



HOUSING

report



JANUARY 2026
SOUTHEAST REGION

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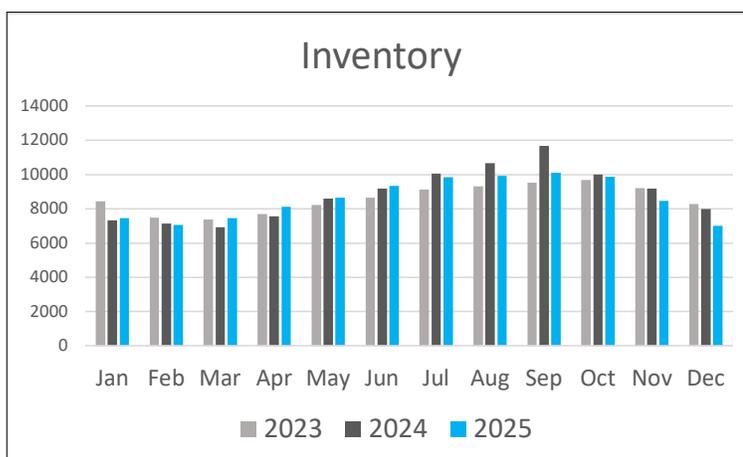
Southeast Michigan 2025 Review

Southeast Michigan closed out 2025 with sales activity essentially even with 2024, but with continued price growth and higher overall dollar volume. Closed sales slipped just 1% year over year, while average sale price rose 5% and price per square foot increased 4%.

SEMI Single Family '24 vs '25			
YEAR-END ANNUAL			
	2024	2025	+/-
YTD Sales	40,253	39,848	-1%
YTD Vol (mil)	\$13,416	\$13,968	4%
Avg Price	\$333,301	\$350,533	5%
Avg \$/SF	\$199	\$207	4%
New Listings	65,966	64,693	-2%

This combination reflects a market that has stabilized in terms of demand, but continues to adjust on the supply side.

The most notable change in 2025 was not pricing, but market behavior. New listings declined modestly for the year, buyer showings trended lower compared to the peak years of 2022 and 2023, and inventory growth was driven largely by listings staying on the market longer rather than a surge of fresh supply.



At year-end, half of all closed sales still sold at or above asking price, but that share has been gradually drifting lower as buyers become more selective.

Looking ahead to 2026, Southeast Michigan appears positioned for stable pricing and modestly constrained sales activity. Absent of meaningful change in interest rates or inventory levels, closed sales are likely to remain near 2025 levels, while prices are expected to hold or rise gradually. As the market continues to normalize, price outcomes will depend increasingly on listing quality, preparation, and accuracy rather than broad market momentum.



SEMI 5-County Summary

MONTHLY

2,795
DEC NEW LISTINGS
-33% from last month

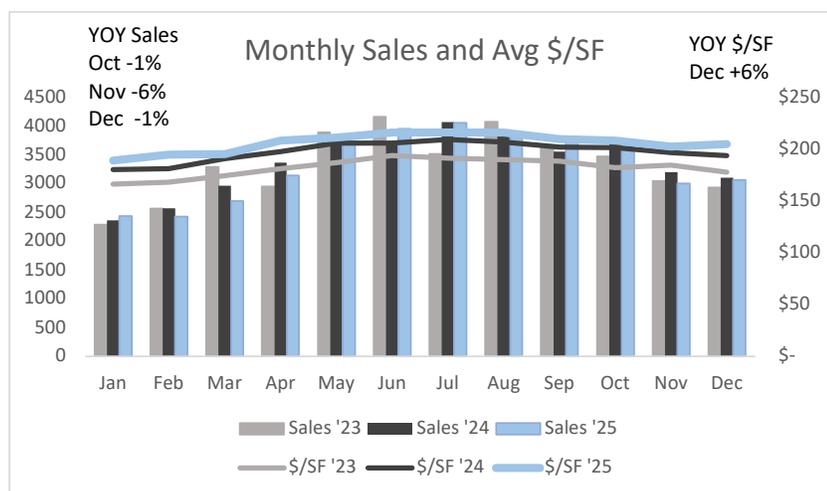
2,446
NEW PENDING
-29% from last month

3,058
CLOSED SALES
+2% from last month

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

\$345K
AVG SALE PRICE
+3% from last month

Closed Single-Family Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	6,082	4,185	2,795	66,048	64,767	-2%
New Pendings	3,992	3,439	2,446	40,608	41,582	2%
Closed Sales	3,755	2,998	3,058	40,253	39,848	-1%
Price/SF	\$208	\$202	\$205	\$199	\$207	4%
Avg Price	\$347,567	\$334,731	\$344,546	\$333,301	\$350,533	5%
<\$200k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	2,057	1,590	1,160	24,226	21,985	-9%
New Pendings	1,322	1,079	888	13,618	12,672	-7%
Closed Sales	1,116	921	948	12,918	11,566	-10%
Price/SF	\$112	\$113	\$109	\$108	\$111	3%
\$200k-\$400k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	2,340	1,609	983	23,465	23,757	1%
New Pendings	1,631	1,447	949	16,424	17,114	4%
Closed Sales	1,571	1,277	1,272	16,455	16,511	0%
Price/SF	\$201	\$199	\$198	\$195	\$200	3%
>\$400k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	1,685	986	652	18,357	19,025	4%
New Pendings	1,039	913	609	10,566	11,796	12%
Closed Sales	1,068	800	838	10,880	11,771	8%
Price/SF	\$258	\$250	\$257	\$249	\$255	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



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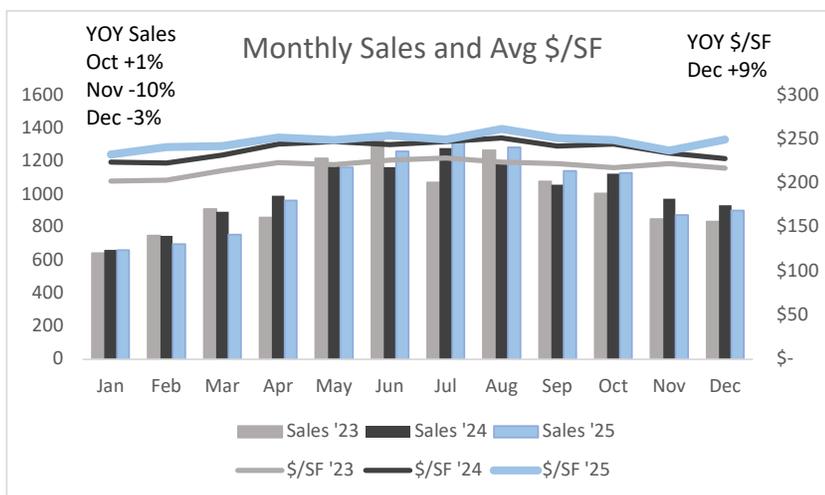
Oakland County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	1,755	1,107	705	18,923	18,878	0%
New Pendings	1,155	994	699	12,234	12,609	3%
Closed Sales	1,132	876	903	12,234	12,208	0%
Price/SF	\$250	\$238	\$250	\$241	\$249	4%
Avg Price	\$488,912	\$457,924	\$495,550	\$471,378	\$489,597	4%
<\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	551	371	235	5,900	5,532	-6%
New Pendings	394	336	250	4,195	3,978	-5%
Closed Sales	358	301	291	3,975	3,678	-7%
Price/SF	\$182	\$183	\$182	\$180	\$184	2%
\$300k-\$800k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	972	595	386	10,161	10,646	5%
New Pendings	640	559	387	6,888	7,341	7%
Closed Sales	655	493	508	7,060	7,214	2%
Price/SF	\$231	\$228	\$225	\$226	\$232	3%
>\$800k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	232	141	84	2,862	2,700	-6%
New Pendings	121	99	62	1,151	1,290	12%
Closed Sales	119	82	104	1,199	1,316	10%
Price/SF	\$370	\$328	\$375	\$350	\$358	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

39
DEC NEW LISTINGS
-40% from last month

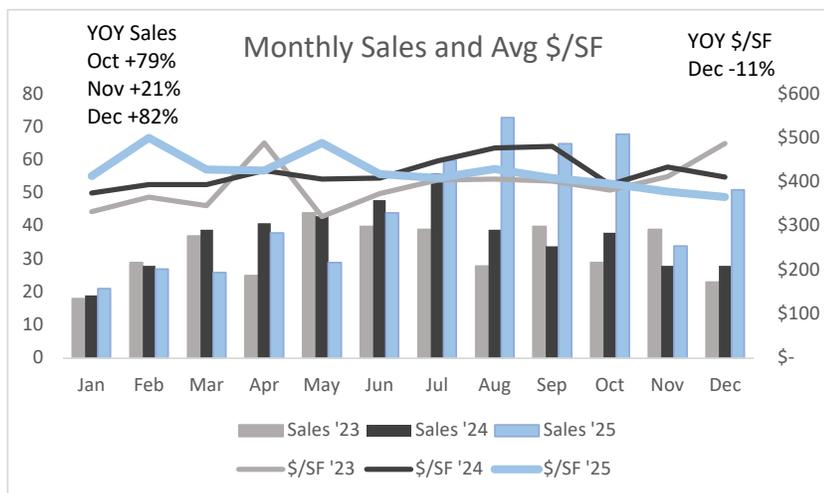
34
NEW PENDING
-32% from last month

51
CLOSED SALES
+50% from last month

\$367
PRICE PER SQ FT
-3% from last month

\$1.16M
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	120	65	39	977	1,091	12%
New Pendings	63	50	34	450	558	24%
Closed Sales	68	34	51	441	536	22%
Price/SF	\$397	\$379	\$367	\$425	\$416	-2%
Avg Price	\$1,143,873	\$1,148,338	\$1,158,991	\$1,270,955	\$1,230,461	-3%
<\$700k						
Listings Taken	35	24	13	228	316	39%
New Pendings	22	17	15	149	200	34%
Closed Sales	26	12	17	144	188	31%
Price/SF	\$285	\$259	\$241	\$325	\$280	-14%
\$700k-\$1.4m						
Listings Taken	41	20	14	296	312	5%
New Pendings	18	22	9	164	183	12%
Closed Sales	26	13	19	166	182	10%
Price/SF	\$352	\$294	\$307	\$355	\$348	-2%
>\$1.4m						
Listings Taken	44	21	12	453	463	2%
New Pendings	23	11	10	137	175	28%
Closed Sales	16	9	15	131	166	27%
Price/SF	\$510	\$554	\$500	\$514	\$528	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



