



# Housing Report

MARCH 2025



Southeast Michigan

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# Michigan Property Taxes Overview

Michigan property taxes can change dramatically after a home sale. The post-pandemic market brought rising inflation and property values, triggering a key limit in Michigan's tax law. In 2023, inflation hit 7.9%, and for the first time, the full 5% cap on taxable value increases went into effect. Buyers need to understand how property taxes reset and what that means for future bills.

Year	Inflation Rate	Inflation Rate Multipliers
1995	2.6	1.026
1996	2.8	1.028
1997	2.8	1.028
1998	2.7	1.027
1999	1.6	1.016
2000	1.9	1.019
2001	3.2	1.032
2002	3.2	1.032
2003	1.5	1.015
2004	2.3	1.023
2005	2.3	1.023
2006	3.3	1.033
2007	3.7	1.037
2008	2.3	1.023
2009	4.4	1.044
2010	-0.3	0.997
2011	1.7	1.017
2012	3.2	1.032
2013	2.4	1.024
2014	1.6	1.016
2015	1.6	1.016
2016	0.3	1.003
2017	0.9	1.009
2018	2.1	1.021
2019	2.4	1.024
2020	1.9	1.019
2021	1.4	1.014
2022	3.3	1.033
2023	7.9	1.05
2024	4.1	1.041
2025	2.9	1.029

## The Rules: Headlee Amendment & Proposal A

Michigan's Headlee Amendment limits how much tax revenue local governments can collect, forcing rate reductions when property values rise faster than inflation. Proposal A, passed in 1994, caps annual taxable value increases at the lesser of; inflation or 5%. While this cap generally protected homeowners from sharp tax hikes, it has now come into play due to high inflation. Inflation rates were 3.3% in 2022, 7.9% in 2023 (capped at 5%), 4.1% in 2024, and 2.9% in 2025. These figures determine how much a property's taxable value can increase annually—unless it's sold.

## What Happens When a Property Sells

When a home sells, the capped value and taxable value are reset the following January 1st. The new owner's taxable value becomes equal to the SEV(State Equalized Value)—half the home's assessed market value. This often results in a significantly higher tax bill than what the seller was paying. From there, future increases are once again capped by inflation or 5%.

## Taxable vs. Market Value: The Gap

From 2012 to 2025, Michigan property values increased by 196%. But capped taxable values for homeowners who didn't move rose only 37.9%. This large gap explains why new buyers often pay much more in taxes than their neighbors.

## Don't Focus on the Wrong Numbers

Buyers should not compare their expected taxes to those of the seller or nearby homeowners. Instead, they should look at the current SEV and determine whether it reflects about 50% of the home's true market value. If the SEV appears too high relative to the sale price, it may be worth discussing with the local assessor.

January 1st after you buy:  
Taxable and Capped Values are discarded.  
New cap and taxable values are set equal to the SEV

SEV=Taxable=Capped

Taxes = Taxable Value x Millage Rate

Michigan's tax system favors long-term owners by limiting annual increases. But after a sale, the system resets—and the new owner may face a sharp increase. Knowing how SEV and taxable value work is essential to making informed real estate decisions.

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Lindemann



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# SEMI 5-County Summary

## MONTHLY

3,360  
FEB NEW LISTINGS  
-5% from last month

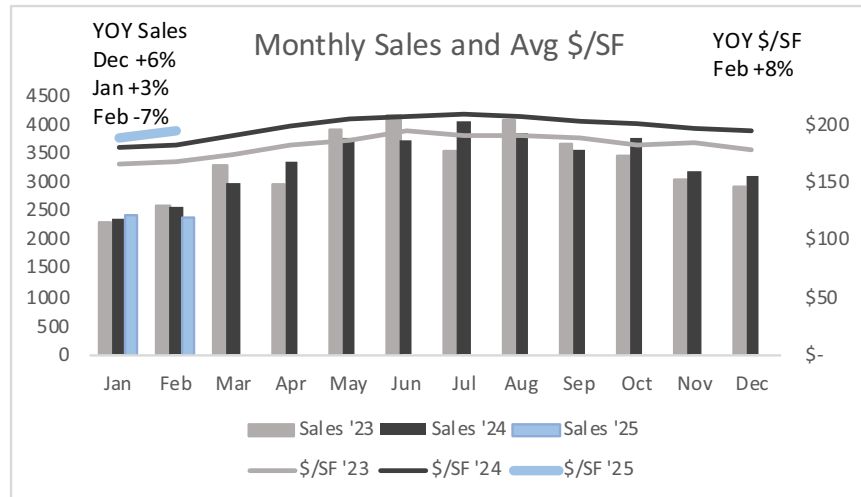
2,588  
NEW PENDINGS  
-3% from last month

2,396  
CLOSED SALES  
-1% from last month

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

\$317K  
AVG SALE PRICE  
+4% from last month

### Closed Single-Family Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	2,884	3,553	3,360	8,313	6,913	-17%
New Pendings	2,449	2,671	2,588	5,520	5,259	-5%
Closed Sales	3,097	2,429	2,396	4,926	4,825	-2%
Price/SF	\$193	\$189	\$195	\$180	\$192	6%
Avg Price	\$322,091	\$305,832	\$316,728	\$290,073	\$311,242	7%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,241	1,363	1,324	3,683	2,687	-27%
New Pendings	886	958	932	2,133	1,890	-11%
Closed Sales	1,027	907	809	1,958	1,716	-12%
Price/SF	\$107	\$108	\$106	\$105	\$107	3%

\$200k-\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,045	1,296	1,159	2,776	2,455	-12%
New Pendings	988	1,103	1,066	2,199	2,169	-1%
Closed Sales	1,288	980	1,015	1,950	1,995	2%
Price/SF	\$192	\$191	\$194	\$185	\$193	4%

>\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	598	894	877	1,854	1,771	-4%
New Pendings	575	610	590	1,188	1,200	1%
Closed Sales	782	542	572	1,018	1,114	9%
Price/SF	\$245	\$243	\$249	\$237	\$246	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Oakland County

Single-Family Homes

## MONTHLY

910  
FEB NEW LISTINGS  
-10% from last month

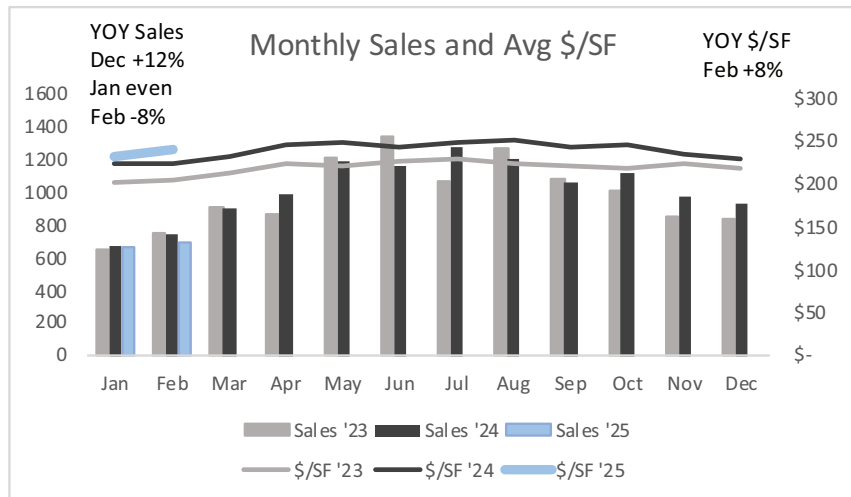
749  
NEW PENDINGS  
-4% from last month

688  
CLOSED SALES  
+4% from last month

\$242  
PRICE PER SQ FT  
+4% from last month

\$453K  
AVG SALE PRICE  
+1% from last month

## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	718	1,008	910	2,205	1,918	-13%
New Pendings	678	782	749	1,671	1,531	-8%
Closed Sales	934	663	688	1,413	1,351	-4%
Price/SF	\$229	\$233	\$242	\$224	\$237	6%
Avg Price	\$440,311	\$447,912	\$452,521	\$426,939	\$450,259	5%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	254	336	266	792	602	-24%
New Pendings	237	301	269	651	570	-12%
Closed Sales	310	254	257	567	511	-10%
Price/SF	\$177	\$176	\$187	\$169	\$181	8%

\$300k-\$800k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	361	519	513	1,078	1,032	-4%
New Pendings	377	409	412	890	821	-8%
Closed Sales	550	349	362	743	711	-4%
Price/SF	\$221	\$223	\$226	\$218	\$225	3%

>\$800k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	103	153	131	335	284	-15%
New Pendings	64	72	68	130	140	8%
Closed Sales	74	60	69	103	129	25%
Price/SF	\$327	\$338	\$354	\$336	\$347	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Birmingham/Bloomfield Hills

Single-Family Homes

## MONTHLY

39  
FEB NEW LISTINGS  
-30% from last month

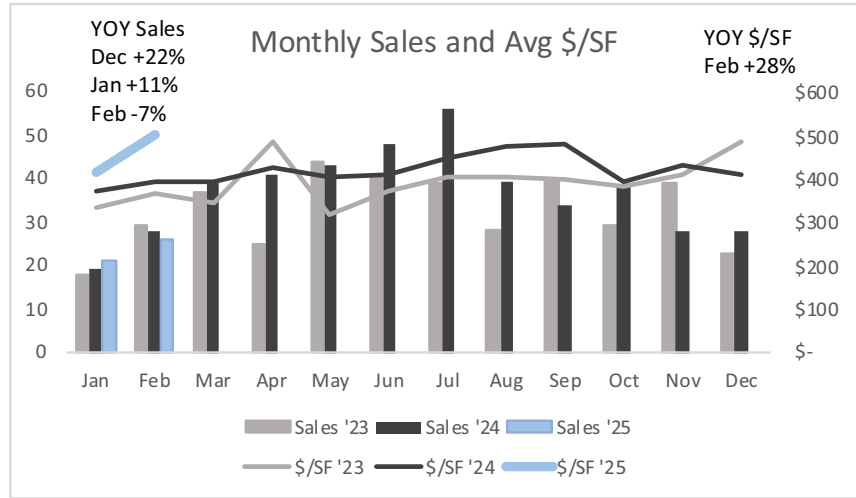
20  
NEW PENDINGS  
-29% from last month

26  
CLOSED SALES  
+24% from last month

\$506  
PRICE PER SQ FT  
+22% from last month

\$1.40M  
AVG SALE PRICE  
+17% from last month

## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	36	56	39	134	95	-29%
New Pendings	25	28	20	68	48	-29%
Closed Sales	28	21	26	47	47	0%
Price/SF	\$412	\$415	\$506	\$385	\$464	20%
Avg Price	\$1,173,195	\$1,200,048	\$1,400,404	\$1,162,413	\$1,310,883	13%

<\$700k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	13	8	32	21	-34%
New Pendings	8	12	7	33	19	-42%
Closed Sales	10	8	9	22	17	-23%
Price/SF	\$335	\$260	\$327	\$337	\$290	-14%

\$700k-\$1.4m						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	10	17	10	31	27	-13%
New Pendings	11	8	4	19	12	-37%
Closed Sales	11	9	6	11	15	36%
Price/SF	\$332	\$379	\$402	\$315	\$388	23%

>\$1.4m						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	14	26	21	71	47	-34%
New Pendings	6	8	9	16	17	6%
Closed Sales	7	4	11	14	15	7%
Price/SF	\$512	\$566	\$591	\$436	\$583	34%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# MARCH 2025 HOUSING REPORT

