



HOUSING

report

SEPTEMBER 2025
SOUTHEAST REGION

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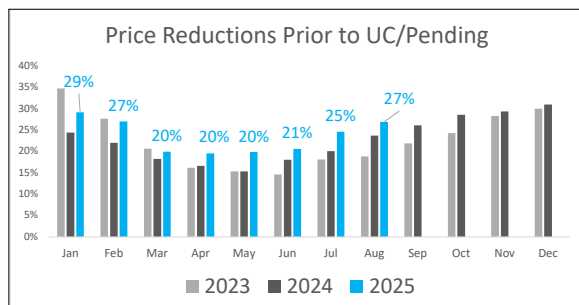
Second Half Market Settling

The Southeast Michigan housing market is entering fall with mixed signals, pointing toward a gradual cooling but continued strength in values.

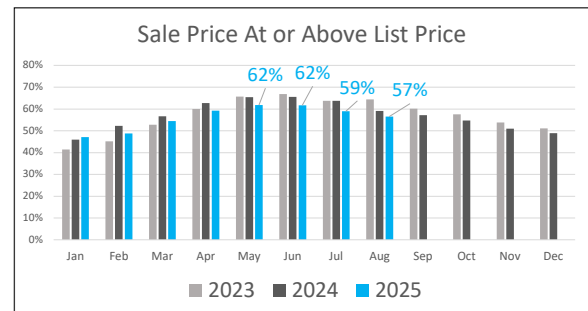
Through August, sales are down 1% compared to 2024, while new listings slipped 6%. Inventory is up 10% year-over-year, but quality listings remain scarce in relation to demand. The imbalance continues to drive prices. Average sale prices have climbed 5% year-to-date to \$352,363, reflecting strong buyer demand even as activity slows.

Looking forward, several leading indicators suggest the market will moderate as we head into the final quarter.

Pending sales peaked in June and have been tapering since, a seasonal pattern that often signals softer closed sales numbers in the months ahead.



Price reductions are on the rise after bottoming in May, an early sign that sellers may need to temper expectations as buyer urgency is moderating.



While 57% of August closings were still at or above asking price, that share has been steadily drifting down from the 60–65% levels seen over the past two years. The competitive edge remains, but intensity is easing.

Homes selling in under 10 days peaked at 53% in early summer; that figure is expected to decline through year-end, giving buyers a bit more breathing room.

Prediction: The balance of 2025 will likely bring fewer bidding wars, longer market times, and a slight rise in inventory as new listings and price reductions intersect.

Buyers may see modestly more leverage, but continued tight supply of quality listings should keep values elevated. Expect more price reductions and longer market times for homes in average or below average condition.

In short, expect a market that leans toward sellers — but with less heat than the spring and early summer peaks.

SEPTEMBER 2025
HOUSING REPORT

SEMI 5-County Summary

MONTHLY

5,821
AUG NEW LISTINGS
-7% from last month

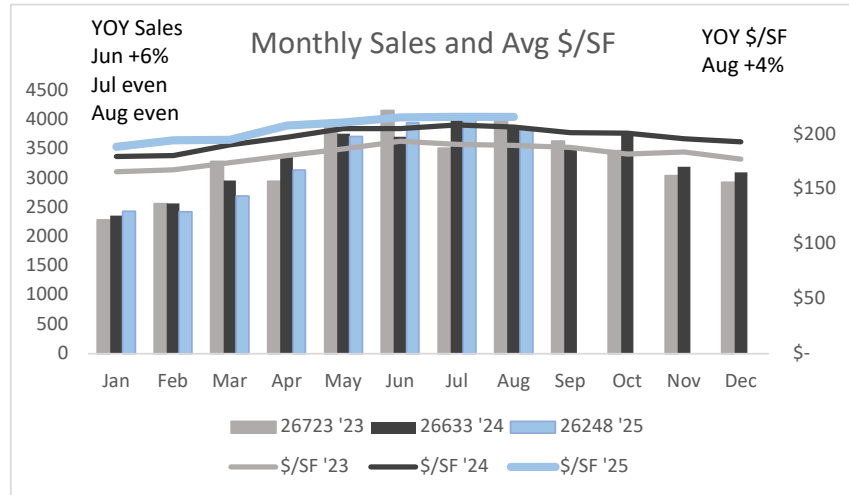
3,922
NEW PENDINGS
even with last month

3,838
CLOSED SALES
-5% from last month

\$216
PRICE PER SQ FT
even with last month

\$378K
AVG SALE PRICE
+1% from last month

Closed Single-Family Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	6,206	6,266	5,821	45,200	42,599	-6%
New Pendings	4,142	3,937	3,922	28,057	27,836	-1%
Closed Sales	3,949	4,054	3,838	26,633	26,248	-1%
Price/SF	\$216	\$216	\$216	\$199	\$208	4%
Avg Price	\$371,758	\$375,395	\$378,350	\$334,316	\$352,363	5%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,804	1,873	1,893	16,445	13,865	-16%
New Pendings	1,054	1,083	1,111	9,301	8,226	-12%
Closed Sales	996	991	964	8,566	7,556	-12%
Price/SF	\$113	\$116	\$110	\$107	\$111	3%

\$200k-\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,297	2,369	2,201	15,851	15,647	-1%
New Pendings	1,706	1,668	1,647	11,332	11,550	2%
Closed Sales	1,622	1,646	1,606	10,839	10,773	-1%
Price/SF	\$205	\$204	\$201	\$195	\$200	2%

>\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,105	2,024	1,727	12,904	13,087	1%
New Pendings	1,382	1,186	1,164	7,424	8,060	9%
Closed Sales	1,331	1,417	1,268	7,228	7,919	10%
Price/SF	\$256	\$255	\$261	\$249	\$255	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,691
AUG NEW LISTINGS
-12% from last month

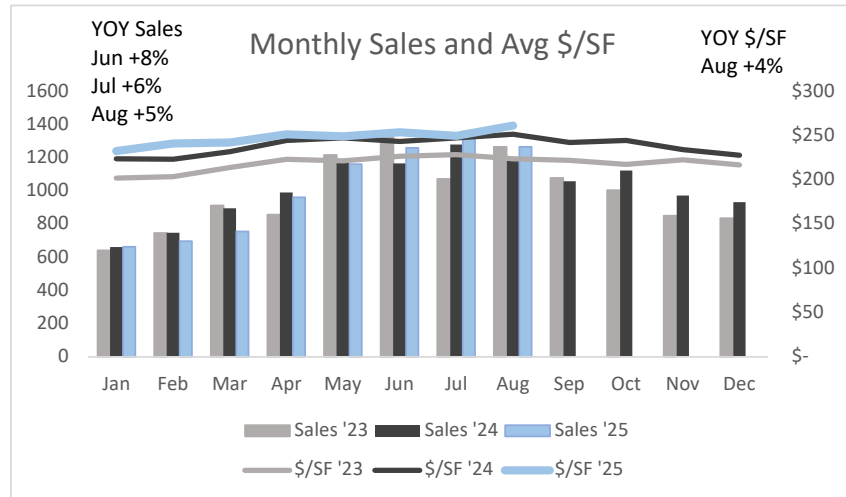
1,243
NEW PENDINGS
-2% from last month

1,268
CLOSED SALES
-7% from last month

\$262
PRICE PER SQ FT
+5% from last month

\$532K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,010	1,920	1,691	13,059	12,786	-2%
New Pendings	1,383	1,266	1,243	8,518	8,634	1%
Closed Sales	1,262	1,360	1,268	8,142	8,135	0%
Price/SF	\$254	\$250	\$262	\$242	\$250	3%
Avg Price	\$500,601	\$494,085	\$532,158	\$474,006	\$489,897	3%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	530	517	483	3,989	3,589	-10%
New Pendings	380	345	377	2,901	2,642	-9%
Closed Sales	342	355	332	2,650	2,407	-9%
Price/SF	\$193	\$189	\$178	\$180	\$184	2%

\$300k-\$800k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,167	1,125	977	7,072	7,306	3%
New Pendings	838	786	733	4,816	5,096	6%
Closed Sales	771	862	777	4,676	4,858	4%
Price/SF	\$238	\$236	\$235	\$227	\$234	3%

>\$800k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	313	278	231	1,998	1,891	-5%
New Pendings	165	135	133	801	896	12%
Closed Sales	149	143	159	816	870	7%
Price/SF	\$349	\$348	\$383	\$352	\$357	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

104
AUG NEW LISTINGS
-17% from last month

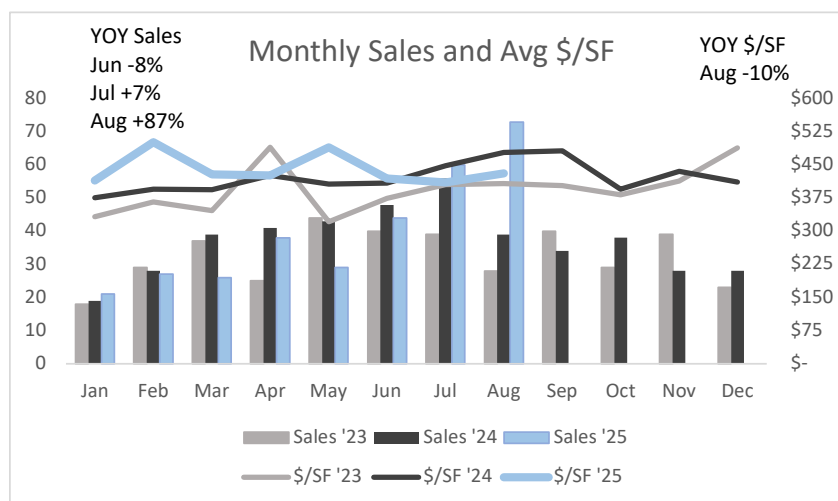
71
NEW PENDINGS
+8% from last month

73
CLOSED SALES
+22% from last month

\$431
PRICE PER SQ FT
+5% from last month

\$1.39M
AVG SALE PRICE
+18% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	142	125	104	685	700	2%
New Pendings	61	66	71	330	348	5%
Closed Sales	44	60	73	313	318	2%
Price/SF	\$419	\$410	\$431	\$422	\$434	3%
Avg Price	\$1,238,445	\$1,169,859	\$1,385,501	\$1,258,108	\$1,261,975	0%

<\$700k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	44	35	35	162	196	21%
New Pendings	21	23	26	113	124	10%
Closed Sales	12	25	24	108	113	5%
Price/SF	\$335	\$287	\$247	\$325	\$295	-9%

\$700k-\$1.4m						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	34	37	31	204	190	-7%
New Pendings	21	22	22	118	110	-7%
Closed Sales	18	17	22	112	102	-9%
Price/SF	\$347	\$387	\$351	\$353	\$370	5%

>\$1.4m						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	64	53	38	319	314	-2%
New Pendings	19	21	23	99	114	15%
Closed Sales	14	18	27	93	103	11%
Price/SF	\$507	\$492	\$546	\$508	\$530	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