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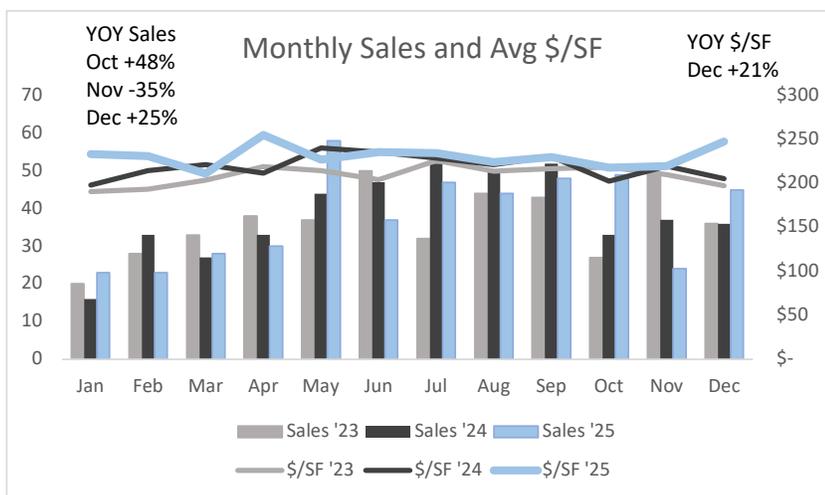
Clarkston School District

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	66	47	14	650	647	0%
New Pendings	40	40	29	457	475	4%
Closed Sales	49	24	45	460	456	-1%
Price/SF	\$218	\$220	\$248	\$222	\$231	4%
Avg Price	\$486,640	\$431,675	\$462,216	\$484,270	\$487,219	1%
<\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	18	12	3	92	133	45%
New Pendings	9	17	8	72	110	53%
Closed Sales	8	9	16	68	97	43%
Price/SF	\$174	\$173	\$218	\$190	\$196	3%
\$300k-\$600k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	31	22	9	353	317	-10%
New Pendings	20	17	14	285	248	-13%
Closed Sales	29	10	19	282	240	-15%
Price/SF	\$208	\$207	\$221	\$211	\$221	5%
>\$600k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	17	13	2	205	197	-4%
New Pendings	11	6	7	100	117	17%
Closed Sales	12	5	10	110	119	8%
Price/SF	\$249	\$276	\$294	\$247	\$254	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
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Commerce/White Lake

Single-Family Homes

MONTHLY

35
DEC NEW LISTINGS
-42% from last month

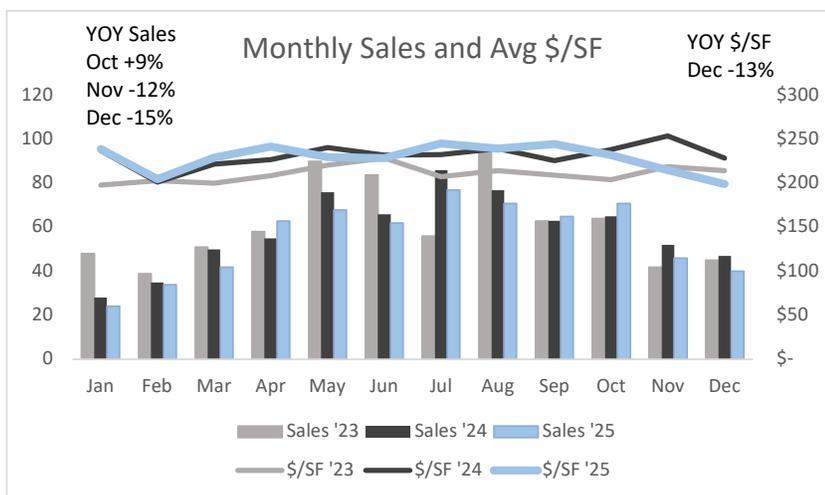
47
NEW PENDING
+2% from last month

40
CLOSED SALES
-13% from last month

\$199
PRICE PER SQ FT
-7% from last month

\$420K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	96	60	35	1,028	1,081	5%
New Pendings	65	46	47	689	713	3%
Closed Sales	71	46	40	700	663	-5%
Price/SF	\$232	\$215	\$199	\$233	\$232	-1%
Avg Price	\$492,774	\$427,837	\$420,125	\$463,093	\$468,284	1%
<\$300k						
Listings Taken	22	22	6	211	192	-9%
New Pendings	17	12	12	155	150	-3%
Closed Sales	15	13	12	148	139	-6%
Price/SF	\$192	\$180	\$169	\$191	\$190	-1%
\$300k-\$600k						
Listings Taken	51	20	17	573	561	-2%
New Pendings	36	24	24	394	408	4%
Closed Sales	36	25	21	412	384	-7%
Price/SF	\$227	\$207	\$199	\$222	\$219	-1%
>\$600k						
Listings Taken	23	18	12	244	328	34%
New Pendings	12	10	11	140	155	11%
Closed Sales	20	8	7	140	140	0%
Price/SF	\$250	\$254	\$221	\$273	\$273	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

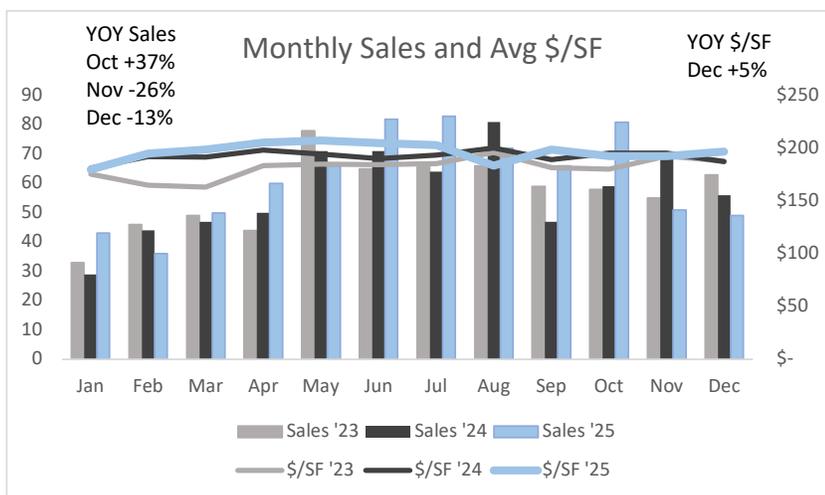
Farmington/Farmington Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	89	61	38	1,033	1,066	3%
New Pendings	70	55	45	693	762	10%
Closed Sales	81	51	49	688	739	7%
Price/SF	\$193	\$193	\$197	\$193	\$197	2%
Avg Price	\$381,673	\$408,841	\$416,463	\$393,702	\$405,810	3%
<\$250k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	9	7	4	144	125	-13%
New Pendings	7	7	5	96	87	-9%
Closed Sales	13	5	5	98	86	-12%
Price/SF	\$162	\$164	\$188	\$164	\$167	2%
\$250k-\$500k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	64	40	24	674	666	-1%
New Pendings	38	41	27	482	514	7%
Closed Sales	51	36	33	440	496	13%
Price/SF	\$192	\$185	\$189	\$193	\$194	0%
>\$500k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	16	14	10	215	275	28%
New Pendings	25	7	13	115	161	40%
Closed Sales	17	10	11	150	157	5%
Price/SF	\$203	\$219	\$214	\$201	\$211	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026 HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

14
DEC NEW LISTINGS
-48% from last month

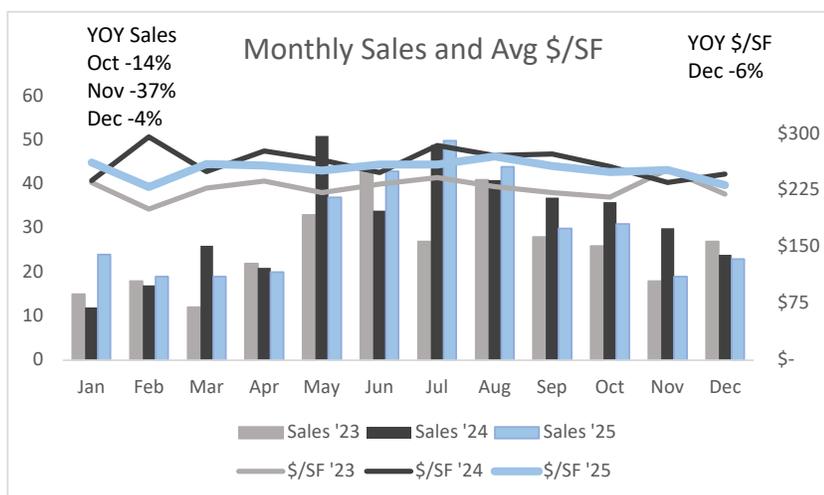
22
NEW PENDING
+16% from last month

23
CLOSED SALES
+21% from last month

\$232
PRICE PER SQ FT
-8% from last month

\$543K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	37	27	14	533	493	-8%
New Pendings	30	19	22	380	367	-3%
Closed Sales	31	19	23	378	359	-5%
Price/SF	\$250	\$253	\$232	\$265	\$256	-4%
Avg Price	\$627,306	\$644,133	\$543,470	\$713,950	\$660,531	-7%
<\$350k						
Listings Taken	5	4	2	66	47	-29%
New Pendings	4	2	5	42	42	0%
Closed Sales	3	1	4	37	35	-5%
Price/SF	\$110	\$218	\$242	\$192	\$198	4%
\$350k-\$750k						
Listings Taken	22	13	9	308	299	-3%
New Pendings	19	15	11	237	230	-3%
Closed Sales	19	14	15	217	224	3%
Price/SF	\$239	\$230	\$216	\$235	\$233	-1%
>\$750k						
Listings Taken	10	10	3	159	147	-8%
New Pendings	7	2	6	101	95	-6%
Closed Sales	9	4	4	124	100	-19%
Price/SF	\$279	\$307	\$270	\$305	\$293	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

32
DEC NEW LISTINGS
-45% from last month

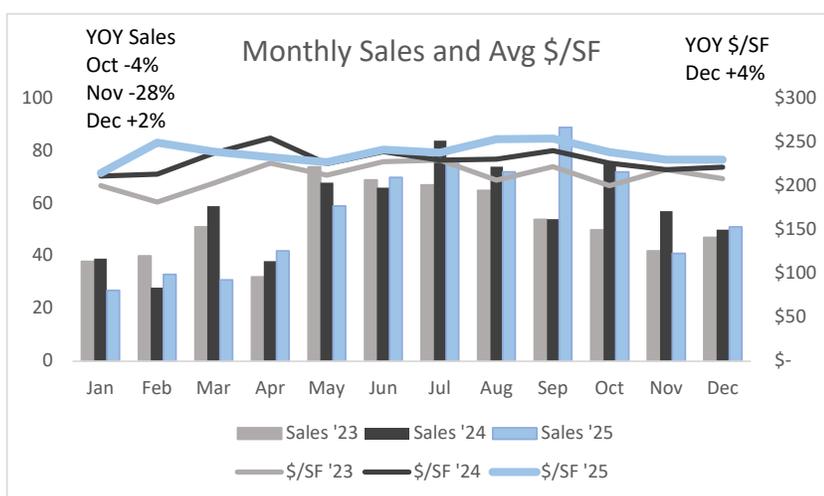
37
NEW PENDING
-34% from last month

51
CLOSED SALES
+24% from last month

\$230
PRICE PER SQ FT
even with last month

\$553K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	96	58	32	1,002	1,018	2%
New Pendings	66	56	37	688	701	2%
Closed Sales	72	41	51	692	664	-4%
Price/SF	\$239	\$230	\$230	\$230	\$240	4%
Avg Price	\$550,949	\$553,683	\$552,818	\$534,026	\$571,179	7%
<\$300k						
Listings Taken	14	4	1	115	111	-3%
New Pendings	7	4	4	92	83	-10%
Closed Sales	11	4	6	87	75	-14%
Price/SF	\$197	\$215	\$194	\$188	\$203	8%
\$300k-\$600k						
Listings Taken	56	33	21	513	525	2%
New Pendings	42	35	24	402	388	-3%
Closed Sales	38	25	32	395	368	-7%
Price/SF	\$226	\$212	\$228	\$218	\$226	3%
>\$600k						
Listings Taken	26	21	10	374	382	2%
New Pendings	17	17	9	194	230	19%
Closed Sales	23	12	13	210	221	5%
Price/SF	\$258	\$260	\$239	\$249	\$258	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

