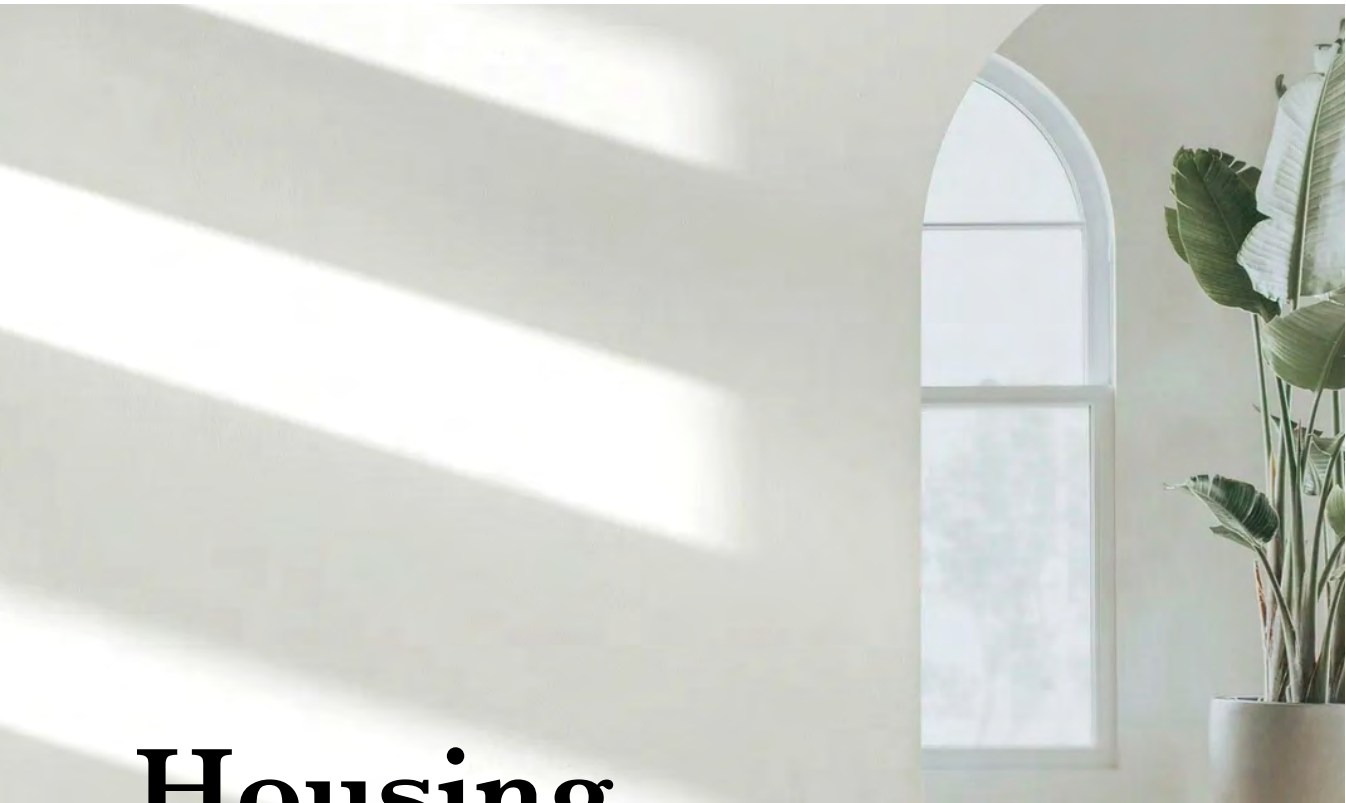


Housing Report

MAY 2024

Southeast Michigan

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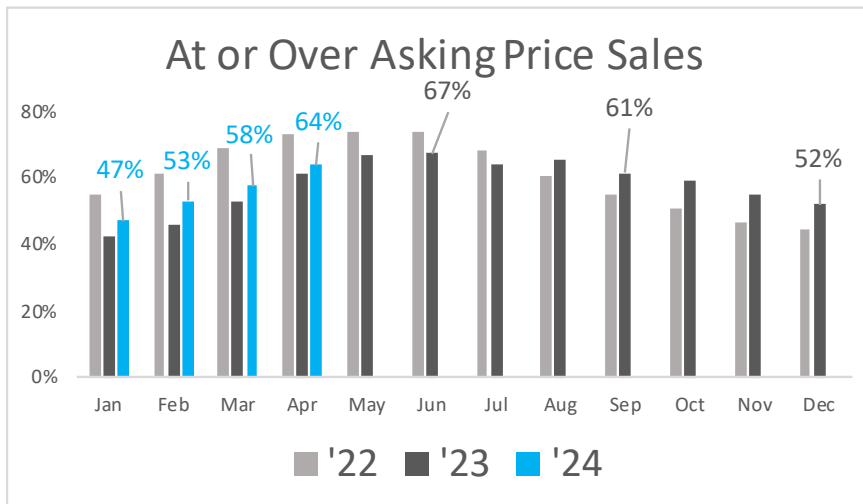
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Over-Asking Offers Driving Up Prices

Buyer demand remains strong despite supply, interest rate, price and property tax challenges.

SEMI SF 2024 YTD vs Prior Years									
Through April 30th						2024 Compared to:			
	2020	2021	2022	2023	2024	'20	'21	'22	'23
YTD Sales	12,264	14,425	13,887	11,092	11,122	-9%	-23%	-20%	0%
Avg Sale Price	\$232,518	\$270,746	\$291,382	\$286,222	\$306,633	32%	13%	5%	7%
Avg \$/SF	\$136	\$157	\$177	\$173	\$189	39%	20%	7%	9%
Listings Taken	16,357	18,511	19,573	17,145	16,871	3%	-9%	-14%	-2%
Pend/UC	12,392	16,564	15,843	13,307	13,395	8%	-19%	-15%	1%

- Sales Even with Last Year
- AVG Sale Price +7%
- Listings Taken -2%
- New Pendings +1%



Buyers are actively competing for listings, with 64% of April's closed sales at or above asking price. This chart reflects sales that went under contract 30 to 45 days earlier. The market is following its usual seasonal pattern, nearing its peak for new listings and offers. Similar to a produce market, as the best listings fade, sales and prices will decline. Great listings will still appear throughout the year, but buyers need to stay vigilant and act quickly.

SEMI 5-County Summary

MONTHLY

5,102
APR NEW LISTINGS
+19% from last month

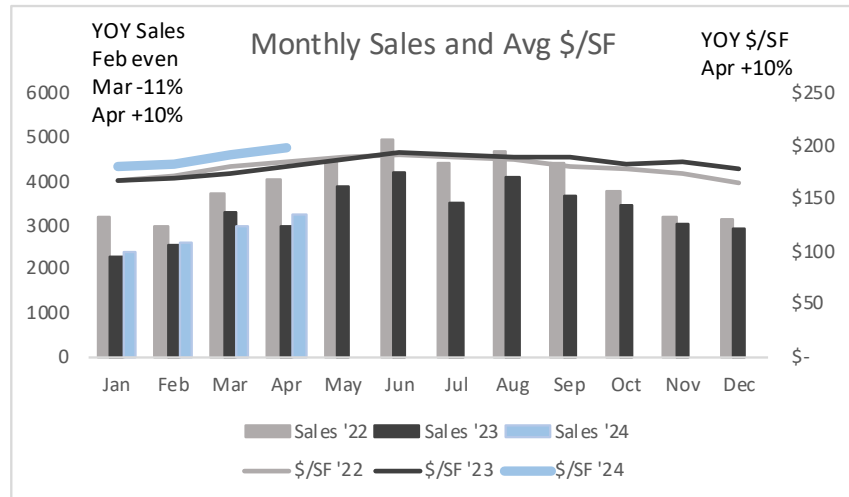
4,032
NEW PENDINGS
+14% from last month

3,240
CLOSED SALES
+9% from last month

\$198
PRICE PER SQ FT
+4% from last month

\$328K
AVG SALE PRICE
+5% from last month

Closed Single-Family Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	3,815	4,272	5,102	17,194	16,947	-1%
New Pendings	2,949	3,524	4,032	13,104	13,294	1%
Closed Sales	2,566	2,959	3,240	11,092	11,122	0%
Price/SF	\$181	\$191	\$198	\$173	\$189	9%
Avg Price	\$289,807	\$310,934	\$327,857	\$286,222	\$306,633	7%

<\$250k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,036	2,086	2,274	8,923	8,516	-5%
New Pendings	1,508	1,719	1,865	6,868	6,583	-4%
Closed Sales	1,346	1,462	1,450	5,906	5,542	-6%
Price/SF	\$122	\$127	\$127	\$122	\$125	2%

\$250k-\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,223	1,442	1,831	5,519	5,554	1%
New Pendings	1,051	1,277	1,494	4,586	4,755	4%
Closed Sales	874	1,055	1,273	3,905	4,003	3%
Price/SF	\$199	\$201	\$204	\$184	\$200	9%

>\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	556	744	997	2,752	2,877	5%
New Pendings	390	528	673	1,650	1,956	19%
Closed Sales	346	442	517	1,281	1,577	23%
Price/SF	\$246	\$259	\$268	\$240	\$259	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,529
APR NEW LISTINGS
+26% from last month

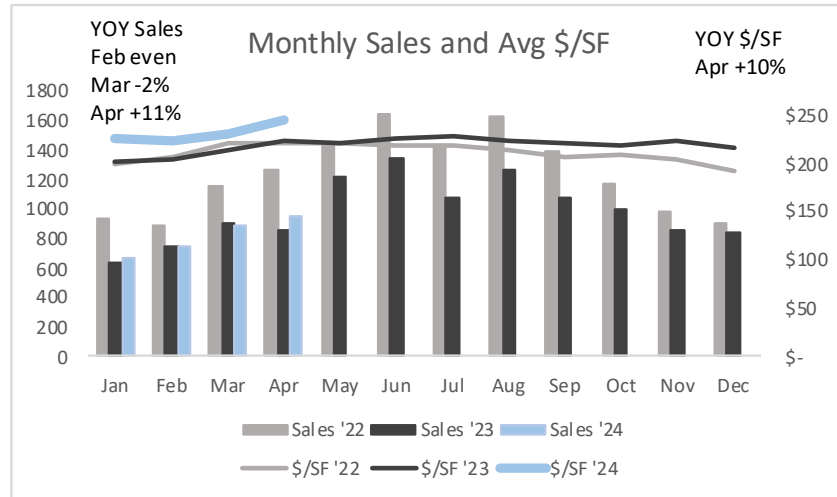
1,211
NEW PENDINGs
+16% from last month

954
CLOSED SALES
+6% from last month

\$246
PRICE PER SQ FT
+6% from last month

\$464K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	995	1,211	1,529	4,865	4,781	-2%
New Pending's	876	1,041	1,211	3,811	3,945	4%
Closed Sales	749	896	954	3,164	3,260	3%
Price/SF	\$224	\$232	\$246	\$212	\$233	10%
Avg Price	\$417,767	\$448,180	\$464,471	\$413,384	\$443,895	7%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	361	430	433	1,709	1,597	-7%
New Pending's	330	398	412	1,565	1,472	-6%
Closed Sales	291	332	330	1,368	1,226	-10%
Price/SF	\$170	\$171	\$183	\$167	\$173	4%