59
AUG NEW LISTINGS
-21% from last month

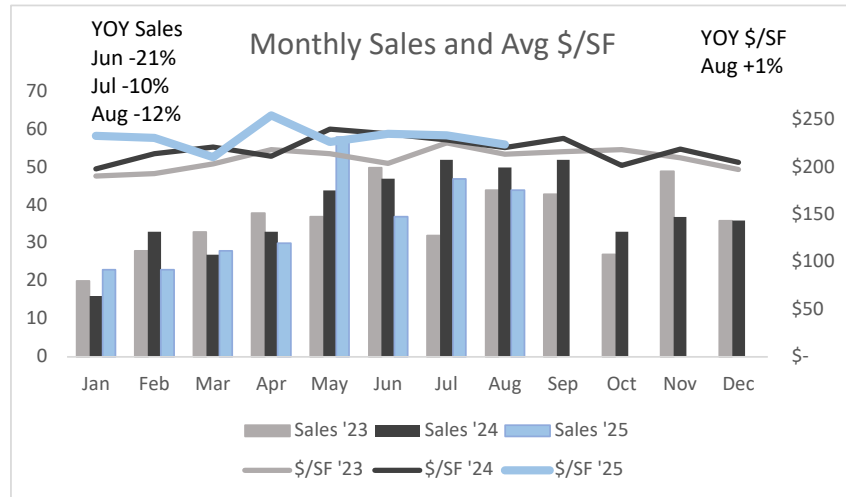
44
NEW PENDINGS
-8% from last month

44
CLOSED SALES
-6% from last month

\$224
PRICE PER SQ FT
-4% from last month

\$498K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	72	75	59	487	436	-10%
New Pendings	55	48	44	334	317	-5%
Closed Sales	37	47	44	302	290	-4%
Price/SF	\$236	\$234	\$224	\$224	\$231	3%
Avg Price	\$479,456	\$486,960	\$498,409	\$485,352	\$499,954	3%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	12	12	55	80	45%
New Pendings	14	5	5	52	63	21%
Closed Sales	9	6	7	47	52	11%
Price/SF	\$225	\$204	\$216	\$189	\$203	8%

\$300k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	40	43	35	274	222	-19%
New Pendings	26	35	28	207	172	-17%
Closed Sales	18	27	27	182	155	-15%
Price/SF	\$216	\$234	\$217	\$212	\$223	5%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	21	20	12	158	134	-15%
New Pendings	15	8	11	75	82	9%
Closed Sales	10	14	10	73	83	14%
Price/SF	\$259	\$241	\$239	\$253	\$249	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

84
AUG NEW LISTINGS
-28% from last month

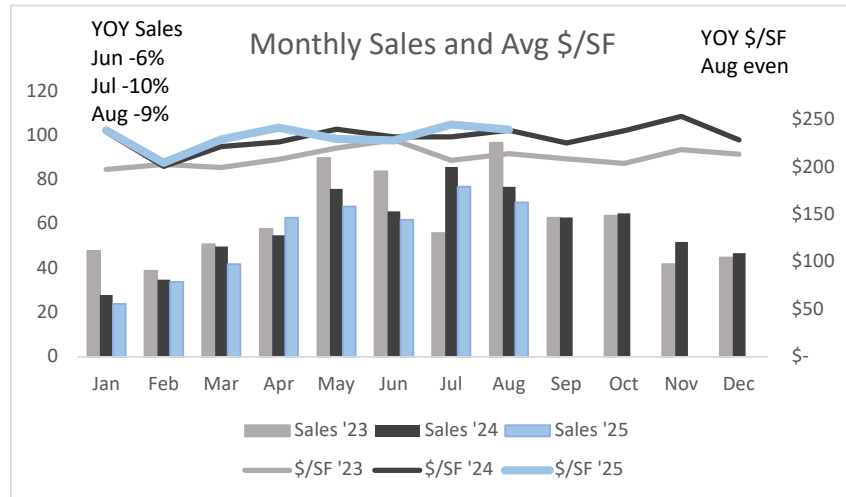
74
NEW PENDINGS
+3% from last month

70
CLOSED SALES
-9% from last month

\$240
PRICE PER SQ FT
-2% from last month

\$484K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	108	116	84	746	727	-3%
New Pendings	71	72	74	495	485	-2%
Closed Sales	62	77	70	473	440	-7%
Price/SF	\$229	\$245	\$240	\$231	\$235	1%
Avg Price	\$433,204	\$478,236	\$483,544	\$459,132	\$472,544	3%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	21	12	159	116	-27%
New Pendings	11	19	9	124	96	-23%
Closed Sales	10	16	11	109	89	-18%
Price/SF	\$180	\$221	\$198	\$190	\$193	1%

\$300k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	66	54	44	404	393	-3%
New Pendings	44	38	46	274	288	5%
Closed Sales	45	47	44	275	259	-6%
Price/SF	\$230	\$234	\$227	\$222	\$220	-1%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	28	41	28	183	218	19%
New Pendings	16	15	19	97	101	4%
Closed Sales	7	14	15	89	92	3%
Price/SF	\$257	\$284	\$281	\$269	\$281	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

105
AUG NEW LISTINGS
-6% from last month

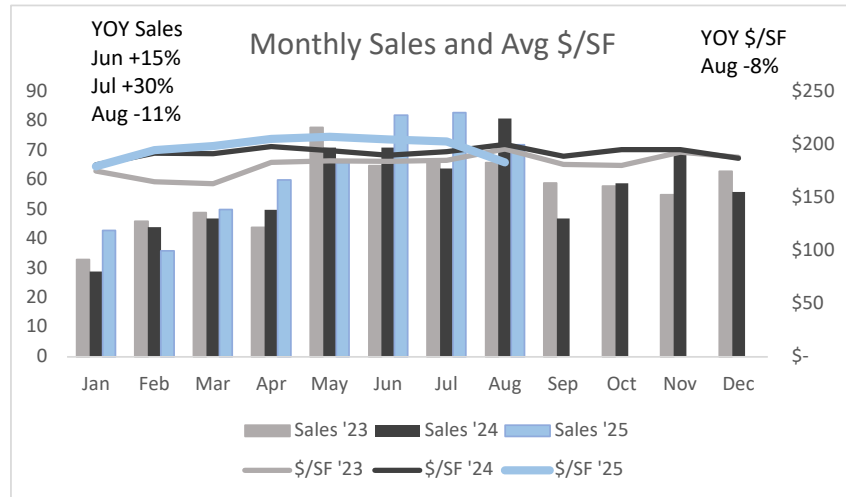
77
NEW PENDINGS
+1% from last month

72
CLOSED SALES
-13% from last month

\$184
PRICE PER SQ FT
-10% from last month

\$392K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	125	112	105	721	725	1%
New Pendings	79	76	77	471	513	9%
Closed Sales	82	83	72	457	492	8%
Price/SF	\$205	\$203	\$184	\$194	\$198	2%
Avg Price	\$430,921	\$401,303	\$391,917	\$388,747	\$407,202	5%

<\$250k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	17	12	8	106	89	-16%
New Pendings	9	11	6	73	59	-19%
Closed Sales	6	10	8	74	60	-19%
Price/SF	\$197	\$192	\$150	\$166	\$170	2%

\$250k-\$500k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	70	70	65	465	448	-4%
New Pendings	54	51	53	317	352	11%
Closed Sales	59	51	51	274	328	20%
Price/SF	\$195	\$202	\$176	\$194	\$194	0%

>\$500k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	38	30	32	150	188	25%
New Pendings	16	14	18	81	102	26%
Closed Sales	17	22	13	109	104	-5%
Price/SF	\$232	\$207	\$214	\$200	\$214	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

41
AUG NEW LISTINGS
-25% from last month

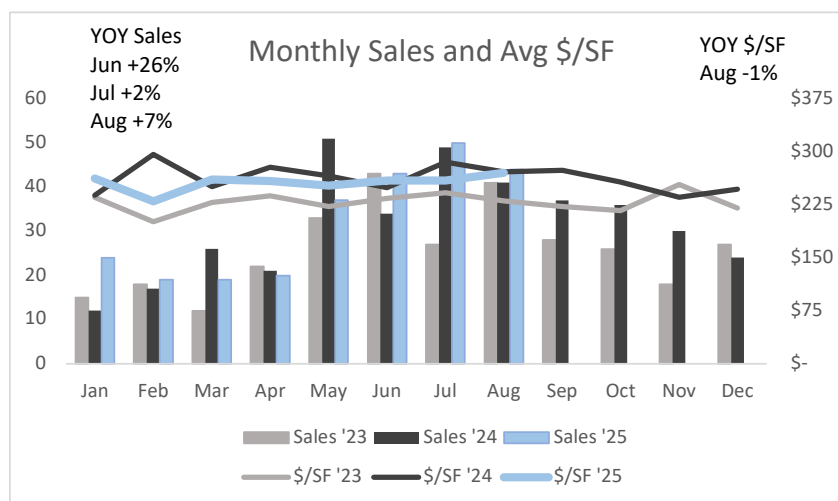
34
NEW PENDINGS
-28% from last month

44
CLOSED SALES
-12% from last month

\$270
PRICE PER SQ FT
+4% from last month

\$706K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	53	55	41	391	362	-7%
New Pendings	48	47	34	269	270	0%
Closed Sales	43	50	44	251	256	2%
Price/SF	\$259	\$260	\$270	\$269	\$258	-4%
Avg Price	\$648,730	\$670,653	\$706,441	\$736,689	\$676,014	-8%

<\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	6	5	5	46	32	-30%
New Pendings	5	7	4	28	31	11%
Closed Sales	4	2	6	21	24	14%
Price/SF	\$241	\$200	\$175	\$173	\$192	11%

\$350k-\$750k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	33	36	25	219	221	1%
New Pendings	26	31	18	160	164	3%
Closed Sales	24	31	26	137	158	15%
Price/SF	\$242	\$243	\$239	\$238	\$235	-1%

>\$750k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	14	11	126	109	-13%
New Pendings	17	9	12	81	75	-7%
Closed Sales	15	17	12	93	74	-20%
Price/SF	\$279	\$281	\$322	\$306	\$296	-3%

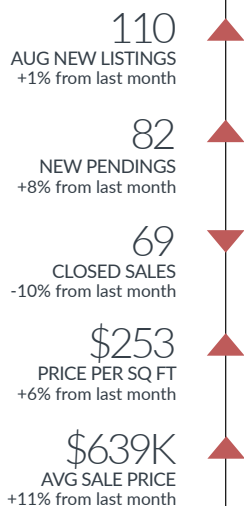
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

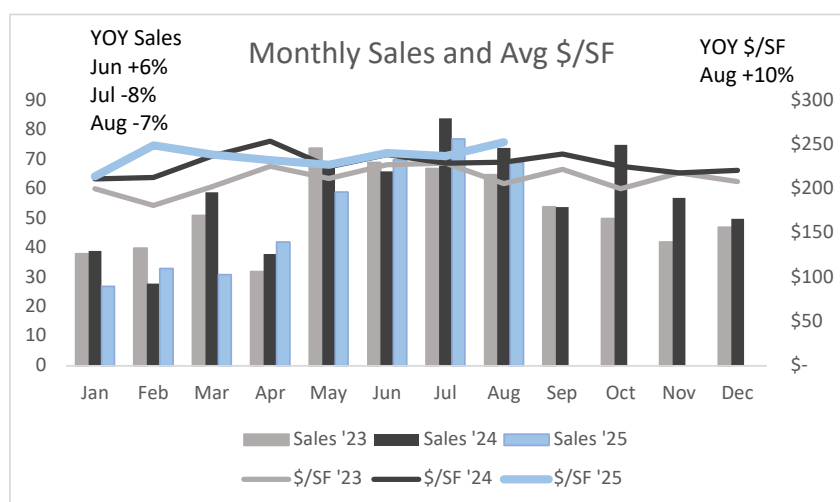
Rochester/Rochester Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	111	109	110	723	692	-4%
New Pendings	77	76	82	477	464	-3%
Closed Sales	70	77	69	456	408	-11%
Price/SF	\$241	\$238	\$253	\$231	\$239	3%
Avg Price	\$581,066	\$577,060	\$638,669	\$539,524	\$566,470	5%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	10	13	80	79	-1%
New Pendings	8	4	11	58	56	-3%
Closed Sales	6	6	4	50	43	-14%
Price/SF	\$195	\$215	\$229	\$196	\$204	4%

