



Housing Report

NOVEMBER 2024



Southeast Michigan

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Inventory Woes and Pricing Gains

SEMI SF 2024 YTD vs Prior Years									
	Through Oct 31st					2024 Compared to:			
	2020	2021	2022	2023	2024	'20	'21	'22	'23
YTD Sales	41,269	44,823	40,485	33,830	33,865	-18%	-24%	-16%	0%
Vol (Million)	\$10,616.7	\$13,163.9	\$12,497.3	\$10,440.6	\$11,342.3	7%	-14%	-9%	9%
Avg Sale Price	\$257,256	\$293,687	\$308,691	\$308,619	\$334,927	30%	14%	8%	9%
Avg \$/SF	\$147	\$169	\$183	\$184	\$199	36%	18%	9%	9%
Listings Taken	57,790	59,818	62,847	53,231	51,926	-10%	-13%	-17%	-2%

Sales Trends:

Post-pandemic sales in Southeast Michigan peaked in 2022 but have since declined. The market in 2024 started slow, trailing 2023 through the first half, but has recently caught up to last year's pace. Despite strong demand, inventory shortages, elevated interest rates, and a lack of move-in-ready listings have significantly limited sales over the past two years. Through October 31, year-to-date sales held steady at 33,865 units, matching 2023's performance but marking a 16% drop from 2022 and a 24% decline from the 2021 peak.

Values: Average Sale Price and Price Per Square Foot

The pandemic amplified the previous issue of high demand with low supply. In the surge from 2020 to 2021, average sale prices and price per square foot soared by 15% and 18%, respectively. Price increases slowed to 6% in 2022 and just 1% in 2023, but in 2024, average prices are up 9%. Recent price increases have been fueled largely by the expansion of upper-end markets with the simultaneous shrinking of more affordable entry-level markets. The current average sale price of \$334,927 and price per square foot of \$199, are up 30% and 36% compared to 2020.

Listings Taken:

Listings peaked in 2022, with 62,847 properties hitting the market. However, the number of new listings has steadily declined, with 2024 year-to-date listings at 51,926, down 2% from 2023 and 17% from 2022. The lack of fresh, quality inventory continues to restrict both sales and price growth.

Looking Ahead:

Through year-end and into 2025, demand will continue to exceed supply. Inventory shortages, interest rates and rising property taxes (due to increased values over the past few years) will continue to challenge first-time and entry level buyers. Upper-end markets will be more balanced.

In the short run, expect the frequency of year-end price reductions to rise in an effort to move tired inventory. Average price will temporarily drop due to inventory quality, but will recover as fresh new listings arrive early in 2025.

Market cycles will continue to create opportunities for those who understand and embrace them.



SEMI 5-County Summary

MONTHLY

5,268
OCT NEW LISTINGS
even with last month

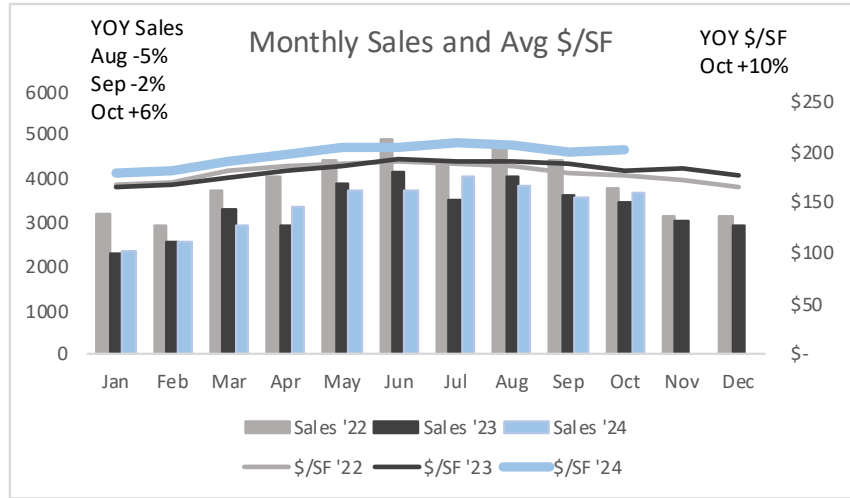
3,849
NEW PENDING
+8% from last month

3,692
CLOSED SALES
+4% from last month

\$201
PRICE PER SQ FT
even with last month

\$338K
AVG SALE PRICE
even with last month

Closed Single-Family Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	5,694	5,273	5,268	53,280	52,006	-2%
New Pendings	4,020	3,568	3,849	36,075	36,317	1%
Closed Sales	3,848	3,551	3,692	33,830	33,865	0%
Price/SF	\$207	\$201	\$201	\$184	\$199	9%
Avg Price	\$352,841	\$336,502	\$337,807	\$308,619	\$334,927	9%
<\$250k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,548	2,408	2,435	26,662	24,098	-10%
New Pendings	1,803	1,600	1,802	17,995	16,558	-8%
Closed Sales	1,608	1,518	1,633	16,261	15,031	-8%
Price/SF	\$133	\$132	\$130	\$126	\$129	3%
\$250k-500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,067	1,921	1,936	17,818	18,244	2%
New Pendings	1,537	1,385	1,451	13,216	13,794	4%
Closed Sales	1,524	1,426	1,405	12,799	13,006	2%
Price/SF	\$209	\$204	\$206	\$192	\$205	7%
>\$500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,079	944	897	8,800	9,664	10%
New Pendings	680	583	596	4,864	5,965	23%
Closed Sales	716	607	654	4,770	5,828	22%
Price/SF	\$269	\$264	\$267	\$246	\$264	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Oakland County

