10.7%
48454	6	- 14.3%	5	+ 25.0%	4	0.0%	\$214,000	+ 27.8%
48464	11	- 35.3%	10	0.0%	11	- 38.9%	\$230,000	+ 62.6%
48701	0	--	0	--	1	0.0%	\$17,000	- 75.0%
48723	23	- 37.8%	21	0.0%	19	- 9.5%	\$125,000	+ 40.4%
48726	7	+ 16.7%	4	- 20.0%	2	- 60.0%	\$88,000	+ 12.7%
48727	3	- 50.0%	1	- 66.7%	0	--	--	--
48729	2	- 33.3%	2	+ 100.0%	1	--	\$170,000	--
48733	1	- 75.0%	1	- 83.3%	1	- 85.7%	\$65,100	- 54.6%
48734	22	- 29.0%	18	- 14.3%	25	+ 13.6%	\$235,000	0.0%
48735	0	--	0	--	0	--	--	--
48736	0	--	0	--	0	--	--	--
48741	2	- 86.7%	1	- 75.0%	4	- 20.0%	\$228,250	+ 226.5%
48744	16	- 20.0%	15	+ 66.7%	15	- 21.1%	\$170,000	+ 12.2%
48746	45	+ 15.4%	39	+ 34.5%	22	- 24.1%	\$154,500	+ 14.4%
48757	13	+ 18.2%	13	- 7.1%	6	- 62.5%	\$185,950	+ 62.8%
48758	1	- 50.0%	2	+ 100.0%	3	--	\$135,000	--
48759	3	+ 200.0%	0	--	1	- 50.0%	\$200,000	+ 150.3%
48760	4	- 60.0%	8	+ 100.0%	6	+ 100.0%	\$223,875	+ 54.4%
48767	0	--	1	0.0%	2	--	\$162,500	--
48768	30	0.0%	22	- 8.3%	24	- 14.3%	\$142,000	+ 8.9%