



Housing Report

JANUARY 2025



Southeast Michigan

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Tight Supply Continues to Limit Sales

While inventory is expected to slowly rise in 2025, January begins with fewer listings than last year. Shortages of quality listings will continue to restrict sales.

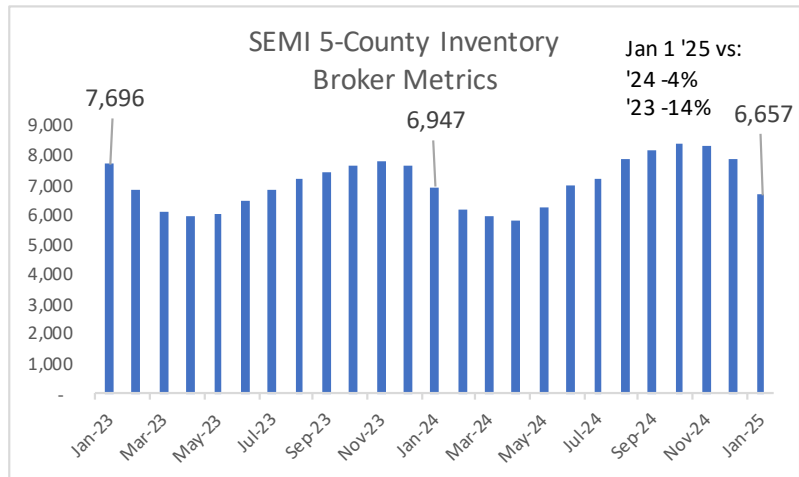
Inventory continues to impact sales and prices in Southeast Michigan.

Historically, supply levels were low in 2019, even before the pandemic created a surge in buyer demand.

Although the intensity of that demand has eased over time, the lack of new listings continues to challenge buyers and constrain sales.

Buyers continue to compete for the best homes—move-in-ready properties that stand out due to their condition and pricing. Prime listings sell quickly and at premium prices. In December, half of Southeast Michigan's closed sales sold at or above their asking price and 40% of new pending sales went under contract in 10 days or less.

Homes in average or below-average condition, or those priced outside market expectations, struggle to attract buyer interest. These “tired listings” sit on the market and face price reductions. Today's unsold active listings in Southeast Michigan have been on the market for an average of 63 days, and 35% of them have experienced one or more price reductions.



Impact on Buyers and Sellers

For buyers, the challenge is clear: the pool of desirable, move-in-ready homes is limited. Many buyers continue to wait patiently for their prize, but when that must-have listing arrives, it's probably going to ring the bell for other buyers who have also been waiting. Those ready to act fast and pay a premium will win.

For sellers, presentation and pricing are critical. Homes that are staged, priced competitively, and move-in-ready will continue to attract strong offers, while others may need adjustments to stand out in this competitive environment.

Inventory has been slow to rise in Southeast Michigan markets. While we expect some supply relief in 2025, the shortage of prime listings that sell quickly will continue. We'll see inventory and market times slowly rise for properties in average or below-average condition.



SEMI 5-County Summary

MONTHLY

2,840
DEC NEW LISTINGS
-30% from last month

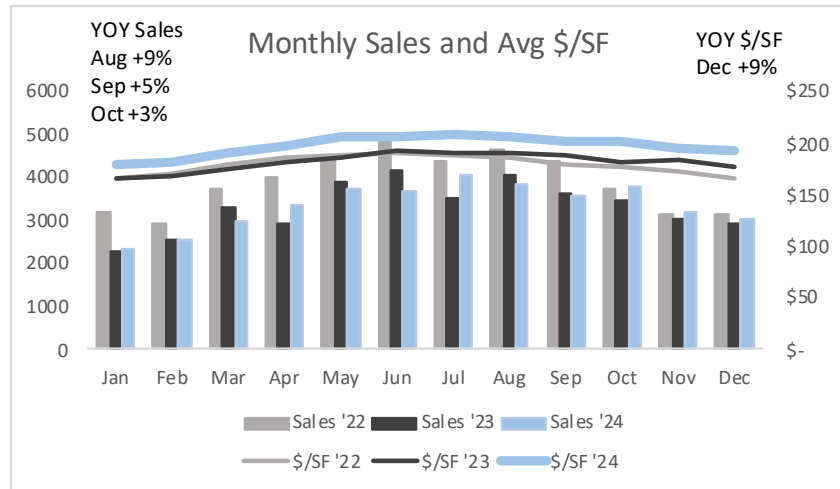
2,488
NEW PENDINGS
-21% from last month

3,020
CLOSED SALES
-5% from last month

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

\$323K
AVG SALE PRICE
-1% from last month

Closed Single-Family Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	5,580	4,038	2,840	61,831	61,658	0%
New Pendings	3,765	3,138	2,488	41,706	41,756	0%
Closed Sales	3,774	3,195	3,020	39,798	40,170	1%
Price/SF	\$201	\$196	\$193	\$183	\$199	9%
Avg Price	\$337,374	\$325,352	\$323,397	\$306,416	\$333,420	9%

<\$250k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,592	2,064	1,562	31,547	29,065	-8%
New Pendings	1,751	1,502	1,232	21,081	19,161	-9%
Closed Sales	1,679	1,437	1,359	19,388	17,875	-8%
Price/SF	\$129	\$129	\$126	\$126	\$129	2%

\$250k-\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,038	1,386	874	20,329	21,354	5%
New Pendings	1,422	1,201	920	15,138	15,863	5%
Closed Sales	1,424	1,247	1,212	14,929	15,487	4%
Price/SF	\$206	\$204	\$201	\$192	\$205	6%

>\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	950	588	404	9,955	11,239	13%
New Pendings	592	435	336	5,487	6,732	23%
Closed Sales	671	511	449	5,481	6,808	24%
Price/SF	\$267	\$260	\$263	\$247	\$264	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Oakland County

Single-Family Homes

MONTHLY

709
DEC NEW LISTINGS
-37% from last month

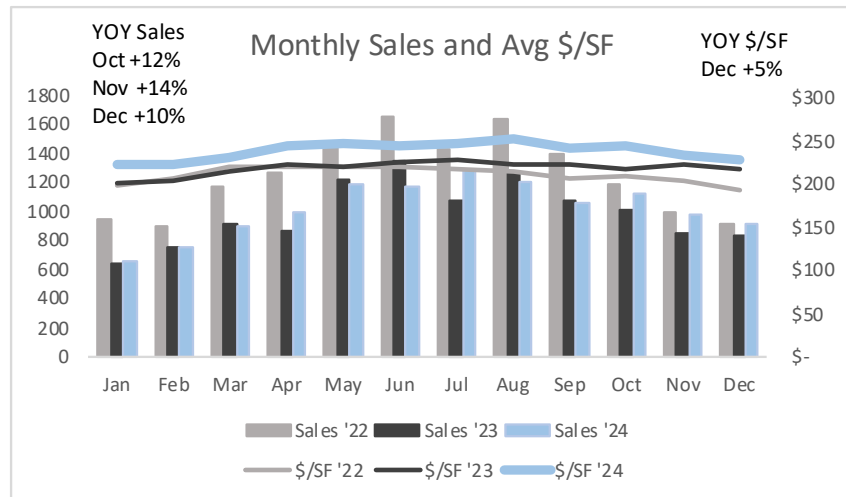
692
NEW PENDINGS
-23% from last month

918
CLOSED SALES
-6% from last month

\$229
PRICE PER SQ FT
-2% from last month

\$442K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,597	1,119	709	17,809	17,801	0%
New Pendings	1,116	904	692	12,354	12,585	2%
Closed Sales	1,125	974	918	11,847	12,215	3%
Price/SF	\$245	\$234	\$229	\$220	\$241	9%
Avg Price	\$486,354	\$450,322	\$441,949	\$430,636	\$471,564	10%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	499	430	244	6,313	5,579	-12%
New Pendings	393	318	242	4,844	4,295	-11%
Closed Sales	354	336	302	4,479	3,966	-11%
Price/SF	\$184	\$178	\$177	\$172	\$180	5%

\$300k-\$800k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	874	557	366	9,253	9,633	4%
New Pendings	611	512	382	6,547	7,100	8%
Closed Sales	659	556	542	6,484	7,050	9%
Price/SF	\$227	\$227	\$220	\$212	\$226	7%

>\$800k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	224	132	99	2,243	2,589	15%
New Pendings	112	74	68	963	1,190	24%
Closed Sales	112	82	74	884	1,199	36%
Price/SF	\$366	\$329	\$327	\$330	\$350	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

34
DEC NEW LISTINGS
-19% from last month

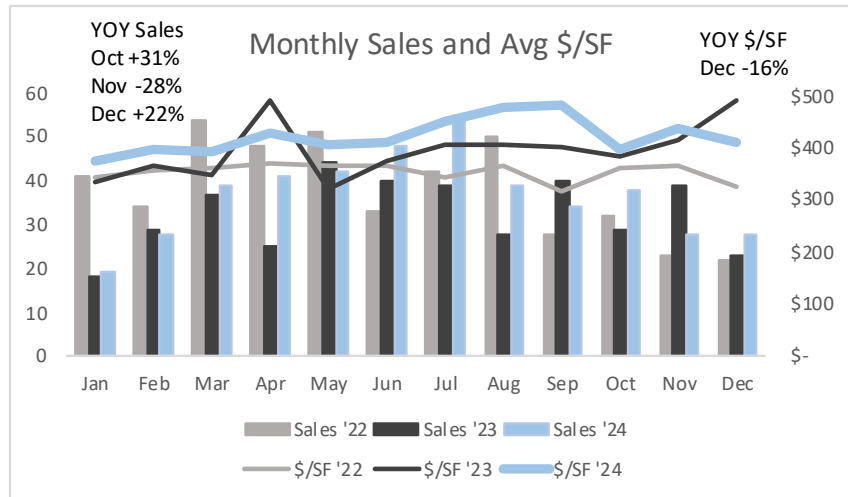
25
NEW PENDINGS
+14% from last month

28
CLOSED SALES
even with last month

\$412
PRICE PER SQ FT
-5% from last month

\$1.17M
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	42	34	864	881	2%
New Pendings	36	22	25	417	464	11%
Closed Sales	38	28	28	391	439	12%
Price/SF	\$395	\$435	\$412	\$390	\$426	9%
Avg Price	\$1.134m	\$1.131m	\$1.173m	\$1.103m	\$1.275m	16%

<\$700k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	16	10	11	215	211	-2%
New Pendings	10	8	8	161	158	-2%
Closed Sales	12	9	10	156	142	-9%
Price/SF	\$340	\$315	\$335	\$288	\$325	13%

\$700k-\$1.4m				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	24	11	10	278	270	-3%
New Pendings	12	10	11	140	168	20%
Closed Sales	16	10	11	134	166	24%
Price/SF	\$332	\$386	\$332	\$331	\$355	7%

>\$1.4m				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	22	21	13	371	400	8%
New Pendings	14	4	6	116	138	19%
Closed Sales	10	9	7	101	131	30%
Price/SF	\$493	\$506	\$512	\$495	\$514	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Clarkston