\$300k-\$800k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	485	622	890	2,523	2,515	0%
New Pending's	470	550	681	1,954	2,130	9%
Closed Sales	415	474	537	1,570	1,754	12%
Price/SF	\$222	\$223	\$230	\$204	\$223	9%

>\$800k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	149	159	206	633	669	6%
New Pending's	76	93	118	292	343	17%
Closed Sales	43	90	87	226	280	24%
Price/SF	\$346	\$333	\$370	\$325	\$346	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Birm/Bloom Hills

Single-Family Homes

MONTHLY

73
APR NEW LISTINGS
+20% from last month

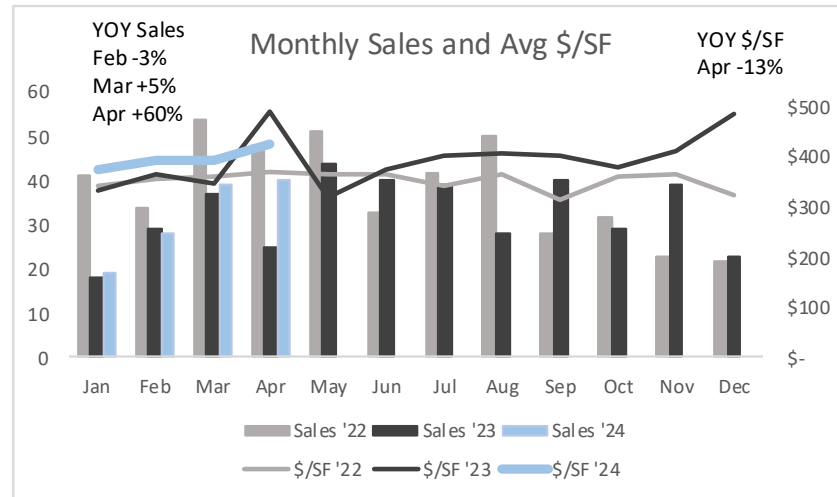
39
NEW PENDINGS
-24% from last month

40
CLOSED SALES
+3% from last month

\$429
PRICE PER SQ FT
+9% from last month

\$1.44M
AVG SALE PRICE
+34% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	66	61	73	242	249	3%
New Pendings	42	51	39	127	160	26%
Closed Sales	28	39	40	109	126	16%
Price/SF	\$395	\$395	\$429	\$384	\$403	5%
Avg Price	\$986,821	\$1,074,263	\$1,437,358	\$1,058,063	\$1,222,412	16%

<\$700k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	18	13	65	59	-9%
New Pendings	21	16	10	53	60	13%
Closed Sales	15	15	10	47	47	0%
Price/SF	\$344	\$316	\$356	\$281	\$334	19%

\$700k-\$1.4m						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	19	40	76	87	14%
New Pendings	14	16	19	44	54	23%
Closed Sales	6	16	15	37	42	14%
Price/SF	\$328	\$349	\$352	\$340	\$341	0%

>\$1.4m						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	24	20	101	103	2%
New Pendings	7	19	10	30	46	53%
Closed Sales	7	8	15	25	37	48%
Price/SF	\$466	\$501	\$483	\$480	\$468	-3%

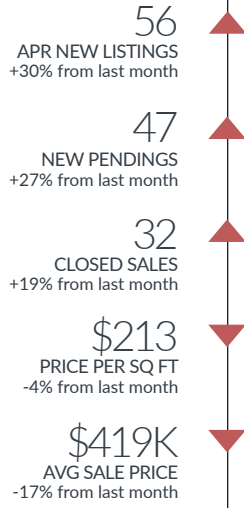
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

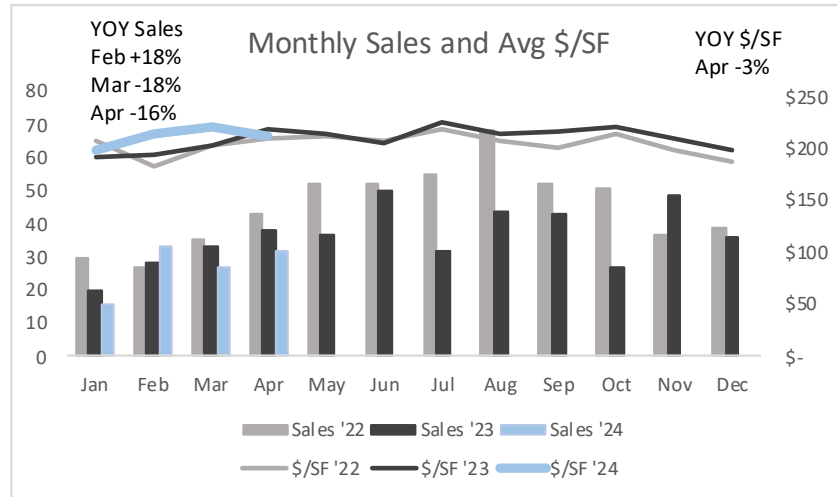
Clarkston

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	43	56	184	168	-9%
New Pending	27	37	47	146	141	-3%
Closed Sales	33	27	32	119	108	-9%
Price/SF	\$214	\$221	\$213	\$204	\$213	4%
Avg Price	\$453,337	\$502,718	\$418,791	\$451,612	\$462,190	2%
<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	6	10	41	27	-34%
New Pending	1	7	10	39	26	-33%
Closed Sales	7	6	2	36	21	-42%
Price/SF	\$199	\$184	\$222	\$177	\$182	3%
\$300k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	31	35	98	104	6%
New Pending	20	27	29	77	88	14%
Closed Sales	18	16	26	58	67	16%
Price/SF	\$205	\$205	\$204	\$191	\$205	7%
>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	6	11	45	37	-18%
New Pending	6	3	8	30	27	-10%
Closed Sales	8	5	4	25	20	-20%
Price/SF	\$233	\$272	\$258	\$239	\$243	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

107
APR NEW LISTINGS
+49% from last month

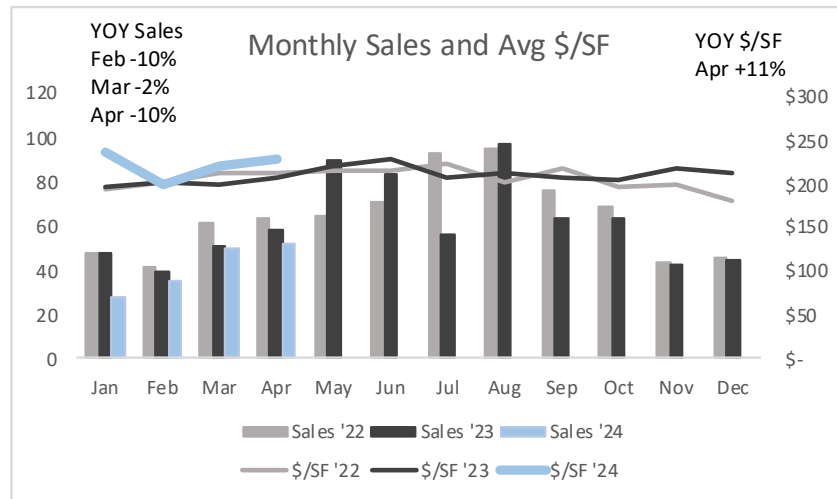
76
NEW PENDINGs
+36% from last month

52
CLOSED SALES
+4% from last month

\$231
PRICE PER SQ FT
+4% from last month

\$420K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	48	72	107	309	281	-9%
New Pending	41	56	76	232	210	-9%
Closed Sales	35	50	52	196	165	-16%
Price/SF	\$201	\$222	\$231	\$203	\$223	10%
Avg Price	\$414,000	\$447,093	\$420,346	\$398,768	\$430,511	8%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	21	15	78	61	-22%
New Pending	10	18	16	62	55	-11%
Closed Sales	9	12	14	69	42	-39%
Price/SF	\$168	\$189	\$201	\$188	\$196	4%

\$300k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	40	64	175	162	-7%
New Pending	24	33	43	135	122	-10%
Closed Sales	21	27	31	100	96	-4%
Price/SF	\$208	\$224	\$222	\$196	\$218	12%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	11	28	56	58	4%
New Pending	7	5	17	35	33	-6%
Closed Sales	5	11	7	27	27	0%
Price/SF	\$207	\$235	\$276	\$239	\$248	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Farmington/Farm Hills

Single-Family Homes

MONTHLY

88
APR NEW LISTINGS
+47% from last month

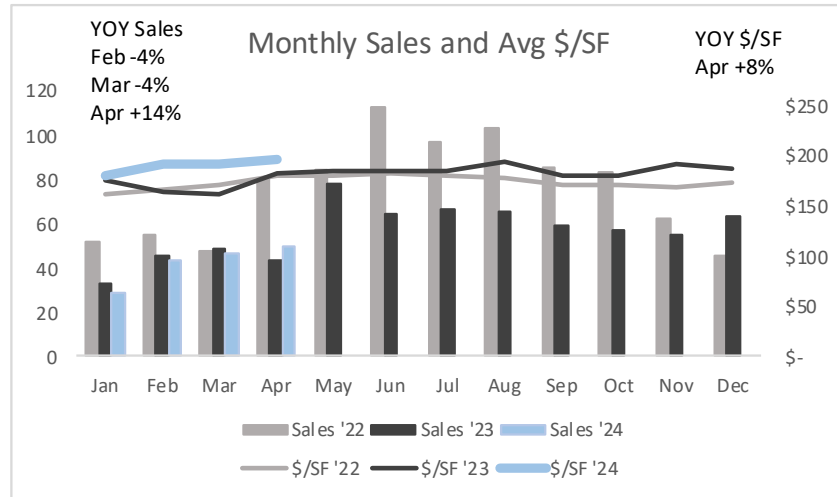
72
NEW PENDINGS
+53% from last month

50
CLOSED SALES
+6% from last month

\$198
PRICE PER SQ FT
+3% from last month

\$371K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	60	88	251	252	0%
New Pendings	51	47	72	215	211	-2%
Closed Sales	44	47	50	172	170	-1%
Price/SF	\$192	\$192	\$198	\$171	\$192	12%
Avg Price	\$411,095	\$366,358	\$370,865	\$354,668	\$377,334	6%

<\$250k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	9	22	42	52	24%
New Pendings	7	8	15	34	35	3%
Closed Sales	4	6	9	36	26	-28%
Price/SF	\$178	\$167	\$163	\$142	\$166	17%

