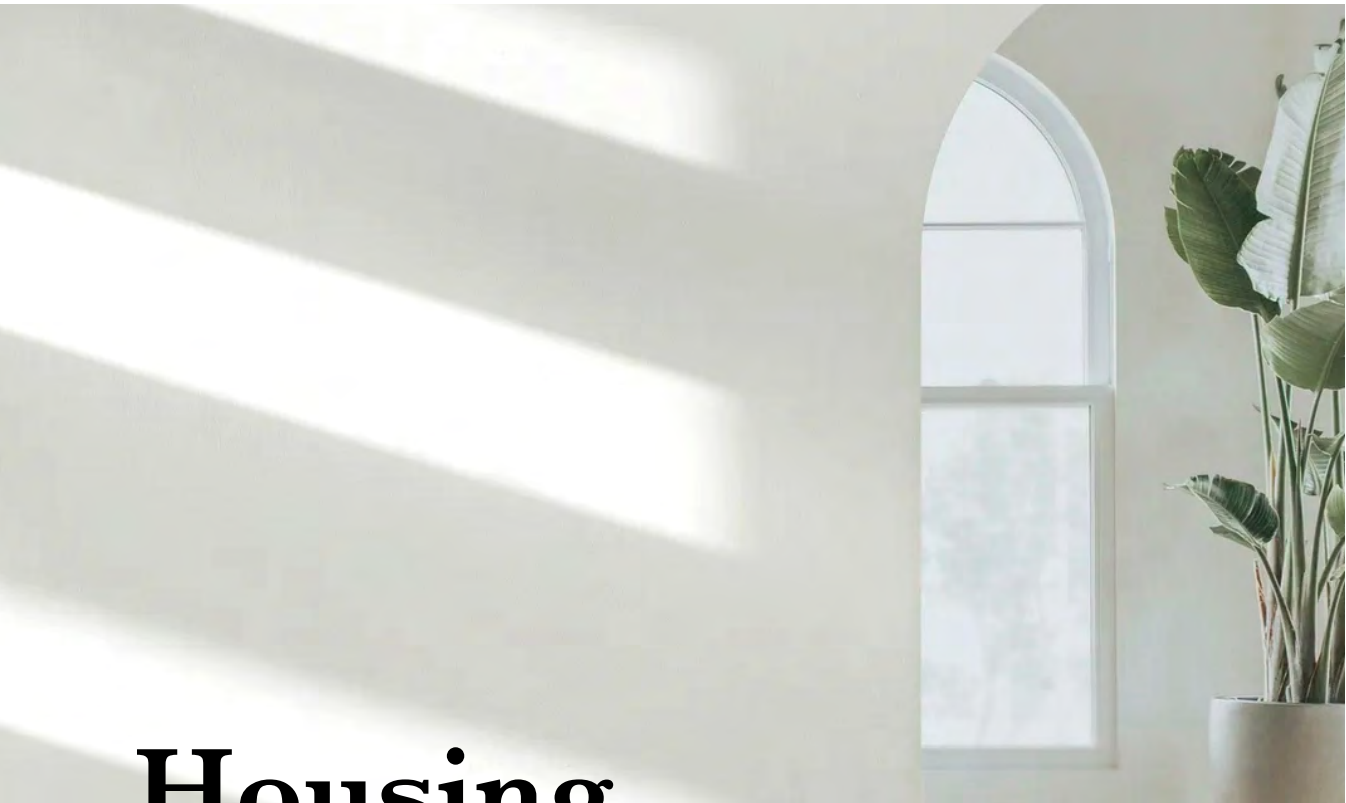




Housing Report

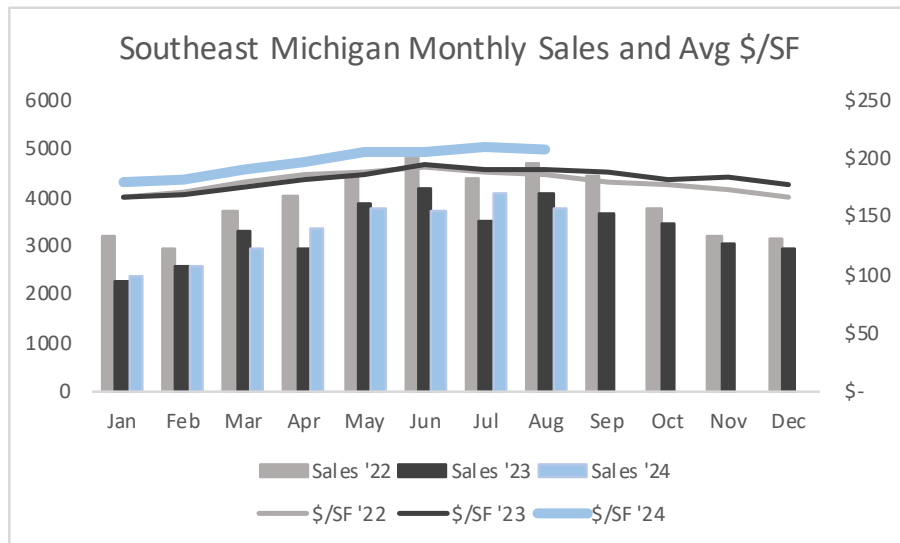
SEPTEMBER 2024

Southeast Michigan

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Forecasting with Charts



Understanding the charts at the top of each page of this report helps us forecast the market more effectively, enabling us to make better-informed decisions.

Barring extreme and unusual events that might disrupt it, local real estate markets generally follow repeating annual cycles. Patterns of monthly sales activity and price fluctuations from previous years tend to repeat, providing insight into what we can expect in the months ahead.

Demand has exceeded supply since 2019—even before COVID-19. The pandemic further disrupted the market, as demand grew significantly faster than the available housing stock, particularly in the entry-level price ranges.

The best move-in-ready listings sell quickly and often at prices above the market average. Given the sustained demand for well-kept, quality homes, supply

is the primary driver of sales and prices. When both the quantity and quality of inventory rise, sales and values increase. Conversely, when the number of new listings and their quality diminishes, both sales and prices tend to decline.

In recent years, the third and fourth-quarter decline in sales and prices, as shown in the chart above, has primarily resulted from a shortage of quality inventory. The drop in average price and price per square foot is not due to declining property values but rather reflects that year-end inventory tends to be more picked-over.

We will continue to see high demand and quick, over-asking-price sales for the best listings. However, as the flow of these listings slows in the third and fourth quarters, there will be fewer “A-list” properties to create bidding wars, and a greater proportion of sales will involve more average or below-average listings.

SEMI 5-County Summary

MONTHLY

5,649
AUG NEW LISTINGS
-2% from last month

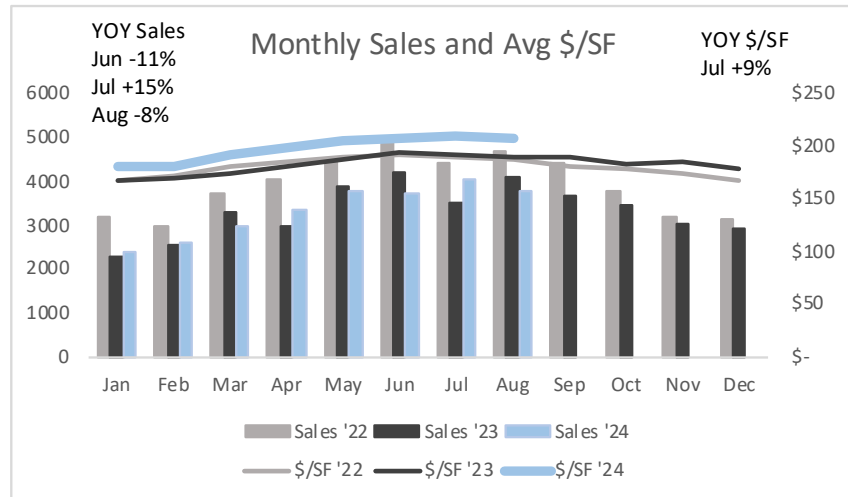
4,183
NEW PENDINGS
+6% from last month

3,746
CLOSED SALES
-8% from last month

\$207
PRICE PER SQ FT
-1% from last month

\$355K
AVG SALE PRICE
-3% from last month

Closed Single-Family Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	5,615	5,793	5,649	41,902	40,659	-3%
New Pendings	4,228	3,931	4,183	29,309	29,211	0%
Closed Sales	3,712	4,050	3,746	26,723	26,509	-1%
Price/SF	\$205	\$209	\$207	\$183	\$199	9%
Avg Price	\$348,881	\$365,830	\$355,463	\$309,119	\$334,670	8%

<\$250k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,417	2,482	2,496	20,647	18,840	-9%
New Pendings	1,774	1,666	1,916	14,498	13,396	-8%
Closed Sales	1,499	1,570	1,552	12,860	11,817	-8%
Price/SF	\$131	\$134	\$133	\$125	\$129	3%

\$250k-\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,989	2,160	2,067	14,219	14,142	-1%
New Pendings	1,637	1,595	1,570	10,763	11,018	2%
Closed Sales	1,501	1,650	1,486	10,051	10,133	1%
Price/SF	\$206	\$208	\$209	\$192	\$205	7%

>\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,209	1,151	1,086	7,036	7,677	9%
New Pendings	817	670	697	4,048	4,797	19%
Closed Sales	712	830	708	3,812	4,559	20%
Price/SF	\$266	\$264	\$269	\$245	\$264	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,633
AUG NEW LISTINGS
-6% from last month

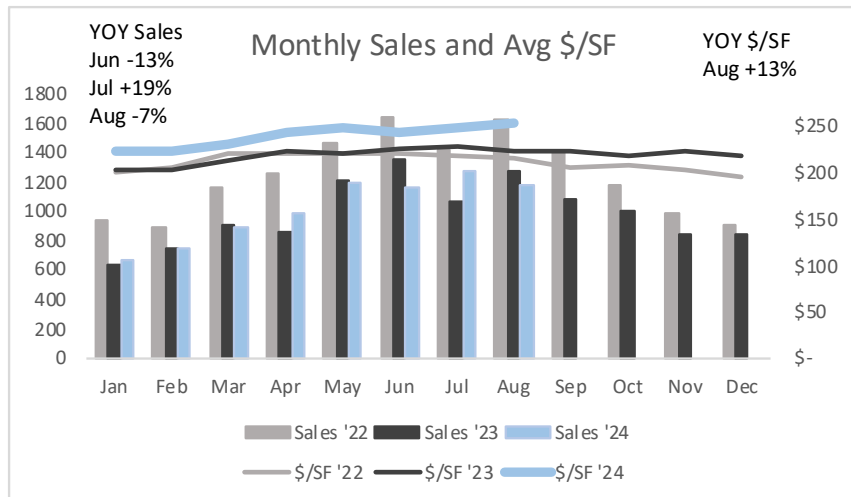
1,233
NEW PENDINGS
+2% from last month

1,174
CLOSED SALES
-8% from last month

\$253
PRICE PER SQ FT
+2% from last month

\$511K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,736	1,740	1,633	12,303	11,903	-3%
New Pendings	1,333	1,209	1,233	8,832	8,875	0%
Closed Sales	1,167	1,276	1,174	8,072	8,102	0%
Price/SF	\$244	\$248	\$253	\$220	\$242	10%
Avg Price	\$478,977	\$500,204	\$510,885	\$436,093	\$474,716	9%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	514	503	454	4,116	3,646	-11%
New Pendings	424	382	410	3,349	3,038	-9%
Closed Sales	335	368	339	2,971	2,629	-12%
Price/SF	\$187	\$183	\$190	\$172	\$180	5%