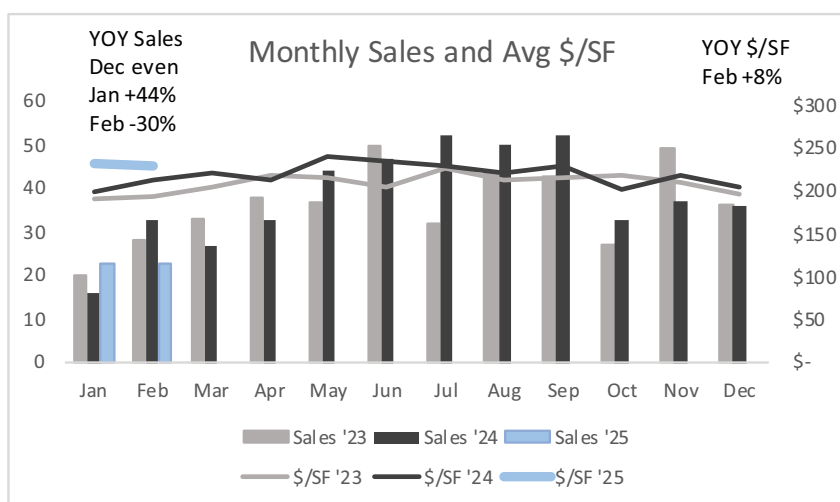
## Clarkston

Single-Family Homes

### MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	20	29	30	76	59	-22%
New Pendings	27	28	28	56	56	0%
Closed Sales	36	23	23	49	46	-6%
Price/SF	\$205	\$234	\$231	\$209	\$232	11%
Avg Price	\$442,713	\$488,354	\$558,511	\$468,201	\$523,433	12%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	4	5	3	11	8	-27%
New Pendings	3	11	2	9	13	44%
Closed Sales	9	4	6	13	10	-23%
Price/SF	\$196	\$195	\$193	\$177	\$193	9%

\$300k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	11	13	16	39	29	-26%
New Pendings	18	9	18	31	27	-13%
Closed Sales	20	13	8	25	21	-16%
Price/SF	\$204	\$224	\$213	\$204	\$220	8%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	5	11	11	26	22	-15%
New Pendings	6	8	8	16	16	0%
Closed Sales	7	6	9	11	15	36%
Price/SF	\$212	\$260	\$249	\$227	\$252	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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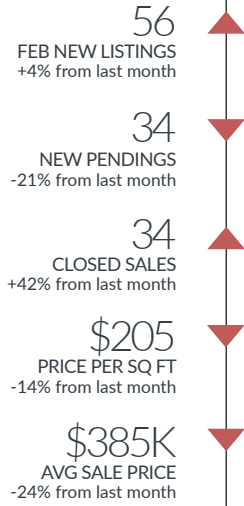
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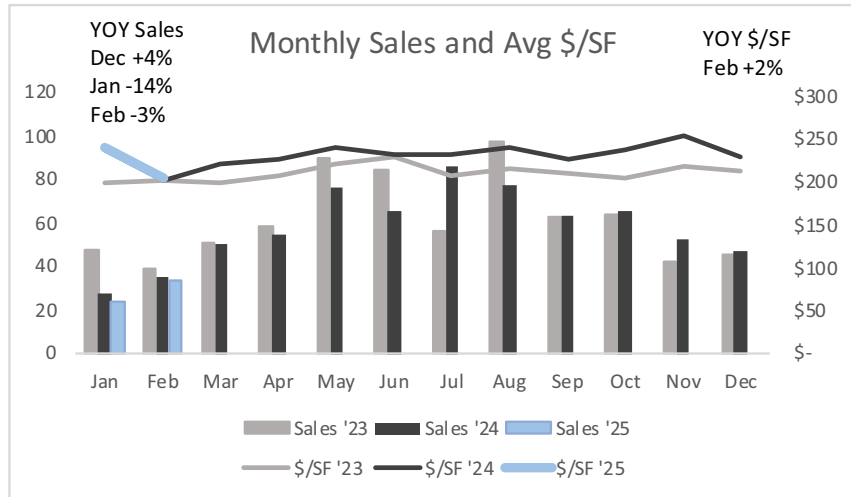
# Commerce/White Lake

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	32	54	56	108	110	2%
New Pendings	35	43	34	76	77	1%
Closed Sales	47	24	34	63	58	-8%
Price/SF	\$229	\$239	\$205	\$217	\$220	2%
Avg Price	\$492,904	\$506,421	\$385,240	\$425,742	\$435,384	2%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	14	8	26	22	-15%
New Pendings	5	16	10	20	26	30%
Closed Sales	4	8	12	16	20	25%
Price/SF	\$245	\$177	\$180	\$197	\$179	-9%

\$300k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	25	34	58	59	2%
New Pendings	19	21	17	45	38	-16%
Closed Sales	32	7	18	38	25	-34%
Price/SF	\$200	\$209	\$197	\$213	\$200	-6%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	15	14	24	29	21%
New Pendings	11	6	7	11	13	18%
Closed Sales	11	9	4	9	13	44%
Price/SF	\$287	\$285	\$274	\$242	\$281	16%

Data source: Realcomp MLS using Great Lakes Repository Data.

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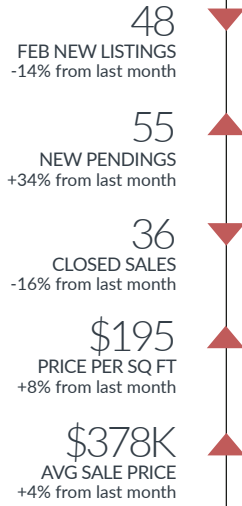


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HOUSING REPORT

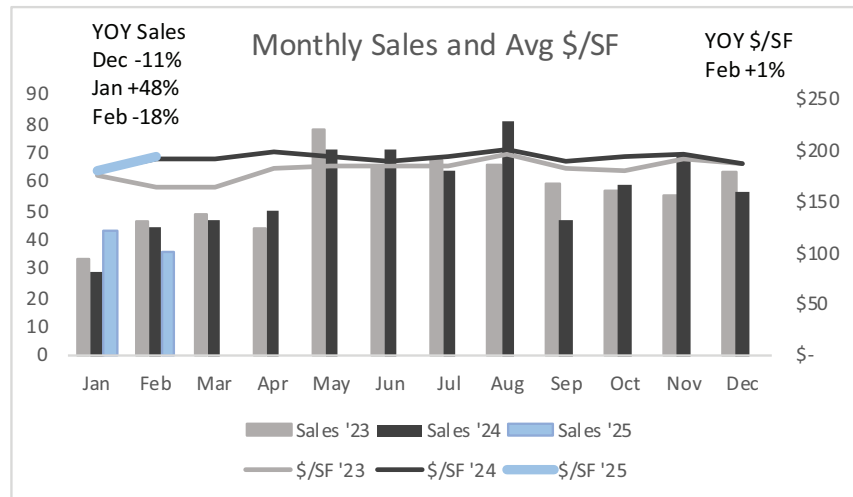
# Farmington/Farmington Hills

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	39	56	48	114	104	-9%
New Pendings	38	41	55	90	96	7%
Closed Sales	56	43	36	73	79	8%
Price/SF	\$188	\$180	\$195	\$188	\$187	-1%
Avg Price	\$391,536	\$363,449	\$377,531	\$388,831	\$369,866	-5%

<\$250k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	5	8	11	19	19	0%
New Pendings	3	8	10	11	18	64%
Closed Sales	5	9	5	11	14	27%
Price/SF	\$125	\$138	\$197	\$168	\$156	-7%

\$250k-\$500k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	26	37	27	85	64	-25%
New Pendings	31	29	39	66	68	3%
Closed Sales	42	29	27	45	56	24%
Price/SF	\$193	\$184	\$193	\$185	\$188	2%

>\$500k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	11	10	10	21	110%
New Pendings	4	4	6	13	10	-23%
Closed Sales	9	5	4	17	9	-47%
Price/SF	\$185	\$194	\$204	\$198	\$198	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# MARCH 2025 HOUSING REPORT

## Novi

Single-Family Homes

### MONTHLY

25  
FEB NEW LISTINGS  
-7% from last month

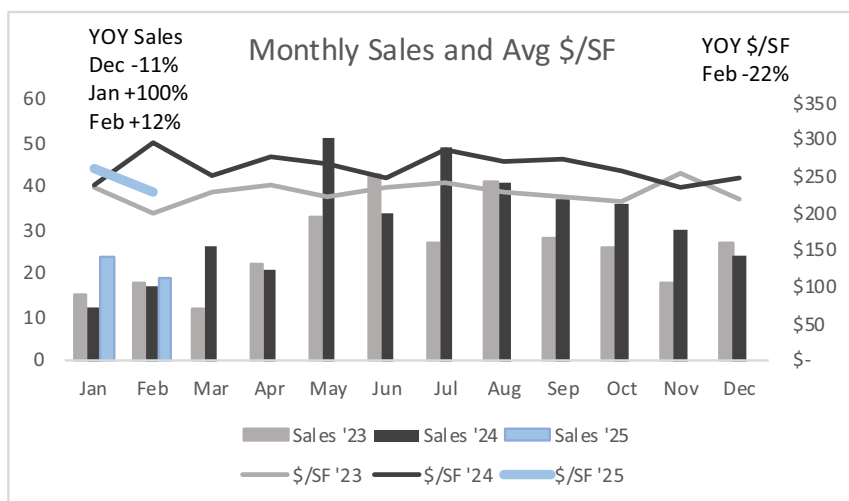
18  
NEW PENDINGS  
-28% from last month

19  
CLOSED SALES  
-21% from last month

\$230  
PRICE PER SQ FT  
-12% from last month

\$669K  
AVG SALE PRICE  
+1% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	24	27	25	54	52	-4%
New Pendings	20	25	18	44	43	-2%
Closed Sales	24	24	19	29	43	48%
Price/SF	\$247	\$262	\$230	\$273	\$247	-10%
Avg Price	\$603,850	\$661,671	\$668,647	\$785,534	\$664,754	-15%

<\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	5	4	4	5	8	60%
New Pendings	2	3	6	2	9	350%
Closed Sales	4	5	1	3	6	100%
Price/SF	\$198	\$187	\$192	\$207	\$188	-9%

\$350k-\$750k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	9	14	9	26	23	-12%
New Pendings	16	14	10	26	24	-8%
Closed Sales	15	14	13	17	27	59%
Price/SF	\$231	\$227	\$210	\$218	\$218	0%

>\$750k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	10	9	12	23	21	-9%
New Pendings	2	8	2	16	10	-38%
Closed Sales	5	5	5	9	10	11%
Price/SF	\$292	\$335	\$270	\$341	\$305	-11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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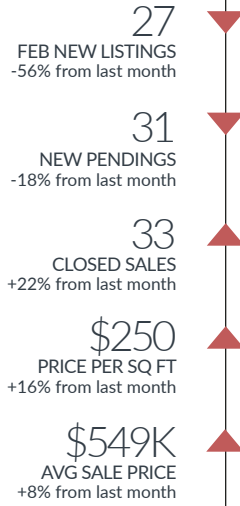
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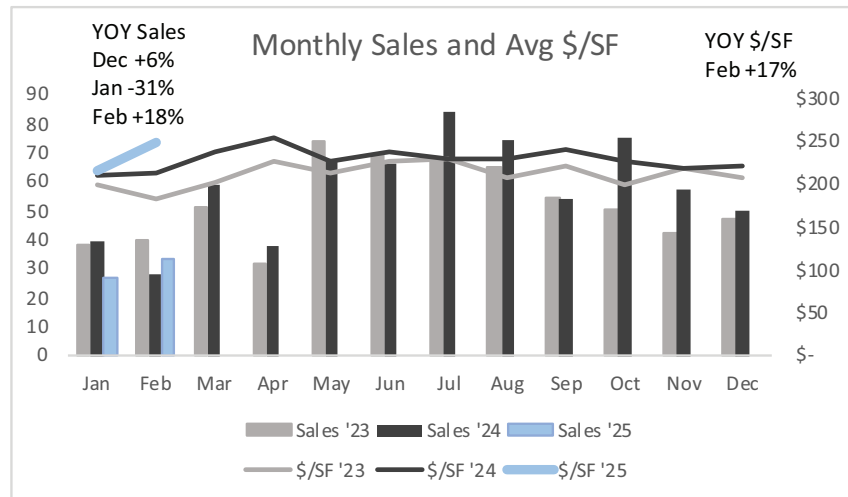
# Rochester/Rochester Hills