53
DEC NEW LISTINGS
-33% from last month

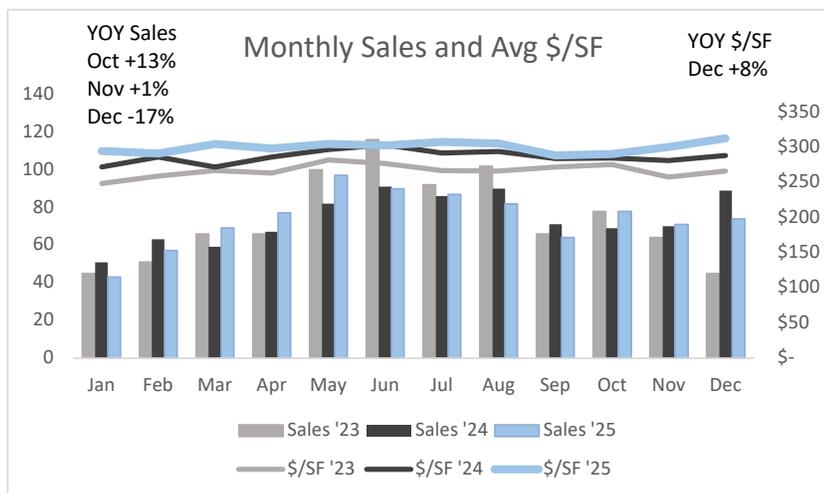
46
NEW PENDING
-47% from last month

74
CLOSED SALES
+4% from last month

\$312
PRICE PER SQ FT
+4% from last month

\$484K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	148	79	53	1,342	1,327	-1%
New Pendings	84	87	46	884	904	2%
Closed Sales	78	71	74	888	889	0%
Price/SF	\$291	\$301	\$312	\$288	\$301	5%
Avg Price	\$481,089	\$462,873	\$484,246	\$418,199	\$447,247	7%
<\$300k						
Listings Taken	23	12	9	326	251	-23%
New Pendings	14	18	13	238	203	-15%
Closed Sales	17	11	16	217	188	-13%
Price/SF	\$218	\$250	\$252	\$244	\$244	0%
\$300k-\$450k						
Listings Taken	88	46	25	672	674	0%
New Pendings	40	49	20	455	447	-2%
Closed Sales	34	37	36	456	430	-6%
Price/SF	\$291	\$296	\$291	\$286	\$296	3%
>\$450k						
Listings Taken	37	21	19	344	402	17%
New Pendings	30	20	13	191	254	33%
Closed Sales	27	23	22	215	271	26%
Price/SF	\$311	\$316	\$348	\$310	\$324	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

42
DEC NEW LISTINGS
-31% from last month

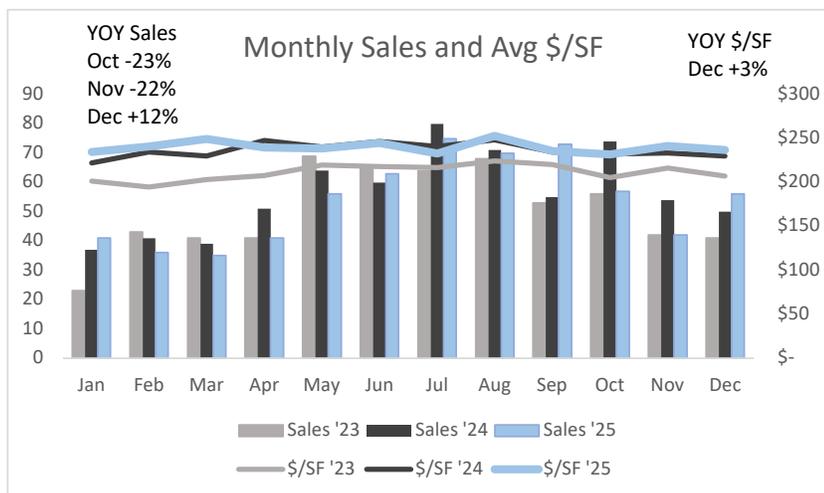
39
NEW PENDING
-43% from last month

56
CLOSED SALES
+33% from last month

\$237
PRICE PER SQ FT
-2% from last month

\$542K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	81	61	42	973	971	0%
New Pendings	50	68	39	692	665	-4%
Closed Sales	57	42	56	676	645	-5%
Price/SF	\$232	\$241	\$237	\$238	\$240	1%
Avg Price	\$506,730	\$576,309	\$542,306	\$527,631	\$526,180	0%
<\$400k						
Listings Taken	24	24	16	294	306	4%
New Pendings	17	23	15	234	213	-9%
Closed Sales	20	14	19	213	189	-11%
Price/SF	\$214	\$213	\$229	\$217	\$222	2%
\$400k-\$600k						
Listings Taken	32	16	12	356	380	7%
New Pendings	19	21	14	257	265	3%
Closed Sales	23	13	19	255	267	5%
Price/SF	\$224	\$229	\$226	\$228	\$232	2%
>\$600k						
Listings Taken	25	21	14	323	285	-12%
New Pendings	14	24	10	201	187	-7%
Closed Sales	14	15	18	208	189	-9%
Price/SF	\$253	\$258	\$247	\$257	\$255	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



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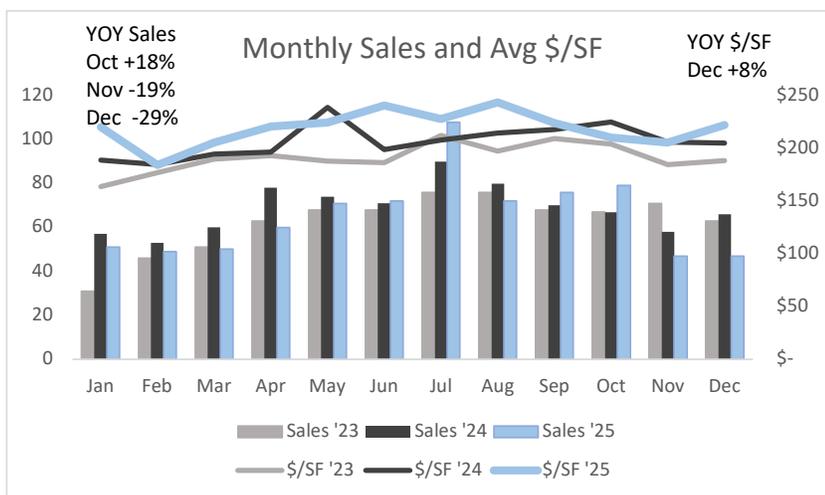
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	89	68	54	1,138	1,126	-1%
New Pending	74	55	37	819	800	-2%
Closed Sales	79	47	47	824	782	-5%
Price/SF	\$210	\$205	\$222	\$208	\$221	7%
Avg Price	\$289,706	\$320,735	\$319,897	\$306,412	\$330,274	8%
<\$200k						
Listings Taken	15	6	7	147	130	-12%
New Pending	10	12	10	126	101	-20%
Closed Sales	12	4	6	117	77	-34%
Price/SF	\$154	\$183	\$150	\$153	\$165	8%
\$200k-\$350k						
Listings Taken	48	45	31	668	628	-6%
New Pending	41	34	18	525	489	-7%
Closed Sales	54	27	29	532	489	-8%
Price/SF	\$204	\$193	\$200	\$194	\$200	3%
>\$350k						
Listings Taken	26	17	16	323	368	14%
New Pending	23	9	9	168	210	25%
Closed Sales	13	16	12	175	216	23%
Price/SF	\$256	\$223	\$276	\$255	\$264	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

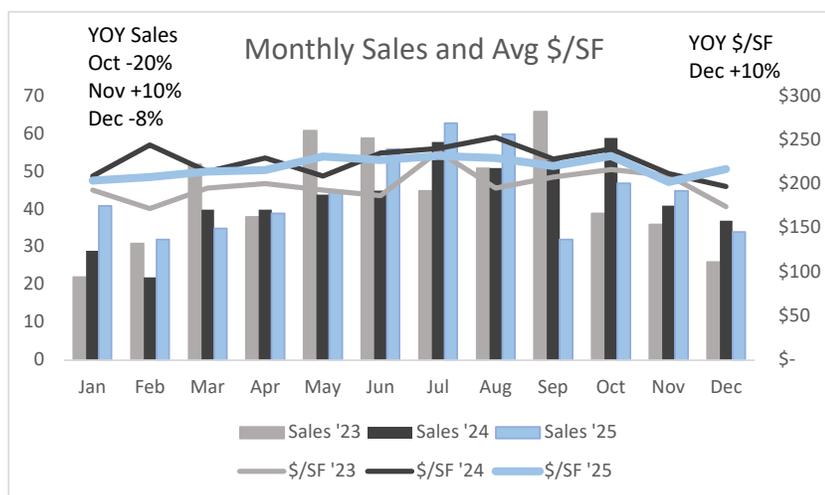
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	84	54	20	955	924	-3%
New Pending	52	44	34	528	551	4%
Closed Sales	47	45	34	519	529	2%
Price/SF	\$232	\$202	\$217	\$228	\$221	-3%
Avg Price	\$537,382	\$582,142	\$595,939	\$593,935	\$585,279	-1%
<\$350k						
Listings Taken	10	9	-	160	116	-28%
New Pending	13	4	4	99	91	-8%
Closed Sales	10	6	5	105	89	-15%
Price/SF	\$189	\$182	\$208	\$195	\$197	1%
\$350k-\$600k						
Listings Taken	42	24	10	431	413	-4%
New Pending	32	23	15	282	267	-5%
Closed Sales	27	25	17	263	251	-5%
Price/SF	\$197	\$185	\$189	\$188	\$192	2%
>\$600k						
Listings Taken	32	21	10	364	395	9%
New Pending	7	17	15	147	193	31%
Closed Sales	10	14	12	151	189	25%
Price/SF	\$309	\$227	\$248	\$283	\$254	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