\$300k-\$800k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	955	996	942	6,649	6,529	-2%
New Pendings	781	706	687	4,772	4,998	5%
Closed Sales	723	768	697	4,473	4,657	4%
Price/SF	\$228	\$230	\$228	\$212	\$227	7%

>\$800k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	267	241	237	1,538	1,728	12%
New Pendings	128	121	136	711	839	18%
Closed Sales	109	140	138	628	816	30%
Price/SF	\$356	\$357	\$368	\$325	\$352	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Birm/Bloom Hills

Single-Family Homes

MONTHLY

73
AUG NEW LISTINGS
+9% from last month

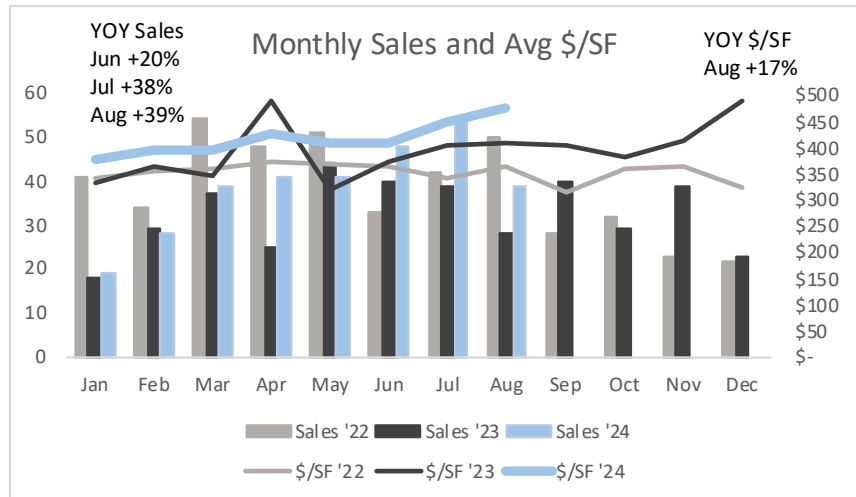
45
NEW PENDINGS
+15% from last month

39
CLOSED SALES
-28% from last month

\$478
PRICE PER SQ FT
+6% from last month

\$1.51M
AVG SALE PRICE
+10% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	67	73	583	601	3%
New Pendings	52	39	45	296	345	17%
Closed Sales	48	54	39	260	309	19%
Price/SF	\$409	\$451	\$478	\$377	\$423	12%
Avg Price	\$1,081,441	\$1,372,331	\$1,514,213	\$1,078,415	\$1,268,569	18%

<\$700k				YTD		
	Jun '24	Jul '24	Aug '24	'23	'24	(+/-)
Listings Taken	21	21	18	139	148	6%
New Pendings	18	16	10	113	122	8%
Closed Sales	14	20	14	102	104	2%
Price/SF	\$341	\$323	\$309	\$275	\$325	18%

\$700k-\$1.4m				YTD		
	Jun '24	Jul '24	Aug '24	'23	'24	(+/-)
Listings Taken	24	20	23	206	185	-10%
New Pendings	19	12	21	102	123	21%
Closed Sales	23	17	12	92	112	22%
Price/SF	\$354	\$366	\$357	\$327	\$353	8%

>\$1.4m				YTD		
	Jun '24	Jul '24	Aug '24	'23	'24	(+/-)
Listings Taken	43	26	32	238	268	13%
New Pendings	15	11	14	81	100	23%
Closed Sales	11	17	13	66	93	41%
Price/SF	\$520	\$546	\$605	\$478	\$508	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Clarkston

Single-Family Homes

MONTHLY

59
AUG NEW LISTINGS
-22% from last month

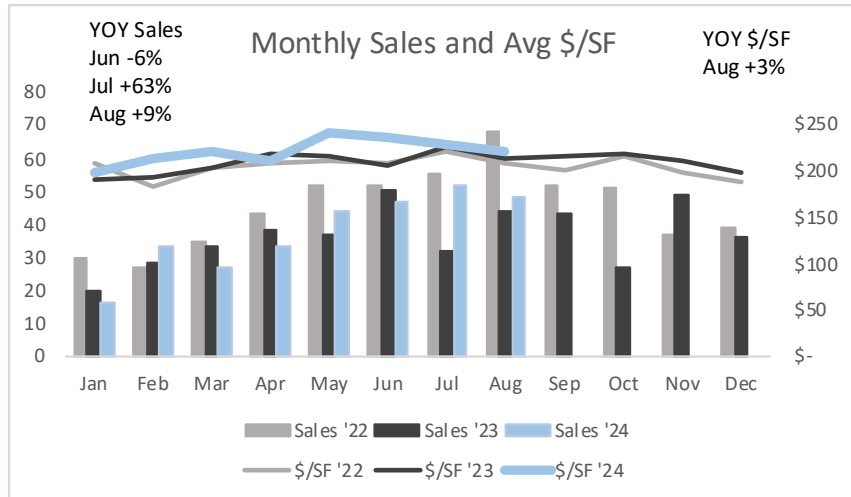
60
NEW PENDINGS
+13% from last month

48
CLOSED SALES
-8% from last month

\$221
PRICE PER SQ FT
-4% from last month

\$490K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	66	76	59	453	442	-2%
New Pendings	50	53	60	320	355	11%
Closed Sales	47	52	48	282	300	6%
Price/SF	\$236	\$229	\$221	\$210	\$224	7%
Avg Price	\$506,993	\$528,219	\$489,702	\$468,302	\$485,768	4%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	11	3	90	55	-39%
New Pendings	7	9	5	76	53	-30%
Closed Sales	7	6	8	68	47	-31%
Price/SF	\$226	\$131	\$209	\$182	\$189	4%

\$300k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	45	33	252	255	1%
New Pendings	28	31	41	173	219	27%
Closed Sales	28	26	28	149	180	21%
Price/SF	\$224	\$212	\$209	\$200	\$212	6%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	20	23	111	132	19%
New Pendings	15	13	14	71	83	17%
Closed Sales	12	20	12	65	73	12%
Price/SF	\$255	\$257	\$242	\$234	\$253	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

79
AUG NEW LISTINGS
-21% from last month

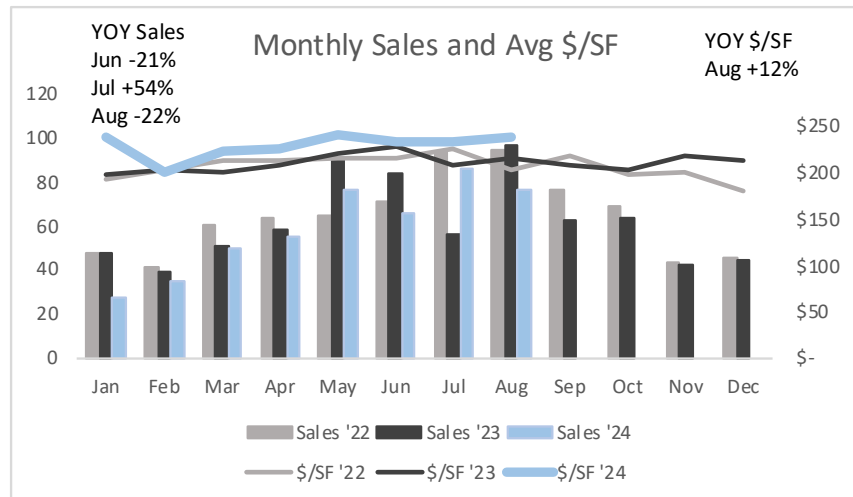
57
NEW PENDINGS
-38% from last month

76
CLOSED SALES
-12% from last month

\$240
PRICE PER SQ FT
+3% from last month

\$474K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	101	100	79	787	676	-14%
New Pendings	90	92	57	567	514	-9%
Closed Sales	66	86	76	523	472	-10%
Price/SF	\$232	\$233	\$240	\$213	\$231	9%
Avg Price	\$479,305	\$464,215	\$473,577	\$426,160	\$459,321	8%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	20	13	186	145	-22%
New Pendings	27	18	16	153	128	-16%
Closed Sales	14	19	17	148	109	-26%
Price/SF	\$195	\$182	\$204	\$187	\$190	2%

\$300k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	50	51	444	375	-16%
New Pendings	45	53	26	336	284	-15%
Closed Sales	40	48	44	296	274	-7%
Price/SF	\$221	\$230	\$227	\$204	\$222	9%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	30	15	157	156	-1%
New Pendings	18	21	15	78	102	31%
Closed Sales	12	19	15	79	89	13%
Price/SF	\$271	\$258	\$280	\$256	\$269	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Farmington/Farm Hills

Single-Family Homes

MONTHLY

83
AUG NEW LISTINGS
-24% from last month

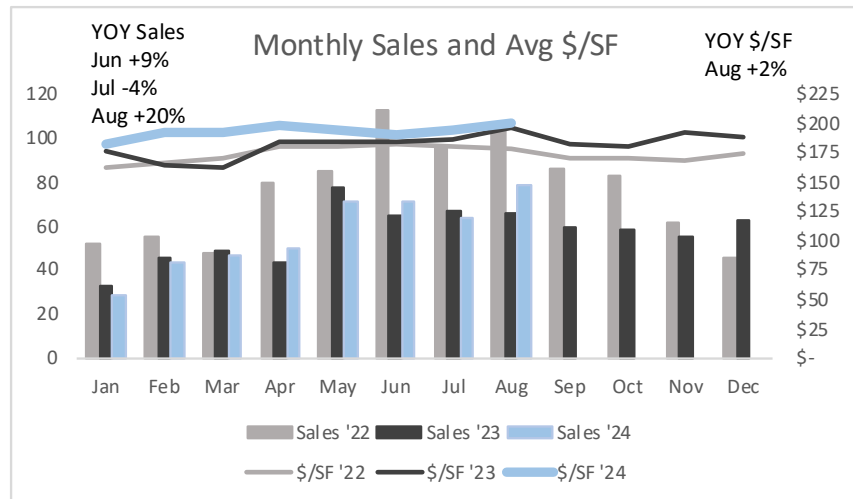
64
NEW PENDINGS
-19% from last month

79
CLOSED SALES
+23% from last month

\$200
PRICE PER SQ FT
+3% from last month

\$398K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	93	109	83	606	661	9%
New Pendings	70	79	64	502	494	-2%
Closed Sales	71	64	79	448	455	2%
Price/SF	\$190	\$194	\$200	\$181	\$194	7%
Avg Price	\$396,211	\$398,460	\$398,210	\$376,001	\$388,387	3%

<\$250k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	9	3	105	98	-7%
New Pendings	10	11	9	83	79	-5%
Closed Sales	15	7	13	74	74	0%
Price/SF	\$187	\$145	\$158	\$154	\$166	8%

\$250k-\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	54	70	66	389	435	12%
New Pendings	47	48	44	349	329	-6%
Closed Sales	37	41	43	310	273	-12%
Price/SF	\$187	\$197	\$205	\$180	\$194	8%