Single-Family Homes

MONTHLY

1,508
OCT NEW LISTINGS
-5% from last month

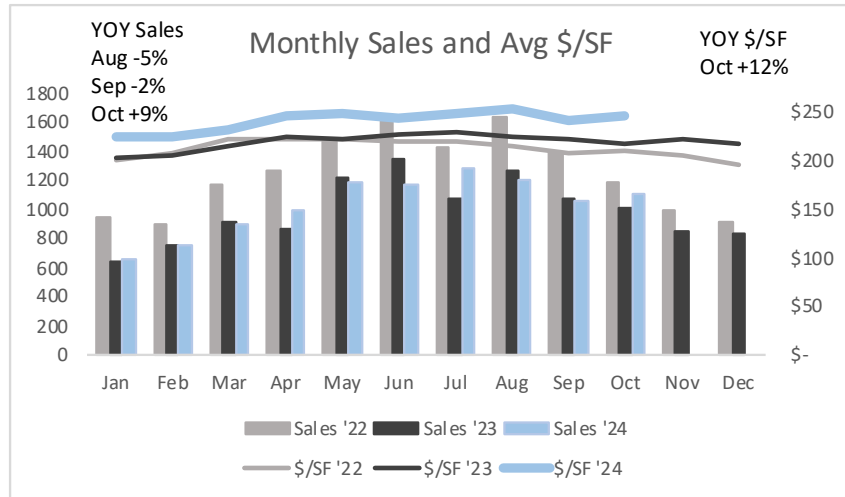
1,127
NEW PENDING
+7% from last month

1,100
CLOSED SALES
+4% from last month

\$245
PRICE PER SQ FT
+2% from last month

\$486K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,650	1,589	1,508	15,532	15,227	-2%
New Pendings	1,197	1,050	1,127	10,735	11,004	3%
Closed Sales	1,200	1,057	1,100	10,158	10,290	1%
Price/SF	\$252	\$240	\$245	\$220	\$242	10%
Avg Price	\$507,421	\$476,315	\$486,382	\$433,218	\$475,682	10%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	466	497	471	5,376	4,688	-13%
New Pendings	389	342	393	4,131	3,737	-10%
Closed Sales	350	325	344	3,760	3,314	-12%
Price/SF	\$190	\$185	\$184	\$172	\$181	5%
\$300k-800k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	947	872	838	8,193	8,354	2%
New Pendings	678	608	622	5,773	6,223	8%
Closed Sales	712	619	647	5,628	5,938	6%
Price/SF	\$228	\$223	\$227	\$212	\$226	7%
>\$800k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	237	220	199	1,963	2,185	11%
New Pendings	130	100	112	831	1,044	26%
Closed Sales	138	113	109	770	1,038	35%
Price/SF	\$368	\$340	\$366	\$327	\$352	8%

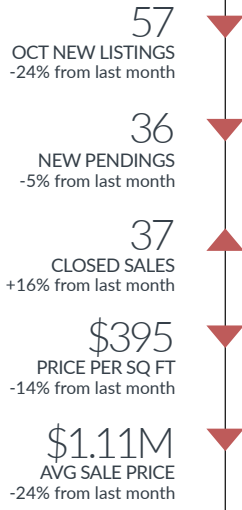
Data source: Realcomp MLS using Great Lakes Repository Data.



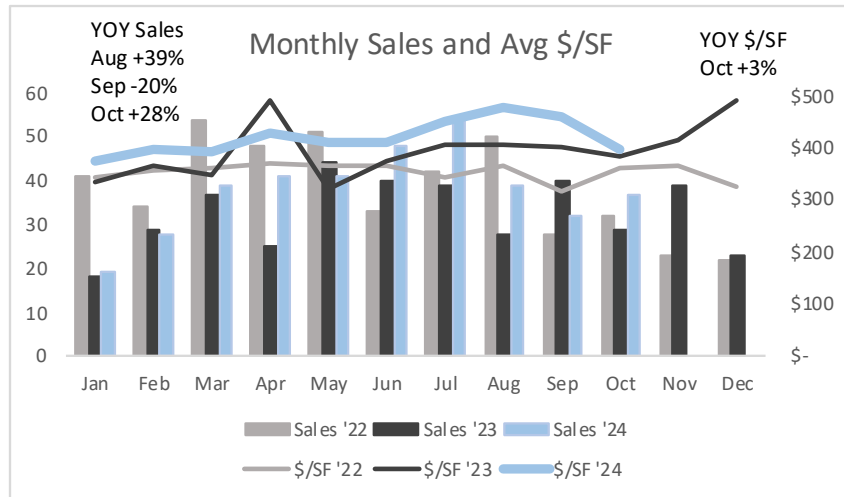
Birm/Bloom Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	75	57	742	750	1%
New Pendings	43	38	36	354	414	17%
Closed Sales	39	32	37	329	378	15%
Price/SF	\$478	\$459	\$395	\$381	\$424	11%
Avg Price	\$1,514,213	\$1,469,141	\$1,113,257	\$1,084,382	\$1,270,346	17%
<\$700k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	15	15	182	180	-1%
New Pendings	9	11	11	139	142	2%
Closed Sales	14	5	12	128	121	-5%
Price/SF	\$309	\$293	\$340	\$283	\$325	15%
\$700k-1.4m						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	23	22	247	233	-6%
New Pendings	20	14	10	123	145	18%
Closed Sales	12	17	16	118	145	23%
Price/SF	\$357	\$390	\$332	\$331	\$354	7%
>\$1.4m						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	37	20	313	337	8%
New Pendings	14	13	15	92	127	38%
Closed Sales	13	10	9	83	112	35%
Price/SF	\$605	\$550	\$506	\$477	\$512	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