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	24	62	27	110	89	-19%
New Pending	19	38	31	85	69	-19%
Closed Sales	50	27	33	67	60	-10%
Price/SF	\$221	\$215	\$250	\$212	\$233	10%
Avg Price	\$504,510	\$506,963	\$548,626	\$453,727	\$529,877	17%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	1	7	2	14	9	-36%
New Pending	2	7	4	14	11	-21%
Closed Sales	7	4	7	10	11	10%
Price/SF	\$179	\$169	\$215	\$170	\$197	16%

\$300k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	16	31	20	59	51	-14%
New Pending	11	25	15	56	40	-29%
Closed Sales	28	18	16	47	34	-28%
Price/SF	\$219	\$199	\$232	\$203	\$212	5%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	24	5	37	29	-22%
New Pending	6	6	12	15	18	20%
Closed Sales	15	5	10	10	15	50%
Price/SF	\$231	\$276	\$275	\$256	\$275	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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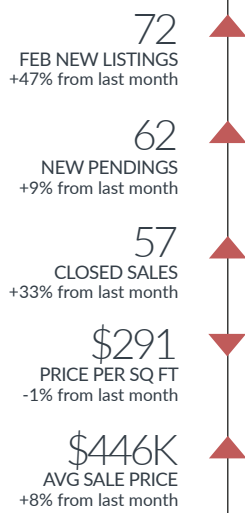
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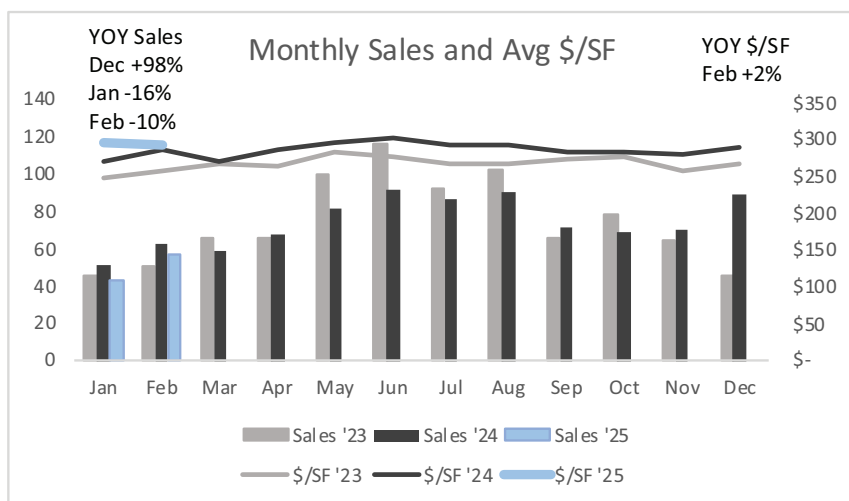
# Royal Oak

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	59	49	72	142	121	-15%
New Pendings	59	57	62	139	119	-14%
Closed Sales	89	43	57	114	100	-12%
Price/SF	\$288	\$295	\$291	\$280	\$293	5%
Avg Price	\$442,914	\$411,937	\$446,329	\$438,096	\$431,541	-1%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	18	16	16	44	32	-27%
New Pendings	15	15	23	39	38	-3%
Closed Sales	20	14	12	30	26	-13%
Price/SF	\$225	\$258	\$237	\$218	\$248	13%

\$300k-\$450k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	25	25	34	67	59	-12%
New Pendings	31	31	24	68	55	-19%
Closed Sales	44	18	32	48	50	4%
Price/SF	\$277	\$295	\$271	\$276	\$279	1%

>\$450k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	16	8	22	31	30	-3%
New Pendings	13	11	15	32	26	-19%
Closed Sales	25	11	13	36	24	-33%
Price/SF	\$325	\$316	\$340	\$307	\$329	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery  
Lindemann



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# MARCH 2025 HOUSING REPORT

## Troy

Single-Family Homes

### MONTHLY

35  
FEB NEW LISTINGS  
-17% from last month

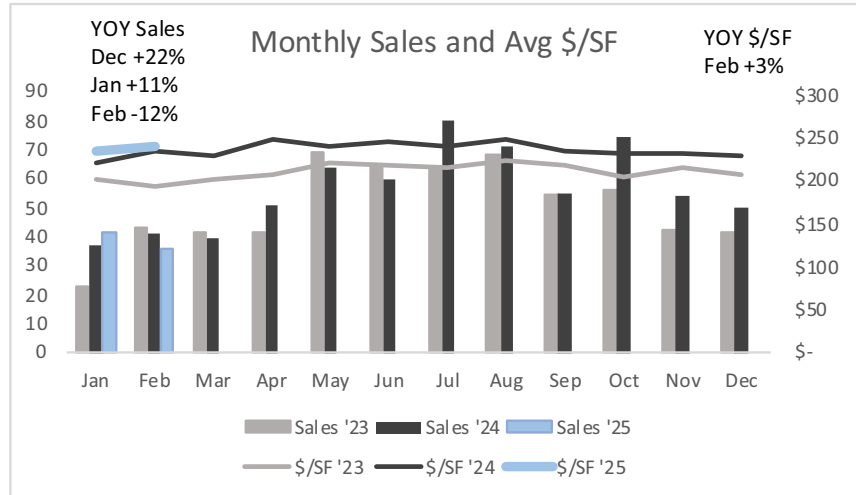
36  
NEW PENDINGS  
+6% from last month

36  
CLOSED SALES  
-12% from last month

\$241  
PRICE PER SQ FT  
+3% from last month

\$510K  
AVG SALE PRICE  
+4% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	32	42	35	115	77	-33%
New Pendings	39	34	36	81	70	-14%
Closed Sales	50	41	36	78	77	-1%
Price/SF	\$230	\$235	\$241	\$228	\$238	4%
Avg Price	\$485,428	\$491,922	\$510,173	\$481,866	\$500,455	4%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	3	3	2	26	5	-81%
New Pendings	4	4	1	21	5	-76%
Closed Sales	5	5	2	17	7	-59%
Price/SF	\$218	\$227	\$196	\$204	\$218	7%

\$300k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	22	22	24	41	46	12%
New Pendings	28	23	21	39	44	13%
Closed Sales	36	24	26	39	50	28%
Price/SF	\$219	\$224	\$231	\$222	\$228	3%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	17	9	48	26	-46%
New Pendings	7	7	14	21	21	0%
Closed Sales	9	12	8	22	20	-9%
Price/SF	\$258	\$248	\$268	\$241	\$256	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
HOUSING REPORT

# Waterford

Single-Family Homes

## MONTHLY

60  
FEB NEW LISTINGS  
-12% from last month

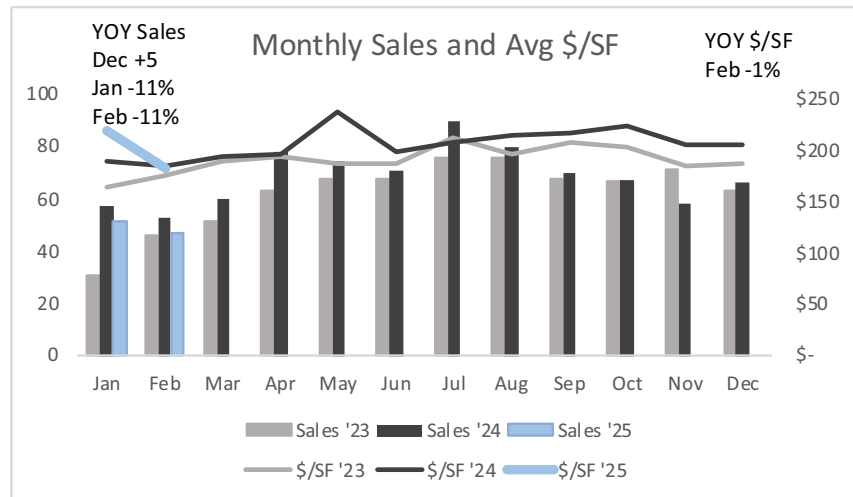
56  
NEW PENDINGs  
-2% from last month

47  
CLOSED SALES  
-8% from last month

\$183  
PRICE PER SQ FT  
-17% from last month

\$272K  
AVG SALE PRICE  
-14% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	46	68	60	137	128	-7%
New Pending	60	57	56	118	113	-4%
Closed Sales	66	51	47	110	98	-11%
Price/SF	\$205	\$220	\$183	\$187	\$202	8%
Avg Price	\$289,324	\$316,461	\$271,716	\$280,544	\$295,002	5%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	8	6	26	14	-46%
New Pending	9	8	7	26	15	-42%
Closed Sales	14	3	4	24	7	-71%
Price/SF	\$166	\$210	\$140	\$153	\$165	8%

\$200k-\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	22	50	30	83	80	-4%
New Pending	37	42	38	74	80	8%
Closed Sales	41	37	36	69	73	6%
Price/SF	\$196	\$193	\$185	\$179	\$189	6%

>\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	10	24	28	34	21%
New Pending	14	7	11	18	18	0%
Closed Sales	11	11	7	17	18	6%
Price/SF	\$248	\$290	\$190	\$232	\$250	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# MARCH 2025 HOUSING REPORT

## West Bloomfield

Single-Family Homes

### MONTHLY

42  
FEB NEW LISTINGS  
-14% from last month

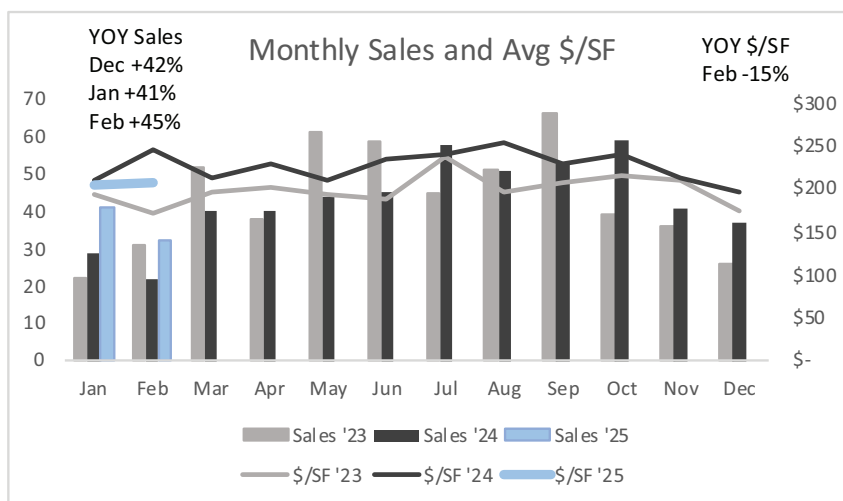
35  
NEW PENDINGS  
-19% from last month

32  
CLOSED SALES  
-22% from last month

\$209  
PRICE PER SQ FT  
+2% from last month

\$554K  
AVG SALE PRICE  
-1% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	35	49	42	104	91	-13%
New Pendings	30	43	35	66	78	18%
Closed Sales	37	41	32	51	73	43%
Price/SF	\$198	\$205	\$209	\$225	\$206	-8%
Avg Price	\$513,224	\$559,942	\$553,634	\$557,601	\$557,177	0%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	6	4	2	9	6	-33%
New Pendings	1	4	4	7	8	14%
Closed Sales	6	5	1	6	6	0%
Price/SF	\$187	\$185	\$233	\$189	\$193	2%

\$300k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	26	23	56	49	-13%
New Pendings	22	20	19	41	39	-5%
Closed Sales	21	21	19	36	40	11%
Price/SF	\$190	\$188	\$185	\$180	\$187	4%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	19	17	39	36	-8%
New Pendings	7	19	12	18	31	72%
Closed Sales	10	15	12	9	27	200%
Price/SF	\$210	\$221	\$234	\$354	\$227	-36%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
HOUSING REPORT