>\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	30	14	112	128	14%
New Pendings	13	20	11	70	86	23%
Closed Sales	19	16	23	64	108	69%
Price/SF	\$196	\$196	\$203	\$199	\$200	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

47
AUG NEW LISTINGS
-18% from last month

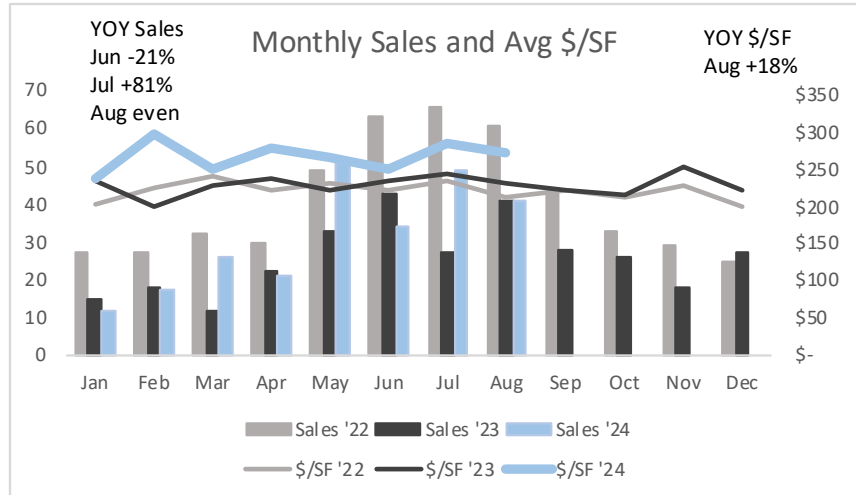
47
NEW PENDINGS
+38% from last month

41
CLOSED SALES
-16% from last month

\$272
PRICE PER SQ FT
-5% from last month

\$811K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	65	57	47	312	361	16%
New Pendings	44	34	47	242	274	13%
Closed Sales	34	49	41	211	251	19%
Price/SF	\$249	\$285	\$272	\$230	\$269	17%
Avg Price	\$612,572	\$793,371	\$811,199	\$611,211	\$736,689	21%

<\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	4	7	33	41	24%
New Pendings	3	4	2	30	27	-10%
Closed Sales	3	5	1	21	21	0%
Price/SF	\$159	\$152	\$181	\$186	\$173	-7%

\$350k-\$700k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	26	28	176	189	7%
New Pendings	20	19	28	152	153	1%
Closed Sales	21	22	20	136	127	-7%
Price/SF	\$240	\$238	\$236	\$217	\$237	9%

>\$700k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	27	12	103	131	27%
New Pendings	21	11	17	60	94	57%
Closed Sales	10	22	20	54	103	91%
Price/SF	\$275	\$330	\$295	\$259	\$301	16%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Rochester/Roch Hills

Single-Family Homes

MONTHLY

92
AUG NEW LISTINGS
-11% from last month

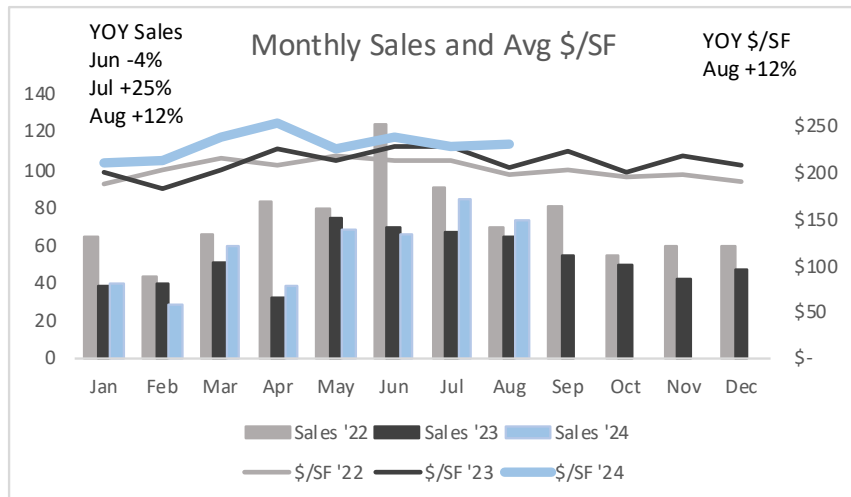
69
NEW PENDINGS
-1 from last month

73
CLOSED SALES
-13% from last month

\$230
PRICE PER SQ FT
even with last month

\$569K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	108	103	92	716	670	-6%
New Pendings	93	70	69	464	497	7%
Closed Sales	66	84	73	436	455	4%
Price/SF	\$239	\$229	\$230	\$213	\$231	9%
Avg Price	\$589,448	\$577,303	\$569,429	\$496,994	\$539,720	9%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	12	10	90	78	-13%
New Pendings	9	11	7	75	62	-17%
Closed Sales	3	7	10	58	50	-14%
Price/SF	\$223	\$160	\$184	\$186	\$196	5%

\$300k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	55	56	47	389	358	-8%
New Pendings	48	41	39	290	296	2%
Closed Sales	37	43	35	281	265	-6%
Price/SF	\$222	\$223	\$222	\$203	\$218	8%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	35	35	237	234	-1%
New Pendings	36	18	23	99	139	40%
Closed Sales	26	34	28	97	140	44%
Price/SF	\$256	\$241	\$243	\$237	\$251	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

110
AUG NEW LISTINGS
-17% from last month

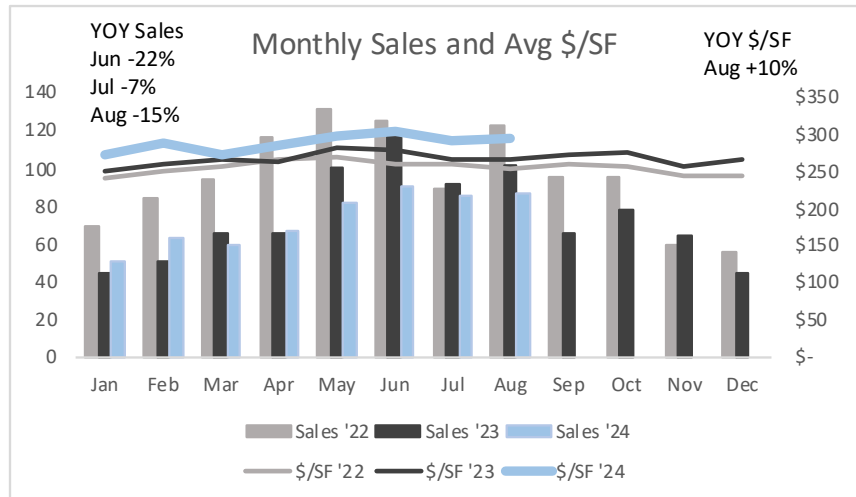
90
NEW PENDINGS
+3% from last month

87
CLOSED SALES
+1% from last month

\$294
PRICE PER SQ FT
+1% from last month

\$405K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	135	133	110	906	827	-9%
New Pendings	98	87	90	684	637	-7%
Closed Sales	91	86	87	638	586	-8%
Price/SF	\$303	\$292	\$294	\$269	\$289	8%
Avg Price	\$408,770	\$419,152	\$404,618	\$399,329	\$419,140	5%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	26	26	267	194	-27%
New Pendings	23	19	29	231	168	-27%
Closed Sales	20	18	22	188	136	-28%
Price/SF	\$258	\$261	\$264	\$235	\$244	4%

\$300k-\$450k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	72	75	58	392	436	11%
New Pendings	58	49	46	308	336	9%
Closed Sales	50	50	46	307	307	0%
Price/SF	\$305	\$294	\$294	\$270	\$290	7%

>\$450k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	32	26	247	197	-20%
New Pendings	17	19	15	145	133	-8%
Closed Sales	21	18	19	143	143	0%
Price/SF	\$322	\$302	\$310	\$286	\$309	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

89
AUG NEW LISTINGS
-11% from last month

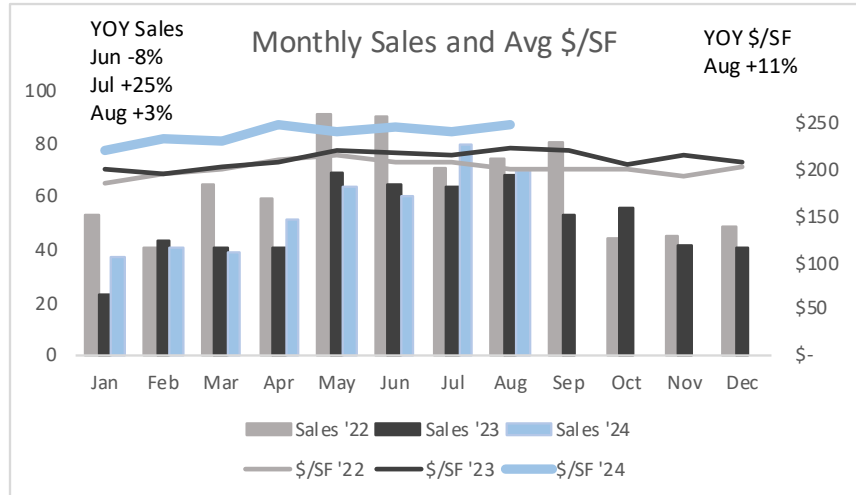
67
NEW PENDINGS
+3% from last month

70
CLOSED SALES
-13% from last month

\$248
PRICE PER SQ FT
+3% from last month

\$573K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	86	100	89	606	625	3%
New Pendings	72	65	67	440	488	11%
Closed Sales	60	80	70	414	442	7%
Price/SF	\$247	\$241	\$248	\$214	\$240	13%
Avg Price	\$542,895	\$565,448	\$573,386	\$486,481	\$529,913	9%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	8	4	95	70	-26%
New Pendings	4	3	5	62	55	-11%
Closed Sales	4	3	5	48	46	-4%
Price/SF	\$213	\$193	\$244	\$190	\$214	13%

\$300k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	51	60	381	335	-12%
New Pendings	49	40	41	296	277	-6%
Closed Sales	37	47	40	266	254	-5%
Price/SF	\$230	\$228	\$231	\$206	\$228	11%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	41	25	130	220	69%
New Pendings	19	22	21	82	156	90%
Closed Sales	19	30	25	100	142	42%
Price/SF	\$270	\$257	\$265	\$231	\$258	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