Single-Family Homes

MONTHLY

20
DEC NEW LISTINGS
-29% from last month

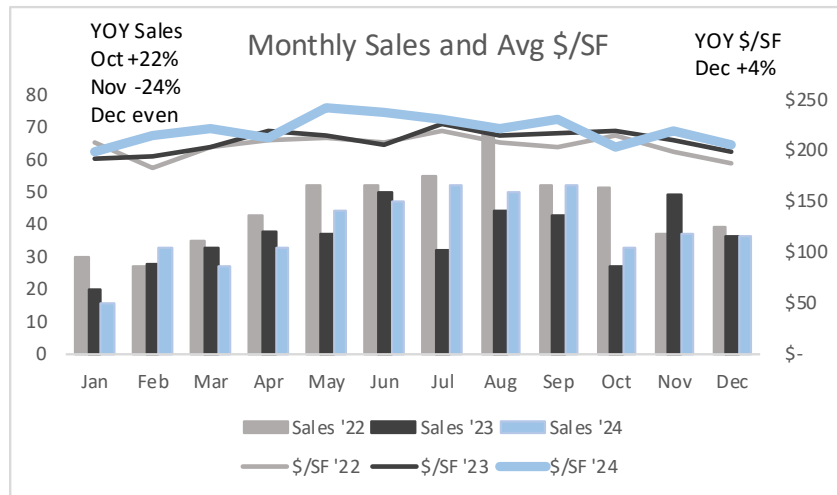
25
NEW PENDINGs
-14% from last month

36
CLOSED SALES
-3% from last month

\$205
PRICE PER SQ FT
-7% from last month

\$443K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	28	20	645	625	-3%
New Pending	43	29	25	458	479	5%
Closed Sales	33	37	36	437	460	5%
Price/SF	\$202	\$220	\$205	\$210	\$222	6%
Avg Price	\$470,219	\$491,284	\$442,713	\$460,254	\$484,270	5%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	9	4	138	89	-36%
New Pending	9	7	3	116	74	-36%
Closed Sales	5	3	9	110	68	-38%
Price/SF	\$191	\$172	\$196	\$179	\$190	6%

\$300k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	13	11	345	348	1%
New Pending	23	17	17	248	294	19%
Closed Sales	21	23	20	234	282	21%
Price/SF	\$196	\$207	\$204	\$202	\$211	4%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	6	5	162	188	16%
New Pending	11	5	5	94	111	18%
Closed Sales	7	11	7	93	110	18%
Price/SF	\$217	\$242	\$212	\$237	\$247	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



Commerce/White Lake

Single-Family Homes

MONTHLY

31
DEC NEW LISTINGS
-47% from last month

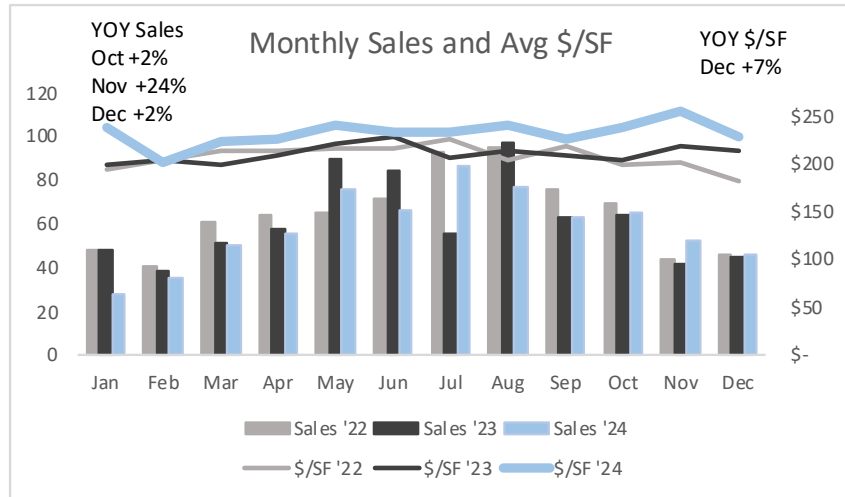
36
NEW PENDINGS
-27% from last month

46
CLOSED SALES
-12% from last month

\$229
PRICE PER SQ FT
-10% from last month

\$497K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	58	31	1,067	966	-9%
New Pendings	57	49	36	758	714	-6%
Closed Sales	65	52	46	737	699	-5%
Price/SF	\$239	\$254	\$229	\$212	\$233	10%
Avg Price	\$432,908	\$521,652	\$496,804	\$427,495	\$463,307	8%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	7	8	254	199	-22%
New Pendings	10	5	5	198	166	-16%
Closed Sales	12	9	4	201	148	-26%
Price/SF	\$170	\$203	\$245	\$185	\$191	3%

\$300k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	28	16	614	541	-12%
New Pendings	37	29	20	461	403	-13%
Closed Sales	43	28	31	427	411	-4%
Price/SF	\$231	\$233	\$199	\$205	\$222	8%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	23	7	199	226	14%
New Pendings	10	15	11	99	145	46%
Closed Sales	10	15	11	109	140	28%
Price/SF	\$306	\$292	\$287	\$255	\$273	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Farmington/Farmington Hills

Single-Family Homes

MONTHLY

38
DEC NEW LISTINGS
-32% from last month

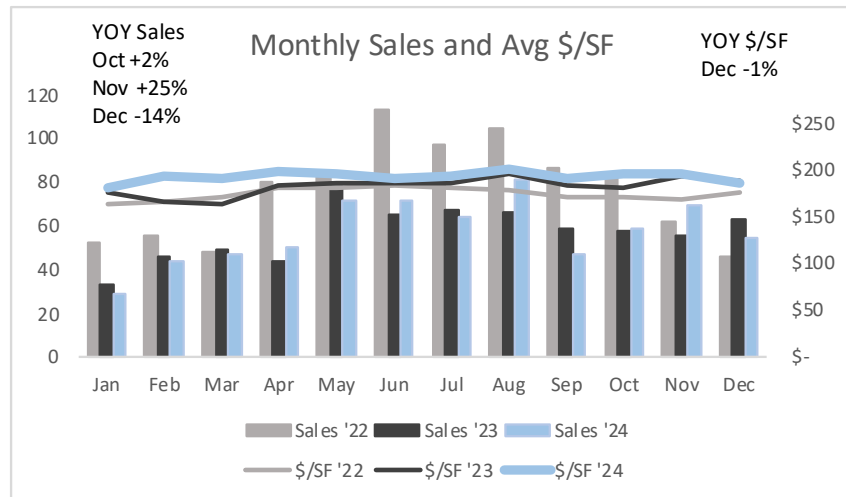
39
NEW PENDINGS
-30% from last month

54
CLOSED SALES
-22% from last month

\$186
PRICE PER SQ FT
-5% from last month

\$394K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	91	56	38	871	977	12%
New Pendings	77	56	39	697	725	4%
Closed Sales	59	69	54	683	686	0%
Price/SF	\$195	\$196	\$186	\$183	\$193	6%
Avg Price	\$438,732	\$383,625	\$394,287	\$382,902	\$393,925	3%

<\$250k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	6	5	153	138	-10%
New Pendings	8	6	3	120	101	-16%
Closed Sales	5	8	5	109	98	-10%
Price/SF	\$173	\$170	\$125	\$155	\$164	6%

\$250k-\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	64	42	26	541	644	19%
New Pendings	58	41	31	472	499	6%
Closed Sales	39	51	40	452	438	-3%
Price/SF	\$188	\$196	\$191	\$178	\$193	8%

>\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	8	7	177	195	10%
New Pendings	11	9	5	105	125	19%
Closed Sales	15	10	9	122	150	23%
Price/SF	\$211	\$202	\$185	\$205	\$201	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

24
DEC NEW LISTINGS
-4% from last month

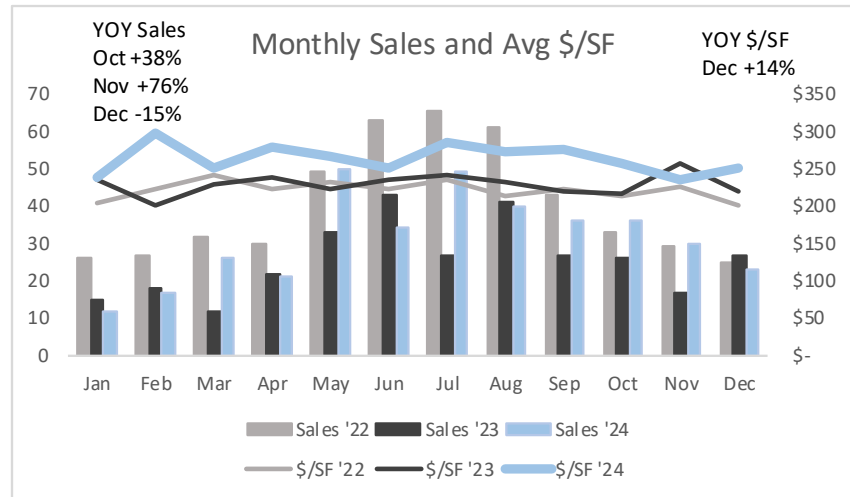
20
NEW PENDINGS
-20% from last month

23
CLOSED SALES
-23% from last month

\$250
PRICE PER SQ FT
+6% from last month

\$600K
AVG SALE PRICE
+17% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	25	24	442	509	15%
New Pendings	29	25	20	324	377	16%
Closed Sales	36	30	23	308	374	21%
Price/SF	\$257	\$236	\$250	\$228	\$265	16%
Avg Price	\$737,043	\$512,078	\$599,670	\$604,942	\$714,834	18%

<\$350k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	4	4	5	40	64	60%
New Pendings	8	2	2	36	42	17%
Closed Sales	3	6	4	32	37	16%
Price/SF	\$221	\$228	\$198	\$194	\$192	-1%

\$350k-\$750k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	27	20	9	262	291	11%
New Pendings	16	19	16	216	234	8%
Closed Sales	23	21	14	216	214	-1%
Price/SF	\$232	\$232	\$234	\$217	\$235	8%

>\$750k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	11	1	10	140	154	10%
New Pendings	5	4	2	72	101	40%
Closed Sales	10	3	5	60	123	105%
Price/SF	\$296	\$256	\$292	\$261	\$305	17%

Data source: Realcomp MLS using Great Lakes Repository Data.