# West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

## MONTHLY

64  
FEB NEW LISTINGS  
-11% from last month

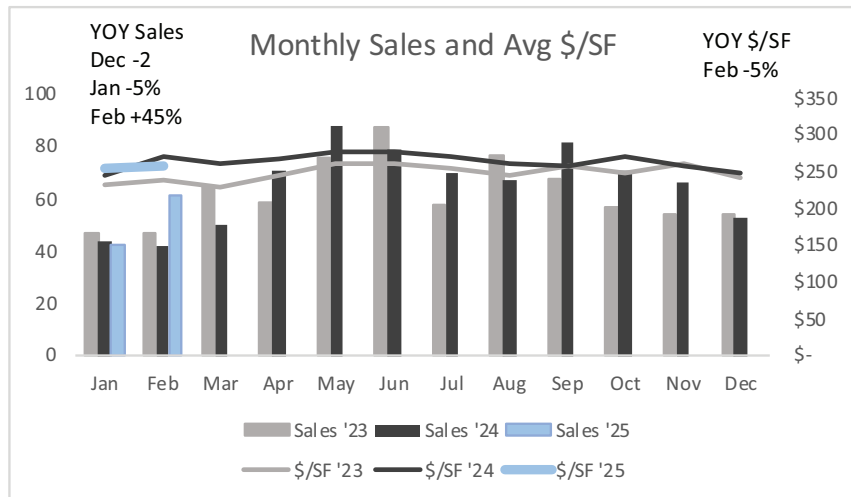
47  
NEW PENDINGS  
-22% from last month

61  
CLOSED SALES  
+45% from last month

\$256  
PRICE PER SQ FT  
+1% from last month

\$321K  
AVG SALE PRICE  
-8% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	52	72	64	110	136	24%
New Pendings	41	60	47	85	107	26%
Closed Sales	53	42	61	86	103	20%
Price/SF	\$247	\$254	\$256	\$257	\$255	-1%
Avg Price	\$298,278	\$348,214	\$320,686	\$358,300	\$331,911	-7%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	6	8	6	16	14	-13%
New Pendings	4	9	3	17	12	-29%
Closed Sales	11	6	9	16	15	-6%
Price/SF	\$192	\$169	\$178	\$179	\$174	-3%

\$200k-\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	29	37	38	49	75	53%
New Pendings	25	32	29	37	61	65%
Closed Sales	26	22	34	37	56	51%
Price/SF	\$235	\$253	\$247	\$244	\$249	2%

>\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	27	20	45	47	4%
New Pendings	12	19	15	31	34	10%
Closed Sales	16	14	18	33	32	-3%
Price/SF	\$285	\$271	\$290	\$284	\$281	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# MARCH 2025 HOUSING REPORT

## Wayne County

Single-Family Homes

### MONTHLY

1,517  
FEB NEW LISTINGS  
-3% from last month

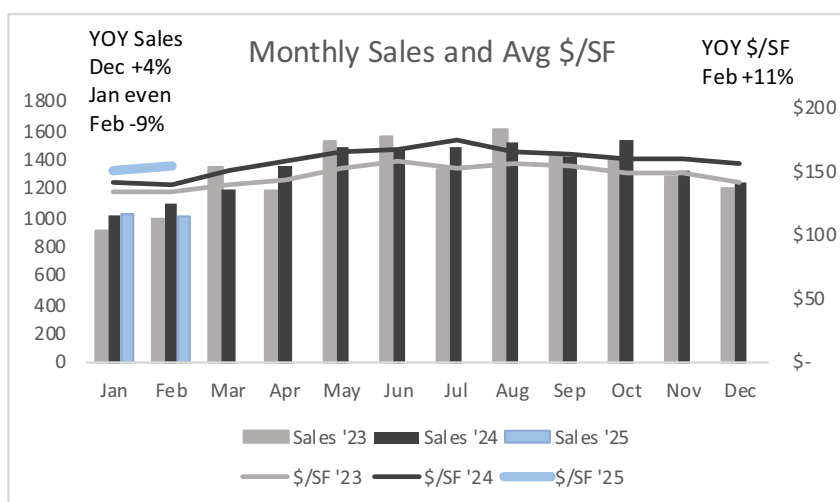
1,144  
NEW PENDINGS  
+3% from last month

1,001  
CLOSED SALES  
-2% from last month

\$155  
PRICE PER SQ FT  
+3% from last month

\$223K  
AVG SALE PRICE  
+7% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,378	1,568	1,517	4,029	3,085	-23%
New Pendings	1,012	1,115	1,144	2,354	2,259	-4%
Closed Sales	1,249	1,023	1,001	2,114	2,024	-4%
Price/SF	\$156	\$150	\$155	\$140	\$153	9%
Avg Price	\$227,466	\$209,564	\$223,420	\$193,701	\$216,417	12%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	911	977	952	2,744	1,929	-30%
New Pendings	608	650	671	1,453	1,321	-9%
Closed Sales	698	602	556	1,319	1,158	-12%
Price/SF	\$98	\$98	\$96	\$94	\$97	3%

\$200k-\$500k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	404	514	475	1,090	989	-9%
New Pendings	356	415	415	787	830	5%
Closed Sales	474	365	386	699	751	7%
Price/SF	\$186	\$186	\$185	\$183	\$185	2%

>\$500k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	63	77	90	195	167	-14%
New Pendings	48	50	58	114	108	-5%
Closed Sales	77	56	59	96	115	20%
Price/SF	\$255	\$243	\$252	\$214	\$247	15%

Data source: Realcomp MLS using Great Lakes Repository Data.

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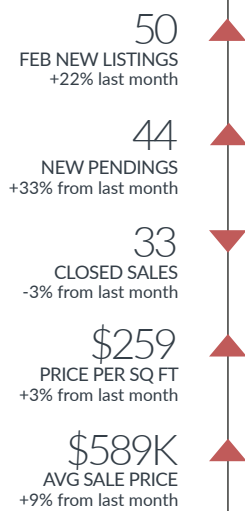
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MARCH 2025  
HOUSING REPORT

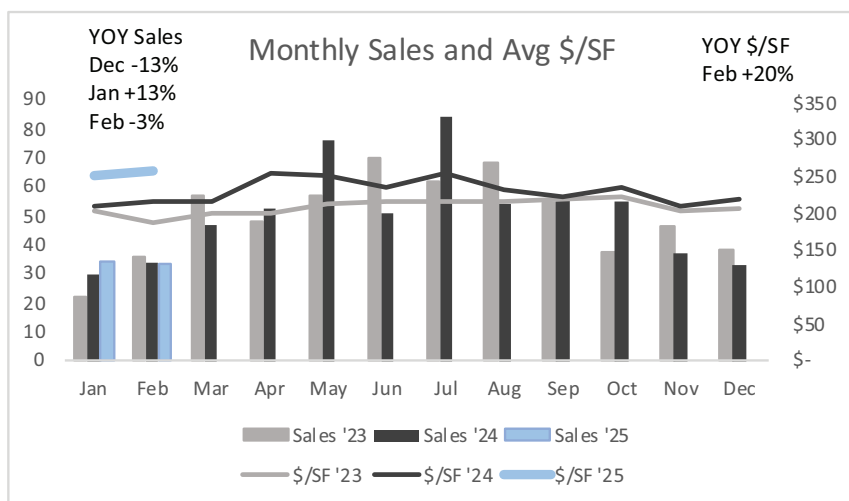
# Grosse Pointe

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	35	41	50	96	91	-5%
New Pendings	36	33	44	80	77	-4%
Closed Sales	33	34	33	64	67	5%
Price/SF	\$219	\$252	\$259	\$213	\$255	20%
Avg Price	\$478,693	\$539,379	\$588,558	\$465,803	\$563,602	21%

<\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	16	19	15	27	34	26%
New Pendings	13	14	15	22	29	32%
Closed Sales	11	13	14	22	27	23%
Price/SF	\$187	\$199	\$208	\$205	\$204	-1%

\$350k-\$750k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	17	15	45	32	-29%
New Pendings	19	13	17	46	30	-35%
Closed Sales	18	15	12	36	27	-25%
Price/SF	\$217	\$227	\$253	\$212	\$238	12%

>\$750k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	6	5	20	24	25	4%
New Pendings	4	6	12	12	18	50%
Closed Sales	4	6	7	6	13	117%
Price/SF	\$252	\$336	\$294	\$225	\$312	39%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
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# Detroit Single-Family

Single-Family Homes

## MONTHLY

708  
FEB NEW LISTINGS  
-7% from last month

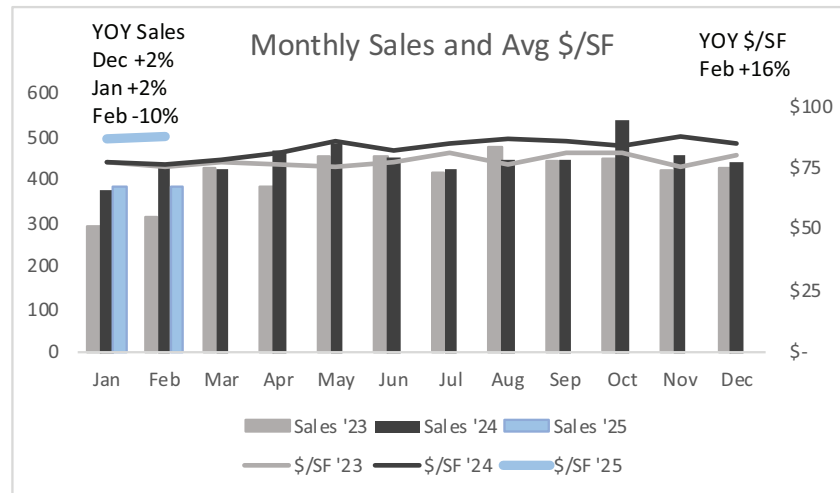
455  
NEW PENDINGS  
+12% from last month

385  
CLOSED SALES  
+1% from last month

\$88  
PRICE PER SQ FT  
+1% from last month

\$114K  
AVG SALE PRICE  
-1% from last month

## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	662	758	708	1,992	1,466	-26%
New Pendings	387	407	455	872	862	-1%
Closed Sales	439	382	385	805	767	-5%
Price/SF	\$84	\$87	\$88	\$76	\$87	15%
Avg Price	\$114,013	\$115,433	\$113,954	\$99,574	\$114,691	15%

<\$100k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	356	399	347	1,198	746	-38%
New Pendings	232	228	250	558	478	-14%
Closed Sales	240	225	224	511	449	-12%
Price/SF	\$51	\$50	\$52	\$48	\$51	6%

\$100k-\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	274	313	323	725	636	-12%
New Pendings	132	160	188	292	348	19%
Closed Sales	180	135	140	276	275	0%
Price/SF	\$108	\$115	\$115	\$107	\$115	7%

>\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	32	46	38	69	84	22%
New Pendings	23	19	17	22	36	64%
Closed Sales	19	22	21	18	43	139%
Price/SF	\$130	\$155	\$151	\$143	\$153	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery  
Lindemann



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MARCH 2025  
HOUSING REPORT

# Detroit Condos

Condos/Lofts

## MONTHLY

45  
FEB NEW LISTINGS  
-41% from last month

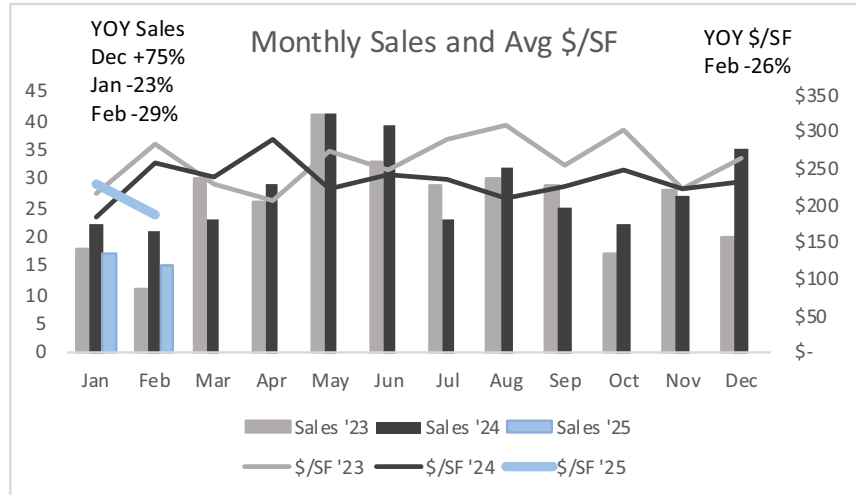
25  
NEW PENDINGS  
even with last month