91
AUG NEW LISTINGS
-13% from last month

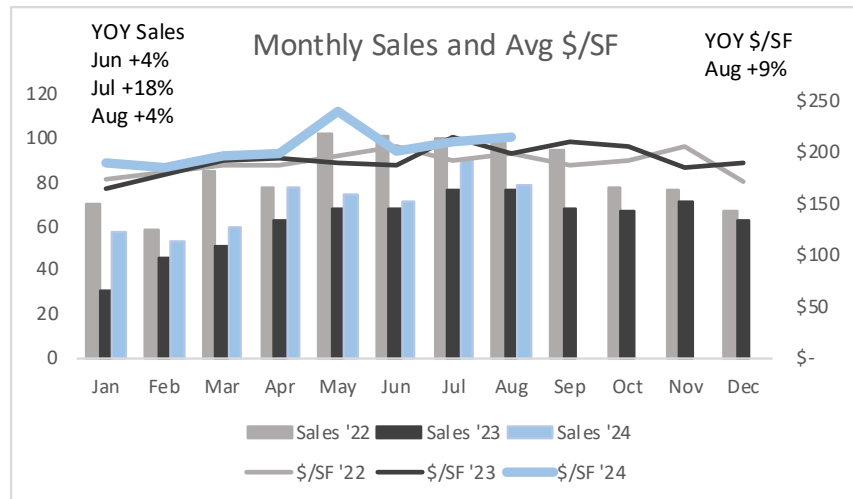
76
NEW PENDINGS
-16% from last month

79
CLOSED SALES
-12% from last month

\$214
PRICE PER SQ FT
+3% from last month

\$325K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	113	104	91	680	711	5%
New Pendings	83	91	76	528	597	13%
Closed Sales	71	90	79	479	562	17%
Price/SF	\$199	\$208	\$214	\$191	\$205	7%
Avg Price	\$296,248	\$310,467	\$324,913	\$290,404	\$306,105	5%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	9	12	138	98	-29%
New Pendings	11	8	14	116	97	-16%
Closed Sales	10	7	5	102	77	-25%
Price/SF	\$146	\$143	\$140	\$139	\$147	5%

\$200k-\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	66	59	53	367	424	16%
New Pendings	57	56	47	302	374	24%
Closed Sales	44	61	52	279	362	30%
Price/SF	\$190	\$202	\$197	\$183	\$193	5%

>\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	36	26	175	189	8%
New Pendings	15	27	15	110	126	15%
Closed Sales	17	22	22	98	123	26%
Price/SF	\$233	\$230	\$251	\$237	\$249	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

106
AUG NEW LISTINGS
+22% from last month

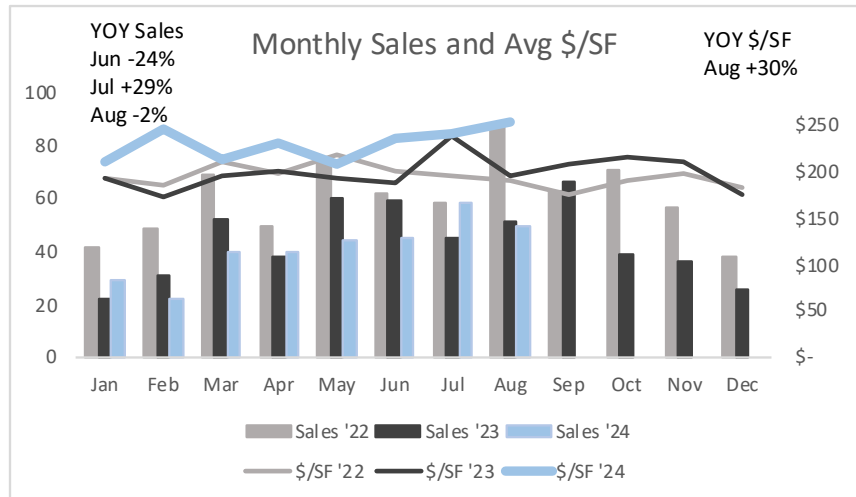
63
NEW PENDINGS
+19% from last month

50
CLOSED SALES
-14% from last month

\$255
PRICE PER SQ FT
+6% from last month

\$688K
AVG SALE PRICE
+15% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	82	87	106	655	583	-11%
New Pendings	65	53	63	424	379	-11%
Closed Sales	45	58	50	358	328	-8%
Price/SF	\$236	\$241	\$255	\$197	\$231	17%
Avg Price	\$644,512	\$597,670	\$687,691	\$520,496	\$603,461	16%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	6	5	67	55	-18%
New Pendings	8	8	6	52	42	-19%
Closed Sales	3	9	6	42	36	-14%
Price/SF	\$175	\$238	\$180	\$172	\$205	19%

\$300k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	44	54	389	311	-20%
New Pendings	42	28	39	282	232	-18%
Closed Sales	31	33	30	234	199	-15%
Price/SF	\$186	\$188	\$183	\$173	\$186	8%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	37	47	199	217	9%
New Pendings	15	17	18	90	105	17%
Closed Sales	11	16	14	82	93	13%
Price/SF	\$328	\$311	\$363	\$253	\$297	17%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

108
AUG NEW LISTINGS
+7% from last month

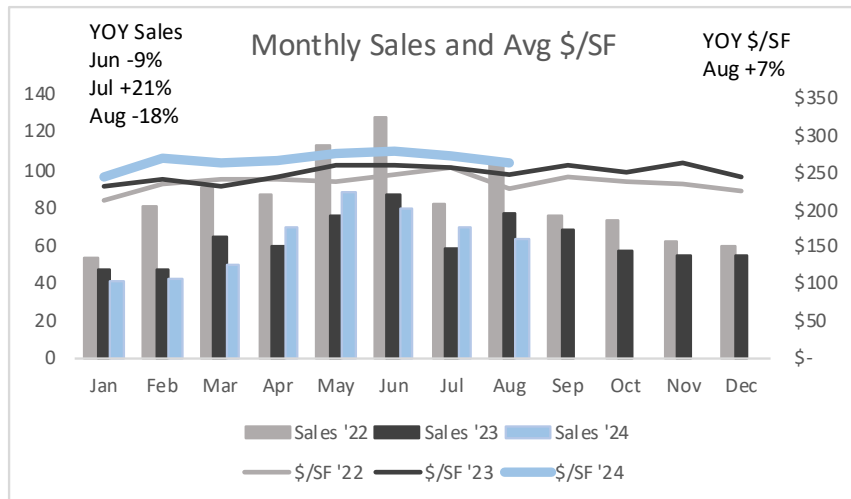
84
NEW PENDINGS
+29% from last month

63
CLOSED SALES
-10% from last month

\$262
PRICE PER SQ FT
-4% from last month

\$322K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	93	101	108	686	703	2%
New Pendings	86	65	84	554	560	1%
Closed Sales	79	70	63	516	503	-3%
Price/SF	\$278	\$271	\$262	\$248	\$268	8%
Avg Price	\$352,888	\$336,084	\$321,808	\$326,302	\$345,980	6%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	11	10	108	86	-20%
New Pendings	11	10	14	90	78	-13%
Closed Sales	2	11	10	79	68	-14%
Price/SF	\$243	\$191	\$207	\$185	\$193	4%

\$200k-\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	59	56	346	366	6%
New Pendings	51	35	42	298	296	-1%
Closed Sales	48	38	35	263	252	-4%
Price/SF	\$252	\$256	\$253	\$241	\$253	5%

>\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	31	42	232	251	8%
New Pendings	24	20	28	166	186	12%
Closed Sales	29	21	18	174	183	5%
Price/SF	\$307	\$310	\$288	\$267	\$295	10%

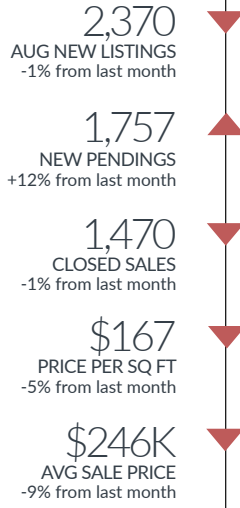
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

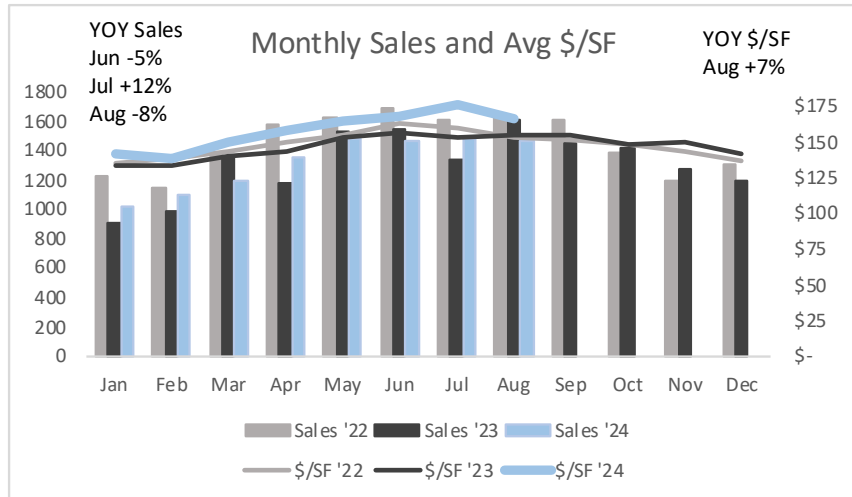
Wayne County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,300	2,396	2,370	17,744	17,450	-2%
New Pendings	1,635	1,562	1,757	11,656	11,884	2%
Closed Sales	1,474	1,488	1,470	10,447	10,593	1%
Price/SF	\$168	\$176	\$167	\$148	\$160	8%
Avg Price	\$244,217	\$271,724	\$246,196	\$216,444	\$232,775	8%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,262	1,283	1,330	11,392	10,301	-10%
New Pendings	844	808	975	7,012	6,665	-5%
Closed Sales	750	699	719	6,074	5,691	-6%
Price/SF	\$100	\$103	\$101	\$96	\$97	1%

\$200k-\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	817	926	850	5,271	5,860	11%
New Pendings	631	637	656	3,933	4,361	11%
Closed Sales	583	636	628	3,694	4,088	11%
Price/SF	\$194	\$196	\$195	\$180	\$191	6%

>\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	221	187	190	1,081	1,289	19%
New Pendings	160	117	126	711	858	21%
Closed Sales	141	153	123	679	814	20%
Price/SF	\$251	\$251	\$238	\$223	\$243	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

71
AUG NEW LISTINGS
-20% from last month

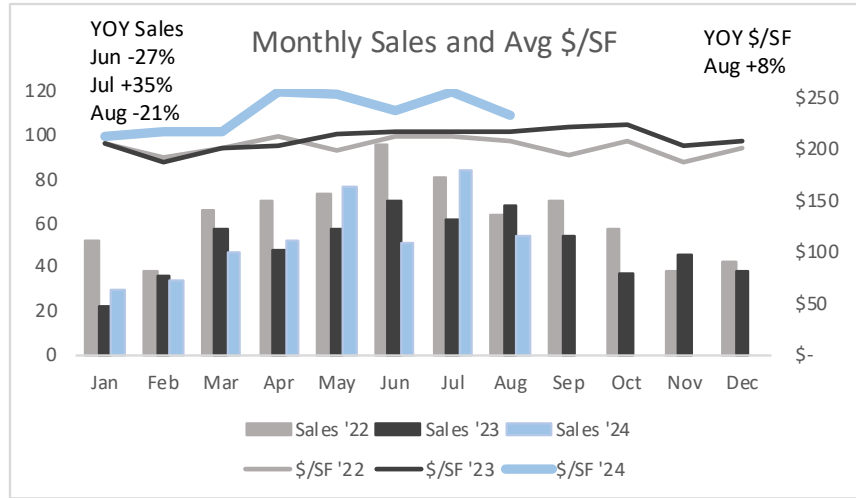
61
NEW PENDINGS
+5% from last month

54
CLOSED SALES
-36% from last month

\$232
PRICE PER SQ FT
-9% from last month

\$524K
AVG SALE PRICE
-26% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	93	89	71	669	586	-12%
New Pendings	78	58	61	463	457	-1%
Closed Sales	51	84	54	420	428	2%
Price/SF	\$236	\$255	\$232	\$209	\$240	15%
Avg Price	\$560,897	\$712,330	\$524,198	\$473,116	\$589,042	25%

<\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	29	25	225	170	-24%
New Pendings	15	20	20	185	129	-30%
Closed Sales	16	12	18	168	114	-32%
Price/SF	\$218	\$210	\$204	\$187	\$207	11%

\$350k-\$750k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	44	40	341	297	-13%
New Pendings	45	26	36	224	241	8%
Closed Sales	24	48	26	198	228	15%
Price/SF	\$226	\$228	\$237	\$209	\$224	7%

>\$750k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	16	6	103	119	16%
New Pendings	18	12	5	54	87	61%
Closed Sales	11	24	10	54	86	59%
Price/SF	\$262	\$287	\$243	\$231	\$275	19%

Data source: Realcomp MLS using Great Lakes Repository Data.