Rochester/Rochester Hills

Single-Family Homes

MONTHLY

24
DEC NEW LISTINGS
-49% from last month

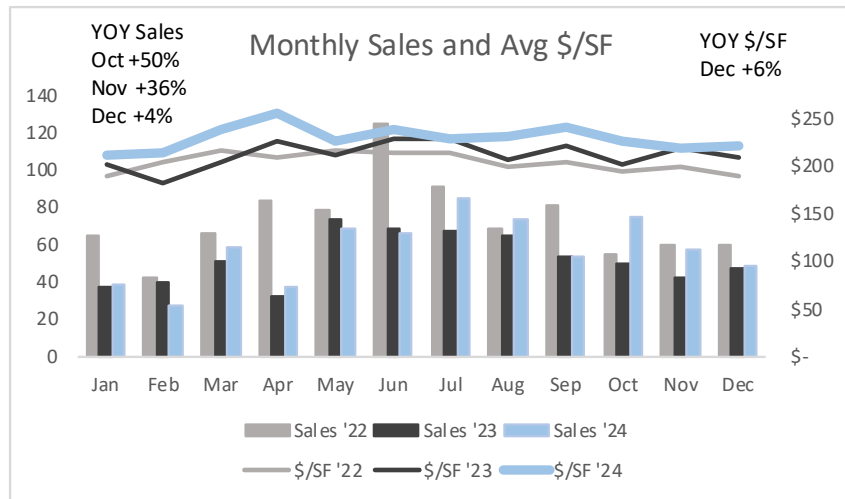
20
NEW PENDING
-64% from last month

49
CLOSED SALES
-14% from last month

\$220
PRICE PER SQ FT
+1% from last month

\$501K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	99	47	24	988	964	-2%
New Pendings	69	56	20	650	703	8%
Closed Sales	75	57	49	629	691	10%
Price/SF	\$226	\$219	\$220	\$213	\$230	8%
Avg Price	\$505,503	\$516,298	\$501,031	\$494,781	\$533,822	8%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	6	1	140	111	-21%
New Pendings	9	6	2	102	94	-8%
Closed Sales	13	8	7	91	87	-4%
Price/SF	\$162	\$185	\$179	\$183	\$188	3%

\$300k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	49	23	16	542	506	-7%
New Pendings	41	32	11	410	414	1%
Closed Sales	41	33	28	395	395	0%
Price/SF	\$223	\$216	\$219	\$201	\$218	8%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	41	18	7	306	347	13%
New Pendings	19	18	7	138	195	41%
Closed Sales	21	16	14	143	209	46%
Price/SF	\$246	\$228	\$229	\$239	\$249	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



Royal Oak

Single-Family Homes

MONTHLY

59
DEC NEW LISTINGS
-18% from last month

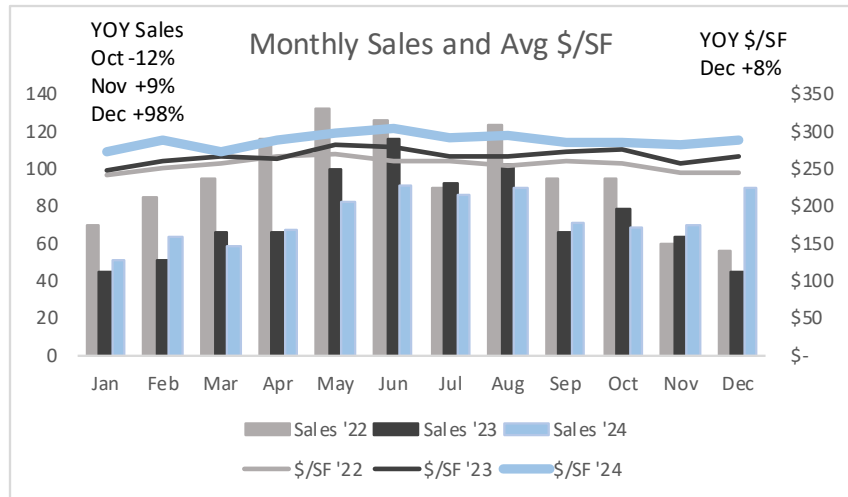
61
NEW PENDINGS
-13% from last month

89
CLOSED SALES
+27% from last month

\$288
PRICE PER SQ FT
+3% from last month

\$443K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	109	72	59	1,267	1,261	0%
New Pendings	84	70	61	928	912	-2%
Closed Sales	69	70	89	891	887	0%
Price/SF	\$285	\$281	\$288	\$269	\$288	7%
Avg Price	\$393,765	\$415,503	\$442,914	\$392,854	\$418,406	7%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	23	16	389	302	-22%
New Pendings	25	19	16	325	242	-26%
Closed Sales	22	21	20	275	216	-21%
Price/SF	\$251	\$246	\$225	\$235	\$244	4%

\$300k-\$450k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	36	27	538	639	19%
New Pendings	38	31	32	409	471	15%
Closed Sales	35	30	44	427	456	7%
Price/SF	\$277	\$288	\$277	\$270	\$286	6%

>\$450k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	13	16	340	320	-6%
New Pendings	21	20	13	194	199	3%
Closed Sales	12	19	25	189	215	14%
Price/SF	\$325	\$293	\$325	\$288	\$310	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025 SEMI HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

32
DEC NEW LISTINGS
-48% from last month

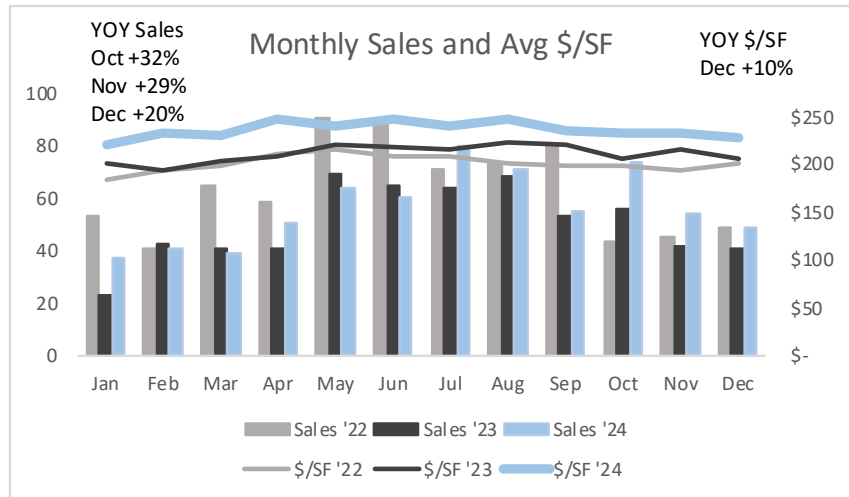
40
NEW PENDINGS
-17% from last month

49
CLOSED SALES
-9% from last month

\$229
PRICE PER SQ FT
-2% from last month

\$480K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	77	61	32	834	936	12%
New Pendings	70	48	40	623	708	14%
Closed Sales	74	54	49	606	675	11%
Price/SF	\$233	\$233	\$229	\$213	\$238	12%
Avg Price	\$523,058	\$547,065	\$480,269	\$468,771	\$527,319	12%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	6	3	149	94	-37%
New Pendings	7	4	5	105	75	-29%
Closed Sales	6	6	5	87	65	-25%
Price/SF	\$203	\$207	\$218	\$190	\$211	11%

\$300k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	48	40	22	496	535	8%
New Pendings	44	33	28	400	424	6%
Closed Sales	46	30	36	391	403	3%
Price/SF	\$223	\$220	\$219	\$207	\$225	9%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	15	7	189	307	62%
New Pendings	19	11	7	118	209	77%
Closed Sales	22	18	8	128	207	62%
Price/SF	\$250	\$251	\$256	\$232	\$257	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

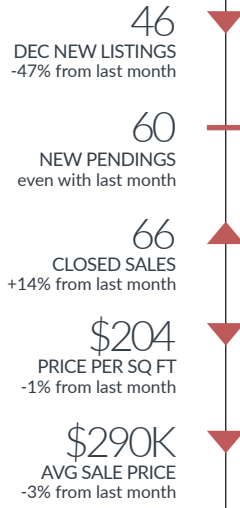


JAN 2025
SEMI HOUSING REPORT

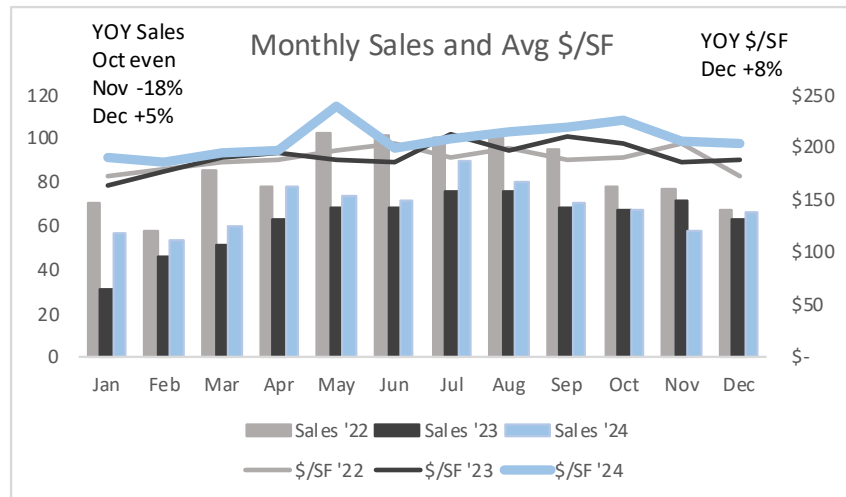
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	81	87	46	1,085	1,077	-1%
New Pendings	74	60	60	800	843	5%
Closed Sales	67	58	66	748	824	10%
Price/SF	\$225	\$206	\$204	\$193	\$208	7%
Avg Price	\$316,391	\$298,396	\$289,929	\$288,886	\$306,460	6%

<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	12	7	209	142	-32%
New Pendings	8	9	9	172	127	-26%
Closed Sales	10	7	14	161	117	-27%
Price/SF	\$173	\$152	\$166	\$143	\$153	7%

\$200k-\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	54	22	608	644	6%
New Pendings	55	42	37	471	542	15%
Closed Sales	45	39	41	444	532	20%
Price/SF	\$201	\$194	\$196	\$184	\$194	6%

>\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	21	17	268	291	9%
New Pendings	11	9	14	157	174	11%
Closed Sales	12	12	11	143	175	22%
Price/SF	\$308	\$248	\$242	\$242	\$254	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



West Bloomfield

Single-Family Homes

MONTHLY

34
DEC NEW LISTINGS
-36% from last month

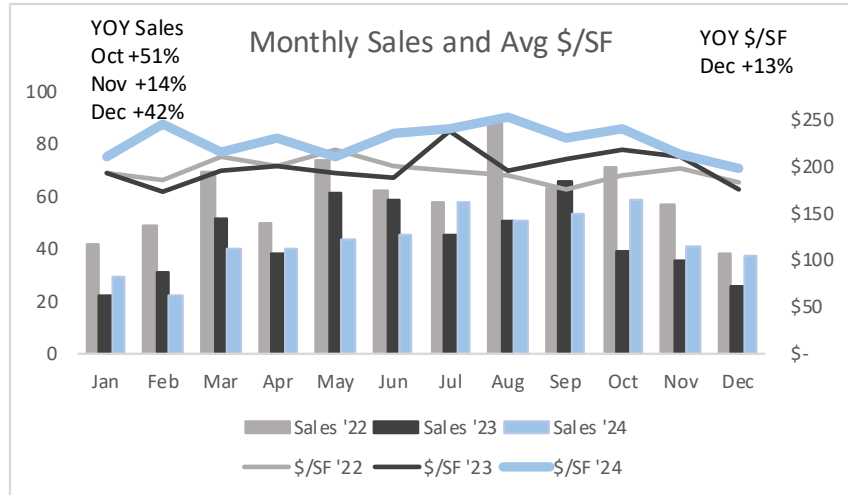
31
NEW PENDINGS
-31% from last month

37
CLOSED SALES
-10% from last month

\$198
PRICE PER SQ FT
-7% from last month

\$513K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	82	53	34	884	881	0%
New Pendings	41	45	31	561	550	-2%
Closed Sales	59	41	37	526	519	-1%
Price/SF	\$240	\$213	\$198	\$200	\$228	14%
Avg Price	\$616,537	\$537,749	\$513,224	\$524,030	\$593,935	13%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	9	5	91	90	-1%
New Pendings	9	8	1	74	66	-11%
Closed Sales	6	8	6	66	61	-8%
Price/SF	\$168	\$171	\$187	\$174	\$196	13%

\$300k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	28	18	514	463	-10%
New Pendings	19	25	23	365	327	-10%
Closed Sales	31	22	21	337	307	-9%
Price/SF	\$199	\$193	\$190	\$174	\$189	8%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	16	11	279	328	18%
New Pendings	13	12	7	122	157	29%
Closed Sales	22	11	10	123	151	23%
Price/SF	\$287	\$247	\$210	\$254	\$283	11%

Data source: Realcomp MLS using Great Lakes Repository Data.