\$250k-\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	41	51	156	165	6%
New Pendings	38	30	47	150	143	-5%
Closed Sales	27	34	31	118	110	-7%
Price/SF	\$193	\$191	\$203	\$173	\$192	11%

>\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	10	15	53	35	-34%
New Pendings	6	9	10	31	33	6%
Closed Sales	13	7	10	18	34	89%
Price/SF	\$192	\$203	\$202	\$187	\$200	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024 SEMI HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

56
APR NEW LISTINGS
+167% from last month

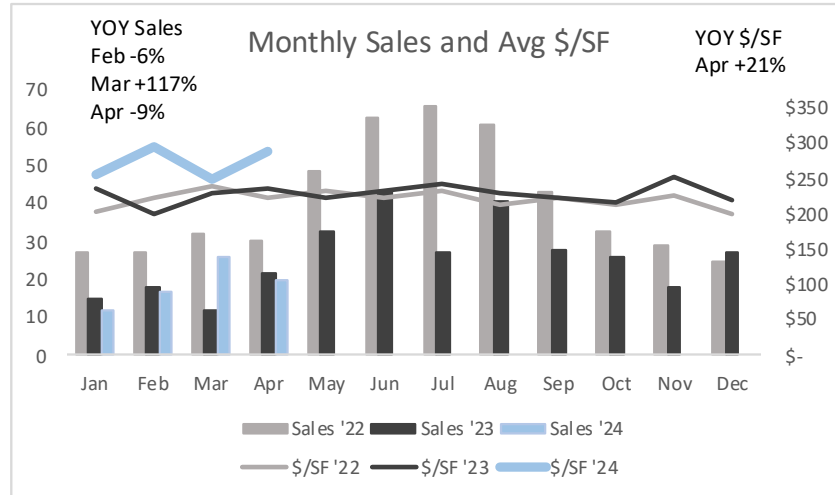
36
NEW PENDINGS
+29% from last month

20
CLOSED SALES
-23% from last month

\$288
PRICE PER SQ FT
+15% from last month

\$777K
AVG SALE PRICE
+14% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	21	56	108	131	21%
New Pendings	22	28	36	85	111	31%
Closed Sales	17	26	20	67	75	12%
Price/SF	\$296	\$251	\$288	\$226	\$273	20%
Avg Price	\$863,765	\$680,775	\$776,708	\$631,115	\$746,864	18%

<\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	5	6	10	16	60%
New Pendings	-	4	7	9	13	44%
Closed Sales	2	2	2	6	7	17%
Price/SF	\$195	\$100	\$207	\$171	\$174	1%

\$350k-\$700k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	10	30	64	62	-3%
New Pendings	12	14	20	57	59	4%
Closed Sales	10	13	8	45	37	-18%
Price/SF	\$222	\$237	\$270	\$203	\$243	20%

>\$700k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	6	20	34	53	56%
New Pendings	10	10	9	19	39	105%
Closed Sales	5	11	10	16	31	94%
Price/SF	\$388	\$272	\$304	\$281	\$302	8%

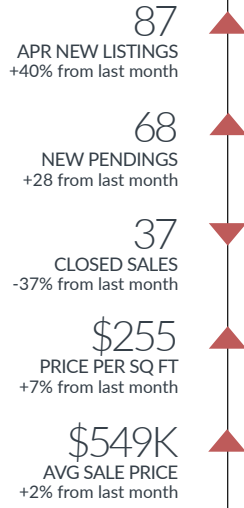
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

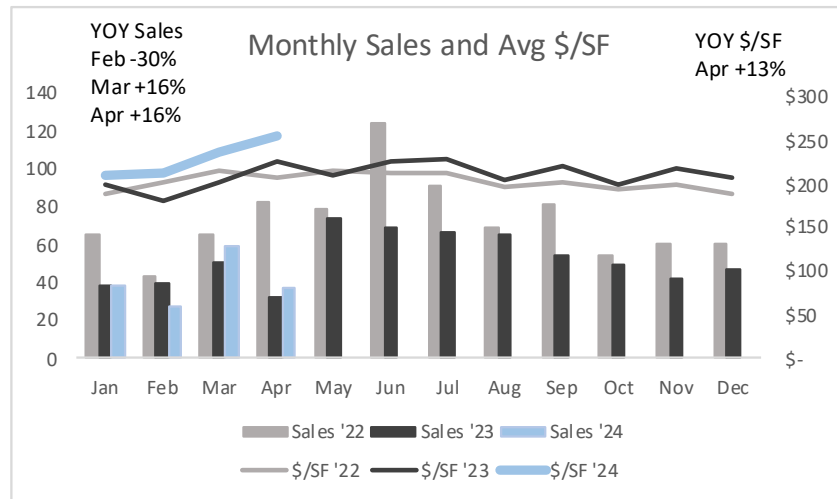
Rochester/Roch Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	62	87	266	254	-5%
New Pendings	46	53	68	212	207	-2%
Closed Sales	28	59	37	161	163	1%
Price/SF	\$213	\$237	\$255	\$202	\$231	14%
Avg Price	\$441,193	\$539,122	\$548,703	\$470,859	\$506,196	8%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	5	10	43	27	-37%
New Pendings	6	4	12	41	30	-27%
Closed Sales	6	6	5	29	21	-28%
Price/SF	\$170	\$209	\$248	\$181	\$200	11%

\$300k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	35	43	143	136	-5%
New Pendings	30	35	38	126	129	2%
Closed Sales	17	36	22	104	105	1%
Price/SF	\$213	\$227	\$223	\$191	\$215	13%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	22	34	80	91	14%
New Pendings	10	14	18	45	48	7%
Closed Sales	5	17	10	28	37	32%
Price/SF	\$232	\$254	\$298	\$238	\$266	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

101
APR NEW LISTINGS
+42% from last month

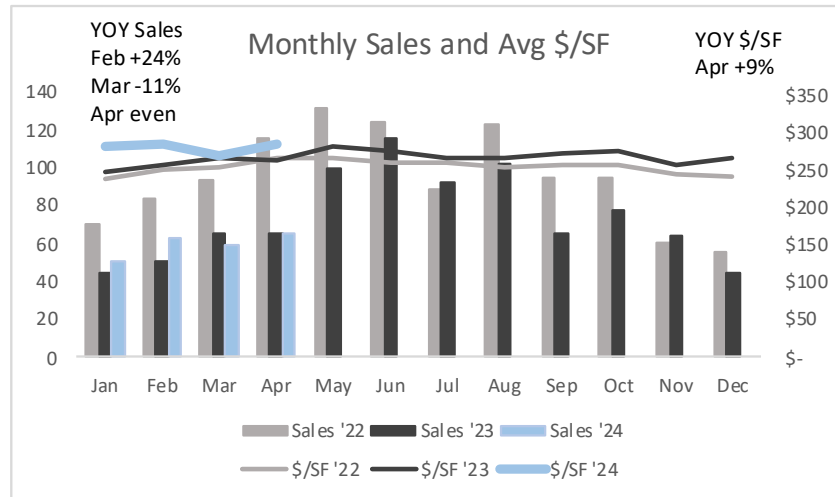
76
NEW PENDINGs
+29% from last month

66
CLOSED SALES
+12% from last month

\$287
PRICE PER SQ FT
+6% from last month

\$422K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	71	101	338	308	-9%
New Pending	68	59	76	288	274	-5%
Closed Sales	63	59	66	228	239	5%
Price/SF	\$286	\$272	\$287	\$260	\$282	8%
Avg Price	\$439,651	\$386,881	\$421,532	\$381,190	\$420,879	10%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	19	22	105	86	-18%
New Pending	16	17	22	109	79	-28%
Closed Sales	13	15	15	85	60	-29%
Price/SF	\$250	\$241	\$240	\$227	\$234	3%

\$300k-\$450k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	34	54	128	151	18%
New Pending	40	29	40	114	136	19%
Closed Sales	28	32	34	102	114	12%
Price/SF	\$276	\$279	\$292	\$264	\$285	8%

>\$450k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	18	25	105	71	-32%
New Pending	12	13	14	65	59	-9%
Closed Sales	22	12	17	41	65	59%
Price/SF	\$305	\$279	\$300	\$286	\$300	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

84
APR NEW LISTINGS
+27% from last month

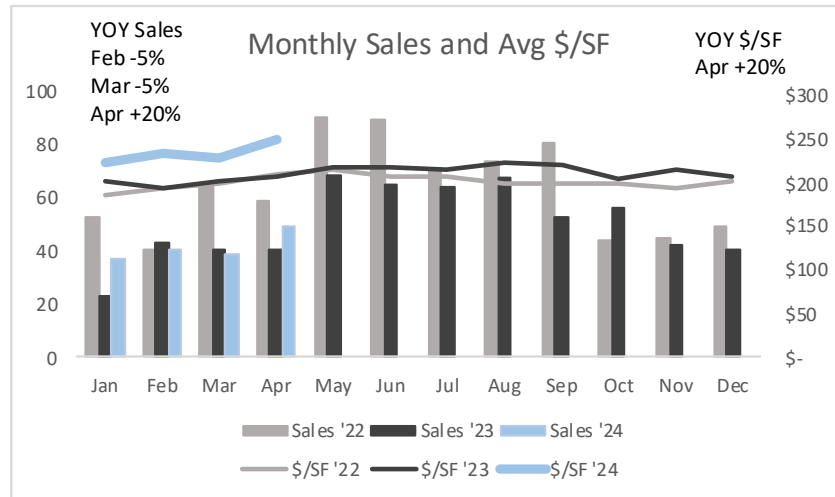
90
NEW PENDINGS
+73% from last month

49
CLOSED SALES
+26% from last month

\$250
PRICE PER SQ FT
+9% from last month

\$491K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	66	84	230	257	12%
New Pendings	41	52	90	189	225	19%
Closed Sales	41	39	49	148	166	12%
Price/SF	\$234	\$230	\$250	\$202	\$236	17%
Avg Price	\$458,839	\$482,916	\$490,794	\$456,857	\$484,748	6%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	12	6	35	42	20%
New Pendings	8	8	7	28	37	32%
Closed Sales	11	8	4	26	29	12%
Price/SF	\$201	\$212	\$245	\$186	\$219	18%

\$300k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	34	39	141	113	-20%
New Pendings	23	29	37	122	106	-13%
Closed Sales	19	21	32	92	92	0%
Price/SF	\$232	\$216	\$228	\$196	\$223	13%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	20	39	54	102	89%
New Pendings	10	15	46	39	82	110%
Closed Sales	11	10	13	30	45	50%
Price/SF	\$250	\$254	\$288	\$218	\$256	17%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