Detroit Single Family

Single-Family Homes

MONTHLY

943
AUG NEW LISTINGS
+5% from last month

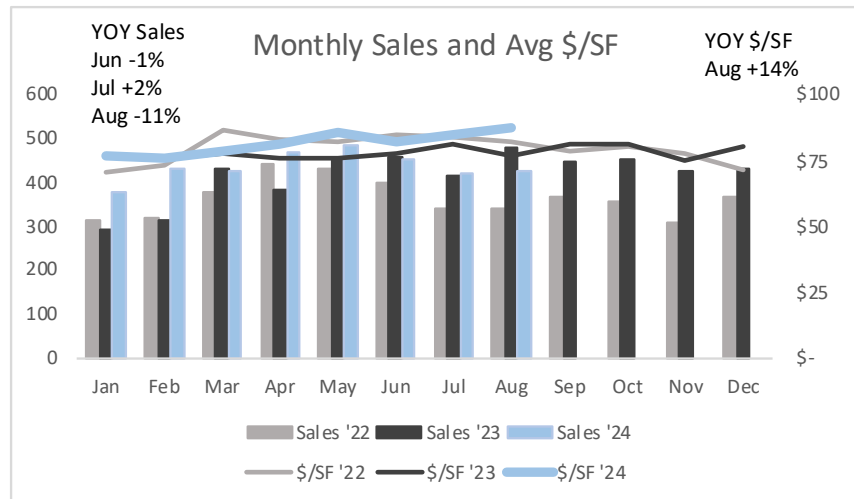
599
NEW PENDINGs
+16% from last month

425
CLOSED SALES
+1% from last month

\$87
PRICE PER SQ FT
+3% from last month

\$119K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	889	902	943	7,558	7,345	-3%
New Pending	499	515	599	3,708	4,068	10%
Closed Sales	452	422	425	3,217	3,485	8%
Price/SF	\$82	\$85	\$87	\$77	\$82	6%
Avg Price	\$103,677	\$114,666	\$118,916	\$103,045	\$107,370	4%

<\$100k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	446	459	488	4,885	4,117	-16%
New Pending	275	261	330	2,327	2,356	1%
Closed Sales	276	233	235	2,041	2,081	2%
Price/SF	\$51	\$50	\$50	\$47	\$50	5%

\$100k-\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	378	402	411	2,397	2,895	21%
New Pending	207	227	248	1,250	1,573	26%
Closed Sales	164	175	168	1,044	1,288	23%
Price/SF	\$110	\$109	\$109	\$104	\$109	5%

>\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	65	41	44	276	333	21%
New Pending	17	27	21	131	139	6%
Closed Sales	12	14	22	132	116	-12%
Price/SF	\$170	\$148	\$160	\$142	\$156	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Detroit Condos

Condo/Loft

MONTHLY

85
AUG NEW LISTINGS
+10% from last month

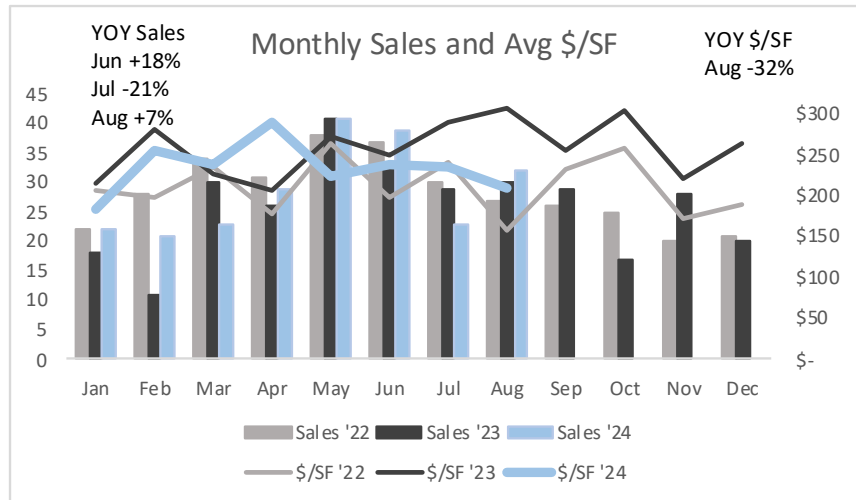
36
NEW PENDINGS
-3% from last month

32
CLOSED SALES
+39% from last month

\$211
PRICE PER SQ FT
-11% from last month

\$298K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	77	85	609	601	-1%
New Pendings	27	37	36	228	252	11%
Closed Sales	39	23	32	218	230	6%
Price/SF	\$240	\$236	\$211	\$259	\$235	-9%
Avg Price	\$293,177	\$352,576	\$297,583	\$332,463	\$297,737	-10%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	29	31	189	201	6%
New Pendings	5	17	13	87	91	5%
Closed Sales	12	8	10	79	86	9%
Price/SF	\$120	\$113	\$94	\$112	\$111	-1%

\$200k-\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	26	33	235	239	2%
New Pendings	17	8	16	88	103	17%
Closed Sales	19	7	16	80	90	13%
Price/SF	\$238	\$231	\$215	\$239	\$236	-1%

>\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	22	21	185	161	-13%
New Pendings	5	12	7	53	58	9%
Closed Sales	8	8	6	59	54	-8%
Price/SF	\$333	\$296	\$308	\$386	\$341	-12%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

433
AUG NEW LISTINGS
-2% from last month

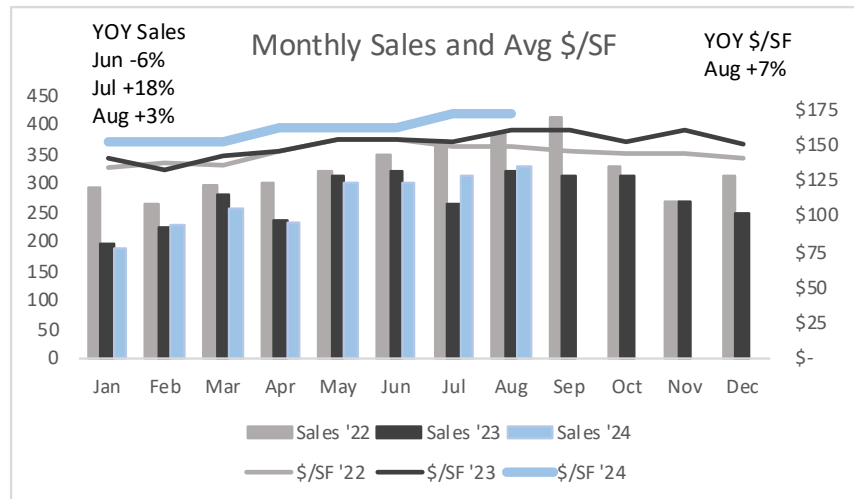
350
NEW PENDINGS
+6% from last month

328
CLOSED SALES
+5% from last month

\$172K
PRICE PER SQ FT
even with last month

\$224K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	414	440	433	2,906	2,995	3%
New Pendings	313	331	350	2,362	2,362	0%
Closed Sales	301	312	328	2,151	2,147	0%
Price/SF	\$162	\$172	\$172	\$149	\$162	9%
Avg Price	\$211,110	\$230,805	\$224,302	\$201,351	\$211,756	5%

<\$150k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	99	97	108	935	815	-13%
New Pendings	79	63	95	767	655	-15%
Closed Sales	74	67	58	678	547	-19%
Price/SF	\$113	\$123	\$116	\$107	\$108	1%

\$150k-\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	240	248	238	1,483	1,619	9%
New Pendings	179	210	196	1,254	1,333	6%
Closed Sales	183	175	211	1,124	1,242	10%
Price/SF	\$170	\$176	\$180	\$157	\$171	9%

>\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	95	87	488	561	15%
New Pendings	55	58	59	341	374	10%
Closed Sales	44	70	59	349	358	3%
Price/SF	\$182	\$187	\$181	\$171	\$181	6%

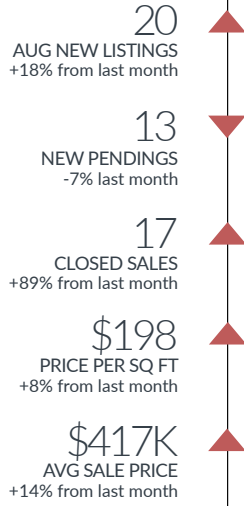
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

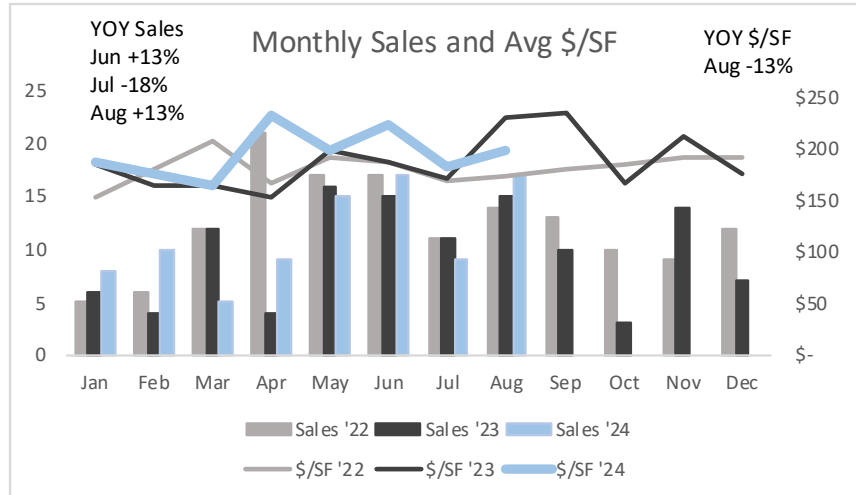
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	17	20	135	126	-7%
New Pending	12	14	13	85	93	9%
Closed Sales	17	9	17	83	90	8%
Price/SF	\$222	\$182	\$198	\$187	\$199	6%
Avg Price	\$486,647	\$366,267	\$417,125	\$455,105	\$466,169	2%

<\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	5	5	40	33	-18%
New Pending	6	7	3	30	31	3%
Closed Sales	6	4	8	33	32	-3%
Price/SF	\$203	\$172	\$196	\$154	\$178	15%

\$350k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	8	9	57	62	9%
New Pending	4	4	7	37	42	14%
Closed Sales	6	5	7	33	43	30%
Price/SF	\$200	\$187	\$202	\$180	\$190	6%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	4	6	38	31	-18%
New Pending	2	3	3	18	20	11%
Closed Sales	5	-	2	17	15	-12%
Price/SF	\$249	#DIV/O!	\$191	\$225	\$234	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Dearborn/Dbrn Hghts