15  
CLOSED SALES  
-12% from last month

\$189  
PRICE PER SQ FT  
-18% from last month

\$261K  
AVG SALE PRICE  
-10% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	44	76	45	160	121	-24%
New Pendings	28	25	25	40	50	25%
Closed Sales	35	17	15	43	32	-26%
Price/SF	\$231	\$230	\$189	\$224	\$210	-7%
Avg Price	\$287,009	\$290,048	\$261,327	\$271,204	\$276,585	2%

<\$200k				YTD		
	Dec '24	Jan '24	Feb '25	'24	'25	(+/-)
Listings Taken	18	28	10	53	38	-28%
New Pendings	17	9	12	16	21	31%
Closed Sales	14	6	8	23	14	-39%
Price/SF	\$124	\$138	\$116	\$108	\$124	15%

\$200k-\$400k				YTD		
	Dec '24	Jan '24	Feb '25	'24	'25	(+/-)
Listings Taken	17	30	18	60	48	-20%
New Pendings	8	9	9	17	18	6%
Closed Sales	12	7	4	12	11	-8%
Price/SF	\$216	\$221	\$203	\$237	\$214	-10%

>\$400k				YTD		
	Dec '24	Jan '24	Feb '25	'24	'25	(+/-)
Listings Taken	9	18	17	47	35	-26%
New Pendings	3	7	4	7	11	57%
Closed Sales	9	4	3	8	7	-13%
Price/SF	\$331	\$328	\$308	\$410	\$319	-22%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
HOUSING REPORT

# Downriver

Single-Family Homes

## MONTHLY

250  
FEB NEW LISTINGS  
-2% from last month

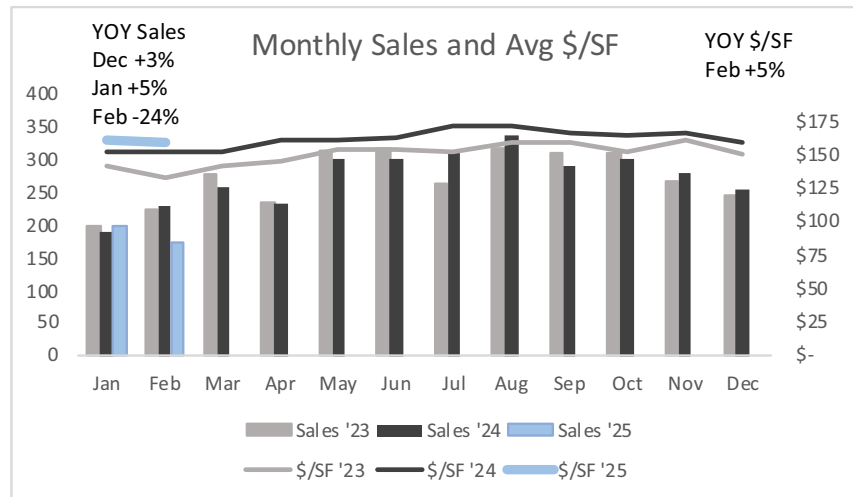
217  
NEW PENDINGS  
-4% from last month

175  
CLOSED SALES  
-12% from last month

\$159K  
PRICE PER SQ FT  
-1% from last month

\$220K  
AVG SALE PRICE  
+10% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	224	255	250	639	505	-21%
New Pendings	183	227	217	491	444	-10%
Closed Sales	255	198	175	418	373	-11%
Price/SF	\$158	\$160	\$159	\$152	\$160	5%
Avg Price	\$207,877	\$200,091	\$219,855	\$191,289	\$209,363	9%

<\$150k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	62	70	70	224	140	-38%
New Pendings	49	63	53	156	116	-26%
Closed Sales	68	51	48	136	99	-27%
Price/SF	\$114	\$117	\$109	\$105	\$113	7%

\$150k-\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	128	152	143	311	295	-5%
New Pendings	105	134	135	266	269	1%
Closed Sales	150	119	97	232	216	-7%
Price/SF	\$166	\$164	\$169	\$166	\$166	0%

>\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	34	33	37	104	70	-33%
New Pendings	29	30	29	69	59	-14%
Closed Sales	37	28	30	50	58	16%
Price/SF	\$180	\$188	\$177	\$173	\$182	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Lindemann



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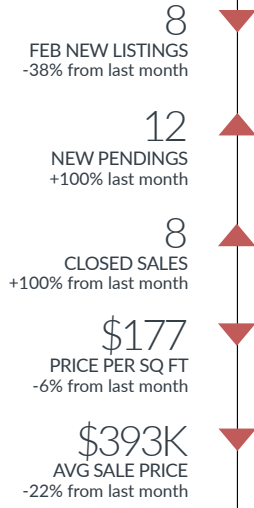
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MARCH 2025  
HOUSING REPORT

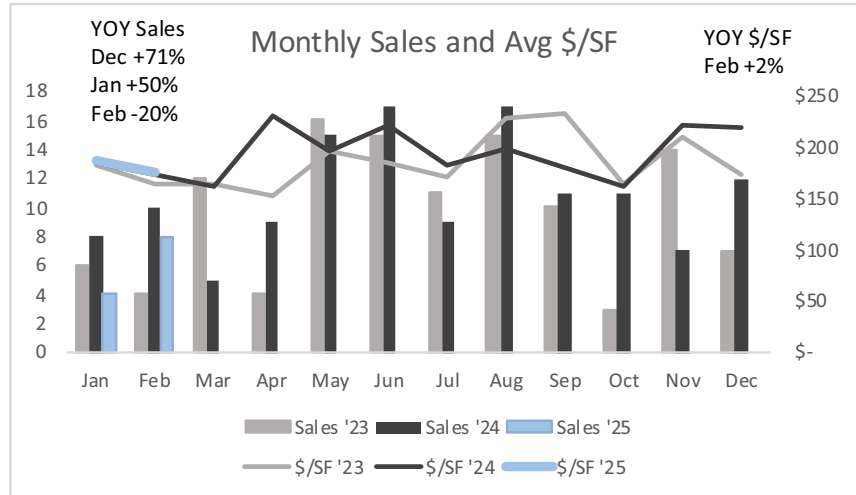
# Grosse Ile

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	13	8	19	21	11%
New Pendings	2	6	12	16	18	13%
Closed Sales	12	4	8	18	12	-33%
Price/SF	\$220	\$188	\$177	\$179	\$181	1%
Avg Price	\$482,325	\$506,225	\$392,738	\$416,239	\$430,567	3%

<\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	1	3	3	7	6	-14%
New Pendings	-	2	3	7	5	-29%
Closed Sales	2	-	4	7	4	-43%
Price/SF	\$180	#DIV/0!	\$186	\$170	\$186	9%

\$350k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	4	8	4	7	12	71%
New Pendings	1	3	7	8	10	25%
Closed Sales	9	4	4	9	8	-11%
Price/SF	\$191	\$188	\$172	\$189	\$180	-5%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	2	2	1	5	3	-40%
New Pendings	1	1	2	1	3	200%
Closed Sales	1	-	-	2	-	-100%
Price/SF	\$495	#DIV/0!	#DIV/0!	\$167	#DIV/0!	#DIV/0!

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery  
Lindemann



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MARCH 2025  
HOUSING REPORT

# Dearborn/Deaborn Heights

Single-Family Homes

## MONTHLY

115  
FEB NEW LISTINGS  
-13% from last month

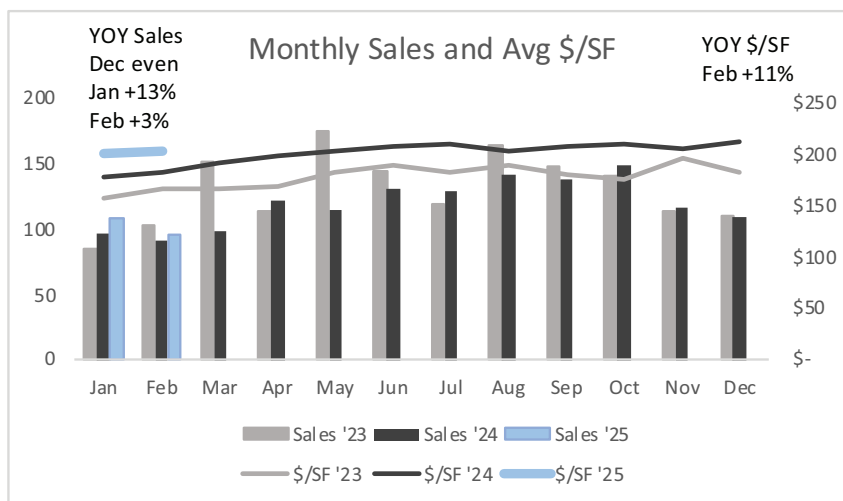
83  
NEW PENDINGS  
-23% from last month

95  
CLOSED SALES  
-12% from last month

\$204  
PRICE PER SQ FT  
+1% from last month

\$275K  
AVG SALE PRICE  
+4% from last month

## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	125	132	115	335	247	-26%
New Pendings	103	108	83	195	191	-2%
Closed Sales	110	108	95	188	203	8%
Price/SF	\$213	\$202	\$204	\$181	\$203	12%
Avg Price	\$301,711	\$263,852	\$275,209	\$242,611	\$269,167	11%

<\$175k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	25	23	20	76	43	-43%
New Pendings	26	21	14	56	35	-38%
Closed Sales	19	26	17	55	43	-22%
Price/SF	\$135	\$136	\$146	\$131	\$140	6%

\$175k-\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	64	65	56	169	121	-28%
New Pendings	48	60	49	109	109	0%
Closed Sales	49	56	51	99	107	8%
Price/SF	\$201	\$189	\$193	\$182	\$191	5%

>\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	36	44	39	90	83	-8%
New Pendings	29	27	20	30	47	57%
Closed Sales	42	26	27	34	53	56%
Price/SF	\$241	\$259	\$242	\$228	\$251	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Lindemann



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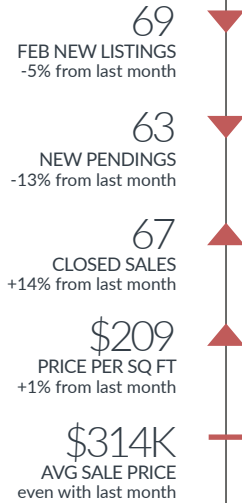
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# MARCH 2025 HOUSING REPORT

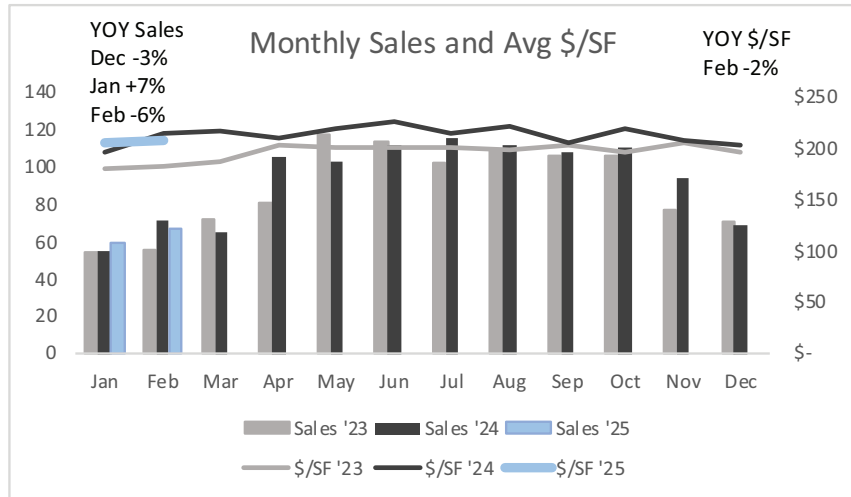
## Livonia

Single-Family Homes

### MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	41	73	69	182	142	-22%
New Pendings	52	72	63	143	135	-6%
Closed Sales	69	59	67	126	126	0%
Price/SF	\$204	\$206	\$209	\$206	\$208	1%
Avg Price	\$305,349	\$313,938	\$313,769	\$307,593	\$313,848	2%