43
DEC NEW LISTINGS
-53% from last month

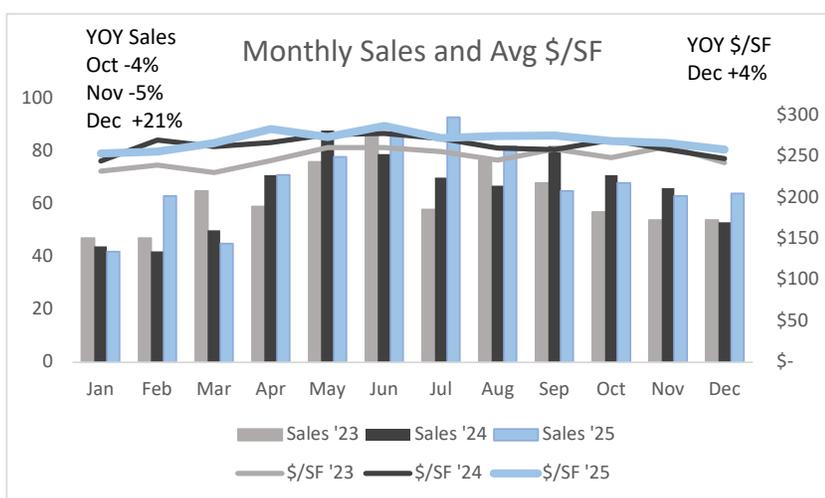
43
NEW PENDING
-31% from last month

64
CLOSED SALES
+2% from last month

\$258
PRICE PER SQ FT
-3% from last month

\$370K
AVG SALE PRICE
+10% from last month

Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	109	92	43	1,121	1,222	9%
New Pendings	75	62	43	779	830	7%
Closed Sales	68	63	64	783	823	5%
Price/SF	\$268	\$266	\$258	\$265	\$271	2%
Avg Price	\$326,665	\$334,850	\$369,779	\$339,150	\$356,220	5%
<\$200k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	18	13	5	145	157	8%
New Pendings	11	14	5	102	97	-5%
Closed Sales	9	14	8	104	99	-5%
Price/SF	\$180	\$177	\$172	\$194	\$187	-3%
\$200k-\$350k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	50	42	21	592	603	2%
New Pendings	41	24	20	411	420	2%
Closed Sales	37	29	27	400	391	-2%
Price/SF	\$256	\$251	\$243	\$251	\$255	1%
>\$350k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	41	37	17	384	462	20%
New Pendings	23	24	18	266	313	18%
Closed Sales	22	20	29	279	333	19%
Price/SF	\$304	\$315	\$279	\$291	\$296	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,322
DEC NEW LISTINGS
-32% from last month

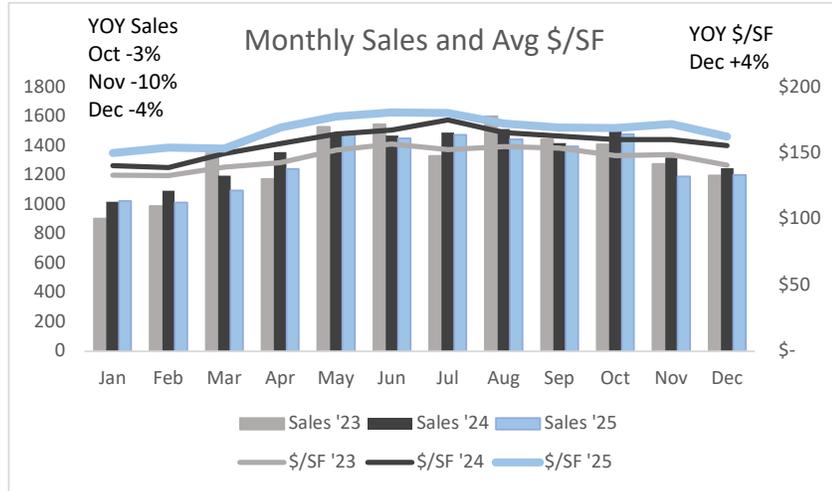
1,021
NEW PENDING
-25% from last month

1,203
CLOSED SALES
+1% from last month

\$163
PRICE PER SQ FT
-6% from last month

\$234K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	2,565	1,933	1,322	28,586	27,585	-4%
New Pendings	1,659	1,367	1,021	16,433	16,373	0%
Closed Sales	1,480	1,192	1,203	16,168	15,520	-4%
Price/SF	\$169	\$172	\$163	\$160	\$169	6%
Avg Price	\$245,784	\$250,859	\$234,225	\$232,513	\$249,129	7%
<\$200k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	1,443	1,170	861	17,306	15,754	-9%
New Pendings	877	704	602	9,151	8,406	-8%
Closed Sales	710	576	622	8,649	7,606	-12%
Price/SF	\$102	\$106	\$101	\$98	\$102	4%
\$200k-\$500k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	933	655	407	9,301	9,835	6%
New Pendings	676	571	356	6,124	6,710	10%
Closed Sales	669	519	493	6,303	6,611	5%
Price/SF	\$196	\$196	\$193	\$190	\$195	2%
>\$500k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	189	108	54	1,979	1,996	1%
New Pendings	106	92	63	1,158	1,257	9%
Closed Sales	101	97	88	1,216	1,303	7%
Price/SF	\$257	\$258	\$250	\$245	\$253	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

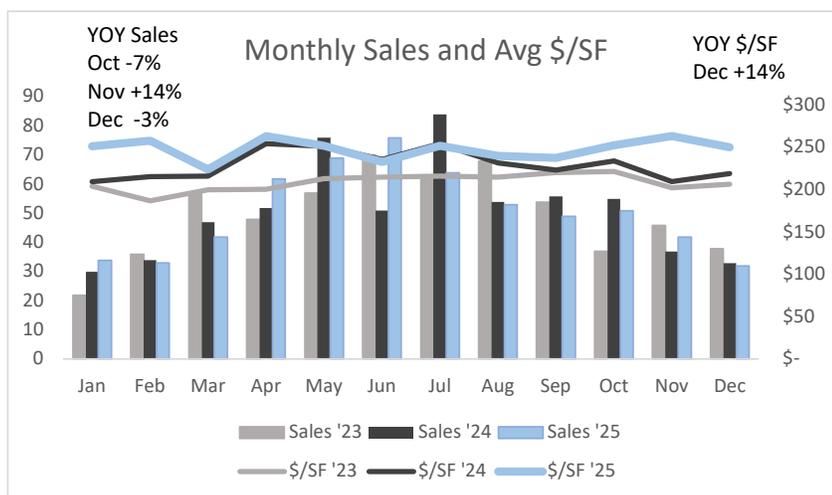
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	101	71	40	906	953	5%
New Pendings	46	43	32	612	622	2%
Closed Sales	51	42	32	609	607	0%
Price/SF	\$253	\$264	\$251	\$235	\$249	6%
Avg Price	\$586,817	\$608,212	\$532,719	\$561,442	\$586,808	5%
<\$350k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	37	26	20	270	319	18%
New Pendings	18	12	18	179	192	7%
Closed Sales	15	17	10	177	180	2%
Price/SF	\$201	\$220	\$198	\$203	\$207	2%
\$350k-\$750k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	20	9	10	201	204	1%
New Pendings	10	11	2	141	136	-4%
Closed Sales	16	7	9	144	149	3%
Price/SF	\$225	\$221	\$232	\$209	\$227	8%
>\$750k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	44	36	10	435	430	-1%
New Pendings	18	20	12	292	294	1%
Closed Sales	20	18	13	288	278	-3%
Price/SF	\$281	\$289	\$278	\$252	\$266	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Single-Family

Single-Family Homes

MONTHLY

616
DEC NEW LISTINGS
-30% from last month

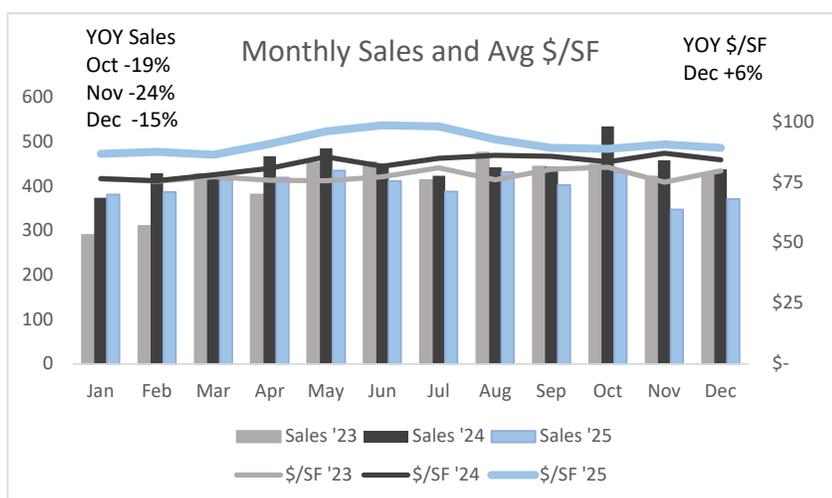
376
NEW PENDING
-16% from last month

372
CLOSED SALES
+7% from last month

\$89
PRICE PER SQ FT
-2% from last month

\$121K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	1,054	877	616	12,669	11,788	-7%
New Pendings	571	448	376	5,552	5,296	-5%
Closed Sales	432	349	372	5,386	4,836	-10%
Price/SF	\$89	\$91	\$89	\$83	\$92	11%
Avg Price	\$116,421	\$123,880	\$121,499	\$109,422	\$123,167	13%
<\$100k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	501	429	308	6,715	5,762	-14%
New Pendings	299	247	213	3,223	2,778	-14%
Closed Sales	237	183	196	3,134	2,550	-19%
Price/SF	\$55	\$53	\$52	\$50	\$53	6%
\$100k-\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	500	412	289	5,361	5,451	2%
New Pendings	249	182	147	2,116	2,268	7%
Closed Sales	174	151	160	2,060	2,034	-1%
Price/SF	\$108	\$112	\$112	\$109	\$113	4%
>\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	53	36	19	593	575	-3%
New Pendings	23	19	16	213	250	17%
Closed Sales	21	15	16	192	252	31%
Price/SF	\$160	\$158	\$166	\$147	\$158	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Condos

Condos/Lofts

MONTHLY

46
DEC NEW LISTINGS
-21% from last month

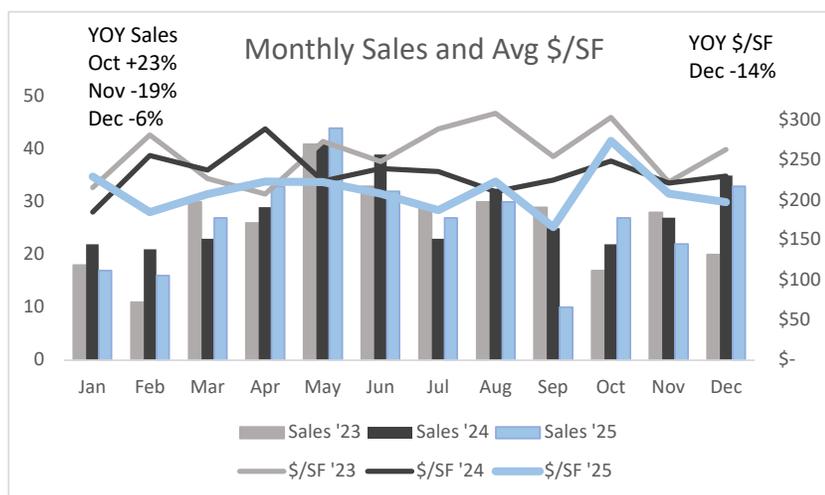
26
NEW PENDING
-37% from last month

33
CLOSED SALES
+50% from last month

\$197
PRICE PER SQ FT
-5% from last month

\$217K
AVG SALE PRICE
-19% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	87	58	46	974	907	-7%
New Pendings	63	41	26	340	381	12%
Closed Sales	27	22	33	339	318	-6%
Price/SF	\$274	\$208	\$197	\$234	\$215	-8%
Avg Price	\$365,052	\$269,518	\$217,216	\$299,918	\$261,689	-13%
<\$200k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	20	24	22	338	314	-7%
New Pendings	12	21	9	123	156	27%
Closed Sales	9	9	17	126	145	15%
Price/SF	\$128	\$91	\$75	\$115	\$108	-6%
\$200k-\$400k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	42	21	14	366	339	-7%
New Pendings	14	12	11	131	123	-6%
Closed Sales	10	8	9	132	105	-20%
Price/SF	\$223	\$236	\$243	\$231	\$228	-1%
>\$400k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	25	13	10	270	254	-6%
New Pendings	37	8	6	86	102	19%
Closed Sales	8	5	7	81	68	-16%
Price/SF	\$402	\$326	\$282	\$333	\$325	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