Clarkston

Single-Family Homes

MONTHLY

48
OCT NEW LISTINGS
even with last month

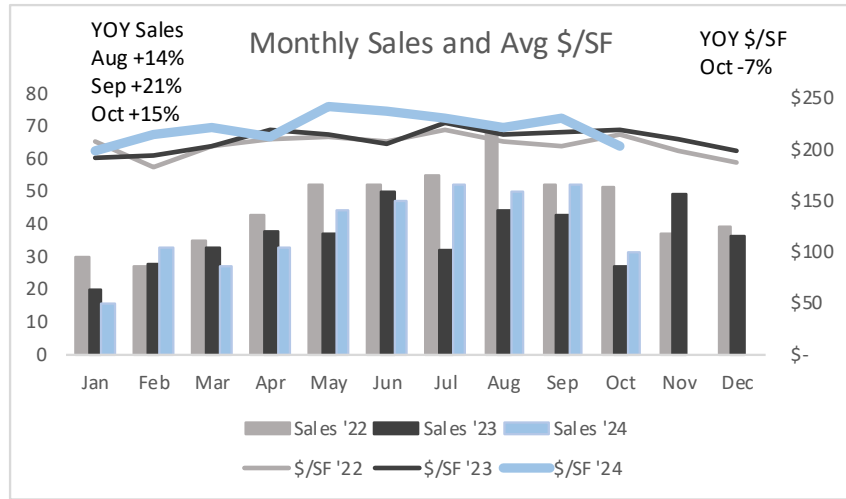
43
NEW PENDING
+72% from last month

31
CLOSED SALES
-40% from last month

\$203
PRICE PER SQ FT
-12% from last month

\$478K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	59	48	48	574	547	-5%
New Pendings	59	25	43	392	424	8%
Closed Sales	50	52	31	352	385	9%
Price/SF	\$221	\$231	\$203	\$211	\$223	6%
Avg Price	\$487,034	\$510,679	\$478,072	\$468,416	\$488,187	4%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	5	13	123	73	-41%
New Pendings	5	3	7	96	62	-35%
Closed Sales	8	4	4	86	55	-36%
Price/SF	\$209	\$203	\$200	\$182	\$191	5%
\$300k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	29	21	305	313	3%
New Pendings	41	16	25	216	263	22%
Closed Sales	30	36	20	188	238	27%
Price/SF	\$211	\$219	\$196	\$202	\$212	5%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	14	14	146	161	10%
New Pendings	13	6	11	80	99	24%
Closed Sales	12	12	7	78	92	18%
Price/SF	\$242	\$255	\$217	\$236	\$250	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



Commerce/White Lake

Single-Family Homes

MONTHLY

85
OCT NEW LISTINGS
+18% from last month

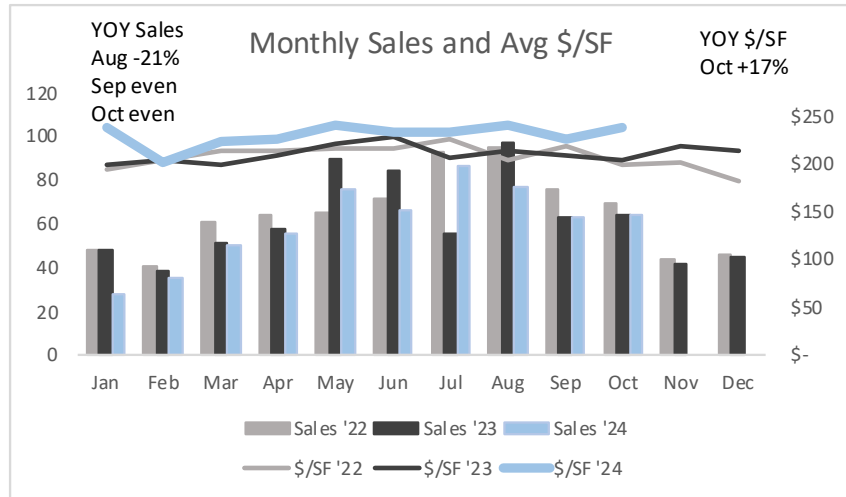
58
NEW PENDING
+5% from last month

64
CLOSED SALES
+2% from last month

\$239
PRICE PER SQ FT
+6% from last month

\$429K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	78	72	85	950	846	-11%
New Pendings	57	55	58	677	629	-7%
Closed Sales	77	63	64	650	600	-8%
Price/SF	\$240	\$226	\$239	\$212	\$231	9%
Avg Price	\$472,232	\$453,404	\$429,038	\$427,639	\$455,321	6%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	14	14	223	175	-22%
New Pendings	17	13	10	177	153	-14%
Closed Sales	17	14	12	178	135	-24%
Price/SF	\$204	\$199	\$170	\$186	\$189	2%
\$300k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	45	56	544	483	-11%
New Pendings	26	35	38	410	357	-13%
Closed Sales	45	34	43	373	352	-6%
Price/SF	\$227	\$217	\$231	\$204	\$223	9%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	13	15	183	188	3%
New Pendings	14	7	10	90	119	32%
Closed Sales	15	15	9	99	113	14%
Price/SF	\$280	\$249	\$317	\$252	\$270	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Farmington/Farm Hills

Single-Family Homes

MONTHLY

85
OCT NEW LISTINGS
-1% from last month

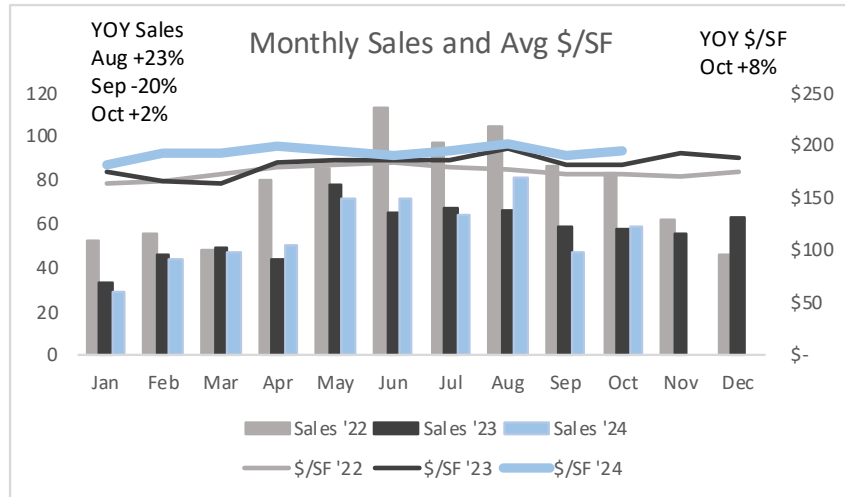
73
NEW PENDINGS
+22% from last month

59
CLOSED SALES
+26% from last month

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

\$439K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	86	85	766	847	11%
New Pending	61	60	73	624	626	0%
Closed Sales	81	47	59	565	563	0%
Price/SF	\$201	\$189	\$195	\$181	\$194	7%
Avg Price	\$399,995	\$402,736	\$438,732	\$375,550	\$395,153	5%
<\$250k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	11	10	133	121	-9%
New Pending	9	6	8	107	92	-14%
Closed Sales	13	6	5	90	85	-6%
Price/SF	\$158	\$158	\$173	\$154	\$166	8%
\$250k-500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	65	58	60	478	559	17%
New Pending	42	41	55	423	424	0%
Closed Sales	44	34	39	392	347	-11%
Price/SF	\$205	\$187	\$188	\$179	\$193	7%
>\$500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	17	15	155	167	8%
New Pending	10	13	10	94	110	17%
Closed Sales	24	7	15	83	131	58%
Price/SF	\$204	\$210	\$211	\$199	\$202	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