79
APR NEW LISTINGS
-4% from last month

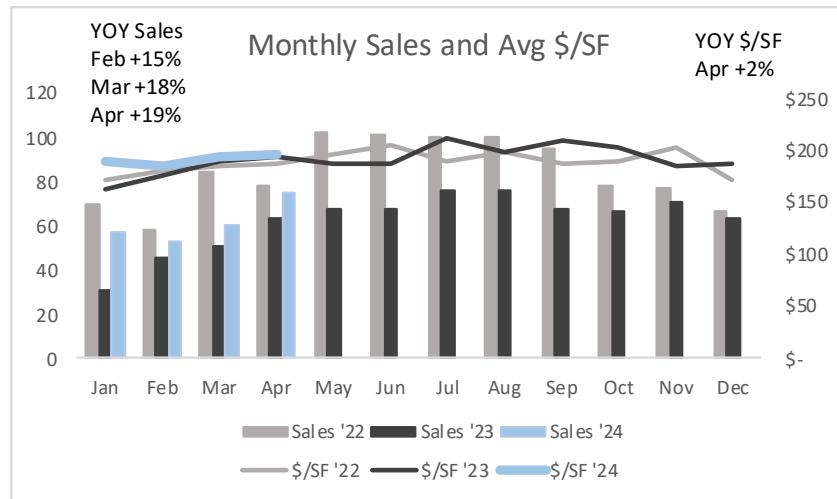
68
NEW PENDINGS
-16% from last month

75
CLOSED SALES
+25% from last month

\$197
PRICE PER SQ FT
+1% from last month

\$279K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	82	79	257	290	13%
New Pendings	59	81	68	215	270	26%
Closed Sales	53	60	75	191	245	28%
Price/SF	\$186	\$194	\$197	\$183	\$192	5%
Avg Price	\$265,257	\$285,808	\$278,743	\$273,802	\$281,282	3%

<\$200k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	15	9	62	51	-18%
New Pendings	11	14	12	53	53	0%
Closed Sales	13	7	15	50	46	-8%
Price/SF	\$148	\$148	\$150	\$139	\$151	9%

\$200k-\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	49	47	135	171	27%
New Pendings	36	53	37	129	165	28%
Closed Sales	34	39	52	115	160	39%
Price/SF	\$188	\$188	\$197	\$177	\$187	6%

>\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	18	23	60	68	13%
New Pendings	12	14	19	33	52	58%
Closed Sales	6	14	8	26	39	50%
Price/SF	\$217	\$218	\$250	\$245	\$231	-6%

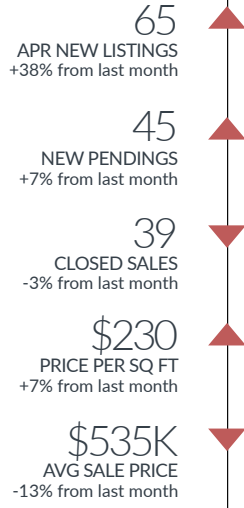
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

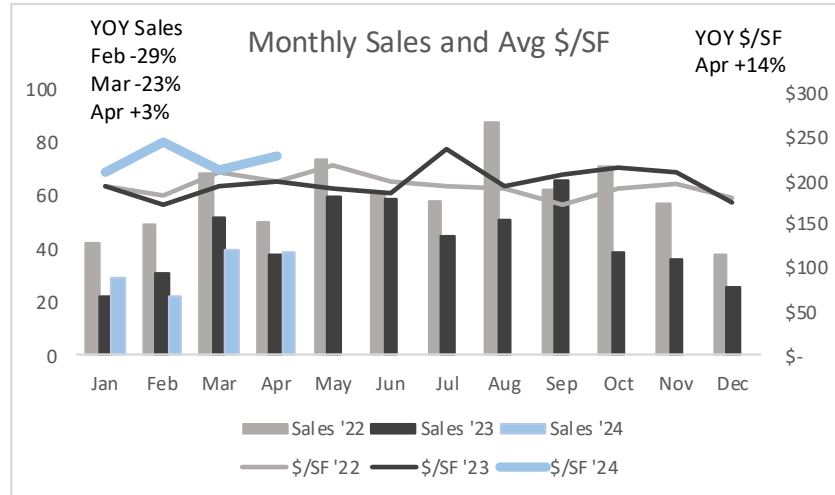
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	47	65	253	208	-18%
New Pendings	35	42	45	183	154	-16%
Closed Sales	22	40	39	143	130	-9%
Price/SF	\$245	\$214	\$230	\$192	\$223	16%
Avg Price	\$613,591	\$617,330	\$534,513	\$503,710	\$569,053	13%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	7	5	20	21	5%
New Pendings	3	4	5	21	16	-24%
Closed Sales	2	2	6	22	14	-36%
Price/SF	\$252	\$203	\$208	\$164	\$199	21%

\$300k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	28	37	172	115	-33%
New Pendings	21	26	24	127	91	-28%
Closed Sales	14	27	18	94	81	-14%
Price/SF	\$182	\$175	\$208	\$167	\$184	10%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	12	23	61	72	18%
New Pendings	11	12	16	35	47	34%
Closed Sales	6	11	15	27	35	30%
Price/SF	\$348	\$278	\$252	\$263	\$289	10%

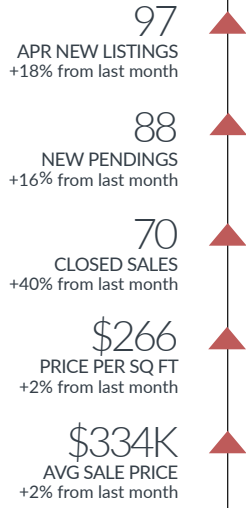
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

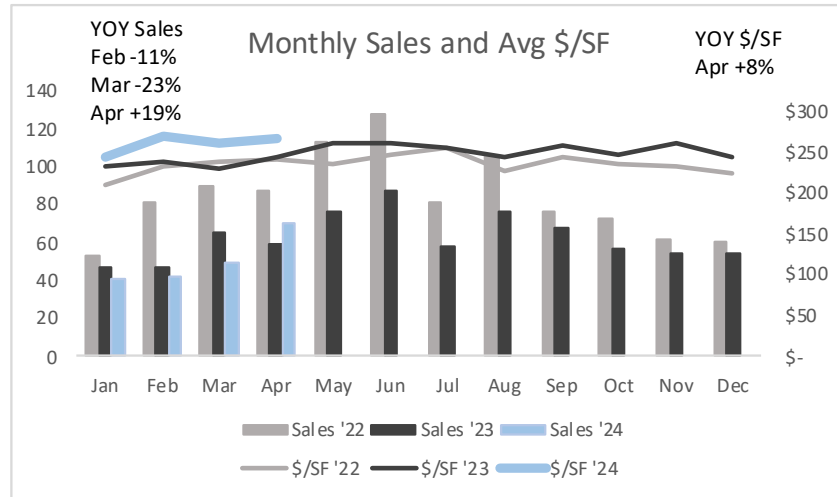
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	60	82	97	284	280	-1%
New Pendings	40	76	88	255	250	-2%
Closed Sales	42	50	70	218	203	-7%
Price/SF	\$269	\$262	\$266	\$237	\$261	10%
Avg Price	\$384,690	\$326,813	\$334,276	\$305,585	\$343,418	12%

<\$200k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	21	3	50	39	-22%
New Pendings	6	12	9	45	38	-16%
Closed Sales	9	10	10	41	36	-12%
Price/SF	\$201	\$196	\$191	\$181	\$187	4%

\$200k-\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	33	57	135	133	-1%
New Pendings	21	39	47	137	124	-9%
Closed Sales	12	21	36	115	91	-21%
Price/SF	\$257	\$256	\$257	\$232	\$251	8%

>\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	28	37	99	108	9%
New Pendings	13	25	32	73	88	21%
Closed Sales	21	19	24	62	76	23%
Price/SF	\$287	\$285	\$290	\$260	\$286	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,125
APR NEW LISTINGS
+14% from last month

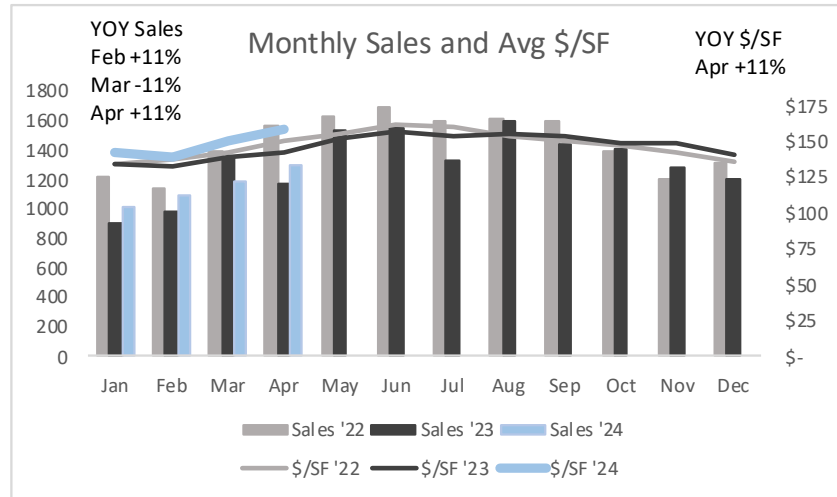
1,680
NEW PENDINGs
+14% from last month

1,303
CLOSED SALES
+9% from last month

\$158
PRICE PER SQ FT
+5% from last month

\$230K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,854	1,862	2,125	7,430	7,622	3%
New Pending's	1,241	1,476	1,680	5,291	5,582	5%
Closed Sales	1,095	1,197	1,303	4,425	4,614	4%
Price/SF	\$140	\$150	\$158	\$138	\$148	8%
Avg Price	\$189,891	\$212,390	\$230,185	\$198,756	\$208,853	5%

<\$200k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,193	1,148	1,247	5,041	4,824	-4%
New Pending's	750	871	966	3,357	3,347	0%
Closed Sales	695	711	702	2,809	2,732	-3%
Price/SF	\$92	\$98	\$94	\$95	\$95	0%

\$200k-\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	571	589	720	1,970	2,341	19%
New Pending's	434	504	596	1,640	1,901	16%
Closed Sales	344	413	503	1,386	1,615	17%
Price/SF	\$187	\$190	\$189	\$173	\$187	8%

>\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	90	125	158	419	457	9%
New Pending's	57	101	118	294	334	14%
Closed Sales	56	73	98	230	267	16%
Price/SF	\$218	\$226	\$254	\$211	\$232	10%

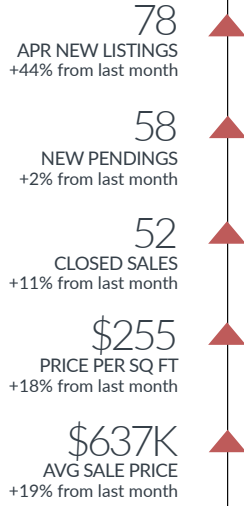
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