225
DEC NEW LISTINGS
-33% from last month

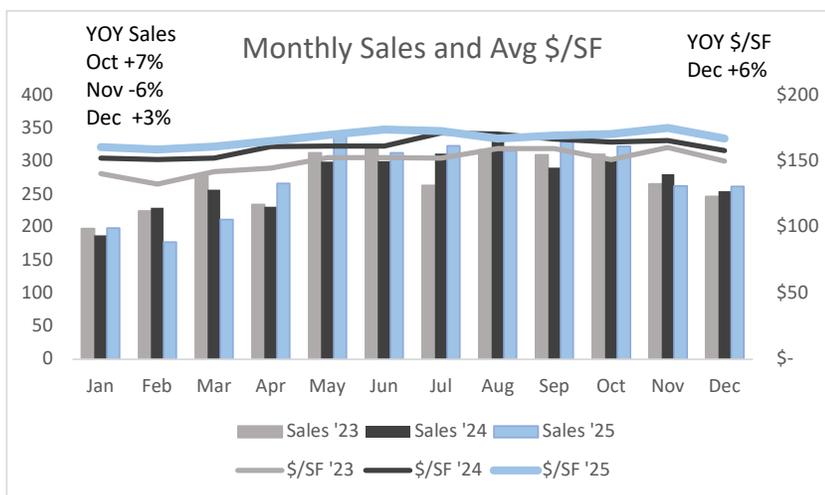
211
NEW PENDING
-31% from last month

262
CLOSED SALES
even with last month

\$167
PRICE PER SQ FT
-5% from last month

\$229K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	449	336	225	4,731	4,935	4%
New Pendings	331	305	211	3,307	3,482	5%
Closed Sales	323	263	262	3,285	3,329	1%
Price/SF	\$171	\$176	\$167	\$163	\$169	4%
Avg Price	\$233,935	\$232,960	\$228,536	\$212,496	\$224,250	6%
<\$150k						
Listings Taken	92	83	65	1,254	1,118	-11%
New Pendings	64	56	47	879	730	-17%
Closed Sales	54	40	52	808	644	-20%
Price/SF	\$101	\$115	\$115	\$110	\$113	3%
\$150k-\$300k						
Listings Taken	289	201	117	2,629	2,940	12%
New Pendings	196	191	130	1,908	2,146	12%
Closed Sales	193	166	153	1,931	2,067	7%
Price/SF	\$175	\$178	\$171	\$171	\$174	2%
>\$300k						
Listings Taken	68	52	43	848	877	3%
New Pendings	71	58	34	520	606	17%
Closed Sales	76	57	57	546	618	13%
Price/SF	\$190	\$193	\$184	\$182	\$186	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

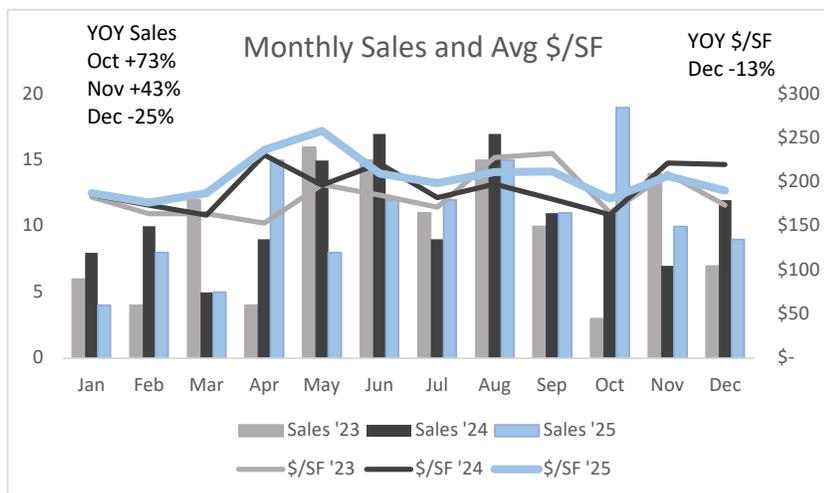
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges				YEAR-END ANNUAL		
	Oct '25	Nov '25	Dec '25	2024	2025	(+/-)
Listings Taken	20	6	3	193	212	10%
New Pending	13	14	6	125	133	6%
Closed Sales	19	10	9	131	128	-2%
Price/SF	\$181	\$207	\$191	\$197	\$206	5%
Avg Price	\$441,043	\$515,800	\$411,000	\$470,012	\$502,788	7%
<\$350k				YEAR-END ANNUAL		
	Oct '25	Nov '25	Dec '25	2024	2025	(+/-)
Listings Taken	6	2	-	50	63	26%
New Pending	3	5	3	40	40	0%
Closed Sales	4	4	3	43	36	-16%
Price/SF	\$149	\$176	\$199	\$175	\$171	-2%
\$350k-\$600k				YEAR-END ANNUAL		
	Oct '25	Nov '25	Dec '25	2024	2025	(+/-)
Listings Taken	8	1	3	98	98	0%
New Pending	9	4	2	61	68	11%
Closed Sales	14	3	6	64	68	6%
Price/SF	\$193	\$164	\$188	\$187	\$187	0%
>\$600k				YEAR-END ANNUAL		
	Oct '25	Nov '25	Dec '25	2024	2025	(+/-)
Listings Taken	6	3	-	45	51	13%
New Pending	1	5	1	24	25	4%
Closed Sales	1	3	-	24	24	0%
Price/SF	\$147	\$264	-	\$230	\$270	17%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

117
DEC NEW LISTINGS
-27% from last month

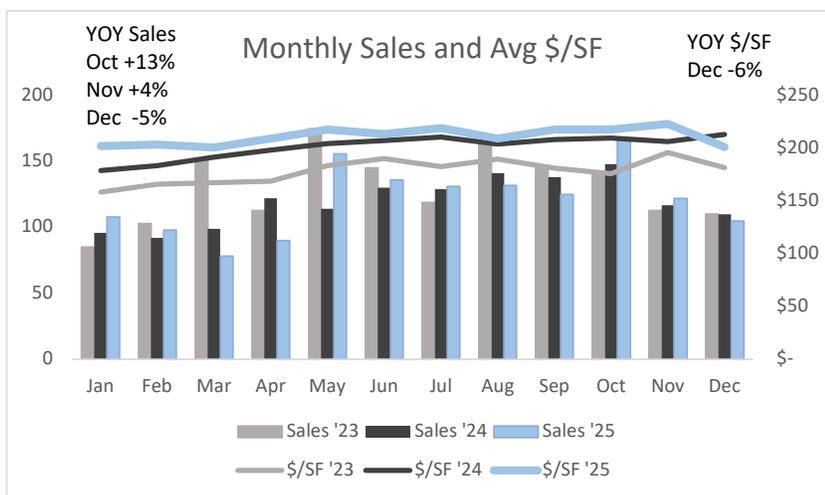
87
NEW PENDING
-26% from last month

105
CLOSED SALES
-14% from last month

\$201
PRICE PER SQ FT
-10% from last month

\$256K
AVG SALE PRICE
-15% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	202	160	117	2,334	2,307	-1%
New Pendings	160	118	87	1,465	1,470	0%
Closed Sales	167	122	105	1,436	1,448	1%
Price/SF	\$218	\$223	\$201	\$203	\$213	5%
Avg Price	\$284,575	\$301,809	\$255,833	\$272,841	\$282,692	4%
<\$175k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	32	30	28	454	385	-15%
New Pendings	26	18	26	349	268	-23%
Closed Sales	25	20	24	321	264	-18%
Price/SF	\$154	\$153	\$138	\$145	\$144	-1%
\$175k-\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	103	97	59	1,121	1,185	6%
New Pendings	88	74	43	757	797	5%
Closed Sales	91	66	60	720	735	2%
Price/SF	\$196	\$200	\$195	\$195	\$198	1%
>\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	67	33	30	759	737	-3%
New Pendings	46	26	18	359	405	13%
Closed Sales	51	36	21	395	449	14%
Price/SF	\$267	\$266	\$253	\$236	\$252	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

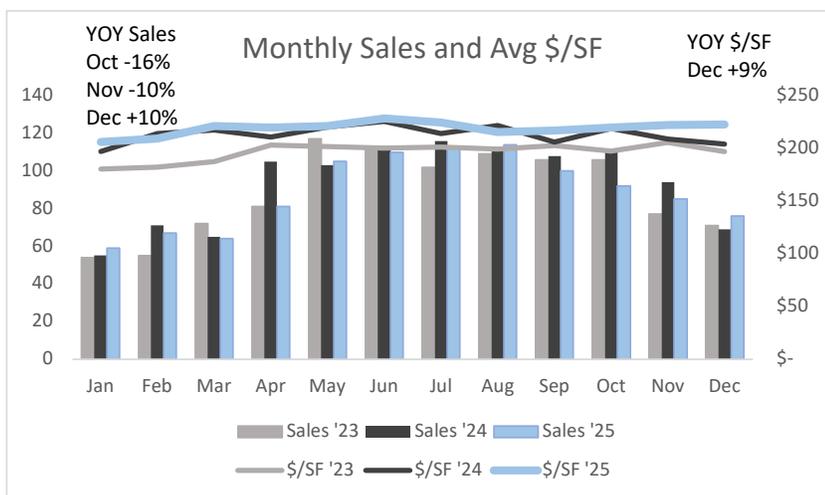
Livonia

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	132	79	43	1,404	1,308	-7%
New Pending	103	75	55	1,129	1,081	-4%
Closed Sales	92	85	76	1,120	1,066	-5%
Price/SF	\$220	\$222	\$222	\$214	\$220	3%
Avg Price	\$339,071	\$317,589	\$340,421	\$323,949	\$337,069	4%
<\$250k						
Listings Taken	20	18	13	306	212	-31%
New Pending	15	15	12	243	174	-28%
Closed Sales	12	16	13	203	164	-19%
Price/SF	\$192	\$182	\$196	\$186	\$187	1%
\$250k-\$400k						
Listings Taken	85	46	25	854	806	-6%
New Pending	76	42	33	697	684	-2%
Closed Sales	61	59	44	701	651	-7%
Price/SF	\$222	\$233	\$228	\$222	\$227	2%
>\$400k						
Listings Taken	27	15	5	244	290	19%
New Pending	12	18	10	189	223	18%
Closed Sales	19	10	19	216	251	16%
Price/SF	\$222	\$213	\$224	\$210	\$218	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