\$300k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	50	53	60	379	343	-9%
New Pendings	40	48	43	287	253	-12%
Closed Sales	36	43	41	266	229	-14%
Price/SF	\$238	\$217	\$233	\$218	\$226	3%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	48	46	37	264	270	2%
New Pendings	29	24	28	132	155	17%
Closed Sales	28	28	24	140	136	-3%
Price/SF	\$247	\$261	\$274	\$251	\$256	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

122
AUG NEW LISTINGS
-11% from last month

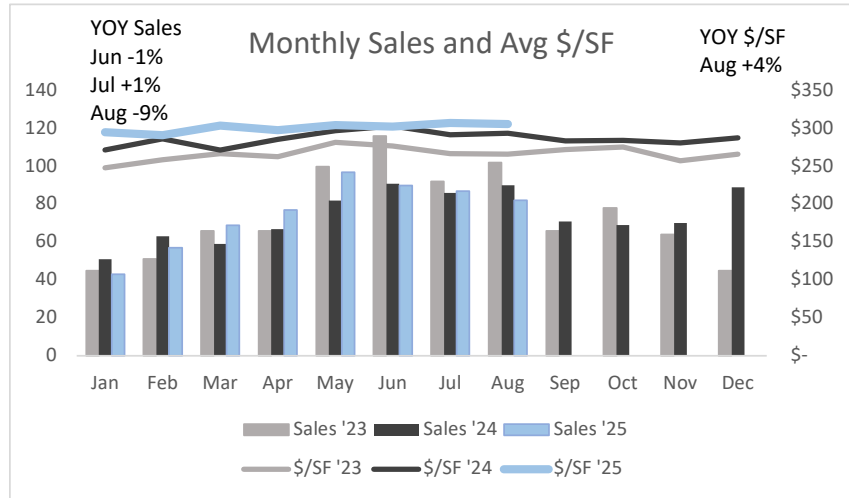
74
NEW PENDINGS
-12% from last month

82
CLOSED SALES
-6% from last month

\$306
PRICE PER SQ FT
even with last month

\$429K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	119	137	122	903	865	-4%
New Pendings	100	84	74	610	623	2%
Closed Sales	90	87	82	589	602	2%
Price/SF	\$303	\$307	\$306	\$289	\$302	4%
Avg Price	\$412,188	\$488,991	\$429,402	\$418,601	\$441,574	5%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	18	24	29	215	173	-20%
New Pendings	22	13	21	163	145	-11%
Closed Sales	15	14	13	138	125	-9%
Price/SF	\$246	\$246	\$254	\$244	\$246	1%

\$300k-\$450k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	66	67	51	463	428	-8%
New Pendings	46	45	37	320	309	-3%
Closed Sales	48	41	49	307	295	-4%
Price/SF	\$305	\$296	\$298	\$290	\$297	3%

>\$450k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	35	46	42	225	264	17%
New Pendings	32	26	16	127	169	33%
Closed Sales	27	32	20	144	182	26%
Price/SF	\$318	\$327	\$331	\$309	\$325	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

111
AUG NEW LISTINGS
+13% from last month

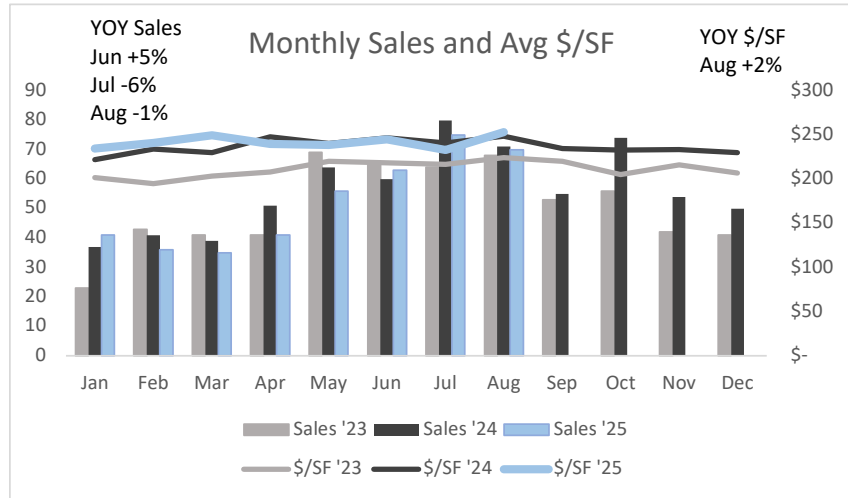
76
NEW PENDING
+12% from last month

70
CLOSED SALES
-7% from last month

\$253
PRICE PER SQ FT
+9% from last month

\$535K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	108	98	111	669	647	-3%
New Pendings	70	68	76	474	438	-8%
Closed Sales	63	75	70	443	417	-6%
Price/SF	\$245	\$233	\$253	\$241	\$242	1%
Avg Price	\$517,306	\$514,297	\$535,160	\$529,992	\$523,452	-1%

<\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	41	26	45	203	205	1%
New Pendings	19	22	28	162	137	-15%
Closed Sales	17	20	22	140	114	-19%
Price/SF	\$237	\$215	\$236	\$220	\$224	2%

\$400k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	36	35	44	234	264	13%
New Pendings	30	29	22	165	181	10%
Closed Sales	29	34	27	161	182	13%
Price/SF	\$239	\$224	\$235	\$230	\$235	2%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	31	37	22	232	178	-23%
New Pendings	21	17	26	147	120	-18%
Closed Sales	17	21	21	142	121	-15%
Price/SF	\$256	\$250	\$277	\$258	\$256	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

108
AUG NEW LISTINGS
-1% from last month

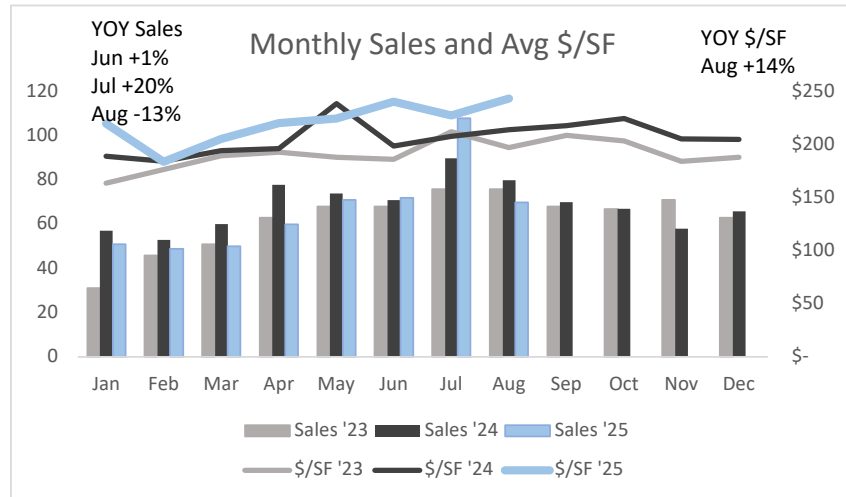
81
NEW PENDINGS
+5% from last month

70
CLOSED SALES
-35% from last month

\$244
PRICE PER SQ FT
+7% from last month

\$382K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	120	109	108	764	773	1%
New Pendings	100	77	81	572	558	-2%
Closed Sales	72	108	70	563	531	-6%
Price/SF	\$241	\$228	\$244	\$205	\$224	9%
Avg Price	\$346,476	\$360,169	\$381,615	\$306,068	\$337,534	10%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	10	10	13	100	81	-19%
New Pendings	10	5	11	93	61	-34%
Closed Sales	9	8	6	77	48	-38%
Price/SF	\$163	\$175	\$192	\$147	\$169	16%

\$200k-\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	64	67	61	449	426	-5%
New Pendings	56	55	43	356	346	-3%
Closed Sales	42	62	42	363	334	-8%
Price/SF	\$215	\$192	\$206	\$193	\$200	4%

>\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	46	32	34	215	266	24%
New Pendings	34	17	27	123	151	23%
Closed Sales	21	38	22	123	149	21%
Price/SF	\$291	\$274	\$295	\$249	\$269	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

93
AUG NEW LISTINGS
-9% from last month

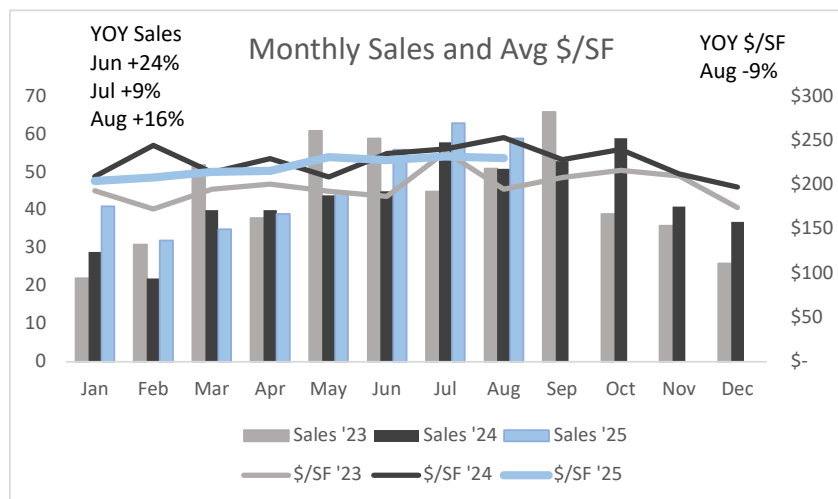
39
NEW PENDINGS
-34% from last month

59
CLOSED SALES
-6% from last month

\$231
PRICE PER SQ FT
-1% from last month

\$625K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	97	102	93	646	644	0%
New Pendings	72	59	39	360	375	4%
Closed Sales	56	63	59	329	370	12%
Price/SF	\$228	\$232	\$231	\$231	\$223	-3%
Avg Price	\$589,505	\$607,767	\$624,510	\$603,131	\$593,023	-2%

<\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	6	17	9	100	79	-21%
New Pendings	10	8	7	66	60	-9%
Closed Sales	10	8	11	64	63	-2%
Price/SF	\$209	\$210	\$197	\$200	\$201	0%

\$350k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	42	47	305	283	-7%
New Pendings	38	18	22	199	175	-12%
Closed Sales	23	31	18	172	163	-5%
Price/SF	\$196	\$201	\$187	\$185	\$192	4%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	48	43	37	241	282	17%
New Pendings	24	33	10	95	140	47%
Closed Sales	23	24	30	93	144	55%
Price/SF	\$256	\$262	\$257	\$297	\$252	-15%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