<\$250k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	17	15	56	32	-43%
New Pendings	10	16	12	46	28	-39%
Closed Sales	16	12	13	36	25	-31%
Price/SF	\$175	\$192	\$171	\$189	\$181	-4%

\$250k-\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	25	44	46	102	90	-12%
New Pendings	35	44	43	77	87	13%
Closed Sales	42	37	42	70	79	13%
Price/SF	\$209	\$212	\$223	\$213	\$217	2%

>\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	12	8	24	20	-17%
New Pendings	7	12	8	20	20	0%
Closed Sales	11	10	12	20	22	10%
Price/SF	\$214	\$201	\$201	\$205	\$201	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Northville

Single-Family Homes

## MONTHLY

14  
FEB NEW LISTINGS  
+40% from last month

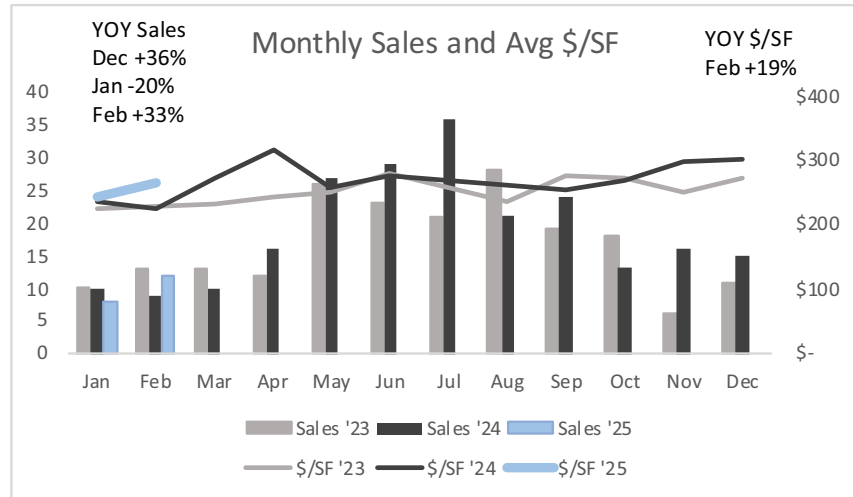
9  
NEW PENDINGS  
even with last month

12  
CLOSED SALES  
+50% from last month

\$266  
PRICE PER SQ FT  
+9% from last month

\$1.0M  
AVG SALE PRICE  
+36% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	6	10	14	30	24	-20%
New Pendings	7	9	9	19	18	-5%
Closed Sales	15	8	12	19	20	5%
Price/SF	\$302	\$244	\$266	\$231	\$259	12%
Avg Price	\$998,000	\$747,344	\$1,016,846	\$725,632	\$909,045	25%

<\$700k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	-	3	6	17	9	-47%
New Pendings	3	2	3	12	5	-58%
Closed Sales	8	2	1	10	3	-70%
Price/SF	\$220	\$221	\$230	\$230	\$224	-3%

\$700k-\$1m						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	4	3	4	6	7	17%
New Pendings	3	4	3	5	7	40%
Closed Sales	2	5	6	8	11	38%
Price/SF	\$295	\$235	\$221	\$227	\$227	0%

>\$1m						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	2	4	4	7	8	14%
New Pendings	1	3	3	2	6	200%
Closed Sales	5	1	5	1	6	500%
Price/SF	\$382	\$304	\$319	\$257	\$316	23%

Data source: Realcomp MLS using Great Lakes Repository Data.

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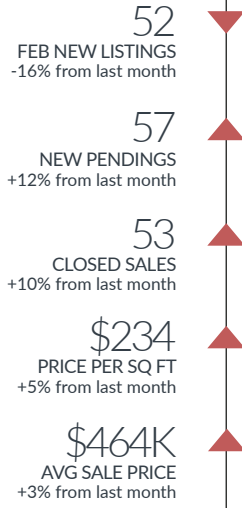
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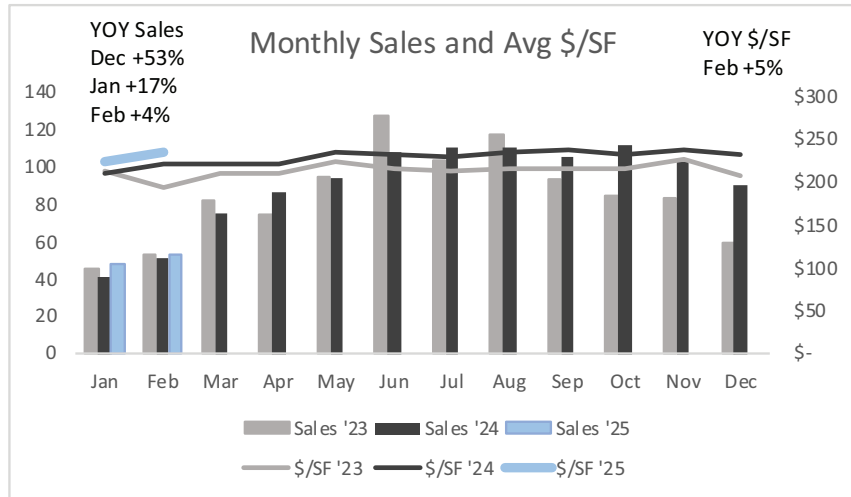
# Plymouth/Canton

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	48	62	52	148	114	-23%
New Pendings	52	51	57	121	108	-11%
Closed Sales	90	48	53	92	101	10%
Price/SF	\$233	\$223	\$234	\$217	\$229	5%
Avg Price	\$490,348	\$451,413	\$464,397	\$460,443	\$458,227	0%

<\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	22	14	42	36	-14%
New Pendings	14	14	15	35	29	-17%
Closed Sales	17	12	13	29	25	-14%
Price/SF	\$220	\$195	\$226	\$212	\$211	0%

\$350k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	22	30	28	76	58	-24%
New Pendings	30	29	32	70	61	-13%
Closed Sales	56	27	31	46	58	26%
Price/SF	\$217	\$229	\$235	\$216	\$232	7%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	10	10	30	20	-33%
New Pendings	8	8	10	16	18	13%
Closed Sales	17	9	9	17	18	6%
Price/SF	\$272	\$229	\$238	\$224	\$234	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
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# Macomb County

Single-Family Homes

## MONTHLY

676  
FEB NEW LISTINGS  
-2% from last month

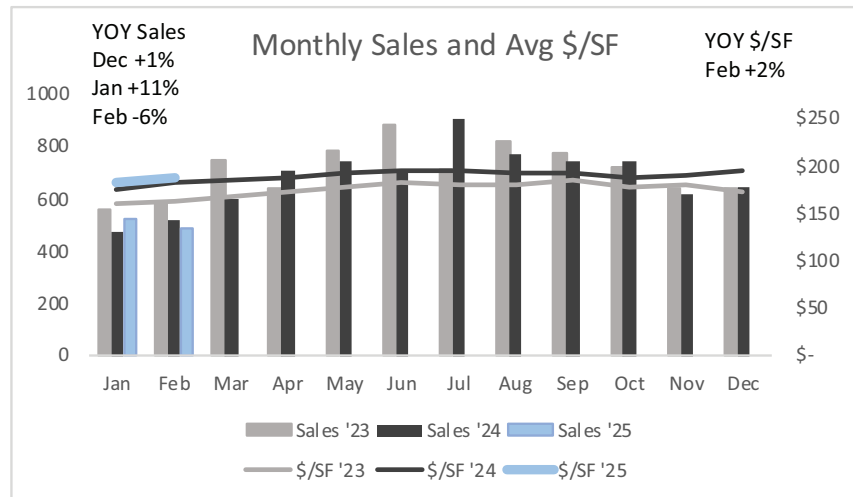
560  
NEW PENDINGs  
-1% from last month

487  
CLOSED SALES  
-7% from last month

\$188  
PRICE PER SQ FT  
+3% from last month

\$293K  
AVG SALE PRICE  
-1% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	588	691	676	1,458	1,367	-6%
New Pending	518	565	560	1,147	1,125	-2%
Closed Sales	644	523	487	990	1,010	2%
Price/SF	\$194	\$182	\$188	\$179	\$185	3%
Avg Price	\$314,970	\$295,803	\$293,497	\$288,777	\$294,691	2%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	188	202	208	472	410	-13%
New Pending	151	171	157	356	328	-8%
Closed Sales	160	152	141	302	293	-3%
Price/SF	\$130	\$132	\$133	\$128	\$133	3%

\$200k-\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	301	331	309	689	640	-7%
New Pending	262	278	289	587	567	-3%
Closed Sales	351	273	251	502	524	4%
Price/SF	\$188	\$187	\$192	\$181	\$189	4%

>\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	99	158	159	297	317	7%
New Pending	105	116	114	204	230	13%
Closed Sales	133	98	95	186	193	4%
Price/SF	\$236	\$207	\$213	\$210	\$210	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Lindemann



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# Clinton Twp

Single-Family Homes

## MONTHLY

52  
FEB NEW LISTINGS  
-19% from last month

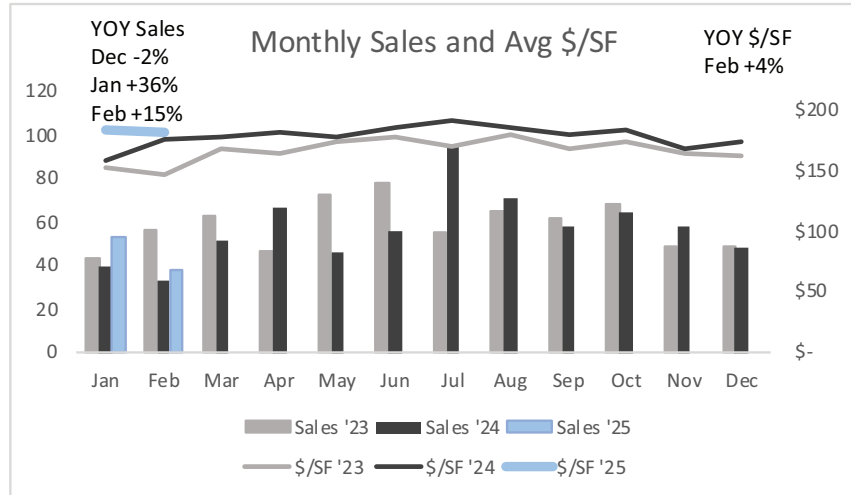
39  
NEW PENDINGS  
-29% from last month

38  
CLOSED SALES  
-28% from last month

\$183  
PRICE PER SQ FT  
even with last month

\$284K  
AVG SALE PRICE  
-10% from last month

## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	45	64	52	104	116	12%
New Pendings	43	55	39	80	94	18%
Closed Sales	48	53	38	72	91	26%
Price/SF	\$174	\$183	\$183	\$166	\$183	10%
Avg Price	\$260,866	\$314,014	\$284,137	\$269,664	\$301,538	12%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	9	8	14	16	22	38%
New Pendings	8	9	4	14	13	-7%
Closed Sales	13	8	7	12	15	25%
Price/SF	\$133	\$123	\$127	\$121	\$125	3%

\$200k-\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	29	47	25	77	72	-6%
New Pendings	32	40	26	61	66	8%
Closed Sales	33	36	28	56	64	14%
Price/SF	\$186	\$180	\$194	\$172	\$186	8%