38
OCT NEW LISTINGS
-3% from last month

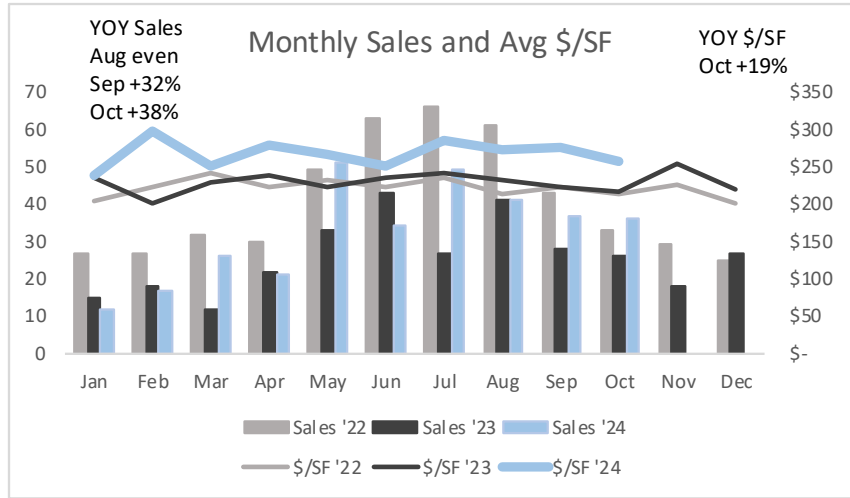
29
NEW PENDING
-15% from last month

36
CLOSED SALES
-3% from last month

\$257
PRICE PER SQ FT
-6% from last month

\$737K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	48	39	38	388	446	15%
New Pendings	47	34	29	289	336	16%
Closed Sales	41	37	36	265	324	22%
Price/SF	\$272	\$274	\$257	\$228	\$268	18%
Avg Price	\$811,199	\$772,319	\$737,043	\$598,800	\$740,797	24%
<\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	5	4	36	53	47%
New Pendings	2	3	8	34	38	12%
Closed Sales	1	3	3	28	27	-4%
Price/SF	\$181	\$225	\$221	\$197	\$184	-7%
\$350k-700k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	23	26	219	242	11%
New Pendings	29	20	16	182	189	4%
Closed Sales	20	20	19	171	166	-3%
Price/SF	\$236	\$227	\$231	\$216	\$235	9%
>\$700k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	11	8	133	151	14%
New Pendings	16	11	5	73	109	49%
Closed Sales	20	14	14	66	131	98%
Price/SF	\$295	\$315	\$283	\$253	\$300	19%

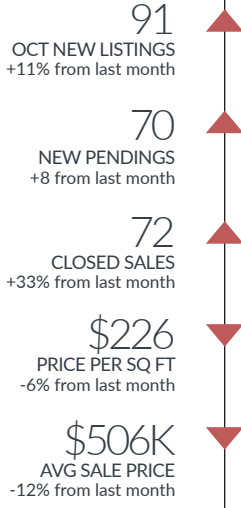
Data source: Realcomp MLS using Great Lakes Repository Data.



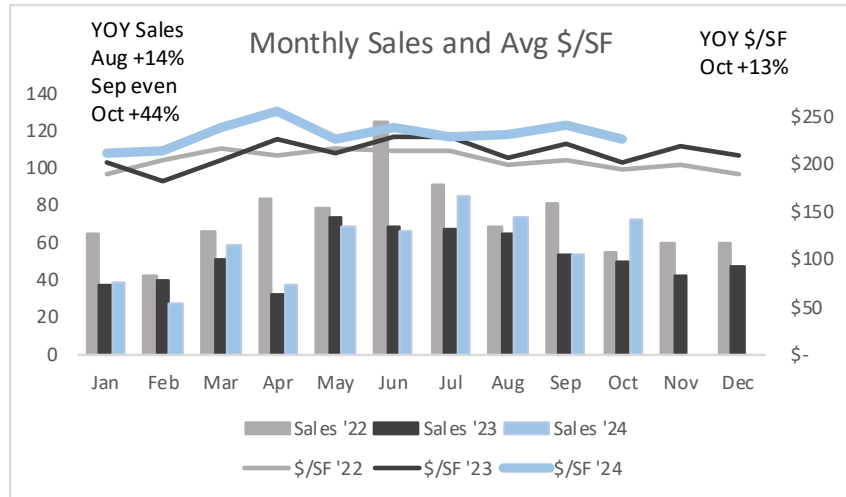
Rochester/Roch Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	92	82	91	870	851	-2%
New Pendings	66	65	70	562	629	12%
Closed Sales	74	54	72	540	582	8%
Price/SF	\$231	\$240	\$226	\$213	\$231	9%
Avg Price	\$567,815	\$573,264	\$505,517	\$498,856	\$538,447	8%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	14	9	125	102	-18%
New Pendings	7	15	10	89	87	-2%
Closed Sales	10	9	12	70	71	1%
Price/SF	\$184	\$193	\$156	\$182	\$188	3%
\$300k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	40	46	474	453	-4%
New Pendings	37	34	41	355	371	5%
Closed Sales	36	27	40	347	333	-4%
Price/SF	\$223	\$216	\$224	\$200	\$219	9%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	28	36	271	296	9%
New Pendings	22	16	19	118	171	45%
Closed Sales	28	18	20	123	178	45%
Price/SF	\$243	\$271	\$246	\$241	\$253	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