109
AUG NEW LISTINGS
+3% from last month

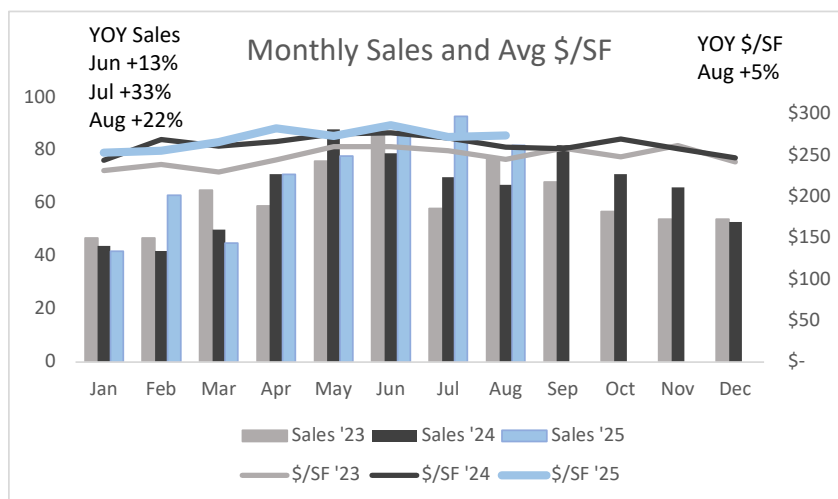
80
NEW PENDINGS
-8% from last month

82
CLOSED SALES
-12% from last month

\$274
PRICE PER SQ FT
+1% from last month

\$360K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	129	106	109	744	826	11%
New Pendings	95	87	80	536	591	10%
Closed Sales	89	93	82	511	563	10%
Price/SF	\$287	\$272	\$274	\$268	\$273	2%
Avg Price	\$383,751	\$339,563	\$360,064	\$345,176	\$356,063	3%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	11	10	93	89	-4%
New Pendings	7	12	6	74	62	-16%
Closed Sales	5	12	8	69	62	-10%
Price/SF	\$210	\$183	\$172	\$194	\$192	-1%

\$200k-\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	68	48	53	394	415	5%
New Pendings	49	40	37	283	302	7%
Closed Sales	46	43	38	257	271	5%
Price/SF	\$261	\$262	\$265	\$253	\$256	1%

>\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	47	47	46	257	322	25%
New Pendings	39	35	37	179	227	27%
Closed Sales	38	38	36	185	230	24%
Price/SF	\$310	\$294	\$291	\$294	\$296	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,514
AUG NEW LISTINGS
-2% from last month

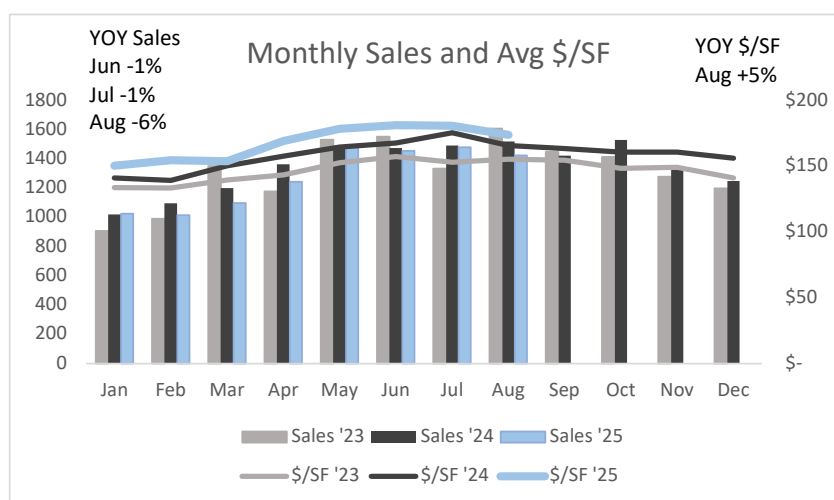
1,470
NEW PENDINGs
-3% from last month

1,422
CLOSED SALES
-4% from last month

\$174
PRICE PER SQ FT
-4% from last month

\$265K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,423	2,554	2,514	19,531	17,744	-9%
New Pending's	1,512	1,514	1,470	11,278	10,824	-4%
Closed Sales	1,454	1,478	1,422	10,645	10,219	-4%
Price/SF	\$181	\$181	\$174	\$160	\$170	6%
Avg Price	\$274,411	\$275,936	\$265,167	\$232,492	\$251,123	8%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,251	1,324	1,355	11,755	9,856	-16%
New Pending's	700	711	725	6,229	5,478	-12%
Closed Sales	636	651	626	5,726	5,016	-12%
Price/SF	\$104	\$109	\$101	\$97	\$102	5%

\$200k-\$500k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	935	1,006	971	6,350	6,516	3%
New Pending's	653	671	622	4,214	4,473	6%
Closed Sales	658	662	657	4,104	4,301	5%
Price/SF	\$203	\$199	\$193	\$191	\$194	2%

>\$500k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	237	224	188	1,426	1,372	-4%
New Pending's	159	132	123	835	873	5%
Closed Sales	160	165	139	815	902	11%
Price/SF	\$251	\$252	\$251	\$244	\$252	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

75
AUG NEW LISTINGS
-6% last month

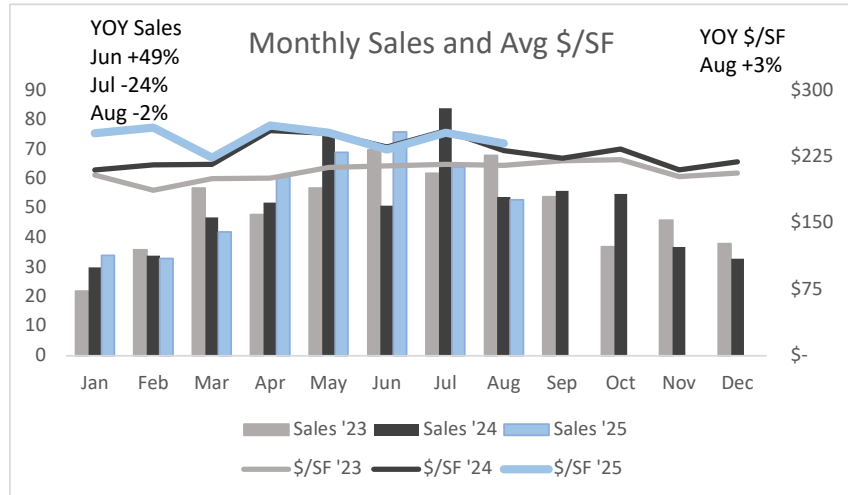
46
NEW PENDING
-29% from last month

53
CLOSED SALES
-17% from last month

\$240
PRICE PER SQ FT
-5% from last month

\$545K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	92	80	75	644	621	-4%
New Pending	63	65	46	447	443	-1%
Closed Sales	76	64	53	428	432	1%
Price/SF	\$234	\$252	\$240	\$240	\$247	3%
Avg Price	\$586,188	\$580,190	\$545,494	\$589,042	\$589,020	0%

<\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	22	29	22	179	190	6%
New Pending	16	17	15	122	125	2%
Closed Sales	15	17	17	114	120	5%
Price/SF	\$206	\$207	\$197	\$207	\$207	0%

\$350k-\$750k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	51	34	34	327	297	-9%
New Pending	34	35	22	238	220	-8%
Closed Sales	42	37	27	228	222	-3%
Price/SF	\$244	\$247	\$232	\$224	\$238	6%

>\$750k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	19	17	19	138	134	-3%
New Pending	13	13	9	87	98	13%
Closed Sales	19	10	9	86	90	5%
Price/SF	\$229	\$288	\$283	\$275	\$275	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

1,024
AUG NEW LISTINGS
+7% from last month

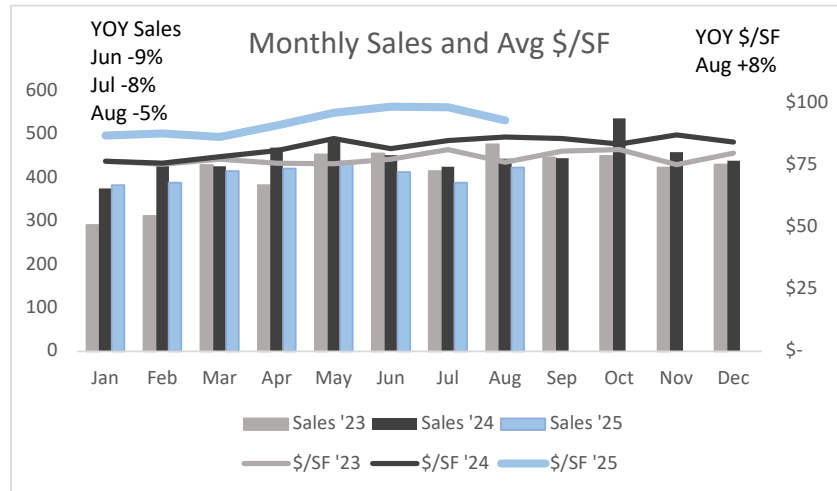
443
NEW PENDINGS
+4% from last month

423
CLOSED SALES
+9% from last month

\$93
PRICE PER SQ FT
-5% from last month

\$128K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	920	954	1,024	8,578	7,417	-14%
New Pendings	423	428	443	3,719	3,442	-7%
Closed Sales	413	389	423	3,507	3,269	-7%
Price/SF	\$99	\$98	\$93	\$82	\$92	13%
Avg Price	\$135,538	\$141,579	\$127,804	\$107,349	\$124,577	16%

<\$100k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	455	421	469	4,691	3,570	-24%
New Pendings	219	203	221	2,178	1,764	-19%
Closed Sales	201	177	200	2,094	1,711	-18%
Price/SF	\$52	\$54	\$53	\$50	\$53	7%

\$100k-\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	406	486	499	3,514	3,456	-2%
New Pendings	171	204	211	1,409	1,513	7%
Closed Sales	178	184	203	1,297	1,374	6%
Price/SF	\$115	\$112	\$112	\$109	\$114	4%

>\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	59	47	56	373	391	5%
New Pendings	33	21	11	132	165	25%
Closed Sales	34	28	20	116	184	59%
Price/SF	\$168	\$155	\$158	\$156	\$157	1%

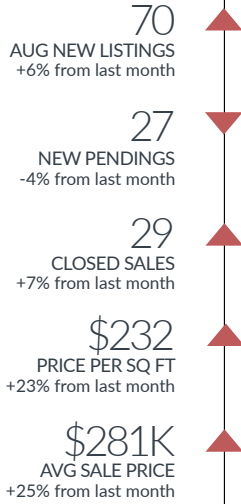
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

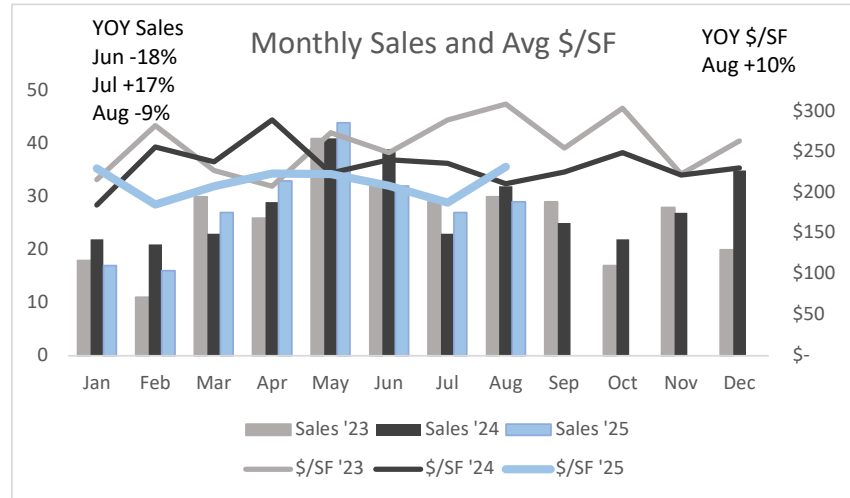
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	73	66	70	682	595	-13%
New Pending	28	28	27	236	249	6%
Closed Sales	32	27	29	230	225	-2%
Price/SF	\$208	\$188	\$232	\$235	\$214	-9%
Avg Price	\$217,822	\$224,869	\$280,870	\$297,737	\$257,567	-13%