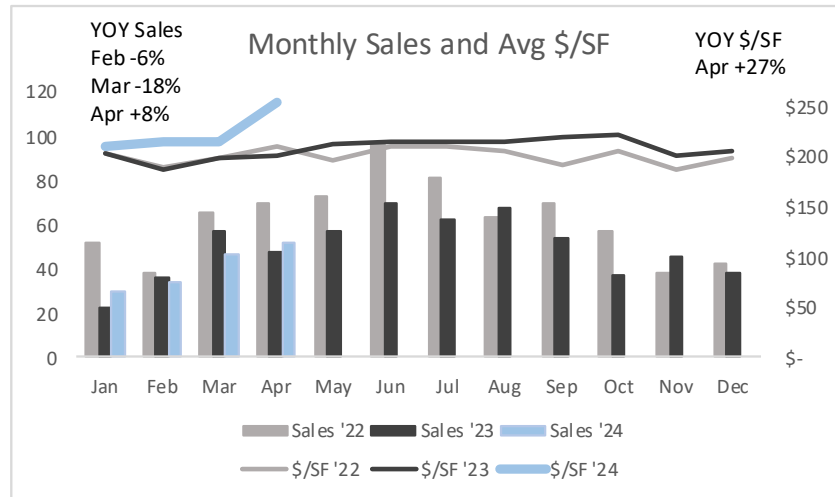
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	54	54	78	266	221	-17%
New Pendings	48	57	58	207	196	-5%
Closed Sales	34	47	52	163	163	0%
Price/SF	\$216	\$217	\$255	\$198	\$228	15%
Avg Price	\$444,315	\$534,425	\$636,921	\$433,915	\$540,180	24%
<\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	13	26	111	65	-41%
New Pendings	11	19	15	99	56	-43%
Closed Sales	12	17	8	79	47	-41%
Price/SF	\$199	\$196	\$193	\$186	\$200	8%
\$350k-\$750k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	33	38	119	115	-3%
New Pendings	29	25	35	86	107	24%
Closed Sales	20	22	32	65	90	38%
Price/SF	\$219	\$223	\$225	\$202	\$220	9%
>\$750k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	8	14	36	41	14%
New Pendings	8	13	8	22	33	50%
Closed Sales	2	8	12	19	26	37%
Price/SF	\$242	\$221	\$319	\$209	\$260	24%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Detroit Single Family

MONTHLY

892
APR NEW LISTINGS
+8% from last month

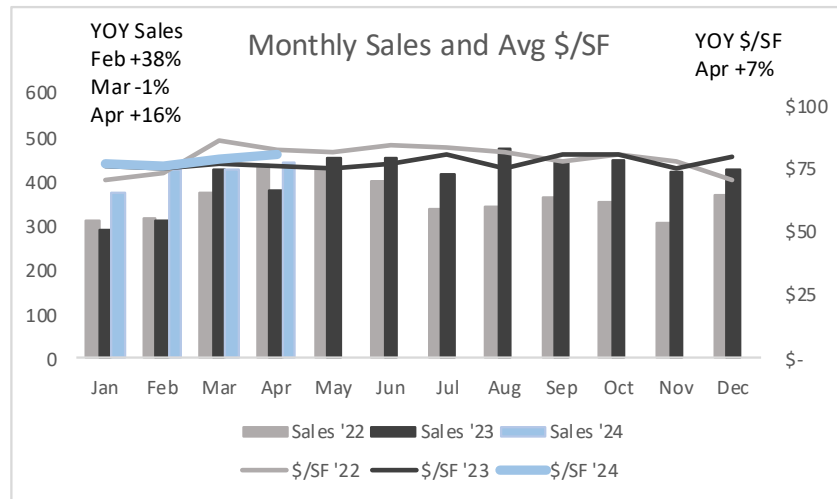
610
NEW PENDINGs
+12% from last month

443
CLOSED SALES
+4% from last month

\$81
PRICE PER SQ FT
+3% from last month

\$106K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	890	829	892	3,304	3,474	5%
New Pending	459	546	610	1,743	2,067	19%
Closed Sales	430	426	443	1,415	1,674	18%
Price/SF	\$76	\$79	\$81	\$76	\$78	2%
Avg Price	\$98,645	\$99,101	\$106,454	\$102,875	\$101,274	-2%

<\$100k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	520	489	536	2,190	2,084	-5%
New Pending	301	320	360	1,138	1,267	11%
Closed Sales	274	270	269	920	1,050	14%
Price/SF	\$50	\$50	\$50	\$47	\$49	5%

\$100k-\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	326	304	329	994	1,261	27%
New Pending	147	205	229	555	736	33%
Closed Sales	146	147	156	436	579	33%
Price/SF	\$104	\$110	\$107	\$102	\$108	6%

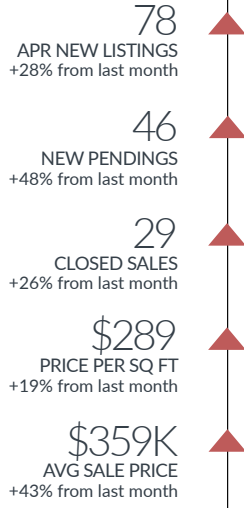
>\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	36	27	120	129	8%
New Pending	11	21	21	50	64	28%
Closed Sales	10	9	18	59	45	-24%
Price/SF	\$145	\$163	\$153	\$145	\$151	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

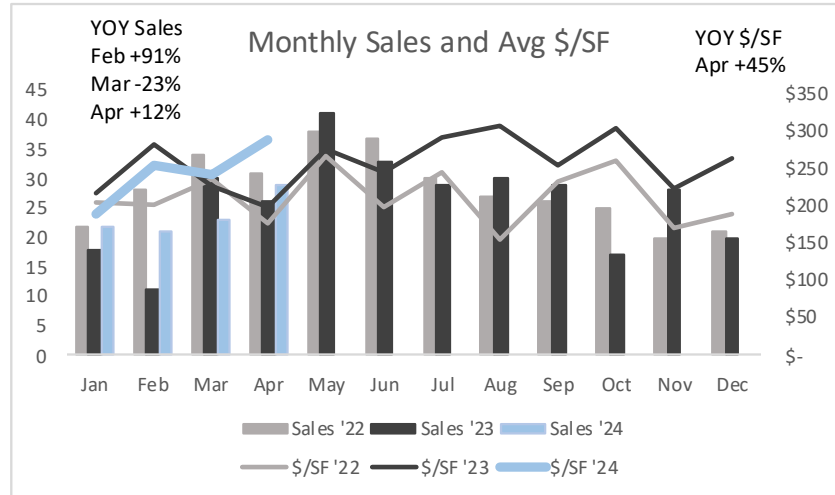
MAY 2024
SEMI HOUSING REPORT

Detroit Condos

MONTHLY



Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	83	61	78	267	283	6%
New Pendings	24	31	46	116	119	3%
Closed Sales	21	23	29	85	95	12%
Price/SF	\$256	\$242	\$289	\$224	\$250	12%
Avg Price	\$348,815	\$250,626	\$358,916	\$290,326	\$292,997	1%

<\$200k				YTD		
	Feb '24	Mar '24	Apr '24	'23	'24	(+/-)
Listings Taken	20	25	26	91	95	4%
New Pendings	6	11	18	38	45	18%
Closed Sales	9	12	6	32	41	28%
Price/SF	\$100	\$123	\$95	\$99	\$110	12%

\$200k-\$400k				YTD		
	Feb '24	Mar '24	Apr '24	'23	'24	(+/-)
Listings Taken	32	20	36	109	109	0%
New Pendings	14	13	17	51	48	-6%
Closed Sales	7	7	13	35	32	-9%
Price/SF	\$249	\$281	\$266	\$224	\$260	17%

>\$400k				YTD		
	Feb '24	Mar '24	Apr '24	'23	'24	(+/-)
Listings Taken	31	16	16	67	79	18%
New Pendings	4	7	11	27	26	-4%
Closed Sales	5	4	10	18	22	22%
Price/SF	\$442	\$372	\$369	\$345	\$385	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

328
APR NEW LISTINGS
+18% from last month

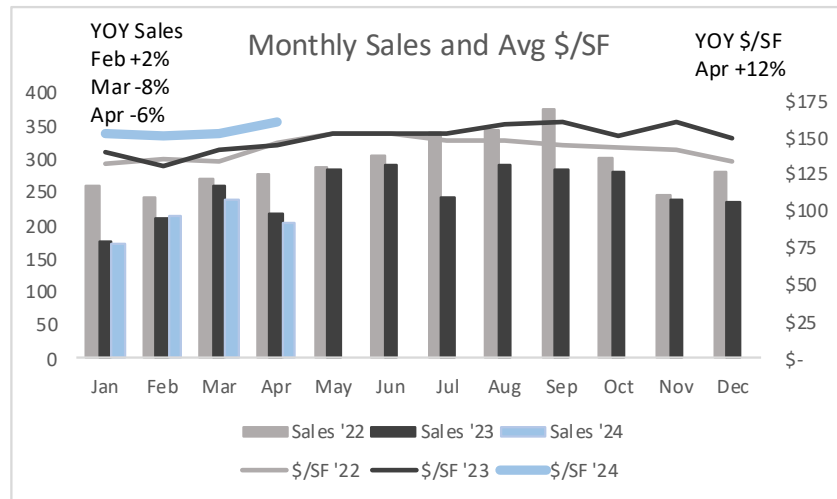
291
NEW PENDINGs
+16% from last month

205
CLOSED SALES
-14% from last month

\$161K
PRICE PER SQ FT
+6% from last month

\$216K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	270	278	328	1,120	1,159	3%
New Pending	240	251	291	982	1,006	2%
Closed Sales	216	239	205	868	834	-4%
Price/SF	\$151	\$152	\$161	\$139	\$154	11%
Avg Price	\$185,589	\$204,912	\$216,324	\$187,090	\$200,308	7%

<\$150k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	85	74	91	425	358	-16%
New Pending	74	81	90	370	323	-13%
Closed Sales	82	68	56	344	256	-26%
Price/SF	\$105	\$98	\$105	\$102	\$103	1%

\$150k-\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	139	141	174	531	581	9%
New Pending	129	131	140	487	515	6%
Closed Sales	109	138	106	402	457	14%
Price/SF	\$168	\$166	\$170	\$152	\$167	10%

>\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	46	63	63	164	220	34%
New Pending	37	39	61	125	168	34%
Closed Sales	25	33	43	122	121	-1%
Price/SF	\$177	\$176	\$182	\$165	\$177	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