Royal Oak

Single-Family Homes

MONTHLY

106
OCT NEW LISTINGS
-20% from last month

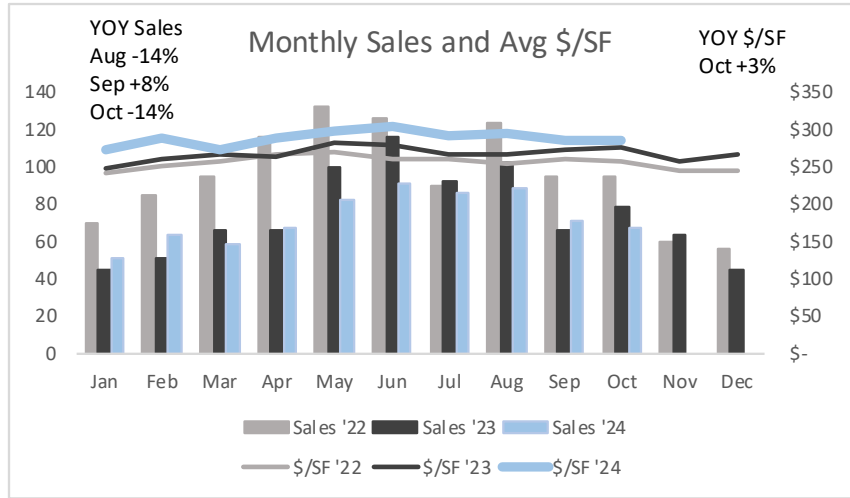
88
NEW PENDING
+42% from last month

67
CLOSED SALES
-6% from last month

\$284
PRICE PER SQ FT
even with last month

\$395K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	112	133	106	1,146	1,086	-5%
New Pendings	88	62	88	825	785	-5%
Closed Sales	88	71	67	782	725	-7%
Price/SF	\$295	\$284	\$284	\$270	\$288	7%
Avg Price	\$405,418	\$410,292	\$395,430	\$396,920	\$416,152	5%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	36	21	350	254	-27%
New Pendings	28	15	26	287	208	-28%
Closed Sales	22	16	22	236	174	-26%
Price/SF	\$264	\$263	\$251	\$238	\$247	4%
\$300k-450k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	59	53	60	481	557	16%
New Pendings	46	35	40	367	410	12%
Closed Sales	46	40	33	378	380	1%
Price/SF	\$294	\$278	\$274	\$271	\$287	6%
>\$450k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	44	25	315	275	-13%
New Pendings	14	12	22	171	167	-2%
Closed Sales	20	15	12	168	171	2%
Price/SF	\$312	\$302	\$325	\$288	\$309	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

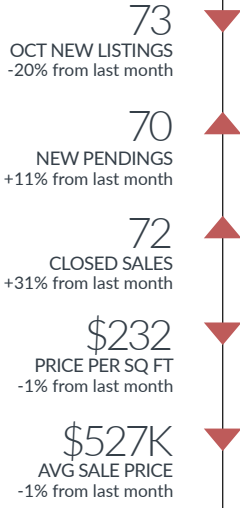


NOV 2024
SEMI HOUSING REPORT

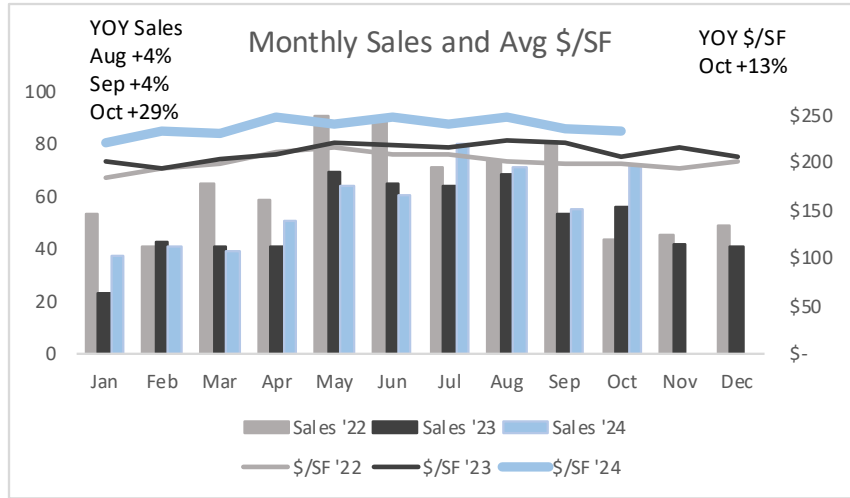
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	91	91	73	731	801	10%
New Pendings	66	63	70	539	620	15%
Closed Sales	71	55	72	523	570	9%
Price/SF	\$249	\$235	\$232	\$213	\$239	12%
Avg Price	\$573,268	\$534,051	\$527,170	\$476,108	\$530,027	11%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	3	10	119	83	-30%
New Pendings	5	4	7	80	66	-18%
Closed Sales	5	2	5	67	53	-21%
Price/SF	\$244	\$157	\$202	\$191	\$211	11%
\$300k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	59	46	449	446	-1%
New Pendings	40	42	44	364	363	0%
Closed Sales	41	36	45	344	336	-2%
Price/SF	\$232	\$219	\$223	\$207	\$226	9%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	29	17	163	272	67%
New Pendings	21	17	19	95	191	101%
Closed Sales	25	17	22	112	181	62%
Price/SF	\$265	\$261	\$249	\$232	\$257	11%

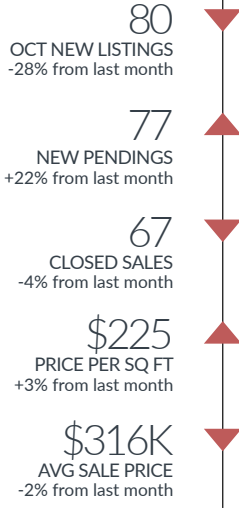
Data source: Realcomp MLS using Great Lakes Repository Data.