<\$200k				YTD		
	Jun '25	Jul '25	Aug '25	2024	2025	(+/-)
Listings Taken	21	24	29	231	208	-10%
New Pending	17	11	10	84	106	26%
Closed Sales	19	14	12	86	106	23%
Price/SF	\$120	\$96	\$131	\$111	\$113	2%

\$200k-\$400k				YTD		
	Jun '25	Jul '25	Aug '25	2024	2025	(+/-)
Listings Taken	35	22	27	260	223	-14%
New Pending	6	10	13	96	97	1%
Closed Sales	9	8	9	90	72	-20%
Price/SF	\$232	\$246	\$250	\$236	\$232	-2%

>\$400k				YTD		
	Jun '25	Jul '25	Aug '25	2024	2025	(+/-)
Listings Taken	17	20	14	191	164	-14%
New Pending	5	7	4	56	46	-18%
Closed Sales	4	5	8	54	47	-13%
Price/SF	\$361	\$266	\$301	\$341	\$318	-6%

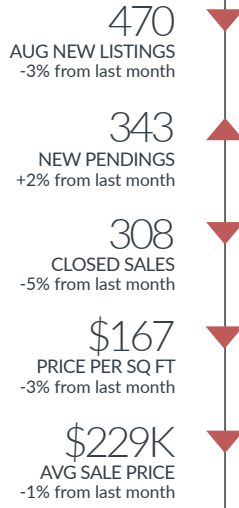
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

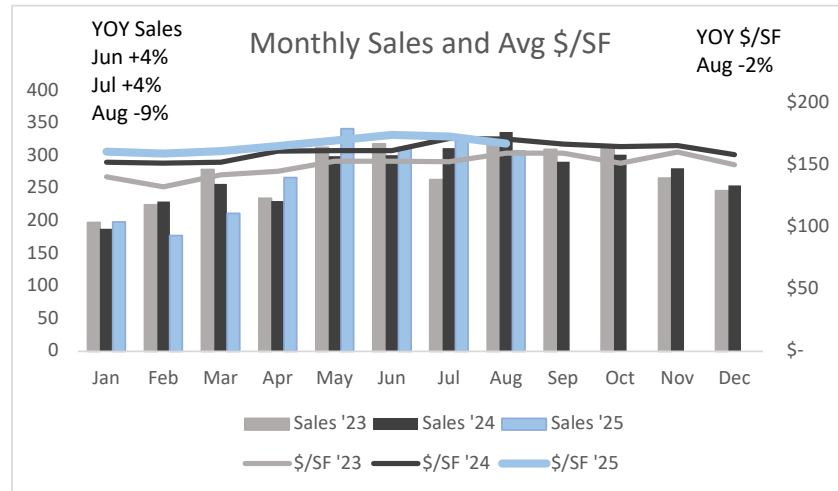
Downriver

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	464	487	470	3,209	3,244	1%
New Pendings	334	335	343	2,268	2,333	3%
Closed Sales	313	324	308	2,156	2,143	-1%
Price/SF	\$174	\$173	\$167	\$162	\$168	4%
Avg Price	\$222,222	\$231,950	\$229,258	\$211,749	\$221,142	4%

<\$150k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	89	91	89	876	718	-18%
New Pendings	62	59	70	621	504	-19%
Closed Sales	59	57	56	549	439	-20%
Price/SF	\$115	\$110	\$111	\$108	\$113	4%

\$150k-\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	276	305	286	1,720	1,952	13%
New Pendings	214	221	211	1,282	1,448	13%
Closed Sales	207	198	191	1,248	1,330	7%
Price/SF	\$181	\$179	\$175	\$171	\$174	1%

>\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	99	91	95	613	574	-6%
New Pendings	58	55	62	365	381	4%
Closed Sales	47	69	61	359	374	4%
Price/SF	\$195	\$190	\$178	\$181	\$185	2%

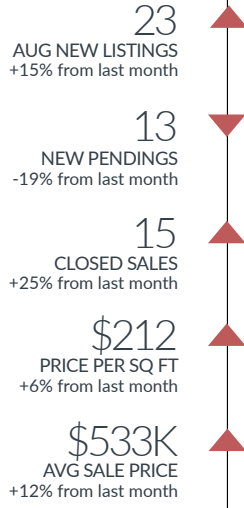
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

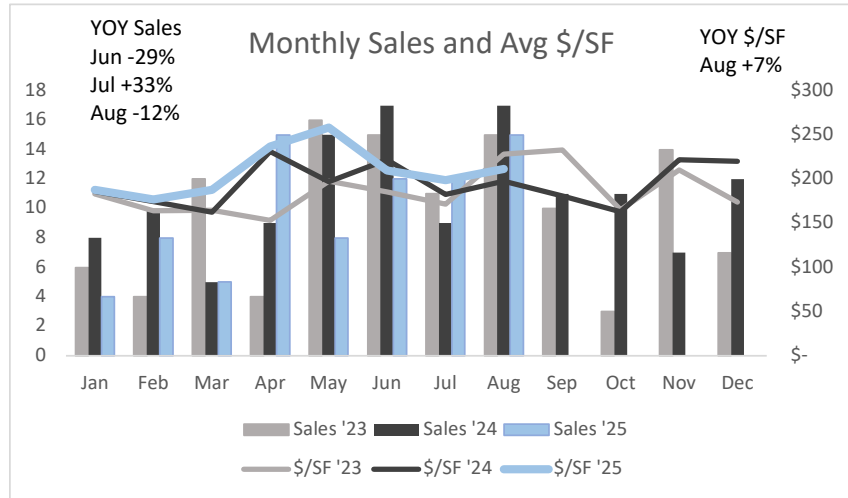
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	25	20	23	134	145	8%
New Pendings	10	16	13	91	87	-4%
Closed Sales	12	12	15	90	79	-12%
Price/SF	\$210	\$199	\$212	\$199	\$213	7%
Avg Price	\$559,992	\$475,750	\$532,960	\$466,169	\$526,244	13%

<\$350k				YTD		
	Jun '25	Jul '25	Aug '25	2024	2025	(+/-)
Listings Taken	6	9	3	35	42	20%
New Pendings	4	6	2	31	27	-13%
Closed Sales	4	3	5	32	24	-25%
Price/SF	\$186	\$163	\$172	\$178	\$169	-5%

\$350k-\$600k				YTD		
	Jun '25	Jul '25	Aug '25	2024	2025	(+/-)
Listings Taken	11	8	11	65	68	5%
New Pendings	4	6	9	41	44	7%
Closed Sales	4	7	5	43	39	-9%
Price/SF	\$206	\$201	\$184	\$190	\$188	-1%

>\$600k				YTD		
	Jun '25	Jul '25	Aug '25	2024	2025	(+/-)
Listings Taken	8	3	9	34	35	3%
New Pendings	2	4	2	19	16	-16%
Closed Sales	4	2	5	15	16	7%
Price/SF	\$220	\$223	\$250	\$234	\$282	20%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

210
AUG NEW LISTINGS
-11% from last month

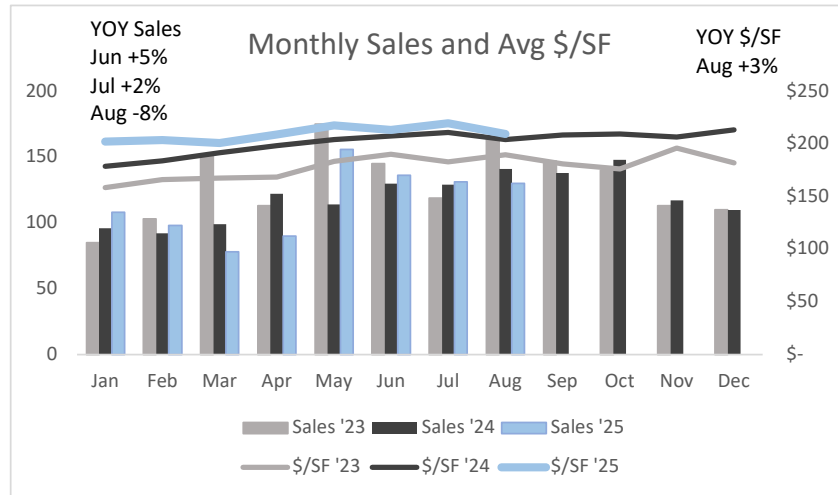
120
NEW PENDINGs
-14% from last month

130
CLOSED SALES
-1% from last month

\$210
PRICE PER SQ FT
-5% from last month

\$279K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	195	236	210	1,560	1,469	-6%
New Pending's	133	140	120	973	954	-2%
Closed Sales	136	131	130	923	927	0%
Price/SF	\$213	\$220	\$210	\$199	\$211	6%
Avg Price	\$285,190	\$297,383	\$278,507	\$269,458	\$282,705	5%

<\$175k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	33	27	38	315	229	-27%
New Pending's	22	25	23	226	168	-26%
Closed Sales	25	28	22	212	168	-21%
Price/SF	\$136	\$141	\$140	\$144	\$143	-1%

\$175k-\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	107	123	115	768	751	-2%
New Pending's	74	77	64	517	510	-1%
Closed Sales	63	59	68	467	463	-1%
Price/SF	\$202	\$200	\$203	\$193	\$197	2%

>\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	55	86	57	477	489	3%
New Pending's	37	38	33	230	276	20%
Closed Sales	48	44	40	244	296	21%
Price/SF	\$247	\$263	\$237	\$231	\$247	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

133
AUG NEW LISTINGS
-10% from last month

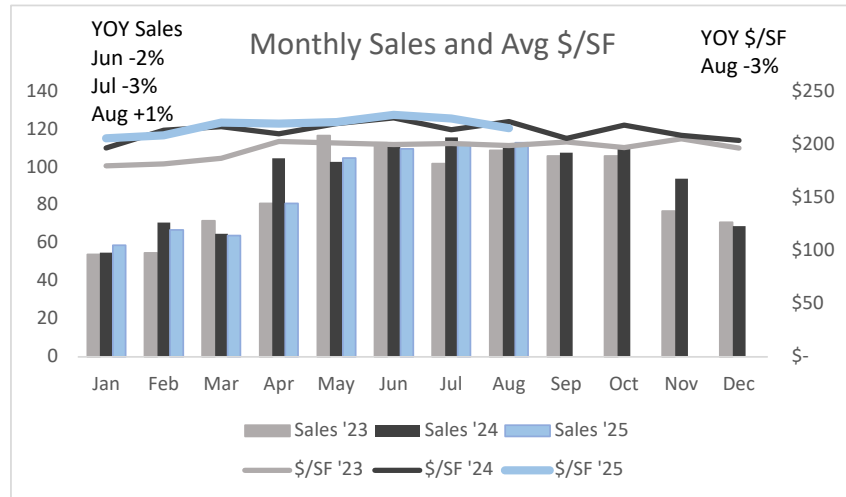
108
NEW PENDINGS
-15% from last month

113
CLOSED SALES
even with last month

\$215
PRICE PER SQ FT
-4% from last month

\$348K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	138	147	133	1,021	911	-11%
New Pendings	110	127	108	794	757	-5%
Closed Sales	110	113	113	739	712	-4%
Price/SF	\$228	\$225	\$215	\$216	\$219	1%
Avg Price	\$349,603	\$356,048	\$347,856	\$325,109	\$338,196	4%