West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

53
DEC NEW LISTINGS
-23% from last month

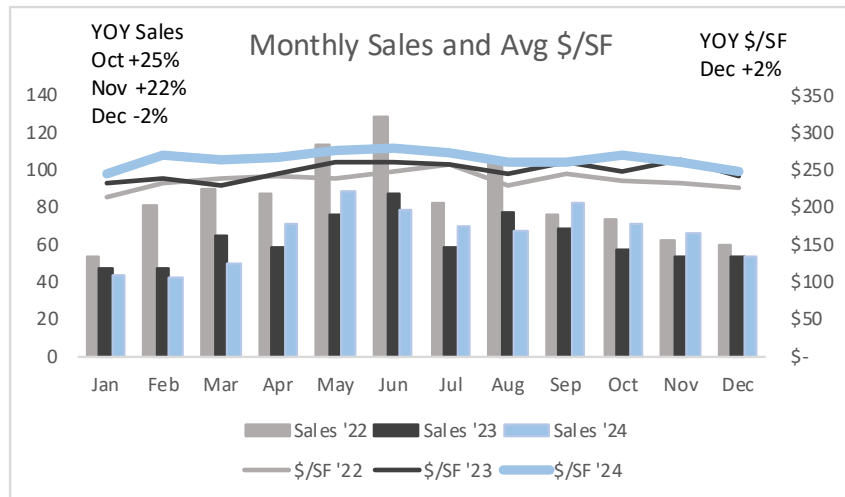
42
NEW PENDINGS
-33% from last month

53
CLOSED SALES
-20% from last month

\$247
PRICE PER SQ FT
-4% from last month

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

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	102	69	53	1,054	1,077	2%
New Pendings	70	63	42	787	803	2%
Closed Sales	71	66	53	749	783	5%
Price/SF	\$270	\$258	\$247	\$249	\$265	6%
Avg Price	\$352,730	\$309,714	\$298,278	\$327,766	\$339,150	3%

<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	14	7	174	142	-18%
New Pendings	10	11	4	130	104	-20%
Closed Sales	5	9	11	110	104	-5%
Price/SF	\$179	\$193	\$192	\$188	\$194	3%

\$200k-\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	37	29	551	563	2%
New Pendings	40	27	26	428	428	0%
Closed Sales	38	37	26	393	400	2%
Price/SF	\$257	\$254	\$235	\$244	\$251	3%

>\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	18	17	329	372	13%
New Pendings	20	25	12	229	271	18%
Closed Sales	28	20	16	246	279	13%
Price/SF	\$289	\$280	\$285	\$268	\$291	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,358
DEC NEW LISTINGS
-25% from last month

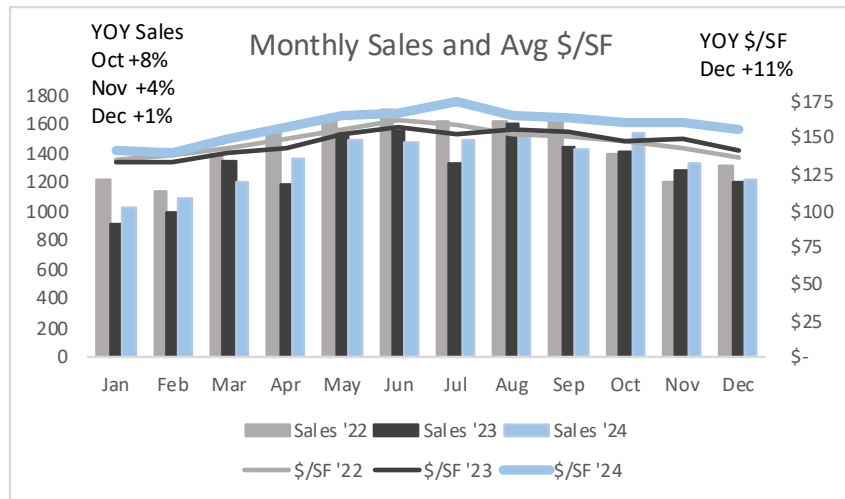
1,073
NEW PENDING
-19% from last month

1,213
CLOSED SALES
-8% from last month

\$156
PRICE PER SQ FT
-3% from last month

\$228K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,394	1,808	1,358	26,884	26,658	-1%
New Pendings	1,594	1,325	1,073	16,941	17,022	0%
Closed Sales	1,530	1,323	1,213	15,784	16,131	2%
Price/SF	\$161	\$161	\$156	\$148	\$160	8%
Avg Price	\$231,129	\$232,332	\$228,087	\$215,437	\$232,563	8%

<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,416	1,135	892	17,381	16,017	-8%
New Pendings	913	778	655	10,296	9,584	-7%
Closed Sales	810	691	676	9,149	8,627	-6%
Price/SF	\$98	\$100	\$98	\$97	\$98	1%

\$200k-\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	818	589	401	7,944	8,811	11%
New Pendings	587	466	370	5,684	6,268	10%
Closed Sales	606	534	463	5,662	6,291	11%
Price/SF	\$192	\$187	\$186	\$180	\$190	5%

>\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	160	84	65	1,559	1,830	17%
New Pendings	94	81	48	961	1,170	22%
Closed Sales	114	98	74	973	1,213	25%
Price/SF	\$243	\$247	\$256	\$225	\$245	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



Grosse Pointe

Single-Family Homes

MONTHLY

34
DEC NEW LISTINGS
-31% last month

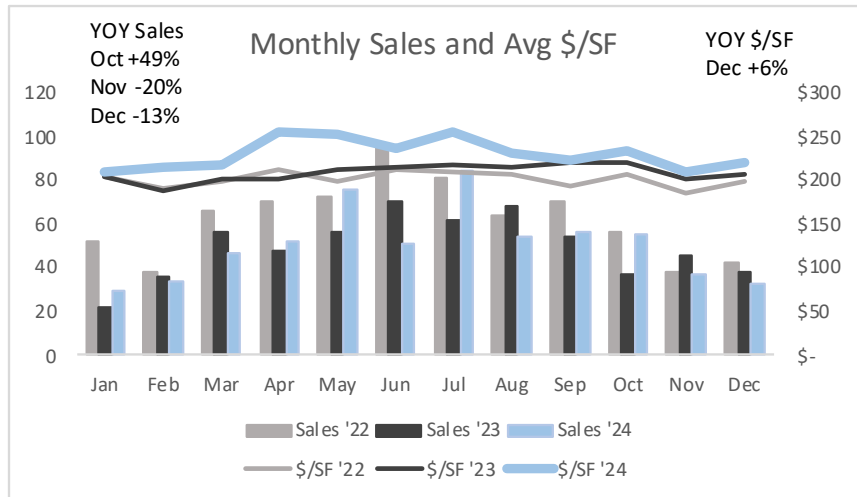
35
NEW PENDING
even with last month

33
CLOSED SALES
-11% from last month

\$219
PRICE PER SQ FT
+4% from last month

\$479K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	72	49	34	941	849	-10%
New Pendings	47	35	35	613	617	1%
Closed Sales	55	37	33	595	609	2%
Price/SF	\$234	\$210	\$219	\$210	\$235	12%
Avg Price	\$508,323	\$534,744	\$478,693	\$474,889	\$561,442	18%

<\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	17	15	317	254	-20%
New Pendings	12	12	12	238	181	-24%
Closed Sales	21	9	11	226	177	-22%
Price/SF	\$208	\$169	\$187	\$188	\$203	8%

\$350k-\$750k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	24	13	471	416	-12%
New Pendings	28	19	19	300	327	9%
Closed Sales	23	24	18	293	323	10%
Price/SF	\$237	\$202	\$217	\$209	\$222	7%

>\$750k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	8	6	153	179	17%
New Pendings	7	4	4	75	109	45%
Closed Sales	11	4	4	76	109	43%
Price/SF	\$247	\$262	\$252	\$234	\$272	16%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Single Family

Single-Family Homes

MONTHLY

656
DEC NEW LISTINGS
-19% from last month

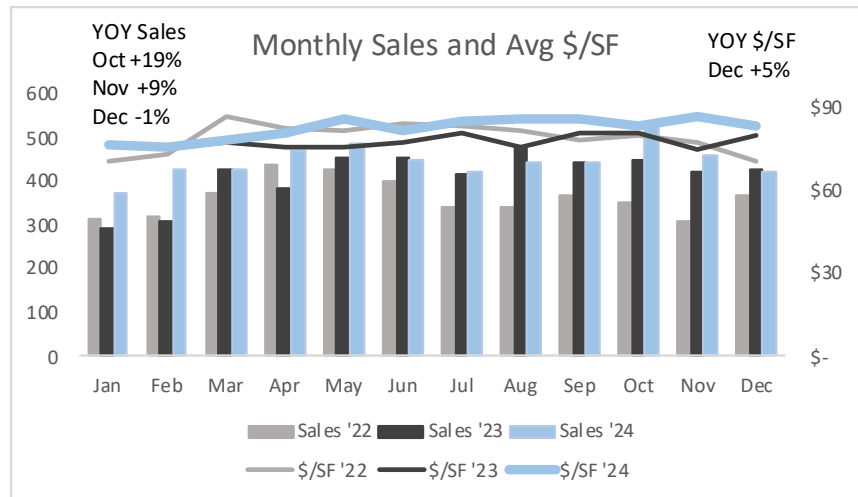
426
NEW PENDINGS
-12% from last month

425
CLOSED SALES
-7% from last month

\$84
PRICE PER SQ FT
-4% from last month

\$114K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	997	811	656	11,800	11,625	-1%
New Pendings	594	482	426	5,640	5,917	5%
Closed Sales	536	459	425	4,966	5,372	8%
Price/SF	\$84	\$87	\$84	\$78	\$83	6%
Avg Price	\$107,838	\$117,574	\$114,310	\$104,046	\$109,434	5%

<\$100k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	476	389	340	7,529	6,295	-16%
New Pendings	347	268	258	3,534	3,436	-3%
Closed Sales	307	247	235	3,101	3,129	1%
Price/SF	\$52	\$52	\$51	\$47	\$50	6%

\$100k-\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	472	385	285	3,850	4,780	24%
New Pendings	229	193	144	1,917	2,259	18%
Closed Sales	209	192	171	1,675	2,051	22%
Price/SF	\$109	\$110	\$107	\$105	\$109	4%