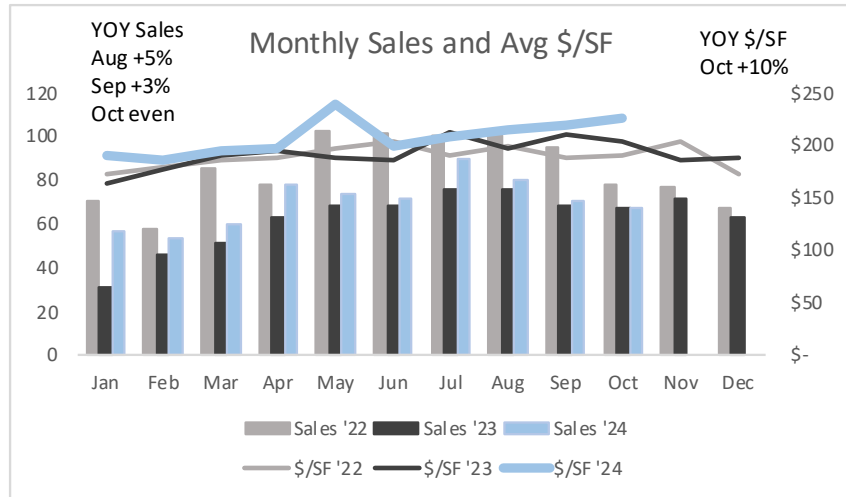
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	93	111	80	905	921	2%
New Pendings	74	63	77	659	728	10%
Closed Sales	80	70	67	614	700	14%
Price/SF	\$214	\$218	\$225	\$195	\$208	7%
Avg Price	\$324,414	\$322,380	\$316,391	\$293,118	\$308,687	5%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	12	12	181	121	-33%
New Pendings	14	8	8	144	110	-24%
Closed Sales	5	9	10	126	96	-24%
Price/SF	\$140	\$164	\$173	\$142	\$151	6%
\$200k-350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	53	69	47	500	551	10%
New Pendings	45	41	56	385	465	21%
Closed Sales	53	44	45	364	452	24%
Price/SF	\$198	\$200	\$201	\$184	\$194	6%
>\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	30	21	224	249	11%
New Pendings	15	14	13	130	153	18%
Closed Sales	22	17	12	124	152	23%
Price/SF	\$251	\$265	\$308	\$245	\$256	4%

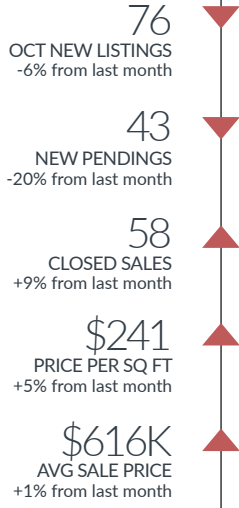
Data source: Realcomp MLS using Great Lakes Repository Data.



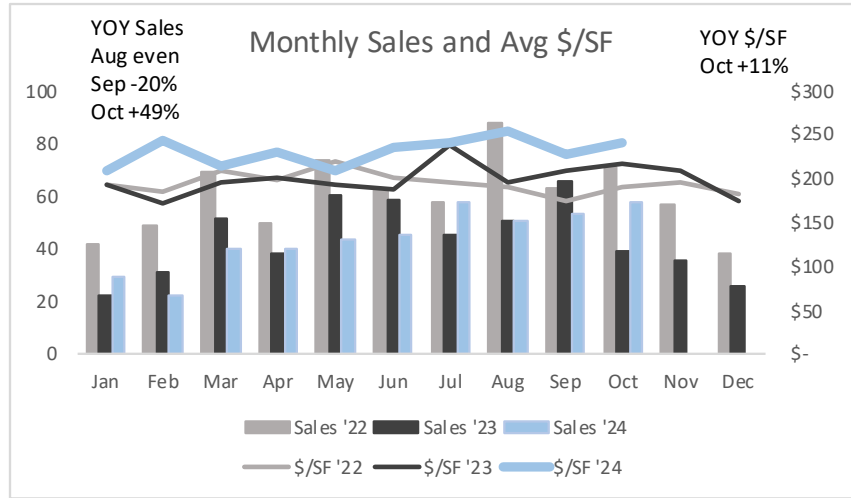
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	107	81	76	799	748	-6%
New Pendings	62	54	43	499	477	-4%
Closed Sales	51	53	58	463	440	-5%
Price/SF	\$254	\$229	\$241	\$201	\$232	16%
Avg Price	\$683,912	\$611,501	\$615,529	\$525,007	\$605,774	15%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	12	7	80	74	-8%
New Pendings	5	7	9	64	57	-11%
Closed Sales	6	5	6	56	47	-16%
Price/SF	\$180	\$228	\$168	\$171	\$201	18%
\$300k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	57	38	35	465	390	-16%
New Pendings	40	28	20	325	282	-13%
Closed Sales	31	33	31	298	264	-11%
Price/SF	\$183	\$195	\$199	\$175	\$188	8%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	31	34	254	284	12%
New Pendings	17	19	14	110	138	25%
Closed Sales	14	15	21	109	129	18%
Price/SF	\$363	\$272	\$291	\$255	\$293	15%

Data source: Realcomp MLS using Great Lakes Repository Data.