<\$250k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	25	20	229	142	-38%
New Pendings	10	23	14	182	122	-33%
Closed Sales	16	17	11	134	104	-22%
Price/SF	\$211	\$179	\$167	\$189	\$185	-3%

\$250k-\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	113	109	104	746	705	-5%
New Pendings	91	98	85	576	591	3%
Closed Sales	82	83	92	562	552	-2%
Price/SF	\$229	\$231	\$219	\$221	\$224	1%

>\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	13	9	46	64	39%
New Pendings	9	6	9	36	44	22%
Closed Sales	12	13	10	43	56	30%
Price/SF	\$234	\$228	\$222	\$218	\$223	3%

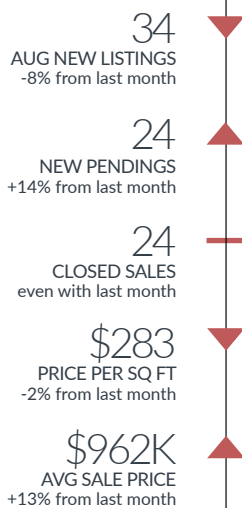
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

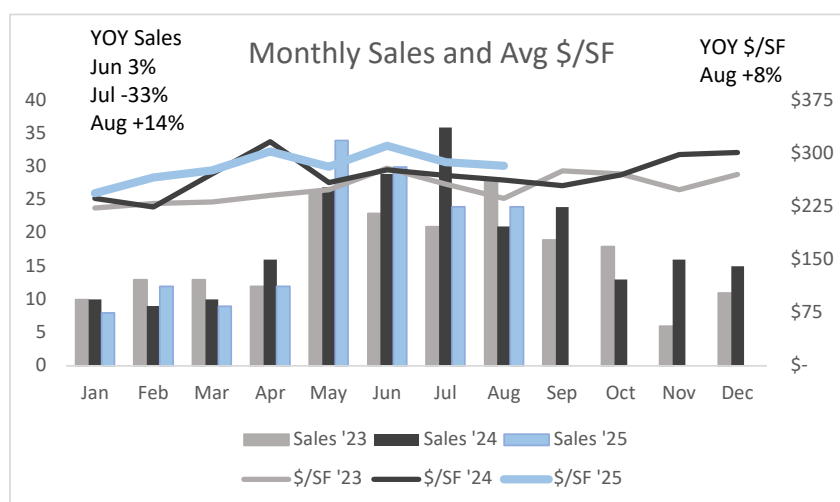
Northville

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	37	34	288	247	-14%
New Pendings	33	21	24	175	164	-6%
Closed Sales	30	24	24	158	153	-3%
Price/SF	\$312	\$288	\$283	\$268	\$287	7%
Avg Price	\$1,005,147	\$847,760	\$961,750	\$824,706	\$904,715	10%

<\$700k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	9	13	14	98	87	-11%
New Pendings	10	7	14	70	60	-14%
Closed Sales	8	7	9	61	44	-28%
Price/SF	\$254	\$270	\$286	\$244	\$261	7%

\$700k-\$1m						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	17	9	12	96	77	-20%
New Pendings	16	7	6	70	58	-17%
Closed Sales	9	10	7	63	61	-3%
Price/SF	\$304	\$272	\$254	\$252	\$263	4%

>\$1m						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	17	15	8	94	83	-12%
New Pendings	7	7	4	35	46	31%
Closed Sales	13	7	8	34	48	41%
Price/SF	\$335	\$317	\$300	\$313	\$322	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

115
AUG NEW LISTINGS
-33% from last month

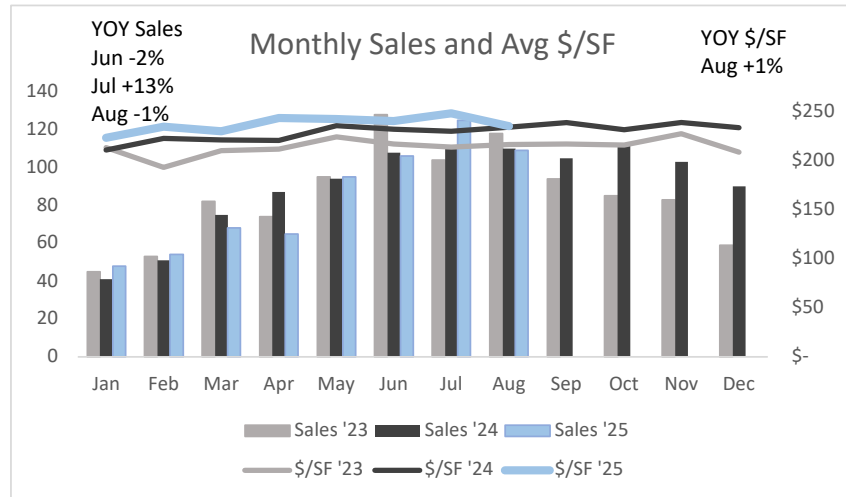
102
NEW PENDINGS
-6% from last month

109
CLOSED SALES
-13% from last month

\$235
PRICE PER SQ FT
-5% from last month

\$552K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	155	171	115	1,097	896	-18%
New Pendings	120	108	102	756	681	-10%
Closed Sales	106	125	109	677	670	-1%
Price/SF	\$240	\$248	\$235	\$228	\$239	5%
Avg Price	\$529,132	\$555,338	\$552,276	\$493,053	\$520,345	6%

<\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	24	14	20	213	156	-27%
New Pendings	20	11	18	175	125	-29%
Closed Sales	9	15	10	143	96	-33%
Price/SF	\$193	\$232	\$173	\$211	\$208	-1%

\$350k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	76	83	59	594	453	-24%
New Pendings	64	59	55	430	373	-13%
Closed Sales	67	72	59	378	389	3%
Price/SF	\$241	\$234	\$237	\$222	\$236	7%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	55	74	36	290	287	-1%
New Pendings	36	38	29	151	183	21%
Closed Sales	30	38	40	156	185	19%
Price/SF	\$245	\$269	\$241	\$245	\$249	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,115
AUG NEW LISTINGS
-12% from last month

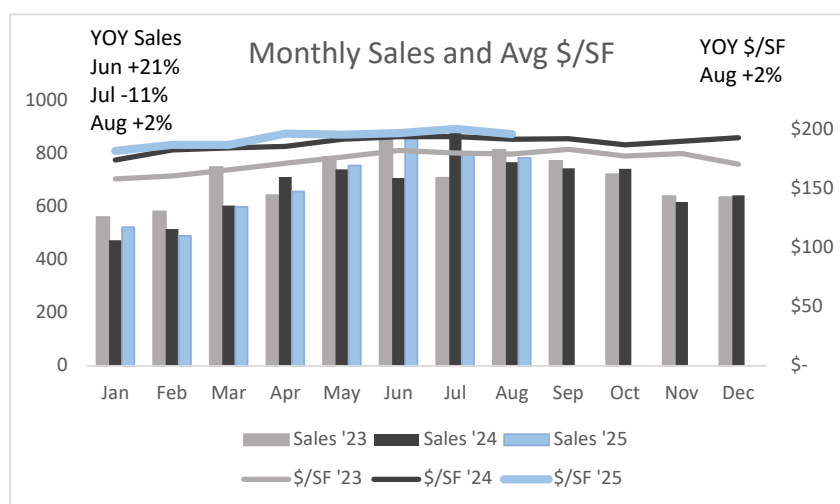
822
NEW PENDINGS
+2% from last month

784
CLOSED SALES
-2% from last month

\$197
PRICE PER SQ FT
-2% from last month

\$334K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,197	1,265	1,115	8,743	8,502	-3%
New Pendings	818	805	822	5,726	5,809	1%
Closed Sales	859	801	784	5,430	5,472	1%
Price/SF	\$198	\$201	\$197	\$189	\$194	3%
Avg Price	\$330,566	\$335,833	\$334,158	\$310,498	\$320,551	3%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	269	274	284	2,459	2,059	-16%
New Pendings	174	187	189	1,528	1,390	-9%
Closed Sales	191	165	153	1,401	1,280	-9%
Price/SF	\$131	\$127	\$131	\$130	\$129	0%

\$200k-\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	561	627	534	3,981	4,036	1%
New Pendings	426	417	441	2,885	3,032	5%
Closed Sales	432	423	407	2,780	2,834	2%
Price/SF	\$197	\$202	\$199	\$191	\$196	3%

>\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	367	364	297	2,303	2,407	5%
New Pendings	218	201	192	1,313	1,387	6%
Closed Sales	236	213	224	1,249	1,358	9%
Price/SF	\$222	\$225	\$213	\$215	\$218	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

92
AUG NEW LISTINGS
even with last month

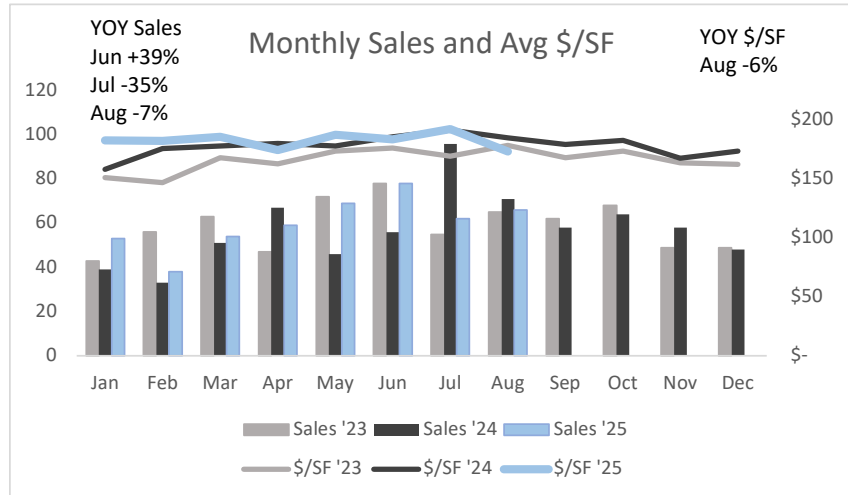
64
NEW PENDINGS
+28% from last month

66
CLOSED SALES
+6% from last month

\$174
PRICE PER SQ FT
-10% from last month

\$292K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	97	92	92	724	690	-5%
New Pendings	81	50	64	484	496	2%
Closed Sales	78	62	66	459	479	4%
Price/SF	\$184	\$193	\$174	\$182	\$183	1%
Avg Price	\$308,548	\$331,866	\$291,842	\$309,966	\$310,602	0%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	21	15	27	135	134	-1%
New Pendings	12	9	14	81	82	1%
Closed Sales	9	6	17	66	77	17%
Price/SF	\$119	\$130	\$133	\$131	\$132	1%

\$200k-\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	58	54	49	450	402	-11%
New Pendings	54	31	38	338	322	-5%
Closed Sales	57	44	35	318	304	-4%
Price/SF	\$189	\$196	\$187	\$183	\$189	3%

>\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	18	23	16	139	154	11%
New Pendings	15	10	12	65	92	42%
Closed Sales	12	12	14	75	98	31%
Price/SF	\$188	\$198	\$174	\$197	\$188	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