>\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	49	37	31	421	550	31%
New Pendings	18	21	24	189	222	17%
Closed Sales	20	20	19	190	192	1%
Price/SF	\$138	\$135	\$130	\$144	\$147	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Condos

Condos/Lofts

MONTHLY

44
DEC NEW LISTINGS
-6% from last month

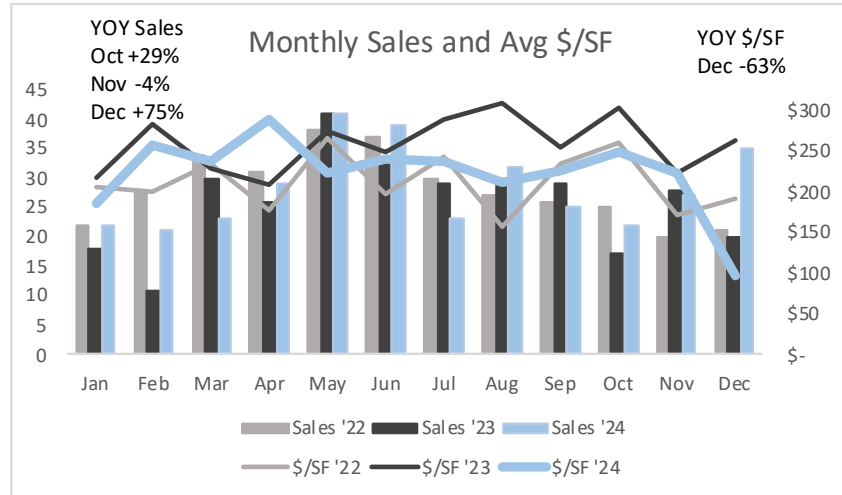
26
NEW PENDING
-10% from last month

35
CLOSED SALES
+30% from last month

\$98
PRICE PER SQ FT
-56% from last month

\$287K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	82	47	44	871	887	2%
New Pending	25	29	26	315	337	7%
Closed Sales	22	27	35	312	339	9%
Price/SF	\$249	\$222	\$98	\$259	\$206	-20%
Avg Price	\$359,285	\$305,296	\$287,009	\$336,874	\$299,918	-11%

<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	28	14	272	314	15%
New Pending	5	10	15	116	123	6%
Closed Sales	6	8	14	106	126	19%
Price/SF	\$143	\$106	\$21	\$109	\$77	-30%

\$200k-\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	29	12	20	319	343	8%
New Pending	8	11	7	121	129	7%
Closed Sales	8	12	12	118	132	12%
Price/SF	\$214	\$217	\$216	\$247	\$231	-6%

>\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	7	10	280	230	-18%
New Pending	12	8	4	78	85	9%
Closed Sales	8	7	9	88	81	-8%
Price/SF	\$313	\$292	\$331	\$365	\$333	-9%

Data source: Realcomp MLS using Great Lakes Repository Data.



Downriver

Single-Family Homes

MONTHLY

216
DEC NEW LISTINGS
-31% from last month

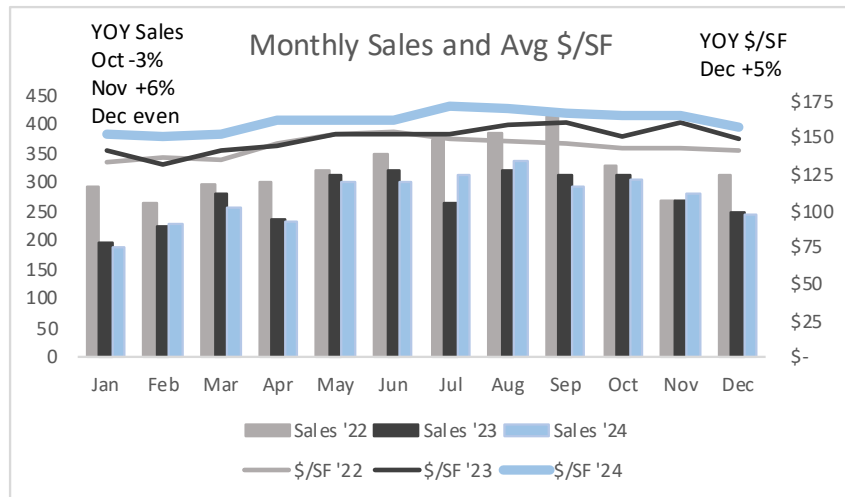
191
NEW PENDINGs
-28% from last month

246
CLOSED SALES
-12% from last month

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

\$207K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	434	311	216	4,381	4,494	3%
New Pending	315	267	191	3,385	3,376	0%
Closed Sales	302	281	246	3,285	3,276	0%
Price/SF	\$165	\$166	\$158	\$151	\$163	8%
Avg Price	\$216,053	\$211,094	\$206,793	\$202,730	\$212,428	5%

<\$150k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	114	84	56	1,403	1,198	-15%
New Pending	81	85	50	1,075	910	-15%
Closed Sales	60	68	67	981	807	-18%
Price/SF	\$117	\$103	\$113	\$107	\$110	2%

\$150k-\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	258	186	127	2,257	2,506	11%
New Pending	194	147	111	1,830	1,941	6%
Closed Sales	194	174	144	1,777	1,925	8%
Price/SF	\$170	\$178	\$166	\$159	\$171	8%

>\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	41	33	721	790	10%
New Pending	40	35	30	480	525	9%
Closed Sales	48	39	35	527	544	3%
Price/SF	\$182	\$187	\$179	\$173	\$182	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

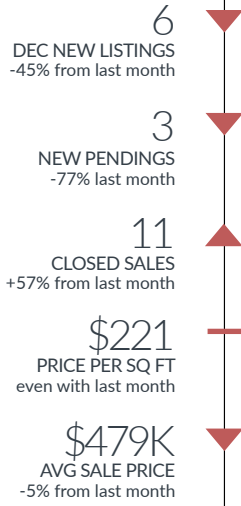


JAN 2025
SEMI HOUSING REPORT

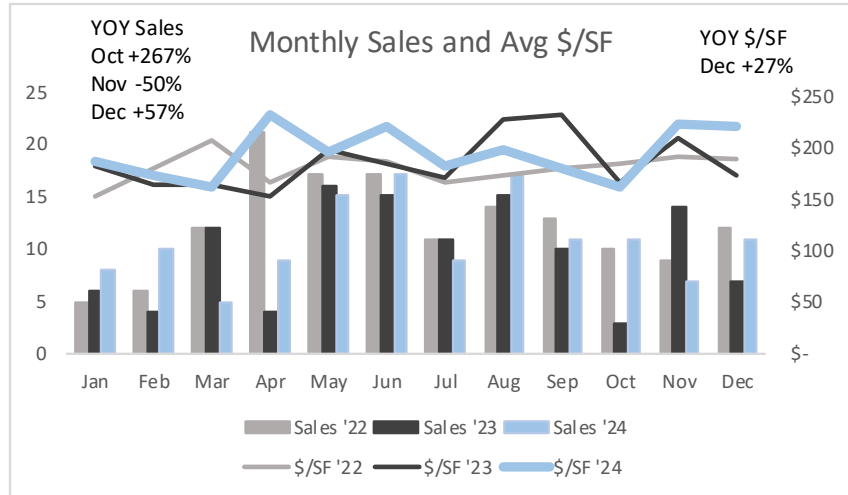
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	11	6	203	180	-11%
New Pendings	7	13	3	123	126	2%
Closed Sales	11	7	11	117	130	11%
Price/SF	\$163	\$222	\$221	\$192	\$197	3%
Avg Price	\$389,455	\$504,286	\$478,900	\$450,809	\$469,628	4%

<\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	5	1	67	48	-28%
New Pendings	2	3	-	48	40	-17%
Closed Sales	5	2	2	48	43	-10%
Price/SF	\$152	\$216	\$180	\$157	\$175	12%

\$350k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	5	3	87	92	6%
New Pendings	3	10	2	52	62	19%
Closed Sales	5	2	8	45	63	40%
Price/SF	\$169	\$182	\$188	\$182	\$187	3%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	2	1	2	49	40	-18%
New Pendings	2	-	1	23	24	4%
Closed Sales	1	3	1	24	24	0%
Price/SF	\$166	\$250	\$495	\$241	\$230	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

125
DEC NEW LISTINGS
-15% from last month

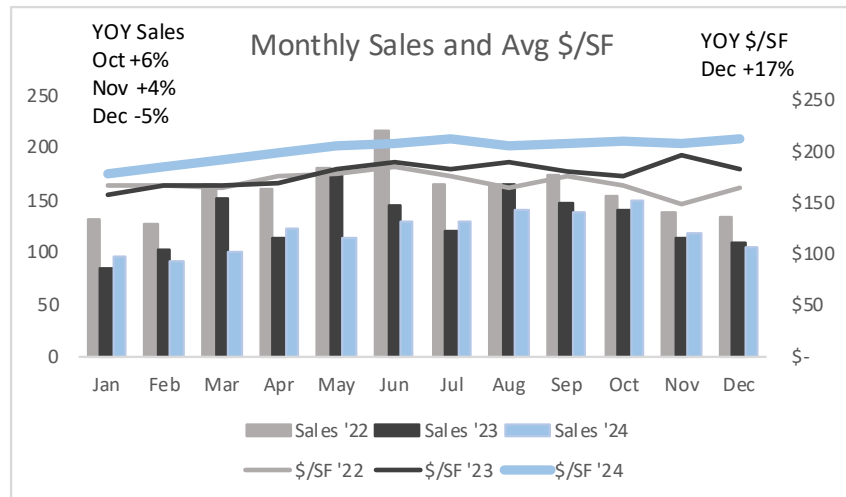
107
NEW PENDINGs
-8% from last month

105
CLOSED SALES
-10% from last month

\$212
PRICE PER SQ FT
+3% from last month

\$301K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	200	147	125	2,409	2,160	-10%
New Pending	147	116	107	1,617	1,485	-8%
Closed Sales	148	117	105	1,565	1,431	-9%
Price/SF	\$210	\$207	\$212	\$180	\$203	13%
Avg Price	\$279,871	\$270,339	\$301,103	\$244,163	\$272,695	12%

<\$175k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	29	25	658	434	-34%
New Pending	38	28	27	511	348	-32%
Closed Sales	33	24	19	480	321	-33%
Price/SF	\$146	\$150	\$135	\$130	\$145	12%

\$175k-\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	68	64	1,177	1,044	-11%
New Pending	70	51	50	800	770	-4%
Closed Sales	74	60	47	762	718	-6%
Price/SF	\$199	\$192	\$202	\$180	\$195	8%

>\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	50	36	574	682	19%
New Pending	39	37	30	306	367	20%
Closed Sales	41	33	39	323	392	21%
Price/SF	\$246	\$246	\$240	\$217	\$236	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