8
DEC NEW LISTINGS
-11% from last month

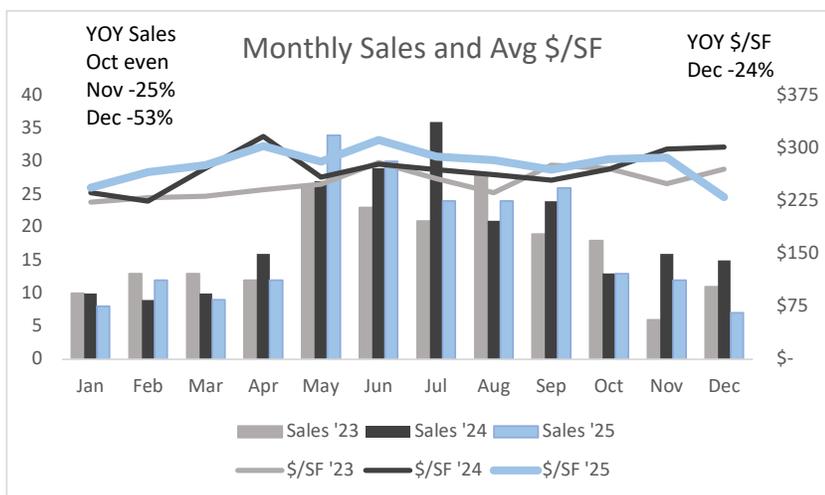
9
NEW PENDINGS
-25% from last month

7
CLOSED SALES
-42% from last month

\$231
PRICE PER SQ FT
-20% from last month

\$635K
AVG SALE PRICE
-31% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	22	9	8	374	332	-11%
New Pending	13	12	9	226	216	-4%
Closed Sales	13	12	7	226	211	-7%
Price/SF	\$285	\$287	\$231	\$272	\$283	4%
Avg Price	\$850,154	\$918,842	\$635,143	\$857,394	\$881,768	3%
<\$700k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	5	5	3	115	121	5%
New Pending	2	7	5	92	82	-11%
Closed Sales	9	3	4	91	72	-21%
Price/SF	\$246	\$273	\$220	\$241	\$259	8%
\$700k-\$1m						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	6	-	4	128	97	-24%
New Pending	4	1	3	86	71	-17%
Closed Sales	1	5	3	84	78	-7%
Price/SF	\$253	\$250	\$242	\$251	\$260	4%
>\$1m						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	11	4	1	131	114	-13%
New Pending	7	4	1	48	63	31%
Closed Sales	3	4	-	51	61	20%
Price/SF	\$347	\$326	-	\$324	\$320	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

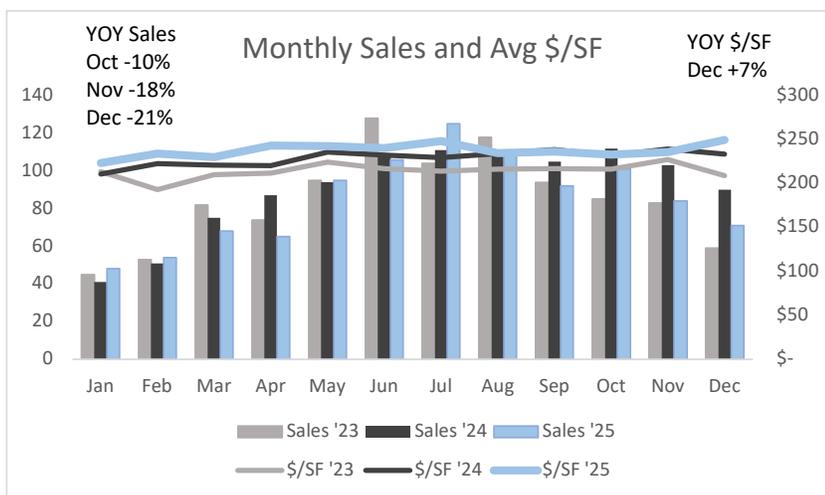
Plymouth/Canton

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	149	68	56	1,538	1,363	-11%
New Pendings	117	75	43	1,100	1,019	-7%
Closed Sales	101	84	71	1,087	1,018	-6%
Price/SF	\$233	\$236	\$250	\$231	\$239	3%
Avg Price	\$488,955	\$468,039	\$516,727	\$494,841	\$511,794	3%
<\$350k						
Listings Taken	30	13	7	299	241	-19%
New Pendings	28	17	8	244	197	-19%
Closed Sales	20	14	18	215	160	-26%
Price/SF	\$214	\$223	\$227	\$212	\$210	-1%
\$350k-\$600k						
Listings Taken	75	36	33	842	686	-19%
New Pendings	58	41	19	629	552	-12%
Closed Sales	57	52	33	623	585	-6%
Price/SF	\$227	\$230	\$224	\$224	\$233	4%
>\$600k						
Listings Taken	44	19	16	397	436	10%
New Pendings	31	17	16	227	270	19%
Closed Sales	24	18	20	249	273	10%
Price/SF	\$249	\$254	\$289	\$250	\$253	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

571
DEC NEW LISTINGS
-32% from last month

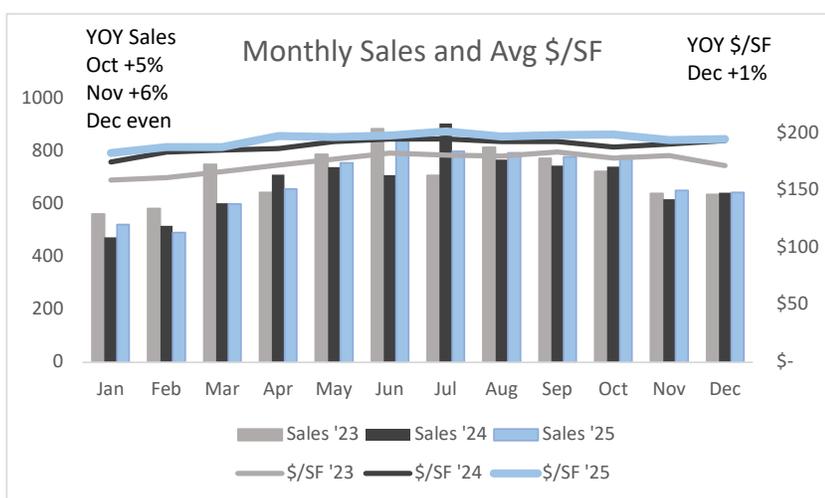
507
NEW PENDING
-32% from last month

644
CLOSED SALES
-1% from last month

\$195
PRICE PER SQ FT
even with last month

\$322K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	1,239	852	571	12,967	13,036	1%
New Pendings	819	748	507	8,268	8,716	5%
Closed Sales	783	652	644	8,181	8,341	2%
Price/SF	\$199	\$194	\$195	\$190	\$195	3%
Avg Price	\$323,006	\$317,858	\$322,492	\$311,036	\$321,508	3%
<\$200k						
Listings Taken	325	216	151	3,651	3,181	-13%
New Pendings	218	176	145	2,220	2,136	-4%
Closed Sales	203	164	162	2,110	1,977	-6%
Price/SF	\$131	\$123	\$123	\$129	\$128	-1%
\$200k-\$400k						
Listings Taken	590	425	280	6,031	6,212	3%
New Pendings	389	397	240	4,194	4,434	6%
Closed Sales	391	318	324	4,183	4,287	2%
Price/SF	\$200	\$194	\$194	\$191	\$196	3%
>\$400k						
Listings Taken	324	211	140	3,285	3,643	11%
New Pendings	212	175	122	1,854	2,146	16%
Closed Sales	189	170	158	1,888	2,077	10%
Price/SF	\$228	\$222	\$225	\$217	\$221	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

48
DEC NEW LISTINGS
-24% from last month

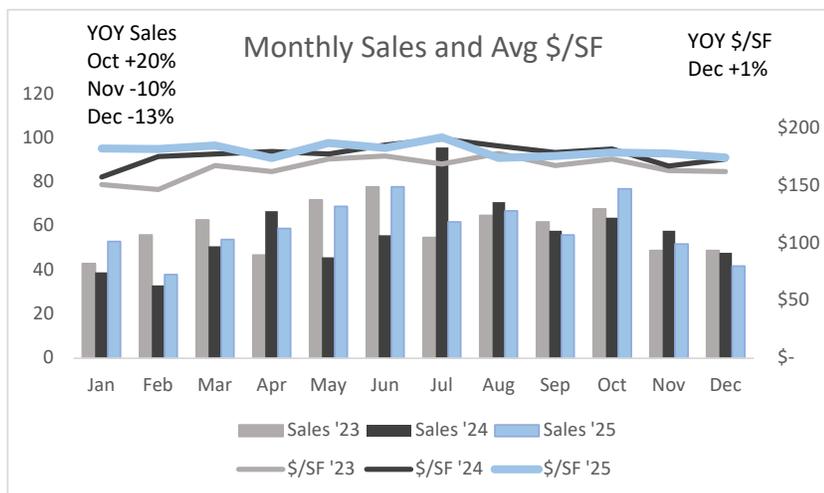
34
NEW PENDING
-42% from last month

42
CLOSED SALES
-19% from last month

\$175
PRICE PER SQ FT
-2% from last month

\$314K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	112	63	48	1,069	1,050	-2%
New Pendings	71	59	34	698	730	5%
Closed Sales	77	52	42	687	707	3%
Price/SF	\$180	\$179	\$175	\$180	\$181	1%
Avg Price	\$281,858	\$294,613	\$314,114	\$298,976	\$305,632	2%
<\$200k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	18	8	8	213	187	-12%
New Pendings	21	9	3	134	130	-3%
Closed Sales	19	8	7	123	121	-2%
Price/SF	\$142	\$122	\$107	\$128	\$131	3%
\$200k-\$400k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	65	39	33	671	619	-8%
New Pendings	38	36	22	479	464	-3%
Closed Sales	47	34	25	465	446	-4%
Price/SF	\$185	\$188	\$187	\$184	\$188	2%
>\$400k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	29	16	7	185	244	32%
New Pendings	12	14	9	85	136	60%
Closed Sales	11	10	10	99	140	41%
Price/SF	\$194	\$178	\$180	\$197	\$188	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