103
AUG NEW LISTINGS
-20% from last month

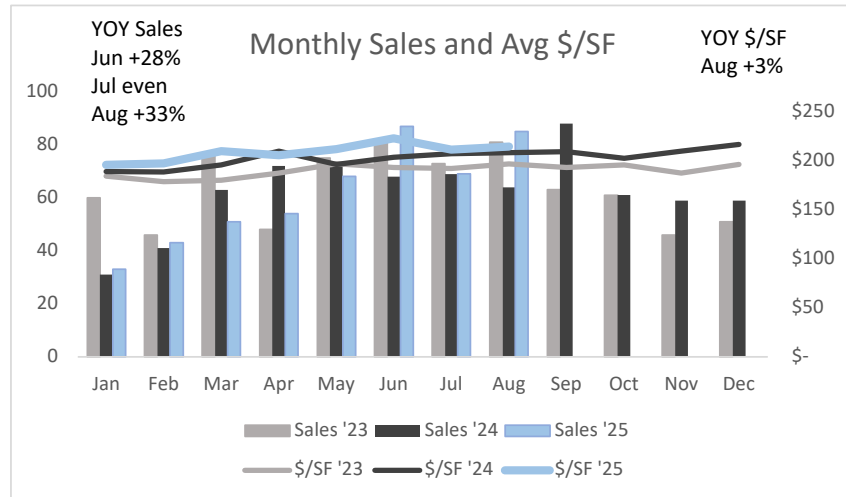
74
NEW PENDINGS
even with last month

85
CLOSED SALES
+23% from last month

\$214
PRICE PER SQ FT
+1% from last month

\$510K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	130	128	103	824	833	1%
New Pendings	76	74	74	532	533	0%
Closed Sales	87	69	85	481	490	2%
Price/SF	\$223	\$211	\$214	\$201	\$210	5%
Avg Price	\$510,032	\$492,416	\$509,534	\$474,590	\$499,469	5%

<\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	18	14	15	92	81	-12%
New Pendings	8	9	10	78	59	-24%
Closed Sales	7	8	8	69	47	-32%
Price/SF	\$171	\$173	\$227	\$170	\$160	-6%

\$350k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	70	87	65	580	530	-9%
New Pendings	51	48	52	370	355	-4%
Closed Sales	53	47	53	342	321	-6%
Price/SF	\$216	\$205	\$208	\$203	\$207	2%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	42	27	23	152	222	46%
New Pendings	17	17	12	84	119	42%
Closed Sales	27	14	24	70	122	74%
Price/SF	\$239	\$238	\$222	\$210	\$226	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

85
AUG NEW LISTINGS
-25% from last month

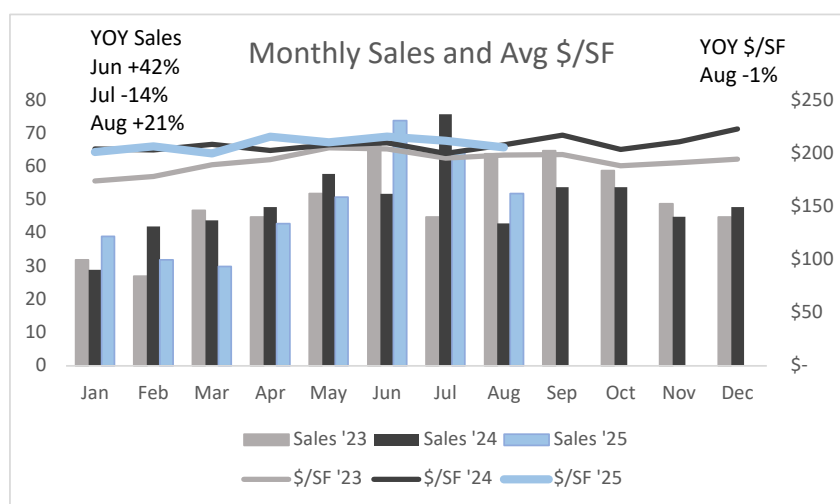
51
NEW PENDINGS
-26% from last month

52
CLOSED SALES
-20% from last month

\$206
PRICE PER SQ FT
-3% from last month

\$528K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	90	114	85	628	649	3%
New Pendings	56	69	51	427	407	-5%
Closed Sales	74	65	52	392	386	-2%
Price/SF	\$216	\$212	\$206	\$206	\$210	2%
Avg Price	\$542,169	\$497,134	\$528,495	\$477,159	\$491,599	3%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	8	13	104	93	-11%
New Pendings	13	7	5	87	76	-13%
Closed Sales	8	14	1	73	63	-14%
Price/SF	\$194	\$143	\$205	\$173	\$168	-3%

\$300k-\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	41	47	47	322	283	-12%
New Pendings	23	42	33	216	208	-4%
Closed Sales	34	31	35	222	205	-8%
Price/SF	\$200	\$203	\$197	\$194	\$201	4%

>\$600k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	36	59	25	202	273	35%
New Pendings	20	20	13	124	123	-1%
Closed Sales	32	20	16	97	118	22%
Price/SF	\$230	\$241	\$219	\$235	\$229	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

134
AUG NEW LISTINGS
-12% from last month

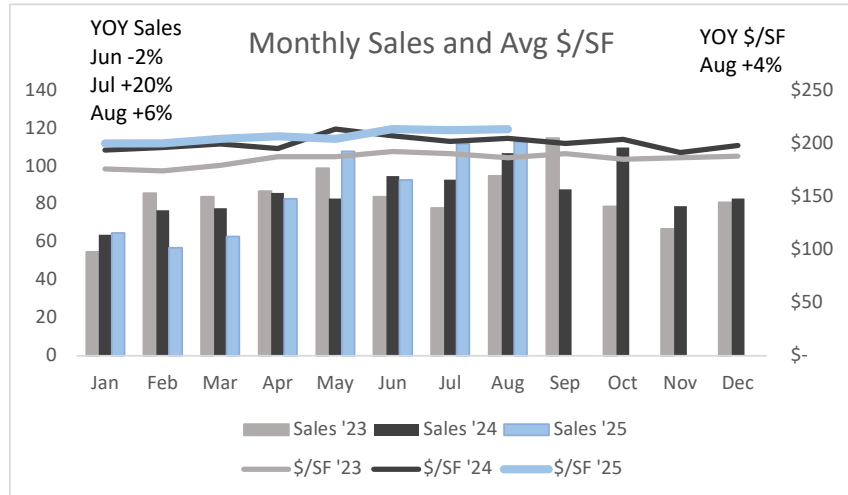
104
NEW PENDINGs
-5% from last month

113
CLOSED SALES
+1% from last month

\$214
PRICE PER SQ FT
even with last month

\$377K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	150	153	134	1,019	970	-5%
New Pending's	106	109	104	709	717	1%
Closed Sales	93	112	113	683	694	2%
Price/SF	\$214	\$213	\$214	\$202	\$208	3%
Avg Price	\$361,634	\$356,963	\$376,977	\$342,547	\$351,552	3%

<\$250k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	5	8	110	64	-42%
New Pending's	4	7	5	77	47	-39%
Closed Sales	4	5	4	58	44	-24%
Price/SF	\$185	\$203	\$165	\$181	\$176	-3%

\$250k-\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	122	137	109	818	808	-1%
New Pending's	91	97	86	576	609	6%
Closed Sales	82	98	90	565	588	4%
Price/SF	\$212	\$208	\$211	\$202	\$206	2%

>\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	16	11	17	91	98	8%
New Pending's	11	5	13	56	61	9%
Closed Sales	7	9	19	60	62	3%
Price/SF	\$232	\$249	\$225	\$211	\$229	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

119
AUG NEW LISTINGS
-11% from last month

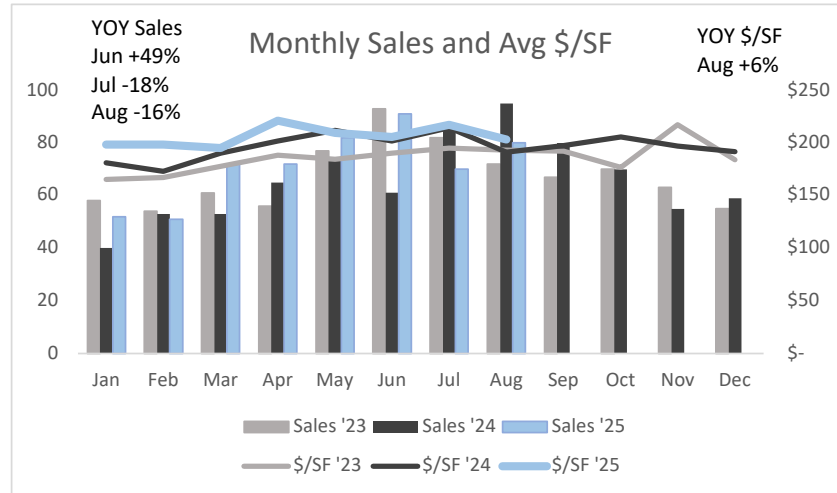
83
NEW PENDINGS
-7% from last month

80
CLOSED SALES
+14% from last month

\$203
PRICE PER SQ FT
-7% from last month

\$261K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	99	134	119	774	839	8%
New Pendings	81	89	83	557	607	9%
Closed Sales	91	70	80	526	570	8%
Price/SF	\$205	\$217	\$203	\$198	\$207	5%
Avg Price	\$265,769	\$263,910	\$260,715	\$253,900	\$261,667	3%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	17	22	22	160	127	-21%
New Pendings	8	15	17	119	92	-23%
Closed Sales	11	8	13	94	90	-4%
Price/SF	\$180	\$160	\$157	\$149	\$159	6%

\$200k-\$275k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	55	65	45	438	425	-3%
New Pendings	47	46	39	324	329	2%
Closed Sales	56	33	40	312	296	-5%
Price/SF	\$202	\$210	\$200	\$198	\$206	4%

>\$275k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	47	52	176	287	63%
New Pendings	26	28	27	114	186	63%
Closed Sales	24	29	27	120	184	53%
Price/SF	\$218	\$237	\$221	\$221	\$223	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

205
AUG NEW LISTINGS
-10% from last month

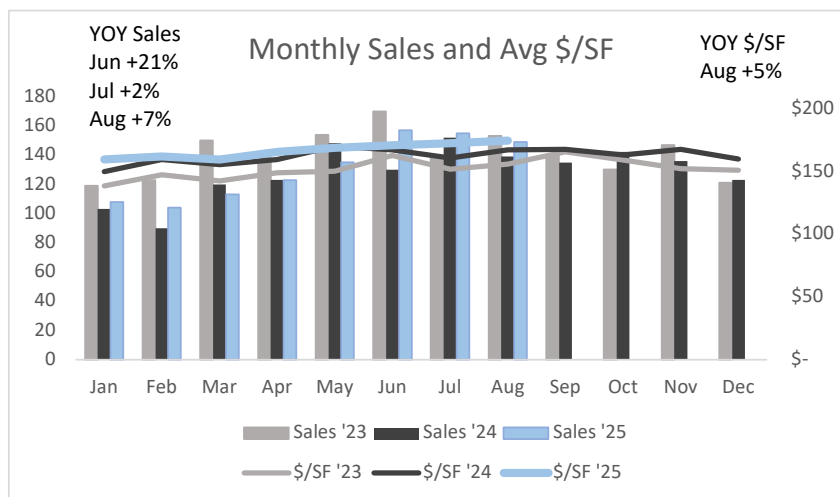
160
NEW PENDINGS
+10% from last month

149
CLOSED SALES
-4% from last month

\$175
PRICE PER SQ FT
+1% from last month

\$216K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	219	229	205	1,691	1,617	-4%
New Pendings	164	146	160	1,049	1,112	6%
Closed Sales	157	155	149	1,005	1,044	4%
Price/SF	\$171	\$173	\$175	\$162	\$168	3%
Avg Price	\$211,523	\$207,517	\$216,085	\$194,302	\$204,423	5%