>\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	9	13	11	22	100%
New Pendings	3	6	9	5	15	200%
Closed Sales	2	9	3	4	12	200%
Price/SF	\$176	\$215	\$176	\$186	\$205	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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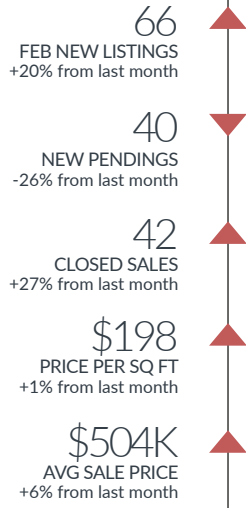
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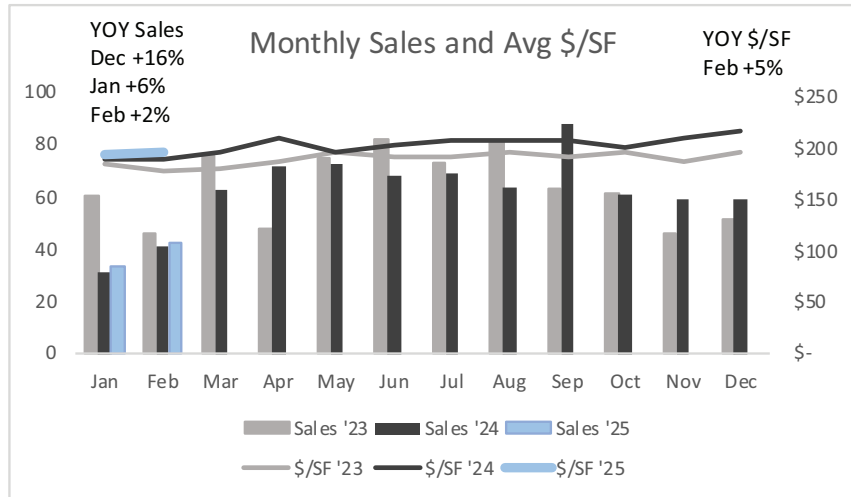
# Macomb Twp

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	39	55	66	133	121	-9%
New Pendings	42	54	40	105	94	-10%
Closed Sales	59	33	42	72	75	4%
Price/SF	\$217	\$195	\$198	\$189	\$197	4%
Avg Price	\$496,597	\$473,526	\$503,584	\$440,976	\$490,359	11%

<\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	6	6	7	26	13	-50%
New Pendings	4	6	7	23	13	-43%
Closed Sales	7	3	5	17	8	-53%
Price/SF	\$187	\$113	\$151	\$169	\$136	-20%

\$350k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	20	35	36	79	71	-10%
New Pendings	25	35	26	61	61	0%
Closed Sales	40	26	24	47	50	6%
Price/SF	\$216	\$198	\$197	\$191	\$197	3%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	14	23	28	37	32%
New Pendings	13	13	7	21	20	-5%
Closed Sales	12	4	13	8	17	113%
Price/SF	\$228	\$216	\$209	\$197	\$211	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Shelby Twp

Single-Family Homes

## MONTHLY

32  
FEB NEW LISTINGS  
-18% from last month

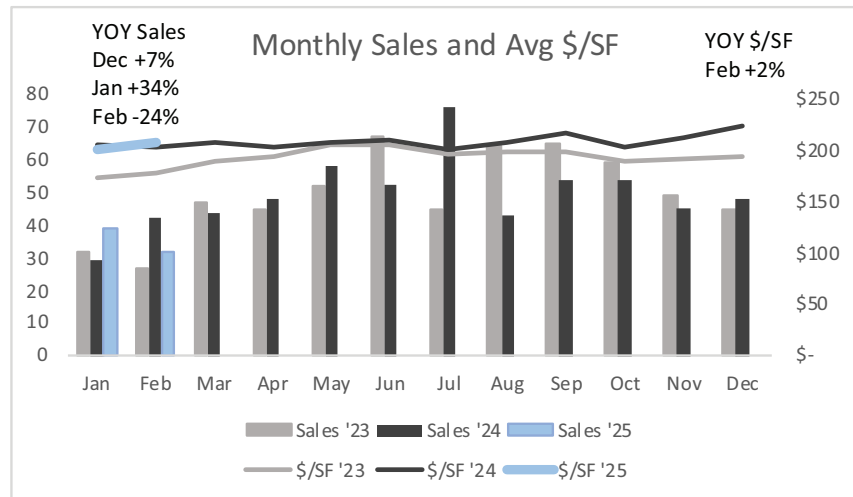
34  
NEW PENDINGS  
-3% from last month

32  
CLOSED SALES  
-18% from last month

\$207  
PRICE PER SQ FT  
+3% from last month

\$421K  
AVG SALE PRICE  
-17% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	29	39	32	88	71	-19%
New Pendings	39	35	34	82	69	-16%
Closed Sales	48	39	32	71	71	0%
Price/SF	\$223	\$202	\$207	\$204	\$204	0%
Avg Price	\$505,170	\$506,354	\$420,543	\$454,822	\$467,678	3%

<\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	10	7	20	17	-15%
New Pendings	8	7	9	23	16	-30%
Closed Sales	9	6	8	19	14	-26%
Price/SF	\$164	\$196	\$180	\$166	\$187	12%

\$300k-\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	13	16	42	29	-31%
New Pendings	23	18	19	36	37	3%
Closed Sales	27	21	18	38	39	3%
Price/SF	\$209	\$188	\$193	\$192	\$190	-1%

>\$600k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	9	16	9	26	25	-4%
New Pendings	8	10	6	23	16	-30%
Closed Sales	12	12	6	14	18	29%
Price/SF	\$268	\$219	\$251	\$248	\$228	-8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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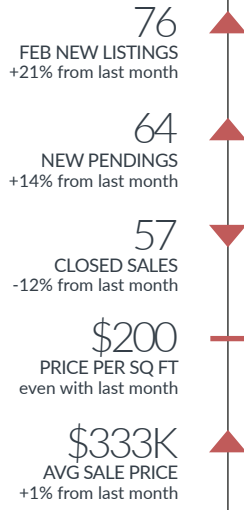
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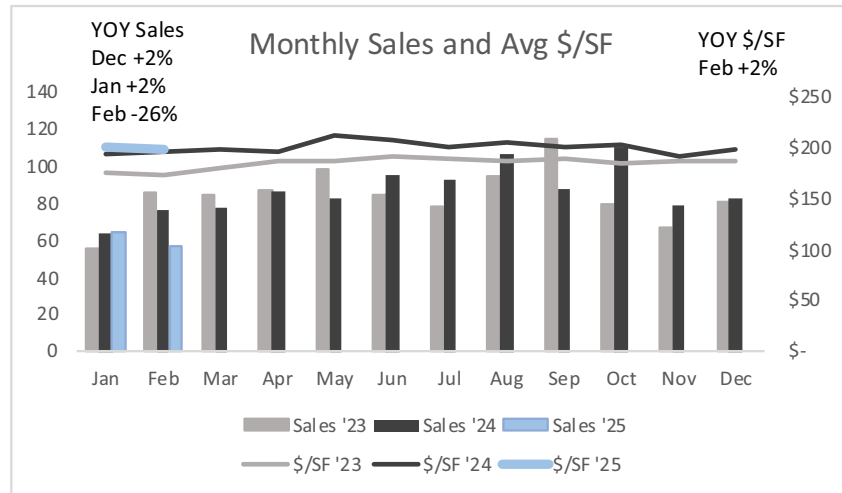
# Sterling Heights

Single-Family Homes

## MONTHLY



## Closed Sales



All Price Ranges						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	85	63	76	167	139	-17%
New Pendings	70	56	64	148	120	-19%
Closed Sales	83	65	57	141	122	-13%
Price/SF	\$199	\$200	\$200	\$195	\$200	3%
Avg Price	\$330,958	\$328,528	\$332,832	\$339,719	\$330,539	-3%
<\$250k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	4	4	27	8	-70%
New Pendings	11	4	5	21	9	-57%
Closed Sales	9	7	6	16	13	-19%
Price/SF	\$181	\$176	\$180	\$210	\$178	-15%
\$250k-\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	60	52	61	114	113	-1%
New Pendings	50	47	49	107	96	-10%
Closed Sales	62	48	44	90	92	2%
Price/SF	\$199	\$201	\$199	\$191	\$200	4%
>\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	7	11	26	18	-31%
New Pendings	9	5	10	20	15	-25%
Closed Sales	12	10	7	35	17	-51%
Price/SF	\$205	\$206	\$215	\$199	\$210	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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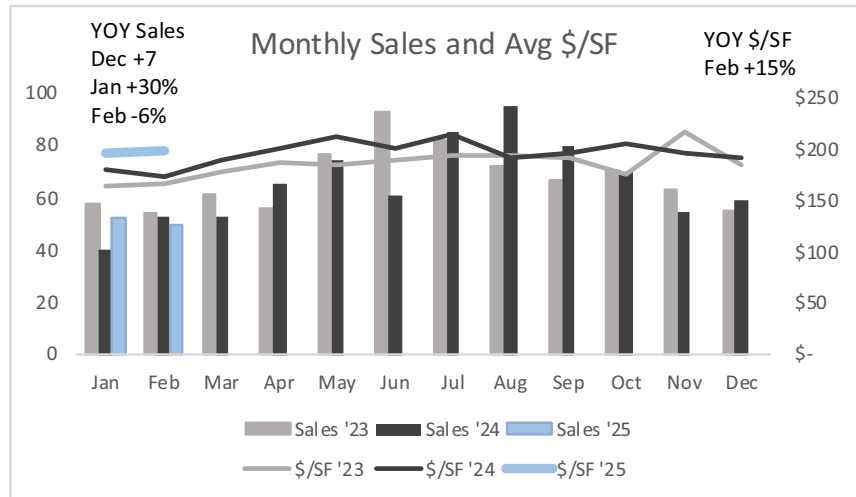
# St. Clair Shores

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	65	72	77	122	149	22%
New Pending	52	54	64	115	118	3%
Closed Sales	59	52	50	93	102	10%
Price/SF	\$192	\$198	\$199	\$176	\$199	13%
Avg Price	\$243,073	\$230,698	\$261,850	\$226,410	\$245,969	9%

<200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	11	16	9	34	25	-26%
New Pending	16	8	14	30	22	-27%
Closed Sales	13	15	9	27	24	-11%
Price/SF	\$140	\$156	\$167	\$144	\$160	12%

\$200k-\$275k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	39	34	40	59	74	25%
New Pending	29	32	34	70	66	-6%
Closed Sales	32	27	25	55	52	-5%
Price/SF	\$195	\$218	\$209	\$194	\$214	10%

>\$275k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	15	22	28	29	50	72%
New Pending	7	14	16	15	30	100%
Closed Sales	14	10	16	11	26	136%
Price/SF	\$220	\$206	\$199	\$170	\$202	19%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery  
Lindemann



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# MARCH 2025 HOUSING REPORT

## Warren

Single-Family Homes

### MONTHLY

**131**  
FEB NEW LISTINGS  
-10% from last month

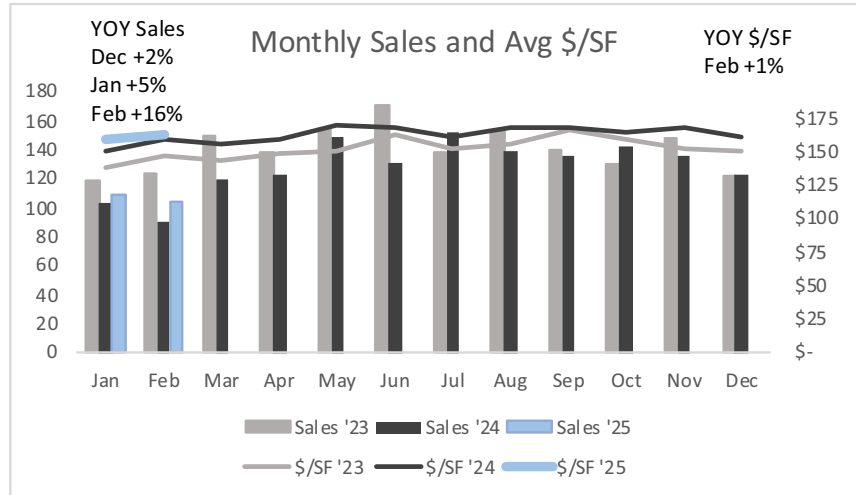
**120**  
NEW PENDINGS  
+8% from last month

**104**  
CLOSED SALES  
-4% from last month

**\$162**  
PRICE PER SQ FT  
+2% from last month

**\$192K**  
AVG SALE PRICE  
-6% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	137	145	131	328	276	-16%
New Pendings	93	111	120	234	231	-1%
Closed Sales	123	108	104	193	212	10%
Price/SF	\$160	\$160	\$162	\$155	\$161	4%
Avg Price	\$204,657	\$203,652	\$192,177	\$180,895	\$198,023	9%