66
DEC NEW LISTINGS
-16% from last month

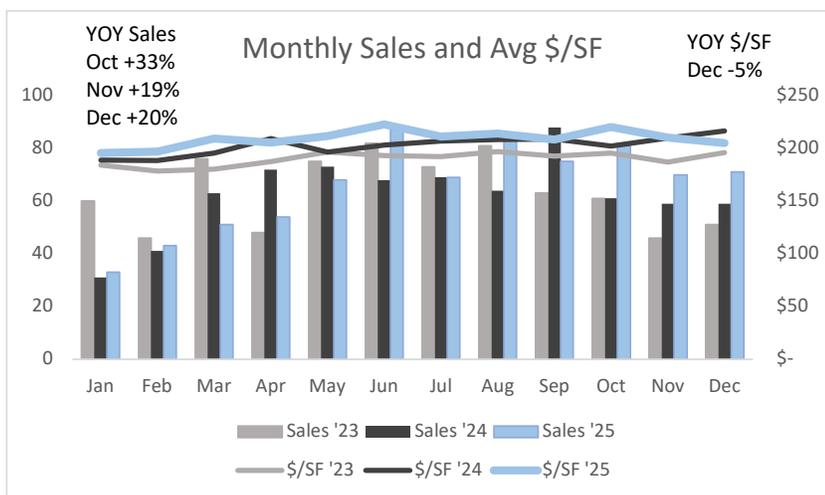
62
NEW PENDING
-23% from last month

71
CLOSED SALES
+1% from last month

\$205
PRICE PER SQ FT
-3% from last month

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

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	139	79	66	1,191	1,345	13%
New Pendings	88	81	62	768	860	12%
Closed Sales	81	70	71	748	787	5%
Price/SF	\$220	\$210	\$205	\$204	\$211	3%
Avg Price	\$486,385	\$495,926	\$452,212	\$477,834	\$490,802	3%
<\$350k						
Listings Taken	20	10	9	142	148	4%
New Pendings	9	15	11	108	100	-7%
Closed Sales	6	8	16	102	88	-14%
Price/SF	\$181	\$142	\$166	\$174	\$162	-7%
\$350k-\$600k						
Listings Taken	85	49	42	823	861	5%
New Pendings	48	51	37	539	561	4%
Closed Sales	61	42	43	536	521	-3%
Price/SF	\$217	\$207	\$210	\$205	\$209	2%
>\$600k						
Listings Taken	34	20	15	226	336	49%
New Pendings	31	15	14	121	199	64%
Closed Sales	14	20	12	110	178	62%
Price/SF	\$240	\$232	\$216	\$215	\$227	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

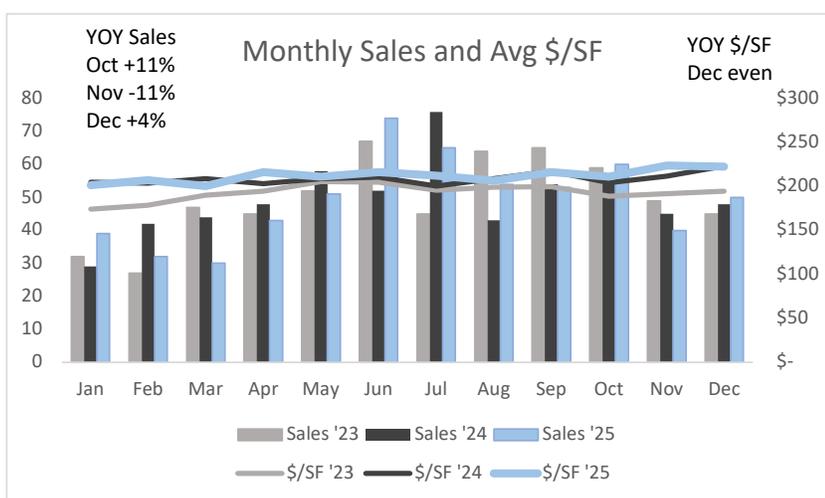
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	79	48	38	943	965	2%
New Pending	50	35	46	603	624	3%
Closed Sales	60	40	50	593	591	0%
Price/SF	\$211	\$224	\$223	\$209	\$213	2%
Avg Price	\$472,140	\$499,508	\$548,318	\$473,447	\$493,640	4%
<\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	16	6	8	166	146	-12%
New Pending	11	4	13	130	118	-9%
Closed Sales	13	4	6	119	94	-21%
Price/SF	\$154	\$209	\$168	\$176	\$168	-4%
\$300k-\$600k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	32	24	18	470	410	-13%
New Pending	30	17	19	313	306	-2%
Closed Sales	31	24	19	328	311	-5%
Price/SF	\$201	\$205	\$202	\$196	\$202	3%
>\$600k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	31	18	12	307	409	33%
New Pending	9	14	14	160	200	25%
Closed Sales	16	12	25	146	186	27%
Price/SF	\$243	\$253	\$238	\$240	\$234	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

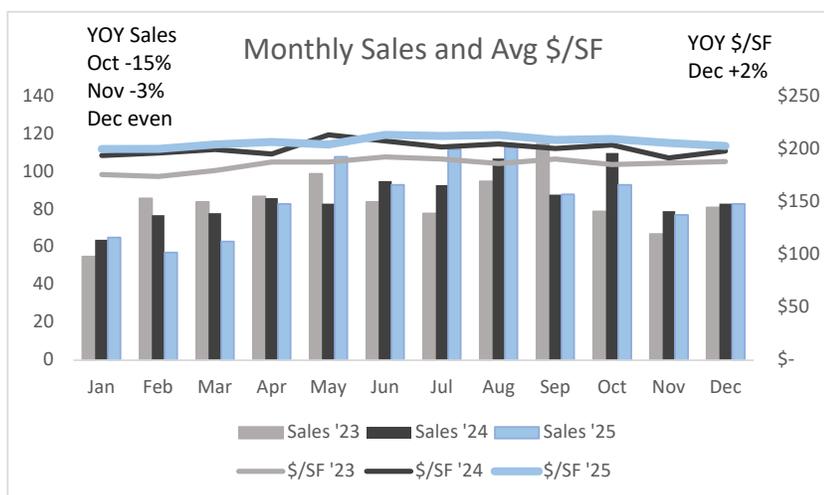
Sterling Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	124	116	54	1,567	1,488	-5%
New Pendings	96	90	60	1,046	1,047	0%
Closed Sales	93	77	83	1,043	1,035	-1%
Price/SF	\$210	\$206	\$203	\$201	\$208	3%
Avg Price	\$358,318	\$340,806	\$324,034	\$340,925	\$349,640	3%
<\$250k						
Listings Taken	9	14	1	162	103	-36%
New Pendings	6	11	7	116	77	-34%
Closed Sales	6	5	11	90	69	-23%
Price/SF	\$203	\$165	\$175	\$178	\$178	0%
\$250k-\$400k						
Listings Taken	94	84	42	1,103	1,105	0%
New Pendings	74	65	45	765	793	4%
Closed Sales	68	60	61	759	776	2%
Price/SF	\$207	\$209	\$204	\$201	\$207	3%
>\$400k						
Listings Taken	21	18	11	302	280	-7%
New Pendings	16	14	8	165	177	7%
Closed Sales	19	12	11	194	190	-2%
Price/SF	\$216	\$205	\$217	\$207	\$215	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

60
DEC NEW LISTINGS
-30% from last month

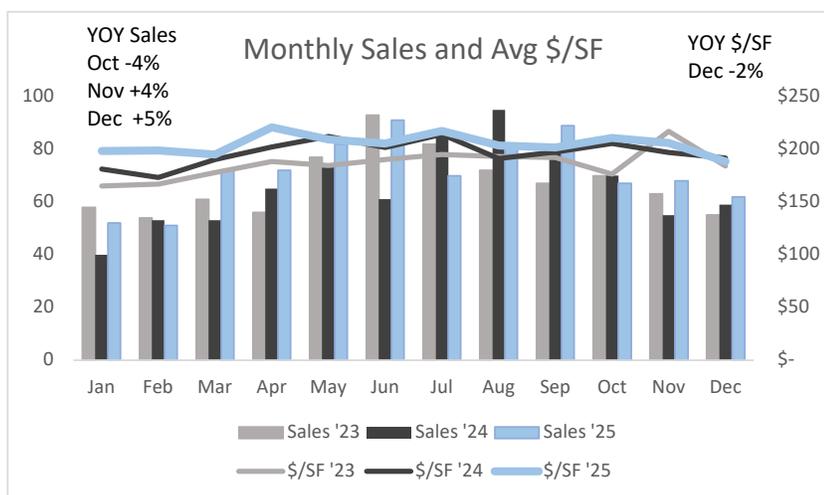
49
NEW PENDING
-39% from last month

62
CLOSED SALES
-9% from last month

\$188
PRICE PER SQ FT
-9% from last month

\$248K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	113	86	60	1,153	1,245	8%
New Pendings	80	80	49	801	890	11%
Closed Sales	67	68	62	790	857	8%
Price/SF	\$211	\$206	\$188	\$198	\$205	4%
Avg Price	\$253,046	\$272,404	\$248,160	\$254,570	\$260,172	2%
<\$200k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	20	13	8	235	186	-21%
New Pendings	14	11	7	176	146	-17%
Closed Sales	11	10	10	156	141	-10%
Price/SF	\$146	\$135	\$140	\$149	\$153	3%
\$200k-\$275k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	53	45	36	639	638	0%
New Pendings	45	37	29	448	471	5%
Closed Sales	33	39	33	443	440	-1%
Price/SF	\$205	\$212	\$187	\$200	\$205	3%
>\$275k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	40	28	16	279	421	51%
New Pendings	21	32	13	177	273	54%
Closed Sales	23	19	19	191	276	45%
Price/SF	\$245	\$220	\$209	\$221	\$224	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026 HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

109
DEC NEW LISTINGS
-33% from last month

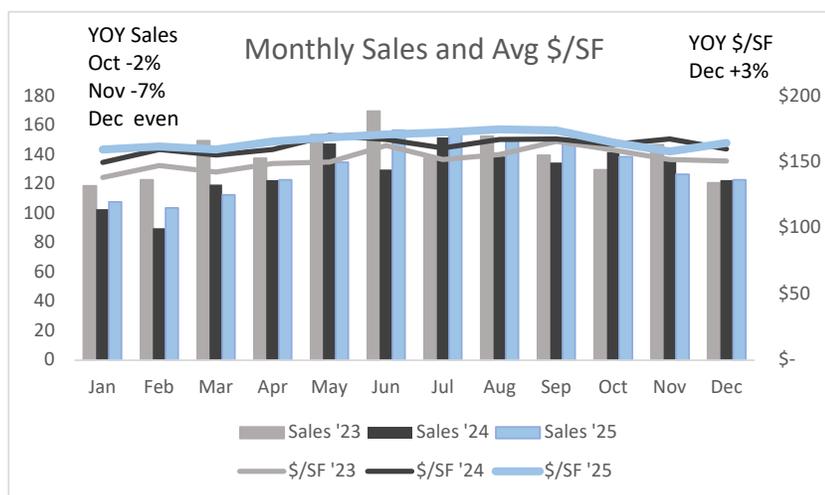
89
NEW PENDING
-44% from last month

123
CLOSED SALES
-3% from last month

\$165
PRICE PER SQ FT
+4% from last month

\$195K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	262	163	109	2,534	2,499	-1%
New Pendings	149	159	89	1,548	1,646	6%
Closed Sales	139	127	123	1,541	1,582	3%
Price/SF	\$165	\$158	\$165	\$163	\$167	2%
Avg Price	\$200,360	\$188,008	\$194,853	\$197,685	\$202,798	3%
<\$125k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	49	31	22	567	505	-11%
New Pendings	36	29	22	351	330	-6%
Closed Sales	31	33	29	363	333	-8%
Price/SF	\$95	\$99	\$95	\$98	\$101	3%
\$125k-\$250k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	131	76	55	1,283	1,180	-8%
New Pendings	81	79	41	768	784	2%
Closed Sales	59	65	61	721	720	0%
Price/SF	\$170	\$167	\$175	\$167	\$167	0%
>\$250k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	82	56	32	684	814	19%
New Pendings	32	51	26	429	532	24%
Closed Sales	49	29	33	457	529	16%
Price/SF	\$188	\$183	\$184	\$190	\$193	1%