West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

99
OCT NEW LISTINGS
-6% from last month

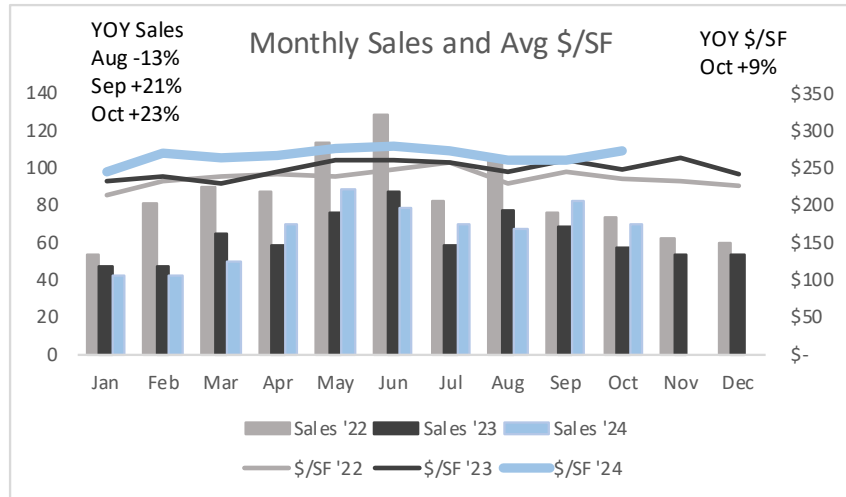
69
NEW PENDINGS
-7% from last month

70
CLOSED SALES
-15% from last month

\$271
PRICE PER SQ FT
+5% from last month

\$354K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	108	105	99	887	912	3%
New Pending	82	74	69	672	697	4%
Closed Sales	67	82	70	641	660	3%
Price/SF	\$260	\$258	\$271	\$249	\$267	7%
Avg Price	\$318,742	\$339,949	\$354,126	\$328,002	\$345,537	5%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	10	16	141	115	-18%
New Pending	14	2	11	105	90	-14%
Closed Sales	11	10	5	91	84	-8%
Price/SF	\$208	\$204	\$179	\$187	\$194	4%
\$200k-350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	57	47	464	472	2%
New Pending	40	43	36	361	372	3%
Closed Sales	37	42	37	335	334	0%
Price/SF	\$253	\$241	\$258	\$242	\$252	4%
>\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	41	38	36	282	325	15%
New Pending	28	29	22	206	235	14%
Closed Sales	19	30	28	215	242	13%
Price/SF	\$285	\$283	\$289	\$267	\$292	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



Wayne County

Single-Family Homes

MONTHLY

2,266
OCT NEW LISTINGS
+3% from last month

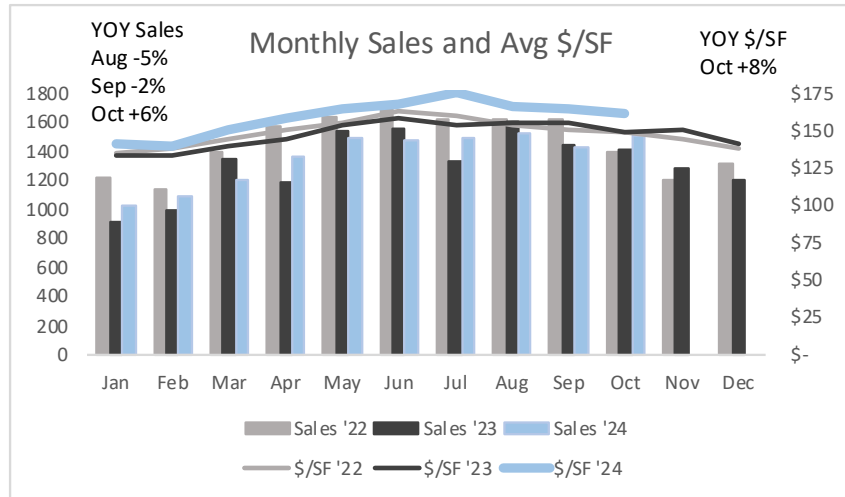
1,633
NEW PENDING
+13% from last month

1,498
CLOSED SALES
+5% from last month

\$163
PRICE PER SQ FT
-1% from last month

\$232K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,386	2,202	2,266	22,728	22,247	-2%
New Pendings	1,645	1,449	1,633	14,467	14,740	2%
Closed Sales	1,518	1,420	1,498	13,307	13,563	2%
Price/SF	\$166	\$163	\$161	\$148	\$160	8%
Avg Price	\$243,834	\$238,679	\$231,907	\$217,077	\$233,075	7%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,365	1,285	1,324	14,564	13,162	-10%
New Pendings	893	800	941	8,716	8,240	-5%
Closed Sales	752	724	791	7,668	7,241	-6%
Price/SF	\$101	\$104	\$99	\$97	\$98	1%
\$200k-500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	833	771	792	6,809	7,493	10%
New Pendings	634	544	599	4,901	5,456	11%
Closed Sales	642	584	595	4,784	5,283	10%
Price/SF	\$195	\$187	\$192	\$180	\$191	6%
>\$500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	188	146	150	1,355	1,592	17%
New Pendings	118	105	93	850	1,044	23%
Closed Sales	124	112	112	855	1,039	22%
Price/SF	\$238	\$245	\$243	\$224	\$244	9%

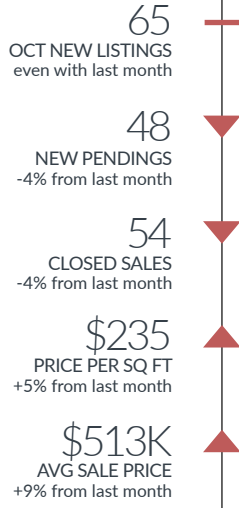
Data source: Realcomp MLS using Great Lakes Repository Data.



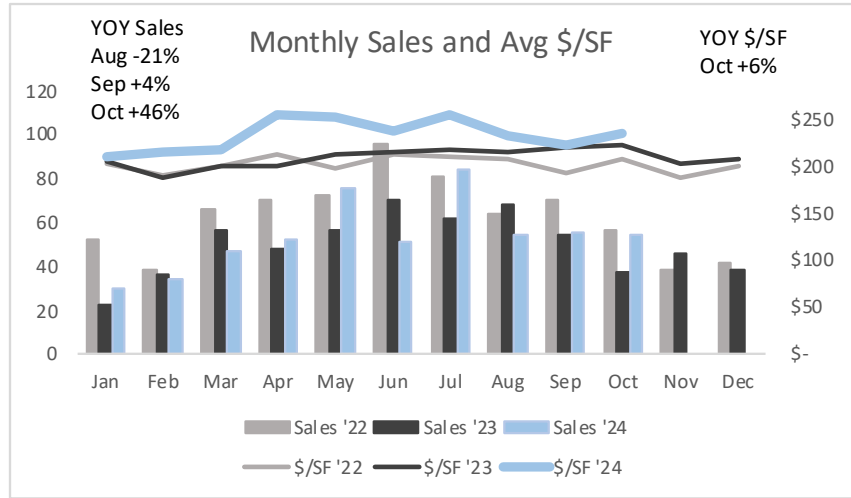
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	65	65	826	722	-13%
New Pendings	58	50	48	544	550	1%
Closed Sales	54	56	54	511	538	5%
Price/SF	\$232	\$224	\$235	\$211	\$238	13%
Avg Price	\$524,198	\$469,079	\$512,736	\$474,401	\$568,896	20%
<\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	23	17	272	211	-22%
New Pendings	18	20	12	211	158	-25%
Closed Sales	18	22	20	201	156	-22%
Price/SF	\$204	\$199	\$210	\$189	\$206	9%
\$350k-750k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	30	30	423	362	-14%
New Pendings	35	23	29	265	291	10%
Closed Sales	26	30	23	245	281	15%
Price/SF	\$237	\$218	\$237	\$211	\$225	6%
>\$750k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	12	18	131	149	14%
New Pendings	5	7	7	68	101	49%
Closed Sales	10	4	11	65	101	55%
Price/SF	\$243	\$308	\$247	\$233	\$274	17%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Single Family