21
APR NEW LISTINGS
+75% from last month

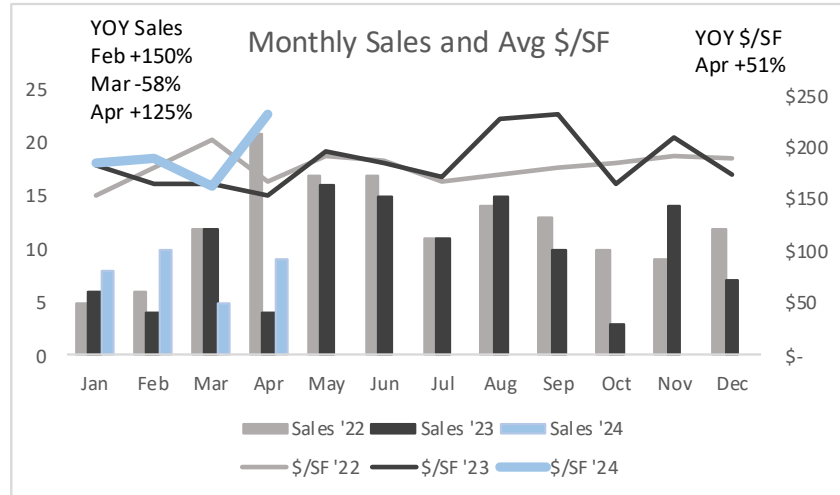
17
NEW PENDINGS
+143% last month

9
CLOSED SALES
+80% from last month

\$231
PRICE PER SQ FT
+42% from last month

\$637K
AVG SALE PRICE
+47% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	12	21	46	50	9%
New Pendings	10	7	17	36	40	11%
Closed Sales	10	5	9	26	32	23%
Price/SF	\$191	\$163	\$231	\$166	\$198	19%
Avg Price	\$408,330	\$433,400	\$636,894	\$448,269	\$480,980	7%

<\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	2	-	4	12	10	-17%
New Pendings	3	-	5	11	12	9%
Closed Sales	4	1	2	11	10	-9%
Price/SF	\$258	\$189	\$136	\$144	\$187	30%

\$350k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	7	13	20	27	35%
New Pendings	7	5	9	18	22	22%
Closed Sales	5	4	4	10	17	70%
Price/SF	\$167	\$160	\$233	\$170	\$190	12%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	5	4	14	13	-7%
New Pendings	-	2	3	7	6	-14%
Closed Sales	1	-	3	5	5	0%
Price/SF	\$193	-	\$259	\$182	\$221	21%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

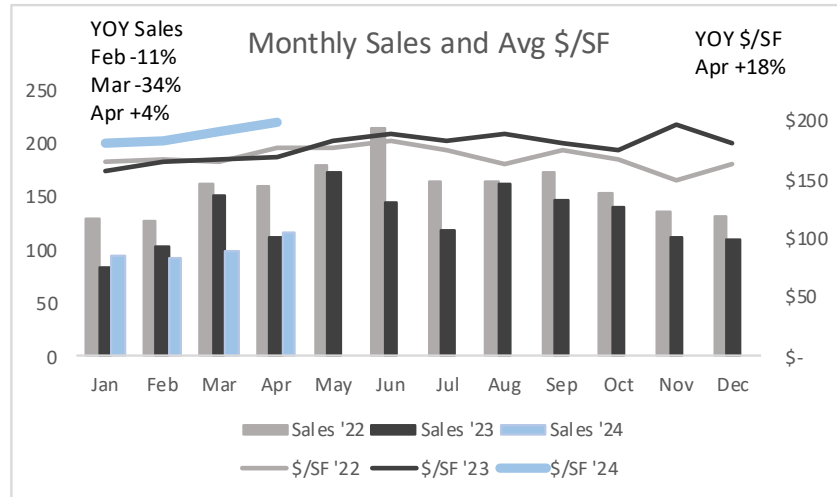
Dearborn/Dbrn Hghts

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	138	143	154	651	583	-10%
New Pendings	99	123	123	522	448	-14%
Closed Sales	92	99	118	452	405	-10%
Price/SF	\$184	\$192	\$199	\$166	\$189	14%
Avg Price	\$241,057	\$251,549	\$272,184	\$222,260	\$253,412	14%

<\$175k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	26	29	229	124	-46%
New Pendings	25	22	30	189	110	-42%
Closed Sales	27	24	17	171	96	-44%
Price/SF	\$131	\$148	\$141	\$126	\$137	9%

\$175k-\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	69	76	287	294	2%
New Pendings	56	71	63	255	246	-4%
Closed Sales	47	52	71	215	222	3%
Price/SF	\$187	\$188	\$188	\$173	\$186	7%

>\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	48	49	135	165	22%
New Pendings	18	30	30	78	92	18%
Closed Sales	18	23	30	66	87	32%
Price/SF	\$228	\$219	\$231	\$201	\$227	13%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

124
APR NEW LISTINGS
+51% from last month

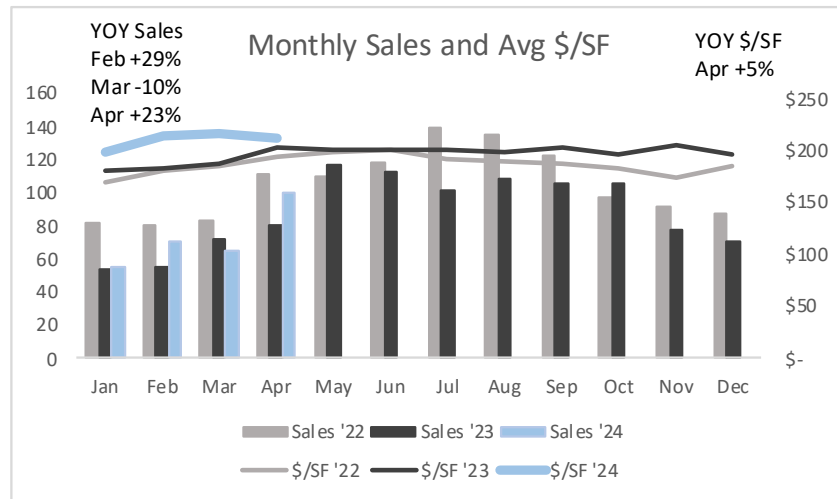
107
NEW PENDINGs
+5% from last month

100
CLOSED SALES
+54% from last month

\$213K
PRICE PER SQ FT
-2% from last month

\$317K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	95	82	124	357	386	8%
New Pending's	73	102	107	333	355	7%
Closed Sales	71	65	100	262	291	11%
Price/SF	\$214	\$217	\$213	\$190	\$211	11%
Avg Price	\$305,716	\$317,359	\$317,238	\$289,114	\$313,089	8%

<\$250k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	18	22	127	96	-24%
New Pending's	24	25	22	123	93	-24%
Closed Sales	20	12	18	98	66	-33%
Price/SF	\$187	\$203	\$198	\$176	\$196	12%

\$250k-\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	51	73	168	223	33%
New Pending's	38	62	63	160	204	28%
Closed Sales	40	39	60	123	169	37%
Price/SF	\$222	\$227	\$224	\$201	\$220	10%

>\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	13	29	62	67	8%
New Pending's	11	15	22	50	58	16%
Closed Sales	11	14	22	41	56	37%
Price/SF	\$221	\$206	\$200	\$186	\$203	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

117
APR NEW LISTINGS
+5% from last month

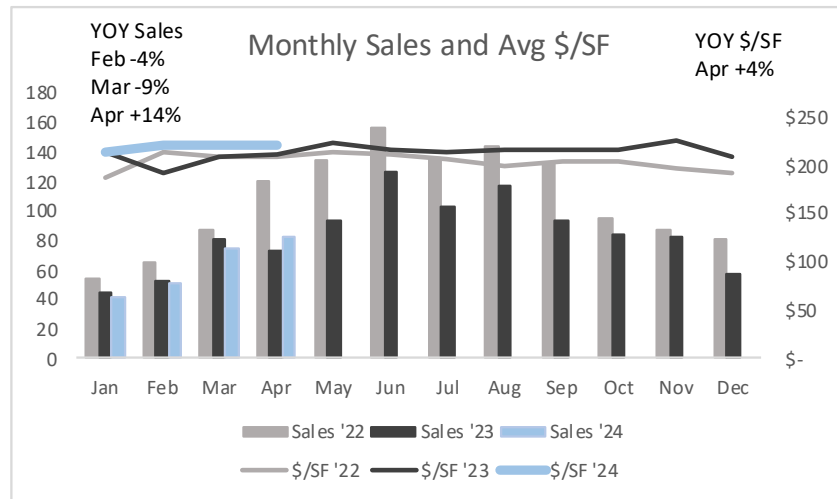
99
NEW PENDINGS
+5% from last month

83
CLOSED SALES
+12% from last month

\$220K
PRICE PER SQ FT
even with last month

\$463K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	111	117	365	364	0%
New Pendings	61	94	99	313	314	0%
Closed Sales	51	74	83	252	249	-1%
Price/SF	\$223	\$221	\$220	\$207	\$220	6%
Avg Price	\$482,935	\$489,075	\$462,896	\$457,856	\$469,770	3%

<\$350k				YTD		
	Feb '24	Mar '24	Apr '24	'23	'24	(+/-)
Listings Taken	24	16	23	105	78	-26%
New Pendings	19	19	20	88	75	-15%
Closed Sales	10	19	17	75	65	-13%
Price/SF	\$205	\$210	\$213	\$190	\$215	13%

\$350k-\$600k				YTD		
	Feb '24	Mar '24	Apr '24	'23	'24	(+/-)
Listings Taken	40	69	66	179	204	14%
New Pendings	36	57	53	159	179	13%
Closed Sales	30	37	52	131	135	3%
Price/SF	\$228	\$216	\$217	\$204	\$216	6%

>\$600k				YTD		
	Feb '24	Mar '24	Apr '24	'23	'24	(+/-)
Listings Taken	11	26	28	81	82	1%
New Pendings	6	18	26	66	60	-9%
Closed Sales	11	18	14	46	49	7%
Price/SF	\$220	\$233	\$232	\$228	\$229	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

987
APR NEW LISTINGS
+20% from last month

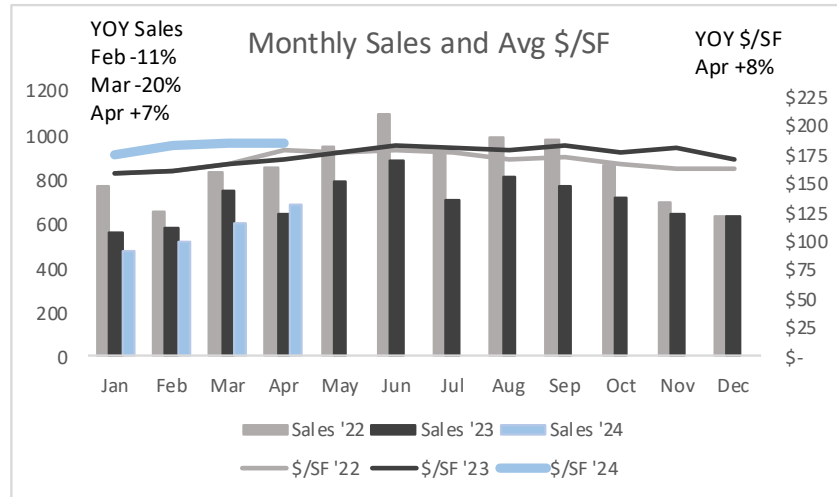
804
NEW PENDINGs
+15% from last month

691
CLOSED SALES
+14% from last month

\$186
PRICE PER SQ FT
+1% from last month

\$304K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	672	823	987	3,464	3,161	-9%
New Pending	598	701	804	2,842	2,666	-6%
Closed Sales	517	604	691	2,540	2,285	-10%
Price/SF	\$184	\$185	\$186	\$165	\$183	11%
Avg Price	\$304,488	\$291,526	\$304,164	\$266,974	\$294,157	10%