40
DEC NEW LISTINGS
-55% from last month

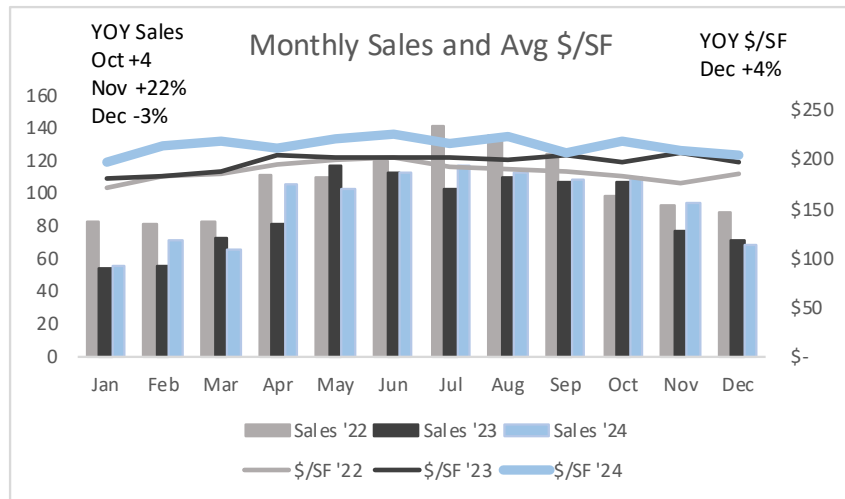
54
NEW PENDINGS
-33% from last month

69
CLOSED SALES
-27% from last month

\$204
PRICE PER SQ FT
-2% from last month

\$305K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	120	89	40	1,291	1,371	6%
New Pendings	111	81	54	1,109	1,154	4%
Closed Sales	110	94	69	1,063	1,120	5%
Price/SF	\$219	\$209	\$204	\$198	\$214	8%
Avg Price	\$319,987	\$321,663	\$305,349	\$300,128	\$323,949	8%

<\$250k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	20	7	398	303	-24%
New Pendings	27	13	10	368	248	-33%
Closed Sales	16	18	16	310	203	-35%
Price/SF	\$182	\$174	\$175	\$176	\$186	6%

\$250k-\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	56	25	659	837	27%
New Pendings	72	54	36	585	710	21%
Closed Sales	75	62	42	584	701	20%
Price/SF	\$223	\$222	\$209	\$207	\$222	7%

>\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	13	8	234	231	-1%
New Pendings	12	14	8	156	196	26%
Closed Sales	19	14	11	169	216	28%
Price/SF	\$226	\$196	\$214	\$197	\$210	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Plymouth/Canton

Single-Family Homes

MONTHLY

48
DEC NEW LISTINGS
-41% from last month

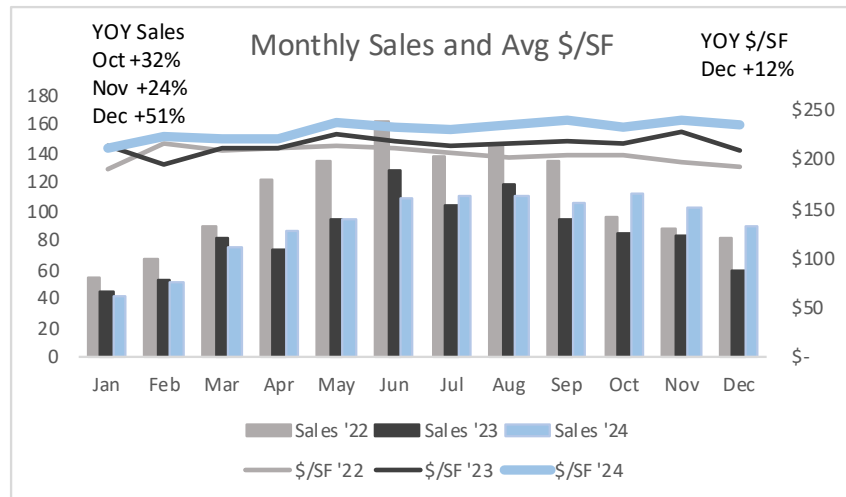
52
NEW PENDINGs
-42% from last month

89
CLOSED SALES
-14% from last month

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

\$490K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	138	81	48	1,369	1,465	7%
New Pending	104	90	52	1,068	1,113	4%
Closed Sales	112	103	89	1,020	1,086	6%
Price/SF	\$232	\$239	\$234	\$215	\$231	7%
Avg Price	\$524,232	\$488,490	\$489,678	\$471,843	\$494,790	5%

<\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	19	13	347	291	-16%
New Pending	21	15	15	291	245	-16%
Closed Sales	18	16	17	256	215	-16%
Price/SF	\$204	\$220	\$220	\$202	\$212	5%

\$350k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	92	45	22	704	815	16%
New Pending	64	55	29	566	639	13%
Closed Sales	61	69	55	567	622	10%
Price/SF	\$226	\$236	\$217	\$213	\$224	5%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	17	13	318	359	13%
New Pending	19	20	8	211	229	9%
Closed Sales	33	18	17	197	249	26%
Price/SF	\$246	\$254	\$272	\$227	\$250	10%

Data source: Realcomp MLS using Great Lakes Repository Data.



Macomb County

Single-Family Homes

MONTHLY

577
DEC NEW LISTINGS
-28% from last month

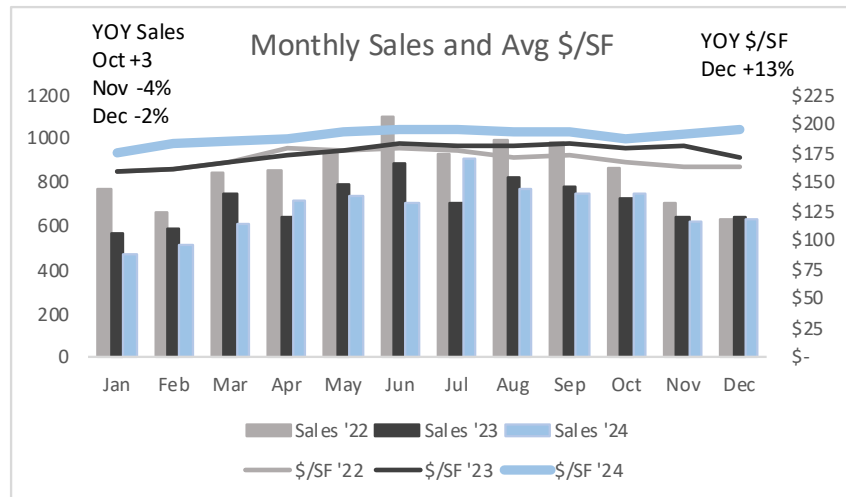
535
NEW PENDINGs
-15% from last month

626
CLOSED SALES
+1% from last month

\$194
PRICE PER SQ FT
+2% from last month

\$316K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,115	798	577	11,880	12,008	1%
New Pending	725	627	535	8,659	8,431	-3%
Closed Sales	743	618	626	8,515	8,161	-4%
Price/SF	\$188	\$191	\$194	\$175	\$190	8%
Avg Price	\$302,426	\$313,813	\$316,362	\$285,561	\$311,140	9%

<\$200k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	294	234	184	3,817	3,361	-12%
New Pending	204	162	163	2,915	2,288	-22%
Closed Sales	199	159	154	2,692	2,104	-22%
Price/SF	\$126	\$129	\$129	\$126	\$129	3%

\$200k-\$400k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	542	396	295	5,387	5,647	5%
New Pending	360	349	269	4,159	4,266	3%
Closed Sales	374	320	340	4,190	4,170	0%
Price/SF	\$195	\$187	\$188	\$180	\$191	6%

>\$400k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	279	168	98	2,676	3,000	12%
New Pending	161	116	103	1,585	1,877	18%
Closed Sales	170	139	132	1,633	1,887	16%
Price/SF	\$211	\$225	\$237	\$201	\$217	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



Clinton Twp

Single-Family Homes

MONTHLY

43
DEC NEW LISTINGS
-37% from last month

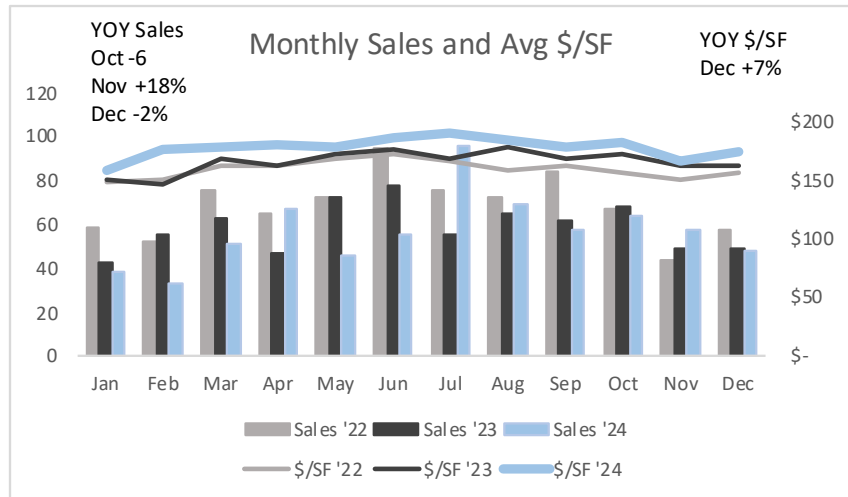
44
NEW PENDINGS
-12% from last month

48
CLOSED SALES
-17% from last month

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

\$261K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	97	68	43	929	966	4%
New Pendings	74	50	44	714	714	0%
Closed Sales	64	58	48	707	685	-3%
Price/SF	\$183	\$168	\$174	\$167	\$180	7%
Avg Price	\$288,058	\$292,503	\$260,866	\$280,515	\$299,013	7%

<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	14	10	237	183	-23%
New Pendings	19	8	8	184	134	-27%
Closed Sales	14	11	13	150	123	-18%
Price/SF	\$142	\$95	\$133	\$138	\$128	-7%

\$200k-\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	63	49	26	559	622	11%
New Pendings	46	38	33	450	490	9%
Closed Sales	41	40	33	471	463	-2%
Price/SF	\$188	\$172	\$186	\$171	\$184	7%

>\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	5	7	133	161	21%
New Pendings	9	4	3	80	90	13%
Closed Sales	9	7	2	86	99	15%
Price/SF	\$196	\$211	\$176	\$175	\$197	12%

Data source: Realtor MLS using Great Lakes Repository Data.