<\$125k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	38	40	37	401	330	-18%
New Pendings	28	29	24	243	213	-12%
Closed Sales	28	33	23	246	215	-13%
Price/SF	\$105	\$108	\$97	\$99	\$103	4%

\$125k-\$250k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	101	105	91	849	740	-13%
New Pendings	76	70	68	527	524	-1%
Closed Sales	66	63	67	477	470	-1%
Price/SF	\$166	\$167	\$167	\$166	\$165	-1%

>\$250k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	80	84	77	441	547	24%
New Pendings	60	47	68	279	375	34%
Closed Sales	63	59	59	282	359	27%
Price/SF	\$193	\$201	\$201	\$190	\$193	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

243
AUG NEW LISTINGS
-16% from last month

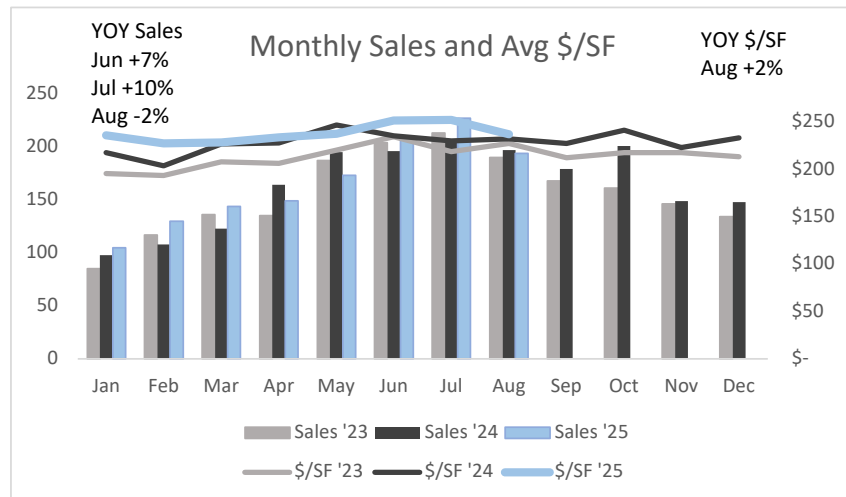
191
NEW PENDINGS
+6% from last month

194
CLOSED SALES
-15% from last month

\$237
PRICE PER SQ FT
-6% from last month

\$452K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	323	290	243	2,108	1,901	-10%
New Pendings	248	180	191	1,367	1,381	1%
Closed Sales	209	227	194	1,288	1,331	3%
Price/SF	\$252	\$252	\$237	\$230	\$240	4%
Avg Price	\$486,109	\$497,503	\$452,145	\$454,320	\$471,437	4%

<\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	44	34	410	305	-26%
New Pendings	40	37	32	290	260	-10%
Closed Sales	35	34	34	253	232	-8%
Price/SF	\$160	\$175	\$175	\$169	\$161	-5%

\$300k-\$500k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	147	144	114	927	883	-5%
New Pendings	124	92	96	678	673	-1%
Closed Sales	94	98	107	642	643	0%
Price/SF	\$228	\$223	\$225	\$212	\$223	5%

>\$500k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	133	102	95	771	713	-8%
New Pendings	84	51	63	399	448	12%
Closed Sales	80	95	53	393	456	16%
Price/SF	\$291	\$290	\$273	\$270	\$277	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

258
AUG NEW LISTINGS
+9% from last month

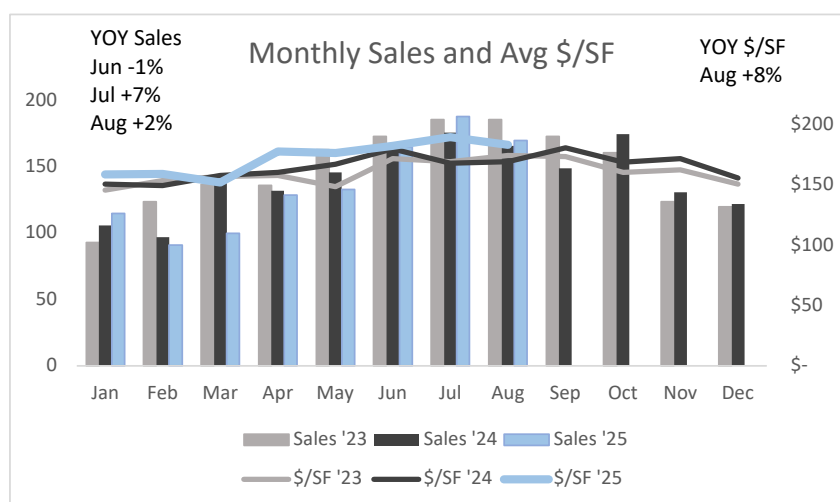
196
NEW PENDINGS
+14% from last month

170
CLOSED SALES
-10% from last month

\$183
PRICE PER SQ FT
-3% from last month

\$297K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	253	237	258	1,759	1,666	-5%
New Pendings	181	172	196	1,168	1,188	2%
Closed Sales	165	188	170	1,128	1,091	-3%
Price/SF	\$183	\$190	\$183	\$165	\$176	7%
Avg Price	\$313,743	\$319,826	\$297,457	\$264,579	\$289,403	9%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	76	77	76	652	510	-22%
New Pendings	50	61	59	445	400	-10%
Closed Sales	46	55	54	422	364	-14%
Price/SF	\$115	\$121	\$104	\$113	\$110	-3%

\$200k-\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	108	98	115	762	743	-2%
New Pendings	84	67	94	550	542	-1%
Closed Sales	77	86	77	547	510	-7%
Price/SF	\$177	\$182	\$192	\$168	\$179	7%

>\$400k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	69	62	67	345	413	20%
New Pendings	47	44	43	173	246	42%
Closed Sales	42	47	39	159	217	36%
Price/SF	\$225	\$238	\$232	\$226	\$228	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025 HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

556
AUG NEW LISTINGS
-5% from last month

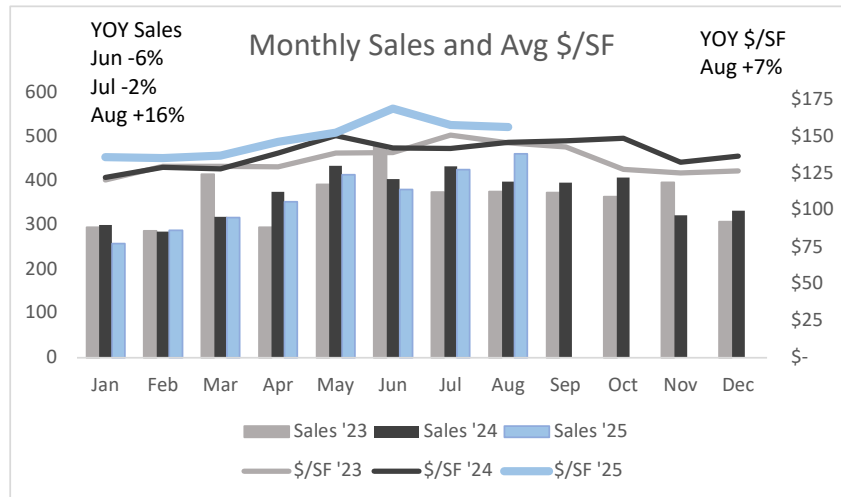
449
NEW PENDINGS
even with last month

462
CLOSED SALES
+8% from last month

\$157
PRICE PER SQ FT
-1% from last month

\$243K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	635	586	556	4,294	4,106	-4%
New Pendings	423	448	449	3,061	3,109	2%
Closed Sales	381	426	462	2,953	2,899	-2%
Price/SF	\$169	\$158	\$157	\$139	\$151	8%
Avg Price	\$262,354	\$247,597	\$242,500	\$209,442	\$229,778	10%

<\$150k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	214	195	199	1,701	1,454	-15%
New Pendings	130	145	135	1,110	1,041	-6%
Closed Sales	112	128	129	1,085	976	-10%
Price/SF	\$70	\$71	\$65	\$69	\$68	-1%

\$150k-\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	228	232	221	1,585	1,512	-5%
New Pendings	168	194	196	1,280	1,268	-1%
Closed Sales	152	173	208	1,245	1,181	-5%
Price/SF	\$155	\$152	\$156	\$146	\$151	3%

>\$300k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	193	159	136	1,008	1,140	13%
New Pendings	125	109	118	671	800	19%
Closed Sales	117	125	125	623	742	19%
Price/SF	\$225	\$208	\$204	\$189	\$206	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPTEMBER 2025
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

195
AUG NEW LISTINGS
-2% from last month

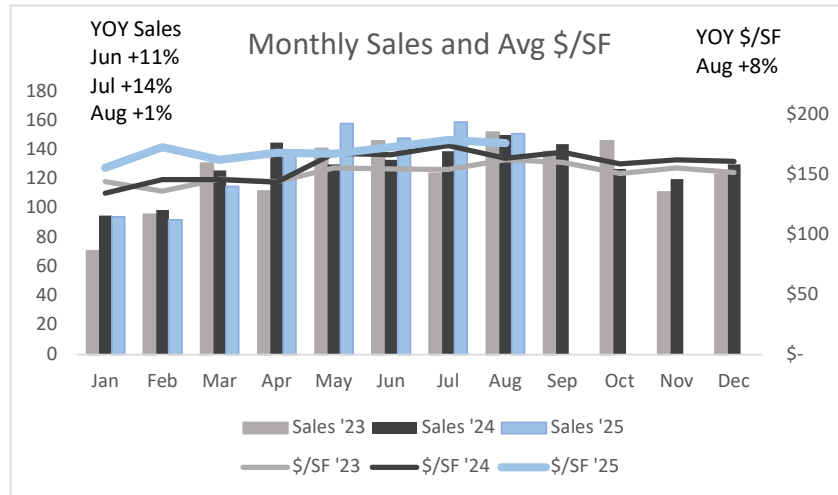
160
NEW PENDINGS
-3% from last month

151
CLOSED SALES
-5% from last month

\$177
PRICE PER SQ FT
-2% from last month

\$298K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	192	198	195	1,373	1,363	-1%
New Pendings	148	165	160	1,078	1,098	2%
Closed Sales	148	159	151	1,017	1,054	4%
Price/SF	\$173	\$179	\$177	\$157	\$171	9%
Avg Price	\$295,062	\$287,476	\$297,568	\$261,513	\$280,970	7%

<\$200k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	61	60	49	434	378	-13%
New Pendings	32	46	44	366	310	-15%
Closed Sales	29	38	36	343	281	-18%
Price/SF	\$108	\$125	\$113	\$107	\$112	4%

\$200k-\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	74	82	88	591	606	3%
New Pendings	75	74	69	477	519	9%
Closed Sales	81	76	73	453	520	15%
Price/SF	\$172	\$179	\$172	\$161	\$171	6%

>\$350k						
	Jun '25	Jul '25	Aug '25	YTD		
				2024	2025	(+/-)
Listings Taken	57	56	58	348	379	9%
New Pendings	41	45	47	235	269	14%
Closed Sales	38	45	42	221	253	14%
Price/SF	\$203	\$204	\$211	\$192	\$205	7%

Data source: Realcomp MLS using Great Lakes Repository Data.