Data source: Realtor MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

103
DEC NEW LISTINGS
-28% from last month

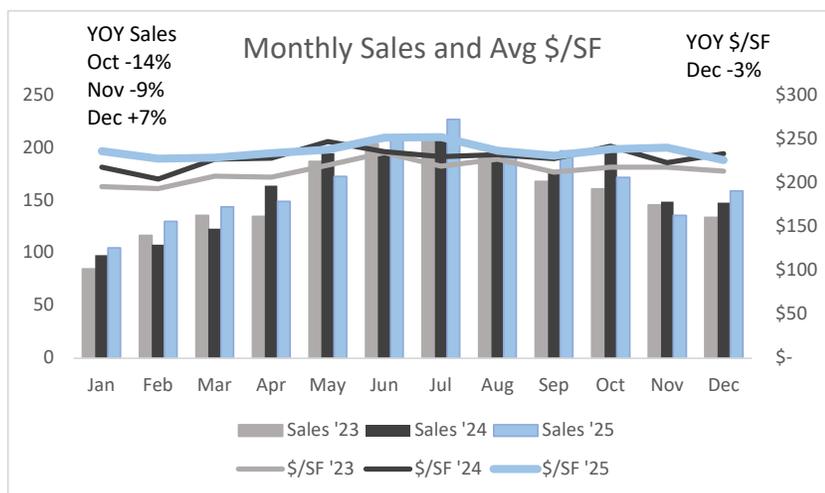
108
NEW PENDING
-36% from last month

159
CLOSED SALES
+17% from last month

\$226
PRICE PER SQ FT
-6% from last month

\$463K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	265	144	103	3,038	2,745	-10%
New Pendings	165	170	108	1,974	2,022	2%
Closed Sales	172	136	159	1,965	1,997	2%
Price/SF	\$239	\$240	\$226	\$231	\$238	3%
Avg Price	\$460,078	\$459,058	\$463,492	\$453,478	\$466,856	3%
<\$300k						
Listings Taken	52	28	20	589	457	-22%
New Pendings	33	26	20	407	376	-8%
Closed Sales	24	27	24	377	340	-10%
Price/SF	\$161	\$185	\$141	\$165	\$162	-2%
\$300k-\$500k						
Listings Taken	139	74	41	1,348	1,297	-4%
New Pendings	86	78	55	985	990	1%
Closed Sales	92	68	79	985	983	0%
Price/SF	\$229	\$221	\$217	\$216	\$223	3%
>\$500k						
Listings Taken	74	42	42	1,101	991	-10%
New Pendings	46	66	33	582	656	13%
Closed Sales	56	41	56	603	674	12%
Price/SF	\$266	\$279	\$256	\$269	\$273	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

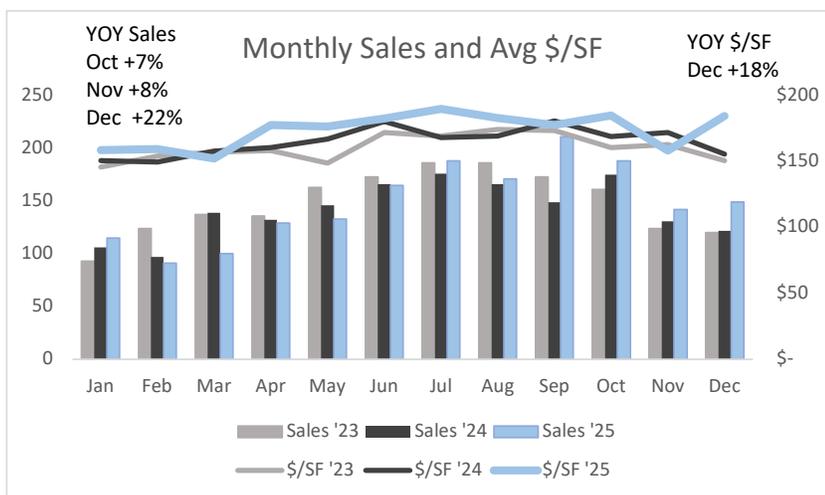
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	258	149	94	2,534	2,523	0%
New Pendings	194	160	111	1,699	1,862	10%
Closed Sales	188	142	149	1,705	1,782	5%
Price/SF	\$185	\$158	\$184	\$166	\$176	6%
Avg Price	\$297,125	\$237,209	\$288,509	\$266,637	\$286,498	7%
<\$200k						
Listings Taken	71	48	31	932	796	-15%
New Pendings	67	66	37	646	651	1%
Closed Sales	71	56	50	632	608	-4%
Price/SF	\$122	\$106	\$114	\$113	\$111	-1%
\$200k-\$400k						
Listings Taken	124	66	45	1,099	1,109	1%
New Pendings	96	62	49	792	835	5%
Closed Sales	77	73	69	815	829	2%
Price/SF	\$187	\$174	\$192	\$168	\$180	7%
>\$400k						
Listings Taken	63	35	18	503	618	23%
New Pendings	31	32	25	261	376	44%
Closed Sales	40	13	30	258	345	34%
Price/SF	\$235	\$215	\$232	\$231	\$229	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

263
DEC NEW LISTINGS
-29% from last month

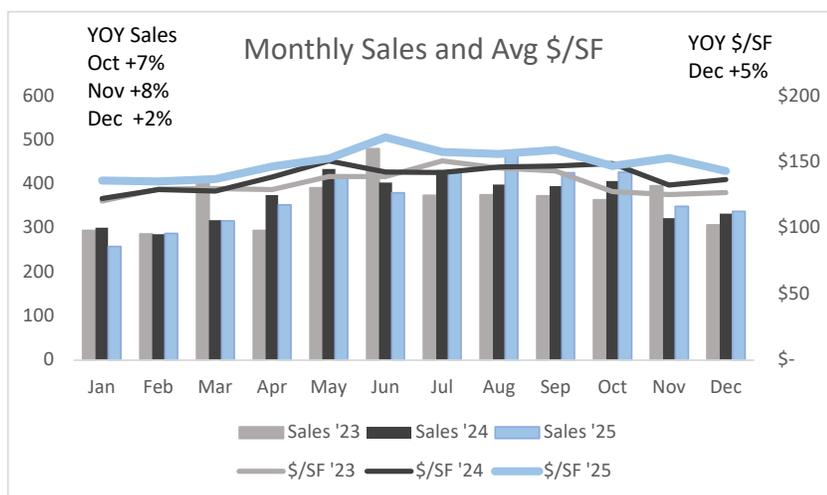
272
NEW PENDING
-18% from last month

338
CLOSED SALES
-3% from last month

\$144
PRICE PER SQ FT
-6% from last month

\$218K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	609	370	263	6,274	6,109	-3%
New Pendings	409	333	272	4,388	4,501	3%
Closed Sales	427	350	338	4,413	4,445	1%
Price/SF	\$147	\$154	\$144	\$140	\$151	8%
Avg Price	\$219,306	\$232,064	\$217,967	\$212,888	\$229,714	8%
<\$150k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	236	145	108	2,556	2,227	-13%
New Pendings	149	96	113	1,588	1,525	-4%
Closed Sales	151	121	109	1,602	1,485	-7%
Price/SF	\$67	\$70	\$67	\$69	\$68	-1%
\$150k-\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	215	141	94	2,329	2,240	-4%
New Pendings	158	144	104	1,848	1,833	-1%
Closed Sales	172	133	146	1,861	1,810	-3%
Price/SF	\$156	\$156	\$146	\$146	\$152	5%
>\$300k						
	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	158	84	61	1,389	1,642	18%
New Pendings	102	93	55	952	1,143	20%
Closed Sales	104	96	83	950	1,150	21%
Price/SF	\$200	\$206	\$194	\$191	\$205	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



JANUARY 2026
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

87
DEC NEW LISTINGS
-24% from last month

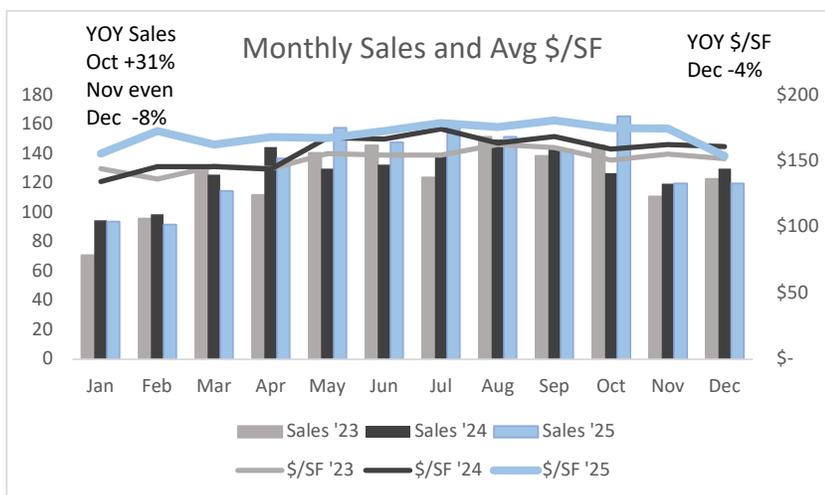
110
NEW PENDING
+5% from last month

120
CLOSED SALES
even with last month

\$154
PRICE PER SQ FT
-12% from last month

\$256K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Oct '25	Nov '25	Dec '25	YEAR-END ANNUAL		
				2024	2025	(+/-)
Listings Taken	198	115	87	1,990	1,953	-2%
New Pendings	132	105	110	1,547	1,599	3%
Closed Sales	166	120	120	1,538	1,604	4%
Price/SF	\$176	\$175	\$154	\$159	\$171	8%
Avg Price	\$297,064	\$289,781	\$256,278	\$269,112	\$282,608	5%
<\$200k						
Listings Taken	56	49	32	655	577	-12%
New Pendings	33	41	34	528	460	-13%
Closed Sales	40	31	42	498	434	-13%
Price/SF	\$122	\$108	\$104	\$109	\$113	4%
\$200k-\$350k						
Listings Taken	84	44	33	854	844	-1%
New Pendings	57	38	55	680	738	9%
Closed Sales	77	50	55	693	766	11%
Price/SF	\$175	\$171	\$162	\$162	\$172	6%
>\$350k						
Listings Taken	58	22	22	481	532	11%
New Pendings	42	26	21	339	401	18%
Closed Sales	49	39	23	347	404	16%
Price/SF	\$198	\$209	\$190	\$192	\$204	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