Macomb Twp

Single-Family Homes

MONTHLY

38
DEC NEW LISTINGS
-45% from last month

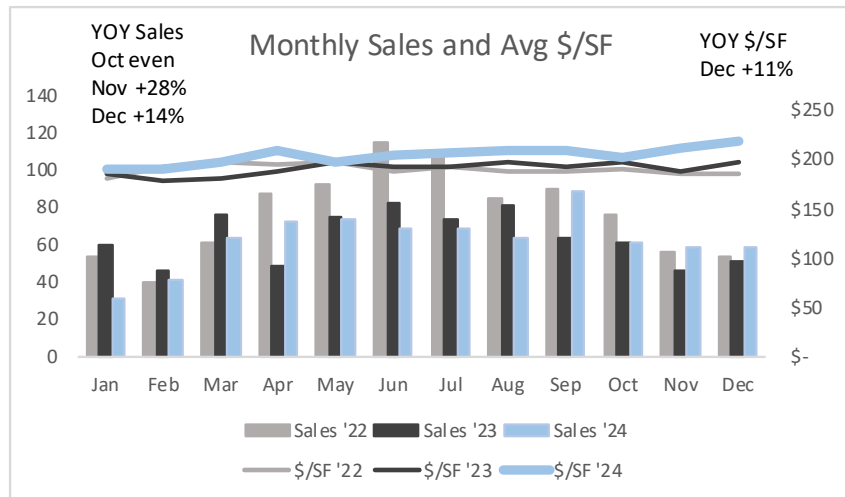
42
NEW PENDINGS
-2% from last month

58
CLOSED SALES
-2% from last month

\$217
PRICE PER SQ FT
+3% from last month

\$496K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	99	69	38	1,059	1,105	4%
New Pendings	77	43	42	756	780	3%
Closed Sales	61	59	58	762	747	-2%
Price/SF	\$202	\$210	\$217	\$190	\$204	7%
Avg Price	\$455,938	\$500,998	\$495,505	\$443,180	\$477,724	8%

<\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	9	6	196	137	-30%
New Pendings	7	6	4	146	111	-24%
Closed Sales	11	7	7	145	102	-30%
Price/SF	\$182	\$209	\$187	\$175	\$174	0%

\$350k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	66	42	20	769	764	-1%
New Pendings	60	32	25	567	551	-3%
Closed Sales	45	43	39	565	535	-5%
Price/SF	\$204	\$206	\$216	\$191	\$205	7%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	18	12	94	204	117%
New Pendings	10	5	13	43	118	174%
Closed Sales	5	9	12	52	110	112%
Price/SF	\$212	\$225	\$228	\$212	\$215	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

29
DEC NEW LISTINGS
-52% from last month

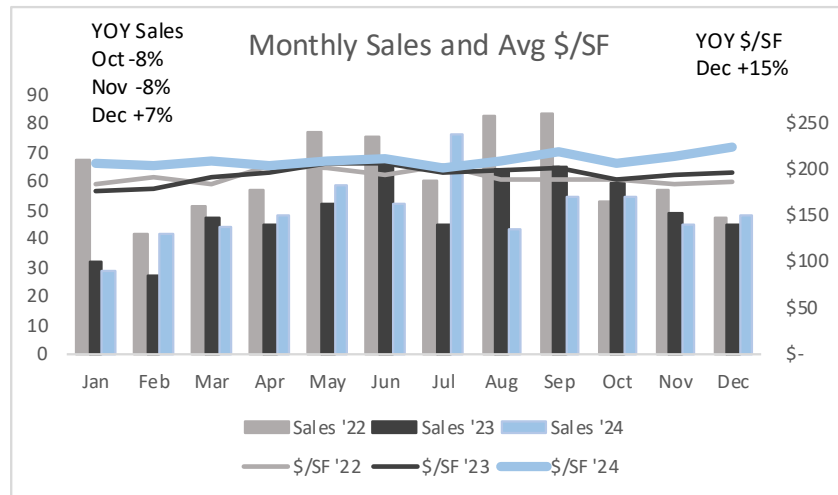
39
NEW PENDINGs
+3% from last month

48
CLOSED SALES
+7% from last month

\$223
PRICE PER SQ FT
+6% from last month

\$505K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	61	29	868	874	1%
New Pending	57	38	39	601	616	2%
Closed Sales	54	45	48	597	593	-1%
Price/SF	\$204	\$212	\$223	\$195	\$209	7%
Avg Price	\$388,174	\$472,767	\$505,170	\$451,920	\$473,447	5%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	14	7	161	154	-4%
New Pending	19	5	8	138	131	-5%
Closed Sales	18	10	9	135	119	-12%
Price/SF	\$178	\$192	\$164	\$170	\$176	3%

\$300k-\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	29	13	456	443	-3%
New Pending	30	24	23	337	326	-3%
Closed Sales	29	23	27	324	328	1%
Price/SF	\$198	\$190	\$209	\$186	\$196	5%

>\$600k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	18	9	251	277	10%
New Pending	8	9	8	126	159	26%
Closed Sales	7	12	12	138	146	6%
Price/SF	\$248	\$249	\$268	\$219	\$240	10%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

84
DEC NEW LISTINGS
-15% from last month

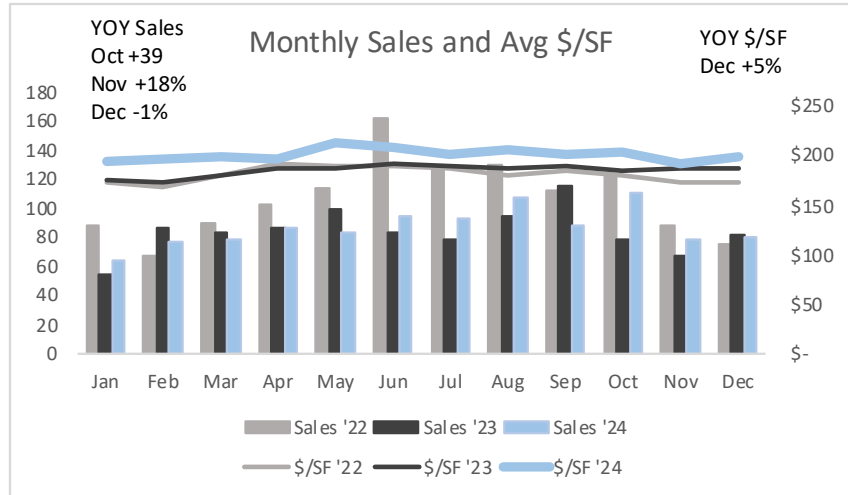
72
NEW PENDING
-14% from last month

80
CLOSED SALES
+1% from last month

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

\$330K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	144	99	84	1,411	1,461	4%
New Pendings	99	84	72	1,059	1,059	0%
Closed Sales	110	79	80	1,010	1,040	3%
Price/SF	\$204	\$192	\$198	\$186	\$201	8%
Avg Price	\$346,189	\$318,361	\$330,370	\$318,210	\$340,909	7%

<\$250k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	9	12	209	147	-30%
New Pendings	6	10	11	192	116	-40%
Closed Sales	10	7	9	165	90	-45%
Price/SF	\$181	\$137	\$181	\$176	\$178	1%

\$250k-\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	99	71	60	897	1,034	15%
New Pendings	82	62	52	710	774	9%
Closed Sales	77	64	59	699	756	8%
Price/SF	\$203	\$194	\$198	\$185	\$201	9%

>\$400k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	19	12	305	280	-8%
New Pendings	11	12	9	157	169	8%
Closed Sales	23	8	12	146	194	33%
Price/SF	\$212	\$207	\$205	\$195	\$207	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

64
DEC NEW LISTINGS
-7% from last month

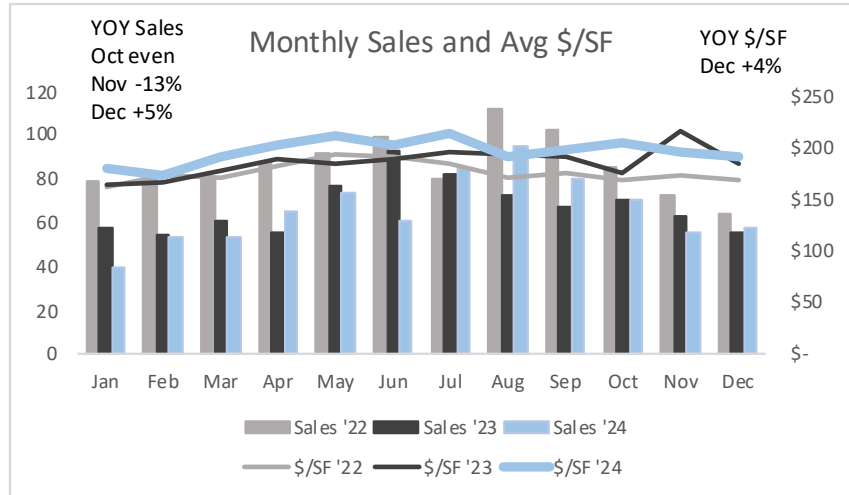
53
NEW PENDINGS
-18% from last month

58
CLOSED SALES
+5% from last month

\$191
PRICE PER SQ FT
-3% from last month

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

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	93	69	64	1,035	1,085	5%
New Pendings	63	65	53	816	821	1%
Closed Sales	70	55	58	808	789	-2%
Price/SF	\$206	\$197	\$191	\$187	\$198	6%
Avg Price	\$269,549	\$248,234	\$242,514	\$241,032	\$254,543	6%

<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	10	10	305	218	-29%
New Pendings	16	13	17	268	179	-33%
Closed Sales	16	13	13	240	156	-35%
Price/SF	\$158	\$151	\$140	\$149	\$149	0%

\$200k-\$275k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	52	37	39	542	603	11%
New Pendings	29	37	29	418	464	11%
Closed Sales	32	28	32	429	443	3%
Price/SF	\$212	\$203	\$195	\$193	\$200	3%

>\$275k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	22	15	188	264	40%
New Pendings	18	15	7	130	178	37%
Closed Sales	22	14	13	139	190	37%
Price/SF	\$223	\$217	\$218	\$213	\$221	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JAN 2025
SEMI HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

135
DEC NEW LISTINGS
-17% from last month

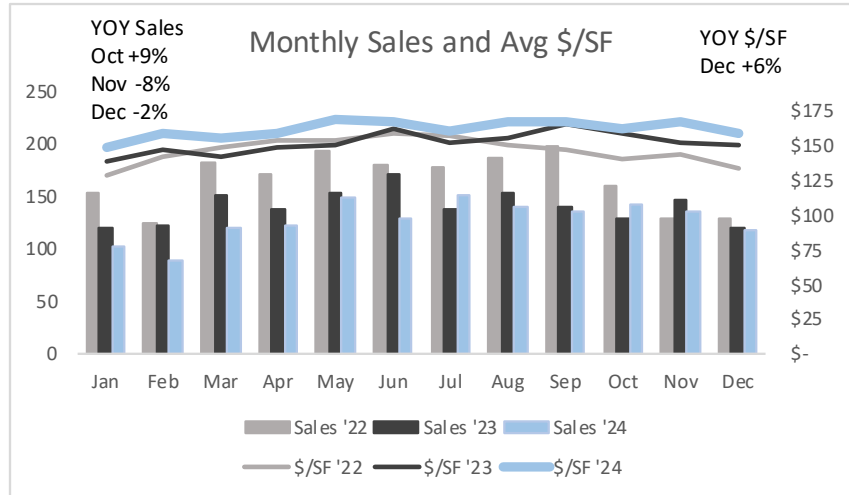
99
NEW PENDINGS
-23% from last month

118
CLOSED SALES
-13% from last month

\$160
PRICE PER SQ FT
-5% from last month

\$205K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	213	162	135	2,305	2,370	3%
New Pendings	148	129	99	1,725	1,595	-8%
Closed Sales	142	135	118	1,683	1,535	-9%
Price/SF	\$164	\$168	\$160	\$153	\$163	7%
Avg Price	\$199,940	\$207,321	\$205,422	\$187,175	\$197,781	6%

<\$125k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	44	30	27	612	535	-13%
New Pendings	36	24	22	438	364	-17%
Closed Sales	29	31	25	444	361	-19%
Price/SF	\$90	\$106	\$97	\$93	\$98	5%