<\$125k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	27	35	28	81	63	-22%
New Pendings	21	25	26	64	51	-20%
Closed Sales	26	22	26	56	48	-14%
Price/SF	\$99	\$97	\$102	\$97	\$100	3%

\$125k-\$250k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	77	72	72	179	144	-20%
New Pendings	49	58	59	125	117	-6%
Closed Sales	55	52	48	96	100	4%
Price/SF	\$162	\$159	\$166	\$168	\$162	-3%

>\$250k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	33	38	31	68	69	1%
New Pendings	23	28	35	45	63	40%
Closed Sales	42	34	30	41	64	56%
Price/SF	\$182	\$184	\$188	\$180	\$186	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
HOUSING REPORT

# Livingston County

Single-Family Homes

## MONTHLY

138  
FEB NEW LISTINGS  
-10% from last month

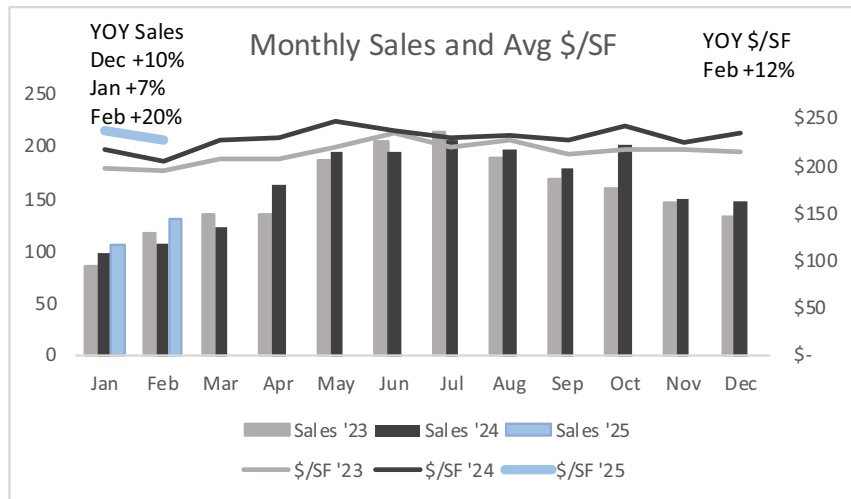
126  
NEW PENDINGS  
-7% from last month

130  
CLOSED SALES  
+24% from last month

\$228  
PRICE PER SQ FT  
-4% from last month

\$444K  
AVG SALE PRICE  
-5% from last month

### Closed Sales



### All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	95	154	138	288	292	1%
New Pendings	95	135	126	229	261	14%
Closed Sales	148	105	130	206	235	14%
Price/SF	\$234	\$236	\$228	\$211	\$232	10%
Avg Price	\$460,285	\$467,044	\$443,662	\$400,279	\$454,109	13%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	24	34	27	69	61	-12%
New Pendings	17	26	34	59	60	2%
Closed Sales	28	18	27	48	45	-6%
Price/SF	\$169	\$159	\$163	\$164	\$161	-2%

\$300k-\$500k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	42	60	62	123	122	-1%
New Pendings	49	67	51	121	118	-2%
Closed Sales	73	54	66	114	120	5%
Price/SF	\$217	\$215	\$216	\$202	\$216	7%

>\$500k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	29	60	49	96	109	14%
New Pendings	29	42	41	49	83	69%
Closed Sales	47	33	37	44	70	59%
Price/SF	\$270	\$284	\$267	\$259	\$275	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MARCH 2025  
HOUSING REPORT

# St. Clair County

Single-Family Homes

## MONTHLY

119  
FEB NEW LISTINGS  
-10% from last month

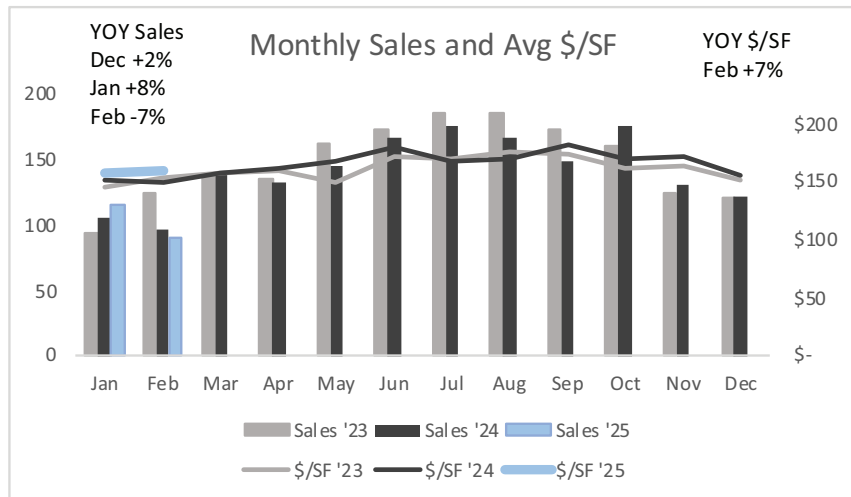
93  
NEW PENDINGS  
-21% from last month

90  
CLOSED SALES  
-22% from last month

\$159  
PRICE PER SQ FT  
even with last month

\$259K  
AVG SALE PRICE  
+7% from last month

## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	105	132	119	333	251	-25%
New Pendings	96	118	93	225	211	-6%
Closed Sales	122	115	90	203	205	1%
Price/SF	\$156	\$159	\$159	\$150	\$159	6%
Avg Price	\$255,710	\$241,488	\$258,803	\$235,499	\$249,090	6%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	43	53	47	147	100	-32%
New Pendings	35	48	39	94	87	-7%
Closed Sales	49	46	36	84	82	-2%
Price/SF	\$104	\$110	\$102	\$110	\$107	-3%

\$200k-\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	44	57	53	142	110	-23%
New Pendings	45	56	40	110	96	-13%
Closed Sales	52	57	43	105	100	-5%
Price/SF	\$158	\$172	\$175	\$158	\$174	10%

>\$400k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	18	22	19	44	41	-7%
New Pendings	16	14	14	21	28	33%
Closed Sales	21	12	11	14	23	64%
Price/SF	\$222	\$215	\$215	\$224	\$215	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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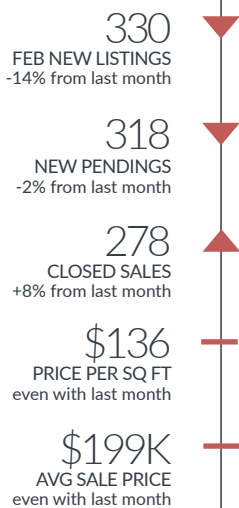
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HOUSING REPORT

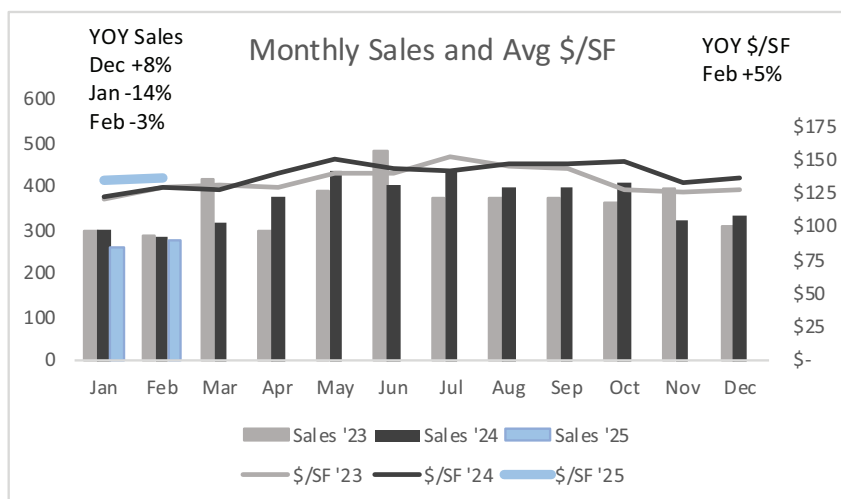
# Genesee County

Single-Family Homes

## MONTHLY



## Closed Sales



All Price Ranges						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	270	382	330	757	712	-6%
New Pendings	252	326	318	639	644	1%
Closed Sales	333	258	278	587	536	-9%
Price/SF	\$137	\$136	\$136	\$126	\$136	8%
Avg Price	\$212,320	\$199,941	\$199,129	\$185,542	\$199,520	8%
<\$150k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	129	158	137	354	295	-17%
New Pendings	92	129	127	251	256	2%
Closed Sales	119	103	113	247	216	-13%
Price/SF	\$67	\$69	\$66	\$68	\$67	-2%
\$150k-\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	94	127	112	257	239	-7%
New Pendings	108	124	124	284	248	-13%
Closed Sales	157	107	109	257	216	-16%
Price/SF	\$141	\$140	\$148	\$142	\$144	1%
>\$300k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	47	97	81	146	178	22%
New Pendings	52	73	67	104	140	35%
Closed Sales	57	48	56	83	104	25%
Price/SF	\$198	\$202	\$192	\$175	\$197	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

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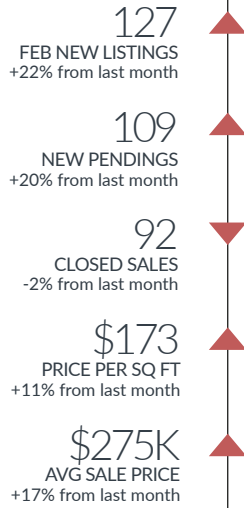
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MARCH 2025  
HOUSING REPORT

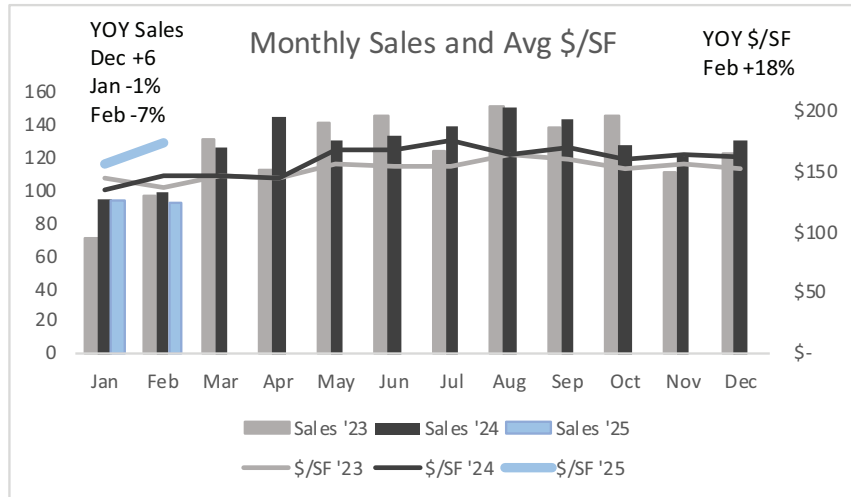
# Monroe County

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	87	104	127	238	231	-3%
New Pending	92	91	109	241	200	-17%
Closed Sales	130	94	92	194	186	-4%
Price/SF	\$161	\$156	\$173	\$141	\$165	17%
Avg Price	\$273,727	\$235,670	\$275,020	\$239,567	\$255,134	6%

<\$200k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	42	33	44	88	77	-13%
New Pending	37	29	38	90	67	-26%
Closed Sales	38	35	25	79	60	-24%
Price/SF	\$117	\$122	\$117	\$104	\$120	15%

\$200k-\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	33	43	61	102	104	2%
New Pending	38	43	50	107	93	-13%
Closed Sales	59	48	45	83	93	12%
Price/SF	\$165	\$164	\$175	\$152	\$169	11%

>\$350k						
	Dec '24	Jan '24	Feb '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	28	22	48	50	4%
New Pending	17	19	21	44	40	-9%
Closed Sales	33	11	22	32	33	3%
Price/SF	\$182	\$184	\$204	\$162	\$197	22%

Data source: Realcomp MLS using Great Lakes Repository Data.

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