Single-Family Homes

MONTHLY

185
AUG NEW LISTINGS
-9% from last month

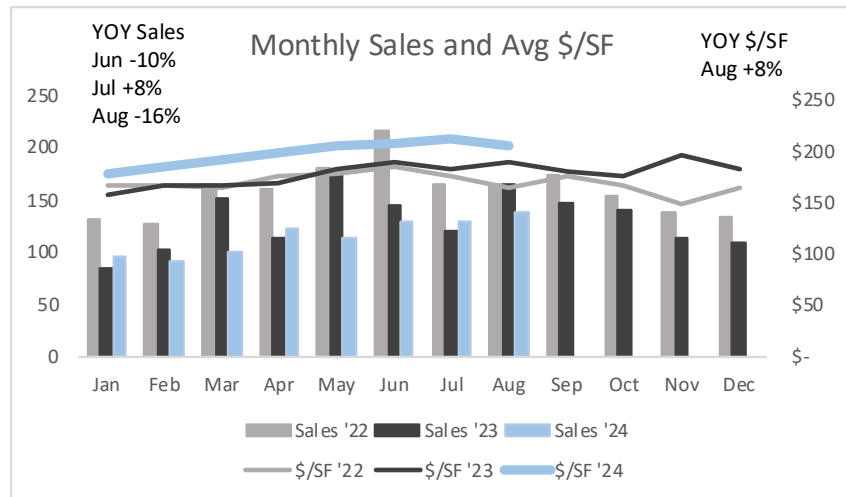
158
NEW PENDINGS
+20% from last month

137
CLOSED SALES
+6% from last month

\$204K
PRICE PER SQ FT
-3% from last month

\$274K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	183	203	185	1,614	1,389	-14%
New Pendings	147	132	158	1,128	1,005	-11%
Closed Sales	130	129	137	1,055	919	-13%
Price/SF	\$207	\$211	\$204	\$178	\$199	12%
Avg Price	\$291,260	\$293,806	\$274,316	\$239,246	\$269,833	13%

<\$175k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	34	37	481	285	-41%
New Pendings	29	25	37	365	231	-37%
Closed Sales	28	22	37	337	210	-38%
Price/SF	\$151	\$162	\$151	\$130	\$144	11%

\$175k-\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	89	109	102	754	697	-8%
New Pendings	73	75	85	553	539	-3%
Closed Sales	58	66	64	514	465	-10%
Price/SF	\$192	\$202	\$201	\$181	\$193	6%

>\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	60	46	379	407	7%
New Pendings	45	32	36	210	235	12%
Closed Sales	44	41	36	204	244	20%
Price/SF	\$238	\$232	\$235	\$212	\$231	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

145
AUG NEW LISTINGS
-9% from last month

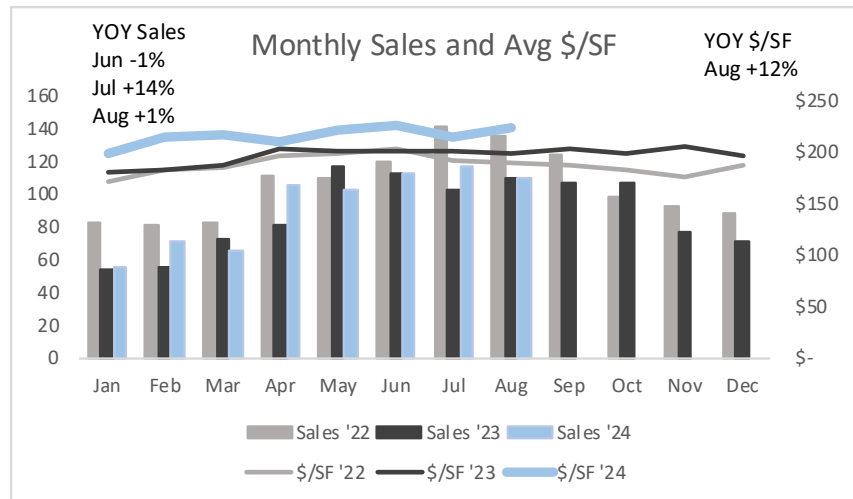
123
NEW PENDINGS
+4% from last month

110
CLOSED SALES
-5% from last month

\$222K
PRICE PER SQ FT
+4% from last month

\$339K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	133	159	145	893	975	9%
New Pendings	123	118	123	794	813	2%
Closed Sales	112	116	110	703	737	5%
Price/SF	\$225	\$214	\$222	\$197	\$216	10%
Avg Price	\$329,411	\$330,664	\$338,515	\$301,135	\$325,205	8%

<\$250k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	31	26	289	217	-25%
New Pendings	27	20	27	276	183	-34%
Closed Sales	19	15	18	210	134	-36%
Price/SF	\$200	\$194	\$202	\$176	\$189	7%

\$250k-\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	80	88	93	445	580	30%
New Pendings	76	69	75	403	483	20%
Closed Sales	69	77	67	374	454	21%
Price/SF	\$229	\$217	\$233	\$206	\$224	9%

>\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	40	26	159	178	12%
New Pendings	20	29	21	115	147	28%
Closed Sales	24	24	25	119	149	25%
Price/SF	\$229	\$215	\$211	\$196	\$213	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

156
AUG NEW LISTINGS
-1% from last month

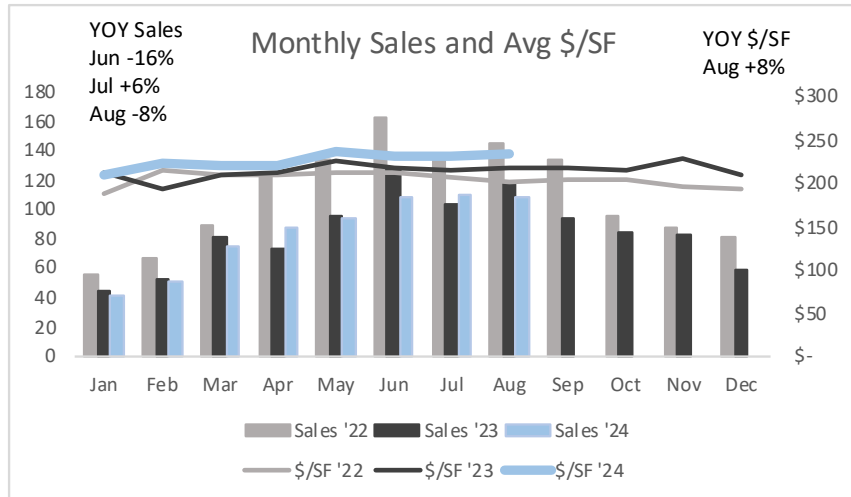
117
NEW PENDINGS
+5% from last month

109
CLOSED SALES
-1% from last month

\$234K
PRICE PER SQ FT
+2% from last month

\$508K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	164	158	156	973	1,009	4%
New Pendings	134	111	117	773	774	0%
Closed Sales	108	110	109	699	675	-3%
Price/SF	\$232	\$230	\$234	\$214	\$228	7%
Avg Price	\$515,716	\$487,683	\$508,346	\$470,763	\$493,579	5%

<\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	39	24	247	203	-18%
New Pendings	28	31	26	209	175	-16%
Closed Sales	13	22	22	178	141	-21%
Price/SF	\$218	\$200	\$216	\$198	\$211	6%

\$350k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	83	87	503	550	9%
New Pendings	79	56	64	409	441	8%
Closed Sales	69	63	59	381	378	-1%
Price/SF	\$221	\$229	\$222	\$212	\$222	5%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	36	45	223	256	15%
New Pendings	27	24	27	155	158	2%
Closed Sales	26	25	28	140	156	11%
Price/SF	\$257	\$243	\$255	\$226	\$245	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,113
AUG NEW LISTINGS
-3% from last month

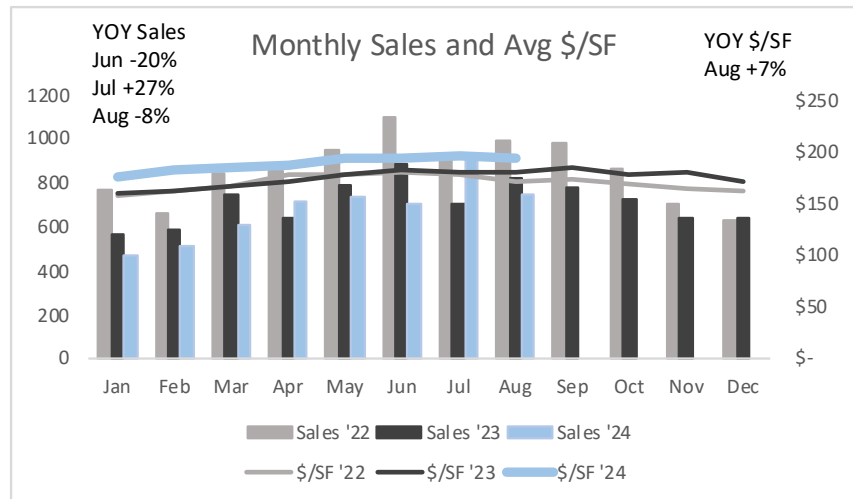
811
NEW PENDINGS
+1% from last month

749
CLOSED SALES
-17% from last month

\$193
PRICE PER SQ FT
-1% from last month

\$318K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,120	1,153	1,113	8,151	7,834	-4%
New Pendings	876	800	811	6,119	5,877	-4%
Closed Sales	709	903	749	5,739	5,408	-6%
Price/SF	\$195	\$195	\$193	\$174	\$189	9%
Avg Price	\$325,025	\$327,842	\$317,970	\$283,309	\$310,800	10%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	288	317	278	2,555	2,166	-15%
New Pendings	230	207	199	2,074	1,581	-24%
Closed Sales	158	213	183	1,852	1,394	-25%
Price/SF	\$130	\$132	\$129	\$125	\$130	3%

\$200k-\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	521	533	553	3,758	3,672	-2%
New Pendings	428	412	414	2,925	2,961	1%
Closed Sales	376	449	382	2,796	2,765	-1%
Price/SF	\$197	\$194	\$193	\$179	\$191	7%

>\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	311	303	282	1,838	1,996	9%
New Pendings	218	181	198	1,120	1,335	19%
Closed Sales	175	241	184	1,091	1,249	14%
Price/SF	\$216	\$218	\$220	\$198	\$215	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