<\$200k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	193	241	262	1,166	940	-19%
New Pending	179	190	212	1,053	763	-28%
Closed Sales	137	176	180	934	658	-30%
Price/SF	\$131	\$130	\$126	\$124	\$128	4%

\$200k-\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	339	367	459	1,526	1,478	-3%
New Pending	314	353	395	1,293	1,344	4%
Closed Sales	270	313	354	1,194	1,169	-2%
Price/SF	\$181	\$189	\$190	\$173	\$186	8%

>\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	140	215	266	772	743	-4%
New Pending	105	158	197	496	559	13%
Closed Sales	110	115	157	412	458	11%
Price/SF	\$212	\$213	\$210	\$189	\$211	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

72
APR NEW LISTINGS
+22% from last month

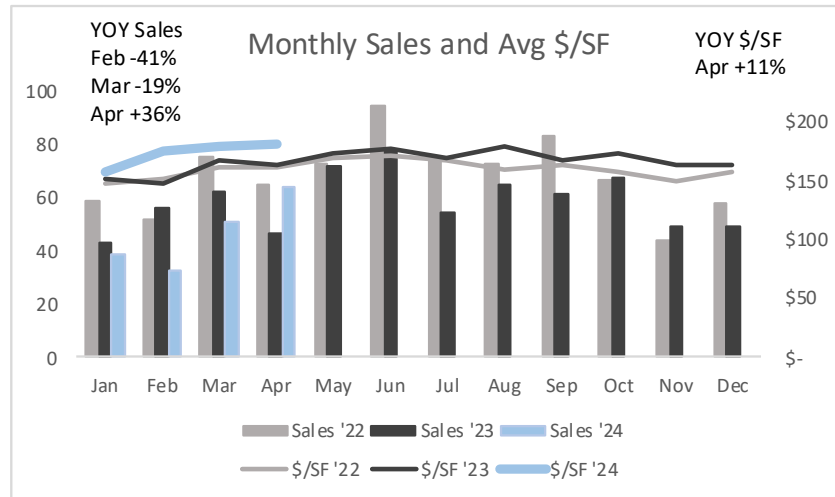
56
NEW PENDING
-16% from last month

64
CLOSED SALES
+25% from last month

\$180
PRICE PER SQ FT
+1% from last month

\$304K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	54	59	72	268	228	-15%
New Pending	45	67	56	237	205	-14%
Closed Sales	33	51	64	209	187	-11%
Price/SF	\$176	\$178	\$180	\$158	\$175	11%
Avg Price	\$284,921	\$314,112	\$303,683	\$266,207	\$293,429	10%

<\$200k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	13	8	82	35	-57%
New Pending	6	13	6	77	33	-57%
Closed Sales	4	12	10	52	34	-35%
Price/SF	\$153	\$147	\$112	\$127	\$127	1%

\$200k-\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	38	52	158	164	4%
New Pending	37	46	44	138	153	11%
Closed Sales	27	33	44	142	133	-6%
Price/SF	\$177	\$177	\$184	\$166	\$177	7%

>\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	8	12	28	29	4%
New Pending	2	8	6	22	19	-14%
Closed Sales	2	6	10	15	20	33%
Price/SF	\$186	\$203	\$200	\$154	\$199	29%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

78
APR NEW LISTINGS
-18% from last month

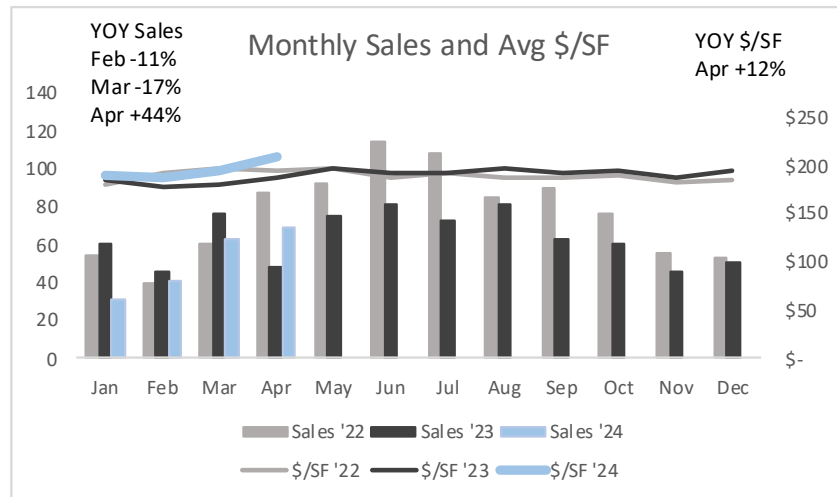
75
NEW PENDINGS
-3% from last month

69
CLOSED SALES
+10% from last month

\$209
PRICE PER SQ FT
+7% last month

\$471K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	95	78	336	302	-10%
New Pendings	58	77	75	257	258	0%
Closed Sales	41	63	69	230	204	-11%
Price/SF	\$189	\$196	\$209	\$182	\$198	8%
Avg Price	\$460,335	\$454,813	\$470,934	\$432,988	\$455,382	5%

<\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	14	6	63	46	-27%
New Pendings	12	14	8	52	45	-13%
Closed Sales	10	14	8	51	39	-24%
Price/SF	\$174	\$156	\$187	\$165	\$168	2%

\$350k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	69	61	246	206	-16%
New Pendings	34	57	57	190	176	-7%
Closed Sales	27	37	54	162	138	-15%
Price/SF	\$191	\$200	\$209	\$182	\$200	10%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	12	11	27	50	85%
New Pendings	12	6	10	15	37	147%
Closed Sales	4	12	7	17	27	59%
Price/SF	\$194	\$210	\$227	\$212	\$210	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

83
APR NEW LISTINGS
+41% from last month

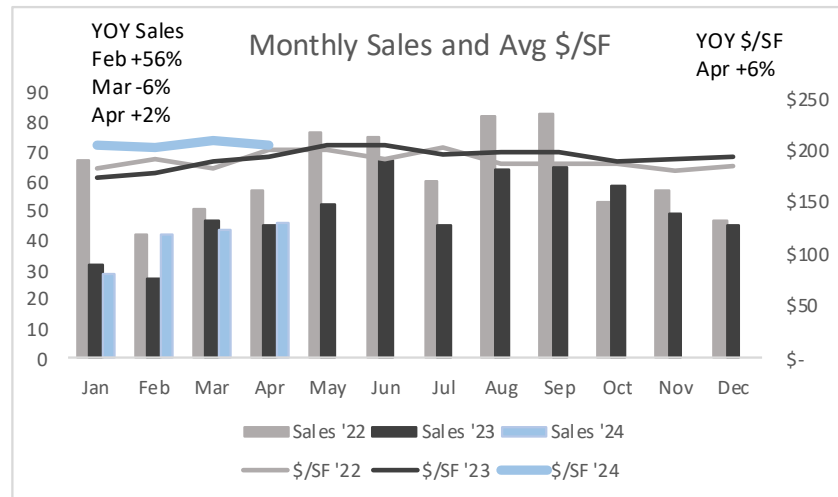
60
NEW PENDINGS
+5% from last month

46
CLOSED SALES
+5% from last month

\$206
PRICE PER SQ FT
-1% from last month

\$495K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	59	83	250	223	-11%
New Pendings	49	57	60	180	198	10%
Closed Sales	42	44	46	151	161	7%
Price/SF	\$204	\$209	\$206	\$186	\$206	11%
Avg Price	\$452,158	\$469,956	\$495,033	\$432,690	\$470,447	9%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	13	10	43	43	0%
New Pendings	11	10	11	44	44	0%
Closed Sales	13	9	4	46	32	-30%
Price/SF	\$160	\$193	\$165	\$160	\$174	9%

\$300k-\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	28	43	120	109	-9%
New Pendings	23	33	26	95	93	-2%
Closed Sales	19	22	30	70	90	29%
Price/SF	\$193	\$196	\$198	\$182	\$195	7%

>\$600k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	18	30	87	71	-18%
New Pendings	15	14	23	41	61	49%
Closed Sales	10	13	12	35	39	11%
Price/SF	\$241	\$228	\$224	\$206	\$234	14%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

122
APR NEW LISTINGS
+39% from last month

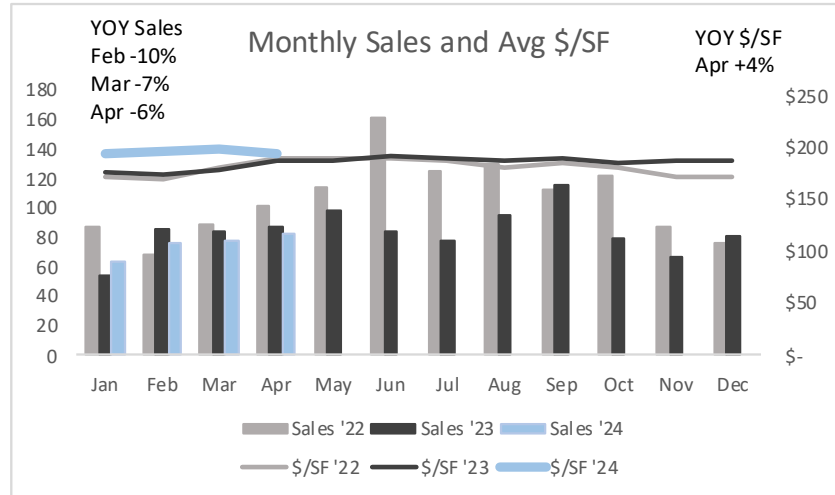
94
NEW PENDING
+12% from last month

82
CLOSED SALES
+5% from last month

\$195
PRICE PER SQ FT
-3% from last month

\$335K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	81	88	122	389	370	-5%
New Pending	85	84	94	342	328	-4%
Closed Sales	77	78	82	312	301	-4%
Price/SF	\$196	\$200	\$195	\$180	\$196	9%
Avg Price	\$353,474	\$327,687	\$334,762	\$308,379	\$335,251	9%

<\$250k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	7	9	64	41	-36%
New Pending	13	9	9	71	39	-45%
Closed Sales	7	7	5	60	28	-53%
Price/SF	\$220	\$169	\$158	\$170	\$188	11%

\$250k-\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	59	63	88	269	265	-1%
New Pending	67	58	70	227	237	4%
Closed Sales	46	63	66	215	219	2%
Price/SF	\$192	\$201	\$198	\$178	\$196	10%