\$125k-\$250k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	106	82	74	1,188	1,193	0%
New Pendings	70	62	54	929	798	-14%
Closed Sales	71	58	52	853	718	-16%
Price/SF	\$166	\$171	\$161	\$163	\$167	3%

>\$250k				YTD		
	Oct '24	Nov '24	Dec '24	'23	'24	(+/-)
Listings Taken	63	50	34	505	642	27%
New Pendings	42	43	23	358	433	21%
Closed Sales	42	46	41	386	456	18%
Price/SF	\$192	\$190	\$184	\$177	\$190	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



Livingston County

Single-Family Homes

MONTHLY

93
DEC NEW LISTINGS
-48% from last month

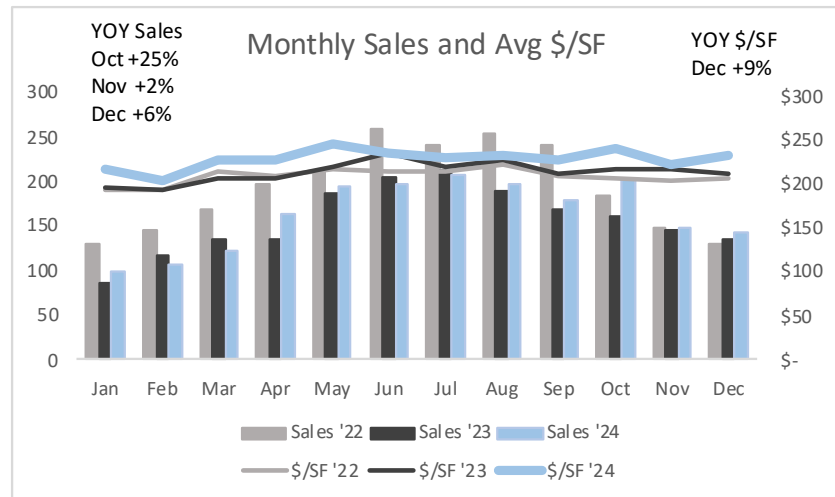
91
NEW PENDINGS
-39% from last month

142
CLOSED SALES
-5% from last month

\$232
PRICE PER SQ FT
+4% from last month

\$460K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	261	179	93	2,654	2,842	7%
New Pendings	182	150	91	1,933	2,004	4%
Closed Sales	201	149	142	1,876	1,959	4%
Price/SF	\$242	\$223	\$232	\$216	\$231	7%
Avg Price	\$488,695	\$426,770	\$459,510	\$423,946	\$453,401	7%

<\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	35	20	572	550	-4%
New Pendings	37	33	17	475	414	-13%
Closed Sales	28	39	28	427	377	-12%
Price/SF	\$165	\$157	\$169	\$169	\$165	-2%

\$300k-\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	107	93	45	1,276	1,290	1%
New Pendings	88	76	45	1,003	1,006	0%
Closed Sales	102	66	70	992	982	-1%
Price/SF	\$219	\$225	\$219	\$205	\$216	5%

>\$500k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	96	51	28	806	1,002	24%
New Pendings	57	41	29	455	584	28%
Closed Sales	71	44	44	457	600	31%
Price/SF	\$279	\$252	\$265	\$257	\$269	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



St. Clair County

Single-Family Homes

MONTHLY

103
DEC NEW LISTINGS
-23% from last month

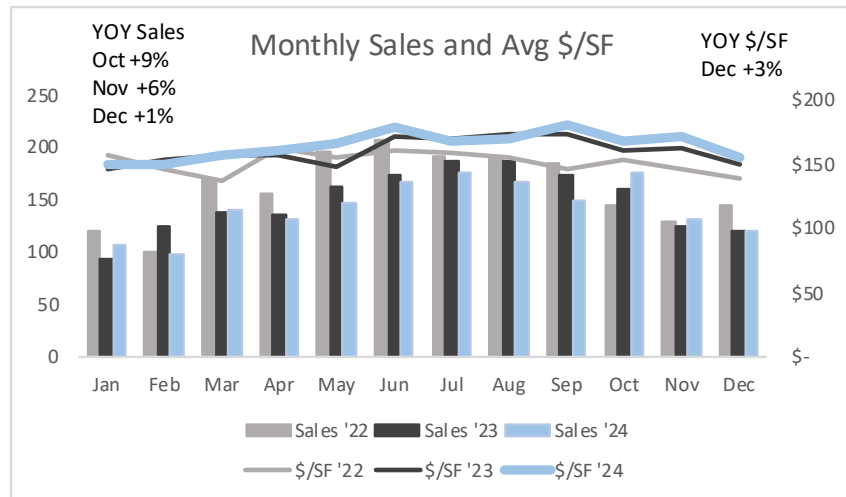
97
NEW PENDINGS
-27% from last month

121
CLOSED SALES
-8% from last month

\$156
PRICE PER SQ FT
-10% from last month

\$256K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	213	134	103	2,604	2,349	-10%
New Pendings	148	132	97	1,819	1,714	-6%
Closed Sales	175	131	121	1,776	1,704	-4%
Price/SF	\$169	\$172	\$156	\$162	\$166	3%
Avg Price	\$283,102	\$274,691	\$256,088	\$262,193	\$266,670	2%

<\$175k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	54	43	31	763	668	-12%
New Pendings	40	34	28	565	479	-15%
Closed Sales	45	34	37	565	493	-13%
Price/SF	\$104	\$104	\$91	\$101	\$103	3%

\$175k-\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	52	38	946	819	-13%
New Pendings	54	61	41	699	668	-4%
Closed Sales	69	48	51	664	654	-2%
Price/SF	\$149	\$158	\$157	\$152	\$155	2%

>\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	39	34	895	862	-4%
New Pendings	54	37	28	555	567	2%
Closed Sales	61	49	33	547	557	2%
Price/SF	\$212	\$210	\$198	\$207	\$207	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



Genesee County

Single-Family Homes

MONTHLY

270
DEC NEW LISTINGS
-42% from last month

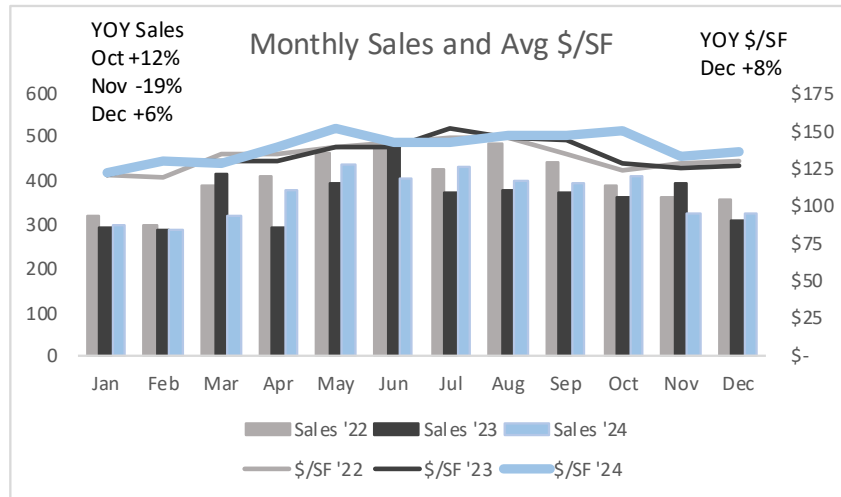
251
NEW PENDINGS
-30% from last month

326
CLOSED SALES
+1% from last month

\$137
PRICE PER SQ FT
+3% from last month

\$212K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	563	463	270	5,504	5,870	7%
New Pendings	363	359	251	4,407	4,444	1%
Closed Sales	408	323	326	4,360	4,406	1%
Price/SF	\$149	\$133	\$137	\$135	\$140	4%
Avg Price	\$234,805	\$198,732	\$212,412	\$205,297	\$212,895	4%

<\$150k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	230	236	126	2,224	2,378	7%
New Pendings	142	135	92	1,727	1,613	-7%
Closed Sales	137	124	117	1,656	1,600	-3%
Price/SF	\$68	\$63	\$67	\$68	\$69	2%

\$150k-\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	223	161	97	2,146	2,196	2%
New Pendings	143	163	106	1,854	1,870	1%
Closed Sales	168	137	153	1,866	1,857	0%
Price/SF	\$145	\$145	\$141	\$140	\$146	4%

>\$300k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	110	66	47	1,134	1,296	14%
New Pendings	78	61	53	826	961	16%
Closed Sales	103	62	56	838	949	13%
Price/SF	\$202	\$188	\$198	\$193	\$191	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Monroe County

Single-Family Homes

MONTHLY

87
DEC NEW LISTINGS
-38% from last month

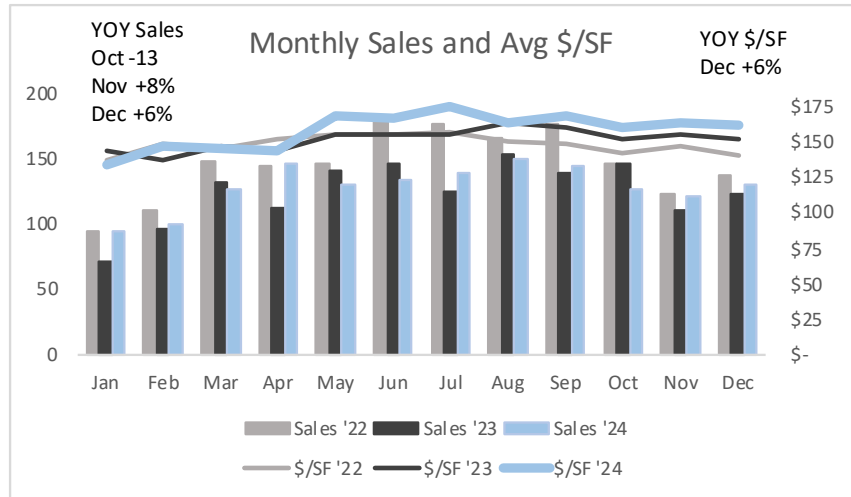
88
NEW PENDINGS
-25% from last month

130
CLOSED SALES
+8% from last month

\$161
PRICE PER SQ FT
-1% from last month

\$274K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	179	140	87	1,830	1,923	5%
New Pendings	148	117	88	1,515	1,546	2%
Closed Sales	127	120	130	1,492	1,538	3%
Price/SF	\$159	\$163	\$161	\$153	\$159	4%
Avg Price	\$263,869	\$308,544	\$273,727	\$253,986	\$269,112	6%
<\$200k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	52	42	716	641	-10%
New Pendings	52	38	35	597	528	-12%
Closed Sales	40	39	38	552	498	-10%
Price/SF	\$108	\$109	\$117	\$112	\$109	-3%
\$200k-\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	80	60	32	713	819	15%
New Pendings	58	53	36	625	678	8%
Closed Sales	54	54	59	643	693	8%
Price/SF	\$165	\$155	\$165	\$158	\$162	2%
>\$350k						
	Oct '24	Nov '24	Dec '24	YTD		
				'23	'24	(+/-)
Listings Taken	41	28	13	401	463	15%
New Pendings	38	26	17	293	340	16%
Closed Sales	33	27	33	297	347	17%
Price/SF	\$187	\$203	\$182	\$184	\$192	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