100
AUG NEW LISTINGS
+10% from last month

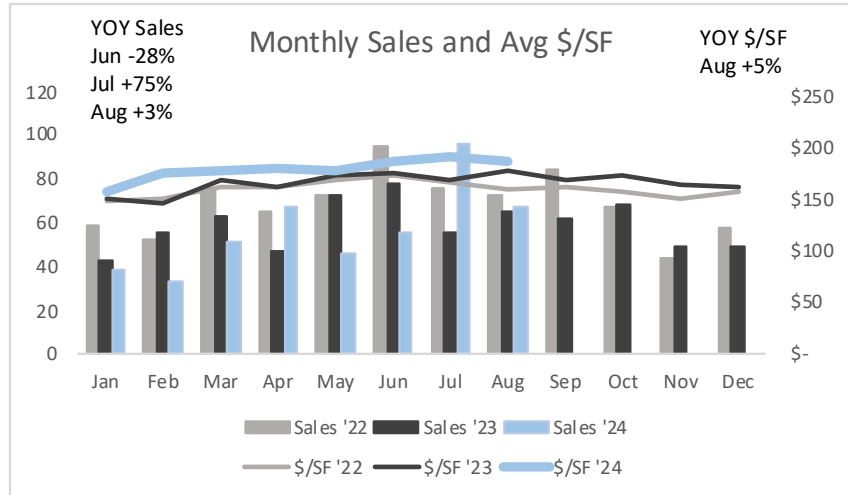
68
NEW PENDINGS
-4% from last month

67
CLOSED SALES
-30% from last month

\$187
PRICE PER SQ FT
-2% from last month

\$329K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	100	91	100	622	633	2%
New Pendings	89	71	68	513	494	-4%
Closed Sales	56	96	67	479	455	-5%
Price/SF	\$186	\$192	\$187	\$167	\$182	9%
Avg Price	\$332,385	\$330,697	\$328,750	\$282,946	\$310,538	10%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	21	23	164	114	-30%
New Pendings	10	10	21	139	87	-37%
Closed Sales	7	9	7	98	65	-34%
Price/SF	\$132	\$138	\$125	\$142	\$130	-8%

\$200k-\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	57	63	375	412	10%
New Pendings	58	52	41	313	341	9%
Closed Sales	35	65	48	320	315	-2%
Price/SF	\$188	\$189	\$189	\$171	\$184	7%

>\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	13	14	83	107	29%
New Pendings	21	9	6	61	66	8%
Closed Sales	14	22	12	61	75	23%
Price/SF	\$194	\$204	\$197	\$172	\$197	15%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

116
AUG NEW LISTINGS
+14% from last month

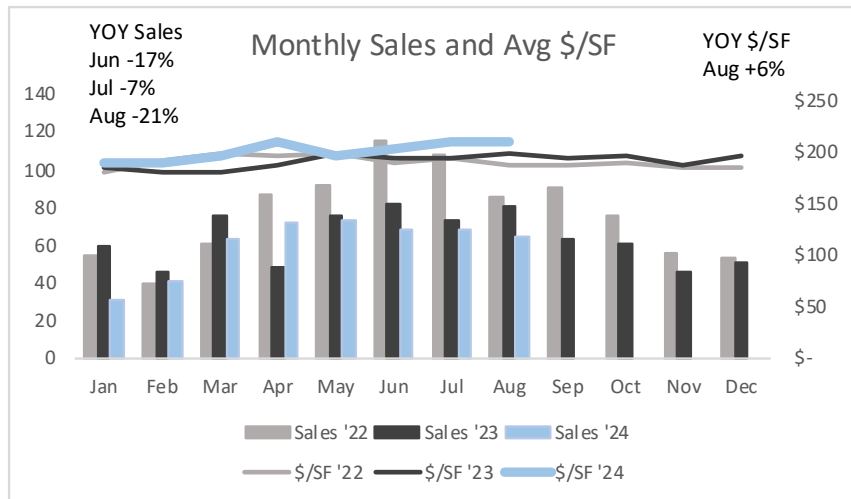
76
NEW PENDINGS
+13% from last month

64
CLOSED SALES
-6% from last month

\$208
PRICE PER SQ FT
even with last month

\$482K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	97	102	116	782	739	-5%
New Pendings	73	67	76	563	545	-3%
Closed Sales	68	68	64	541	480	-11%
Price/SF	\$203	\$208	\$208	\$189	\$201	6%
Avg Price	\$487,655	\$502,396	\$482,115	\$444,323	\$474,995	7%

<\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	9	12	147	89	-39%
New Pendings	8	6	13	109	79	-28%
Closed Sales	9	3	9	96	68	-29%
Price/SF	\$164	\$253	\$171	\$171	\$171	0%

\$350k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	76	87	572	515	-10%
New Pendings	52	49	52	423	382	-10%
Closed Sales	51	54	41	407	342	-16%
Price/SF	\$207	\$208	\$210	\$189	\$203	7%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	17	17	63	135	114%
New Pendings	13	12	11	31	84	171%
Closed Sales	8	11	14	38	70	84%
Price/SF	\$209	\$203	\$215	\$214	\$210	-2%

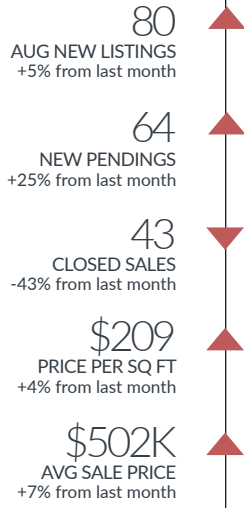
Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

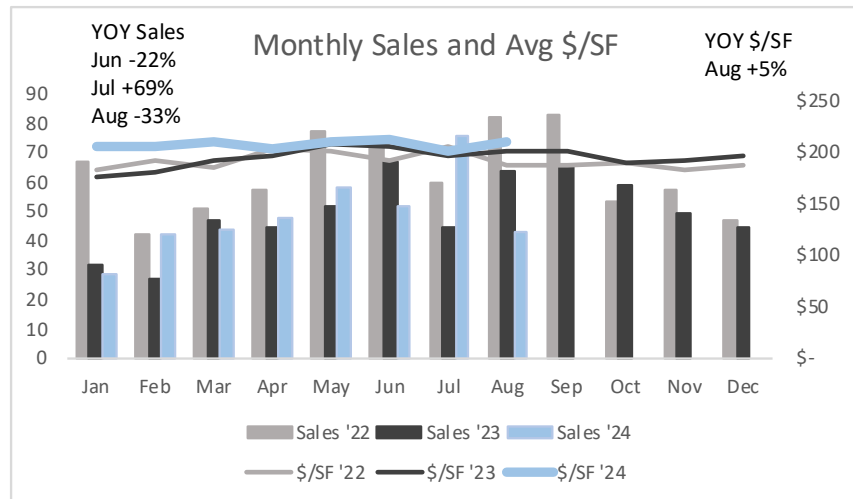
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	76	80	608	571	-6%
New Pending	69	51	64	405	438	8%
Closed Sales	52	76	43	379	392	3%
Price/SF	\$211	\$201	\$209	\$195	\$206	5%
Avg Price	\$499,560	\$467,361	\$501,712	\$455,769	\$477,159	5%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	13	13	96	96	0%
New Pending	13	9	10	83	88	6%
Closed Sales	9	13	5	80	73	-9%
Price/SF	\$229	\$163	\$119	\$169	\$173	2%

\$300k-\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	36	41	333	293	-12%
New Pending	40	27	34	231	227	-2%
Closed Sales	28	49	25	212	222	5%
Price/SF	\$196	\$190	\$190	\$187	\$194	3%

>\$600k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	27	26	179	182	2%
New Pending	16	15	20	91	123	35%
Closed Sales	15	14	13	87	97	11%
Price/SF	\$224	\$239	\$251	\$219	\$235	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

134
AUG NEW LISTINGS
-8% from last month

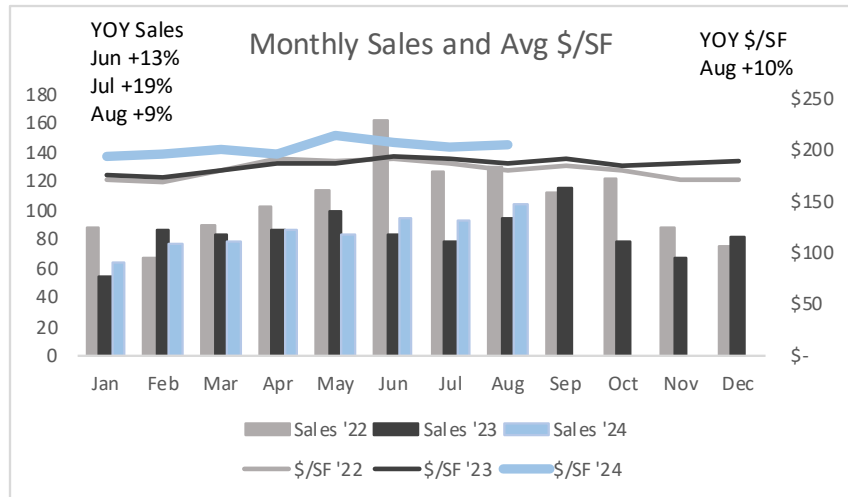
109
NEW PENDINGS
+12% from last month

104
CLOSED SALES
+12% from last month

\$205
PRICE PER SQ FT
+1% from last month

\$331K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	116	146	134	984	925	-6%
New Pendings	92	97	109	732	723	-1%
Closed Sales	95	93	104	668	680	2%
Price/SF	\$208	\$202	\$205	\$185	\$202	9%
Avg Price	\$350,482	\$361,208	\$330,588	\$314,821	\$342,617	9%

<\$250k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	19	8	156	95	-39%
New Pendings	9	11	9	145	80	-45%
Closed Sales	5	5	14	110	58	-47%
Price/SF	\$194	\$144	\$175	\$173	\$181	5%

\$250k-\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	101	98	638	653	2%
New Pendings	69	77	78	490	526	7%
Closed Sales	71	69	73	470	493	5%
Price/SF	\$205	\$203	\$204	\$184	\$202	10%

>\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	26	28	190	177	-7%
New Pendings	14	9	22	97	117	21%
Closed Sales	19	19	17	88	129	47%
Price/SF	\$215	\$209	\$222	\$194	\$208	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

112
AUG NEW LISTINGS
-17% from last month

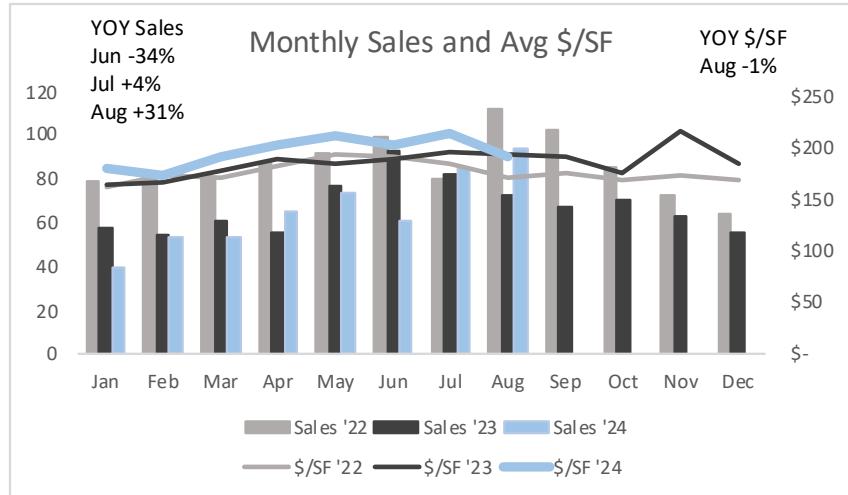
88
NEW PENDINGS
+1% from last month

94
CLOSED SALES
+11% from last month

\$192
PRICE PER SQ FT
-11% from last month

\$256K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	102	135	112	733	714	-3%
New Pendings	87	87	88	589	570	-3%
Closed Sales	61	85	94	553	525	-5%
Price/SF	\$202	\$214	\$192	\$184	\$198	7%
Avg Price	\$258,943	\$278,906	\$255,785	\$236,960	\$254,060	7%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	28	23	222	142	-36%
New Pendings	14	20	19	198	119	-40%
Closed Sales	9	13	22	172	93	-46%
Price/SF	\$148	\$150	\$147	\$148	\$149	0%