>\$400k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	18	25	56	64	14%
New Pending	5	17	15	44	52	18%
Closed Sales	24	8	11	37	54	46%
Price/SF	\$199	\$207	\$193	\$195	\$199	2%

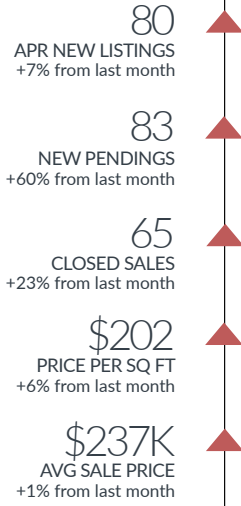
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

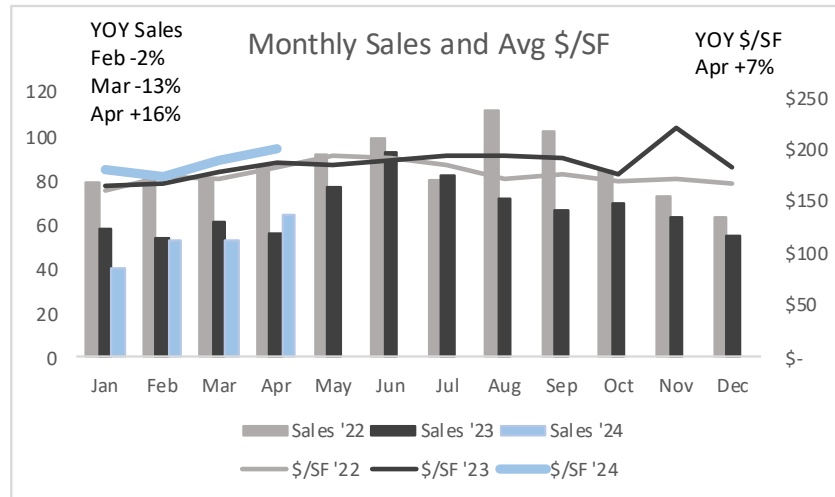
St. Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	75	80	311	268	-14%
New Pending	60	52	83	263	249	-5%
Closed Sales	53	53	65	229	211	-8%
Price/SF	\$173	\$190	\$202	\$175	\$187	7%
Avg Price	\$234,560	\$235,576	\$237,406	\$215,584	\$232,100	8%
<\$175k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	2	5	5	45	19	-58%
New Pending	2	4	9	48	24	-50%
Closed Sales	7	6	7	50	27	-46%
Price/SF	\$100	\$148	\$154	\$131	\$132	1%
\$175k-\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	64	66	225	217	-4%
New Pending	56	41	69	185	204	10%
Closed Sales	38	44	54	162	167	3%
Price/SF	\$190	\$190	\$206	\$181	\$195	8%
>\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	6	9	41	32	-22%
New Pending	2	7	5	30	21	-30%
Closed Sales	8	3	4	17	17	0%
Price/SF	\$170	\$258	\$210	\$210	\$189	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

201
APR NEW LISTINGS
+49% from last month

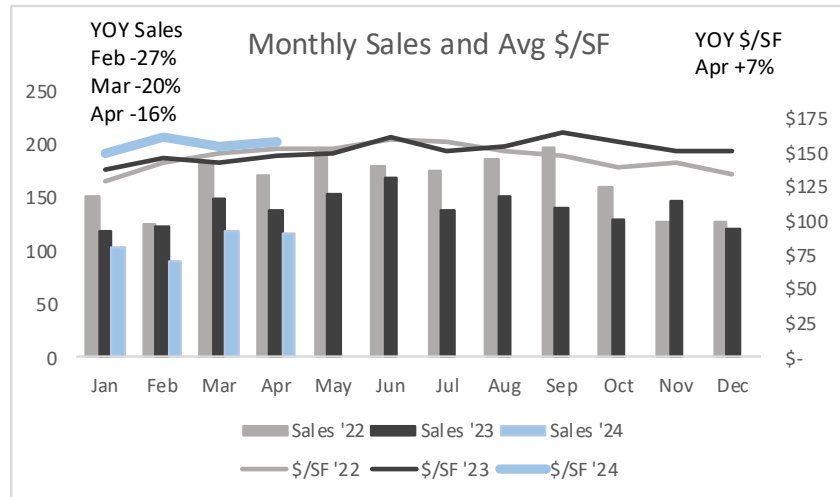
162
NEW PENDINGs
+49% from last month

116
CLOSED SALES
-3% from last month

\$159
PRICE PER SQ FT
+2% from last month

\$189K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	133	135	201	635	639	1%
New Pending	113	109	162	583	510	-13%
Closed Sales	90	120	116	530	429	-19%
Price/SF	\$161	\$156	\$159	\$145	\$157	8%
Avg Price	\$187,860	\$176,202	\$189,280	\$175,239	\$181,849	4%

<\$125k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	33	48	177	155	-12%
New Pending	30	28	30	163	124	-24%
Closed Sales	23	31	34	155	121	-22%
Price/SF	\$100	\$99	\$102	\$92	\$100	9%

\$125k-\$250k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	69	71	97	333	339	2%
New Pending	60	59	83	313	268	-14%
Closed Sales	46	66	50	288	212	-26%
Price/SF	\$172	\$164	\$164	\$157	\$166	6%

>\$250k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	31	56	125	145	16%
New Pending	23	22	49	107	118	10%
Closed Sales	21	23	32	87	96	10%
Price/SF	\$182	\$185	\$188	\$167	\$183	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

261
APR NEW LISTINGS
+27% from last month

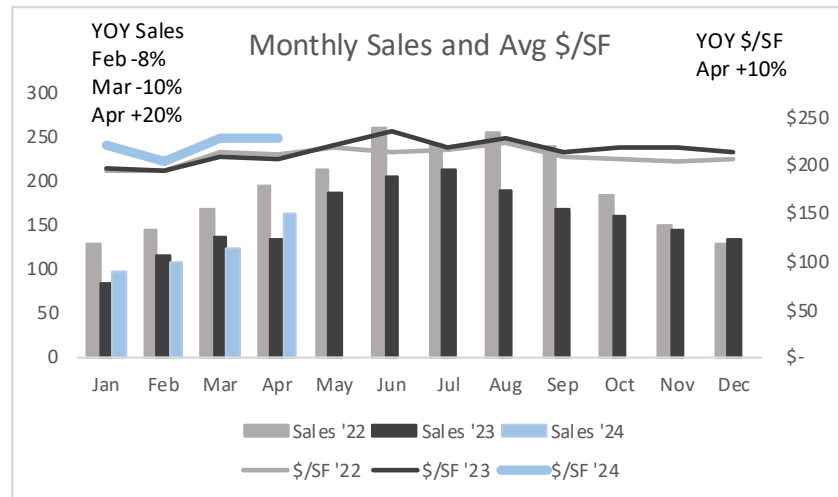
184
NEW PENDINGS
+17% from last month

162
CLOSED SALES
+32% from last month

\$228
PRICE PER SQ FT
even with last month

\$462K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	146	205	261	729	739	1%
New Pendings	113	157	184	586	574	-2%
Closed Sales	108	123	162	473	491	4%
Price/SF	\$204	\$227	\$228	\$202	\$221	10%
Avg Price	\$391,284	\$436,357	\$462,130	\$394,271	\$429,724	9%

<\$300k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	41	57	178	165	-7%
New Pendings	36	30	44	147	134	-9%
Closed Sales	28	27	28	127	103	-19%
Price/SF	\$160	\$180	\$184	\$161	\$174	8%

\$300k-\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	52	85	108	350	312	-11%
New Pendings	46	81	83	316	286	-9%
Closed Sales	61	64	81	259	259	0%
Price/SF	\$202	\$207	\$221	\$198	\$210	6%

>\$500k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	79	96	201	262	30%
New Pendings	31	46	57	123	154	25%
Closed Sales	19	32	53	87	129	48%
Price/SF	\$248	\$275	\$245	\$243	\$257	6%

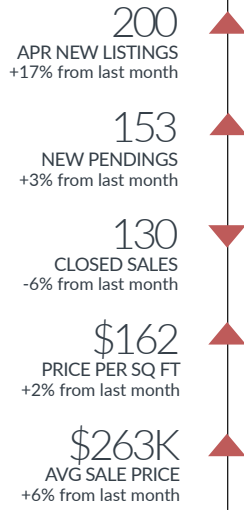
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2024
SEMI HOUSING REPORT

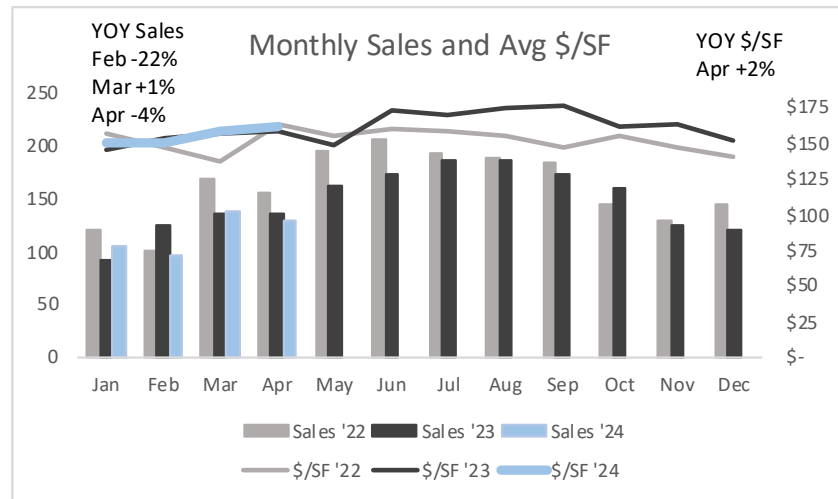
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	148	171	200	706	644	-9%
New Pending	121	149	153	574	527	-8%
Closed Sales	97	139	130	490	472	-4%
Price/SF	\$150	\$158	\$162	\$155	\$156	1%
Avg Price	\$238,425	\$248,214	\$262,925	\$250,466	\$246,797	-1%

<\$175k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	47	56	203	189	-7%
New Pending	39	50	40	184	161	-13%
Closed Sales	28	46	43	171	156	-9%
Price/SF	\$100	\$103	\$95	\$102	\$99	-3%

\$175k-\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	63	83	100	321	305	-5%
New Pending	53	68	86	271	264	-3%
Closed Sales	53	63	63	228	233	2%
Price/SF	\$150	\$157	\$165	\$152	\$157	3%

>\$350k						
	Feb '24	Mar '24	Apr '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	41	44	182	150	-18%
New Pending	29	31	27	119	102	-14%
Closed Sales	16	30	24	91	83	-9%
Price/SF	\$195	\$205	\$217	\$208	\$209	0%

Data source: Realcomp MLS using Great Lakes Repository Data.