\$200k-\$275k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	53	69	64	373	405	9%
New Pendings	54	43	47	294	335	14%
Closed Sales	32	46	44	285	312	9%
Price/SF	\$202	\$206	\$198	\$192	\$198	3%

>\$275k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	38	25	138	167	21%
New Pendings	19	24	22	97	116	20%
Closed Sales	20	26	28	96	120	25%
Price/SF	\$218	\$246	\$207	\$206	\$221	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

217
AUG NEW LISTINGS
-2% from last month

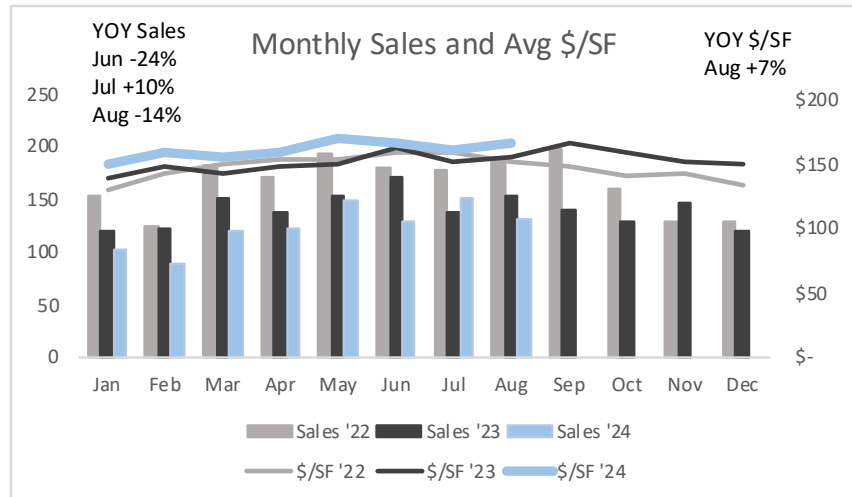
145
NEW PENDINGS
-13% from last month

132
CLOSED SALES
-13% from last month

\$167
PRICE PER SQ FT
+4% from last month

\$203K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	209	221	217	1,529	1,519	-1%
New Pendings	139	166	145	1,221	1,091	-11%
Closed Sales	130	152	132	1,145	998	-13%
Price/SF	\$167	\$161	\$167	\$151	\$162	8%
Avg Price	\$206,433	\$195,506	\$202,715	\$184,428	\$194,164	5%

<\$125k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	61	33	403	348	-14%
New Pendings	36	43	24	309	254	-18%
Closed Sales	27	45	26	314	244	-22%
Price/SF	\$100	\$95	\$97	\$91	\$98	8%

\$125k-\$250k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	109	99	102	781	760	-3%
New Pendings	62	71	76	665	550	-17%
Closed Sales	64	57	62	590	474	-20%
Price/SF	\$164	\$167	\$166	\$162	\$167	3%

>\$250k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	61	82	345	411	19%
New Pendings	41	52	45	247	287	16%
Closed Sales	39	50	44	241	280	16%
Price/SF	\$201	\$190	\$195	\$175	\$190	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

302
AUG NEW LISTINGS
+3% from last month

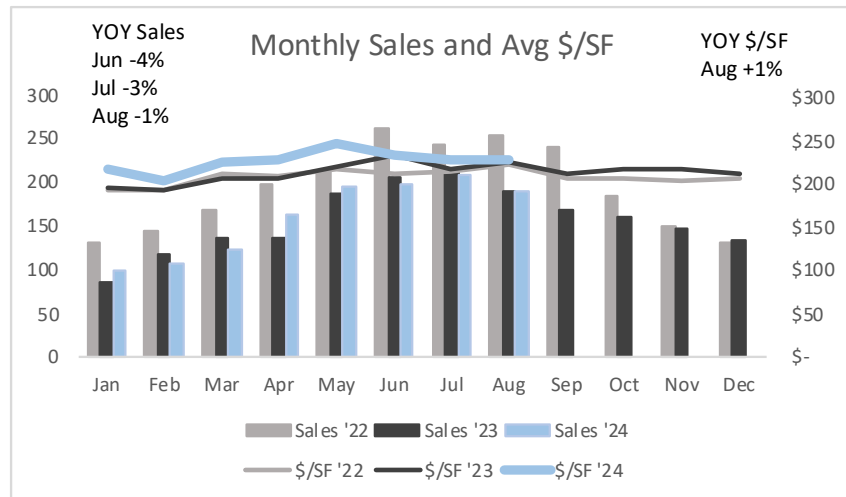
200
NEW PENDINGs
+4% from last month

188
CLOSED SALES
-9% from last month

\$230
PRICE PER SQ FT
even with last month

\$457K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	248	292	302	1,897	1,902	0%
New Pending	210	192	200	1,406	1,387	-1%
Closed Sales	196	207	188	1,267	1,279	1%
Price/SF	\$236	\$230	\$230	\$217	\$230	6%
Avg Price	\$494,934	\$469,564	\$457,076	\$424,735	\$454,229	7%

<\$300k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	48	60	411	369	-10%
New Pending	31	42	49	339	297	-12%
Closed Sales	26	34	45	285	253	-11%
Price/SF	\$162	\$155	\$160	\$171	\$169	-1%

\$300k-\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	108	142	146	911	860	-6%
New Pending	114	91	100	734	689	-6%
Closed Sales	91	107	82	672	637	-5%
Price/SF	\$199	\$219	\$213	\$204	\$212	4%

>\$500k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	96	102	96	575	673	17%
New Pending	65	59	51	333	401	20%
Closed Sales	79	66	61	310	389	25%
Price/SF	\$281	\$261	\$268	\$258	\$270	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

231
AUG NEW LISTINGS
+9% from last month

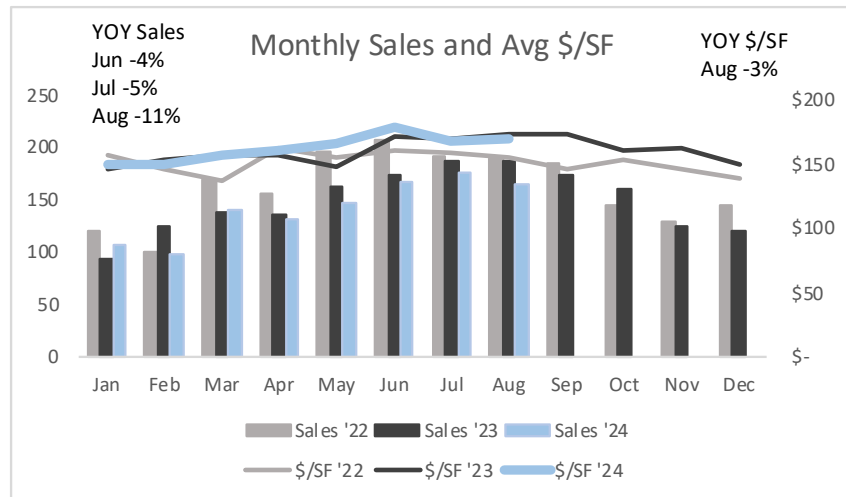
182
NEW PENDINGS
+8% from last month

165
CLOSED SALES
-6% from last month

\$169
PRICE PER SQ FT
+1% from last month

\$278K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	211	212	231	1,807	1,570	-13%
New Pendings	174	168	182	1,296	1,188	-8%
Closed Sales	166	176	165	1,198	1,127	-6%
Price/SF	\$180	\$168	\$169	\$162	\$165	2%
Avg Price	\$293,113	\$260,130	\$277,516	\$263,113	\$264,485	1%

<\$175k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	43	57	59	501	442	-12%
New Pendings	43	48	47	393	335	-15%
Closed Sales	44	57	43	381	335	-12%
Price/SF	\$112	\$112	\$100	\$100	\$104	4%

\$175k-\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	95	92	112	821	703	-14%
New Pendings	82	77	89	607	566	-7%
Closed Sales	78	81	78	557	543	-3%
Price/SF	\$171	\$172	\$170	\$159	\$162	2%

>\$350k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	63	60	485	425	-12%
New Pendings	49	43	46	296	287	-3%
Closed Sales	44	38	44	260	249	-4%
Price/SF	\$225	\$206	\$204	\$213	\$211	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

SEPT 2024
SEMI HOUSING REPORT

SEMI Condos

MONTHLY

1,042
AUG NEW LISTINGS
+2% from last month

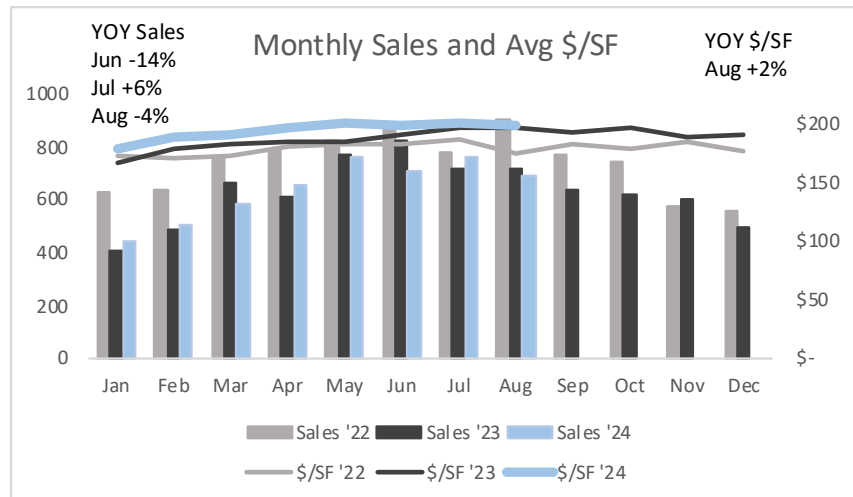
730
NEW PENDINGS
+5% from last month

688
CLOSED SALES
-10% from last month

\$199
PRICE PER SQ FT
-1% from last month

\$281K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	959	1,023	1,042	7,314	7,302	0%
New Pendings	747	696	730	5,553	5,486	-1%
Closed Sales	712	761	688	5,201	5,110	-2%
Price/SF	\$199	\$201	\$199	\$187	\$196	5%
Avg Price	\$278,604	\$280,761	\$281,465	\$259,242	\$272,592	5%

<\$200k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	292	338	352	2,577	2,375	-8%
New Pendings	236	232	254	2,158	1,876	-13%
Closed Sales	222	237	222	2,003	1,709	-15%
Price/SF	\$141	\$138	\$136	\$132	\$137	3%

\$200k-\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	499	504	510	3,424	3,623	6%
New Pendings	402	359	373	2,672	2,804	5%
Closed Sales	370	413	351	2,508	2,621	5%
Price/SF	\$196	\$195	\$196	\$186	\$193	4%

>\$400k						
	Jun '24	Jul '24	Aug '24	YTD		
				'23	'24	(+/-)
Listings Taken	168	181	180	1,313	1,304	-1%
New Pendings	109	105	103	723	806	11%
Closed Sales	120	111	115	690	780	13%
Price/SF	\$256	\$280	\$267	\$266	\$264	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.