Single-Family Homes

MONTHLY

939
OCT NEW LISTINGS
-5% from last month

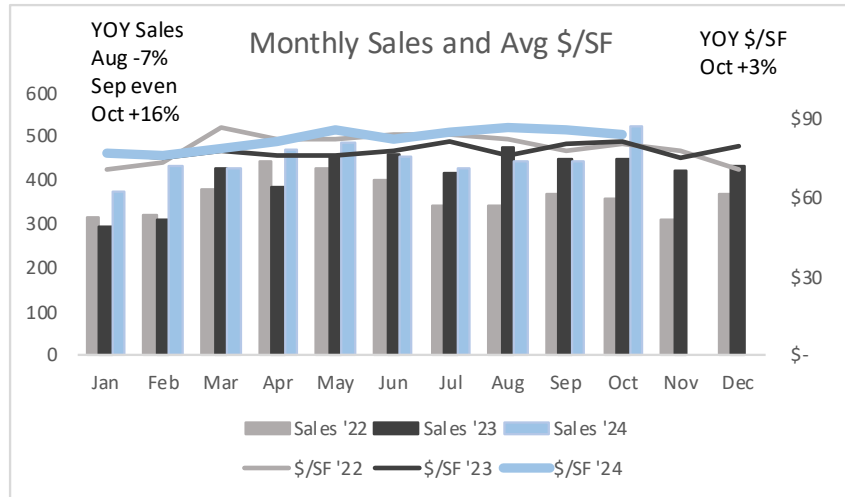
615
NEW PENDINGS
+19% from last month

521
CLOSED SALES
+17% from last month

\$84
PRICE PER SQ FT
-2% from last month

\$108K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	948	986	939	9,737	9,457	-3%
New Pending	537	516	615	4,688	5,071	8%
Closed Sales	444	445	521	4,113	4,473	9%
Price/SF	\$86	\$86	\$84	\$78	\$82	6%
Avg Price	\$117,772	\$114,729	\$107,999	\$104,212	\$108,159	4%
<\$100k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	506	509	443	6,228	5,179	-17%
New Pending	299	301	356	2,942	2,938	0%
Closed Sales	247	246	299	2,574	2,639	3%
Price/SF	\$50	\$53	\$52	\$47	\$50	6%
\$100k-300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	398	417	447	3,154	3,832	21%
New Pending	219	193	241	1,583	1,957	24%
Closed Sales	175	182	202	1,381	1,681	22%
Price/SF	\$109	\$108	\$110	\$105	\$109	3%
>\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	60	49	355	446	26%
New Pending	19	22	18	163	176	8%
Closed Sales	22	17	20	158	153	-3%
Price/SF	\$160	\$140	\$138	\$144	\$152	5%

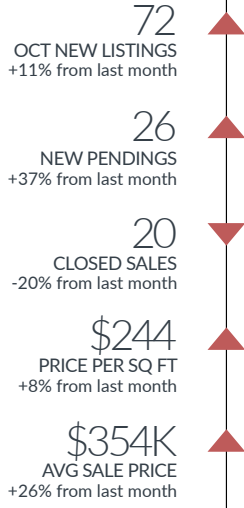
Data source: Realcomp MLS using Great Lakes Repository Data.



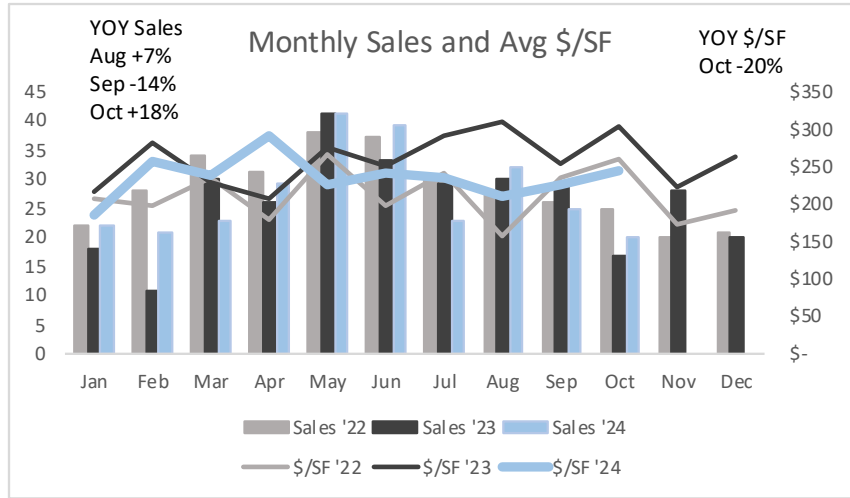
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	85	65	72	757	746	-1%
New Pendings	34	19	26	270	289	7%
Closed Sales	32	25	20	264	275	4%
Price/SF	\$211	\$225	\$244	\$262	\$235	-10%
Avg Price	\$297,583	\$280,008	\$353,995	\$340,596	\$300,217	-12%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	13	26	234	245	5%
New Pendings	11	9	7	99	103	4%
Closed Sales	10	12	6	91	104	14%
Price/SF	\$94	\$121	\$143	\$111	\$114	3%
\$200k-400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	36	28	282	301	7%
New Pendings	16	6	8	106	114	8%
Closed Sales	16	10	7	98	107	9%
Price/SF	\$215	\$238	\$210	\$242	\$235	-3%
>\$400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	16	18	241	200	-17%
New Pendings	7	4	11	65	72	11%
Closed Sales	6	3	7	75	64	-15%
Price/SF	\$308	\$359	\$309	\$377	\$338	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

414
OCT NEW LISTINGS
+9% from last month

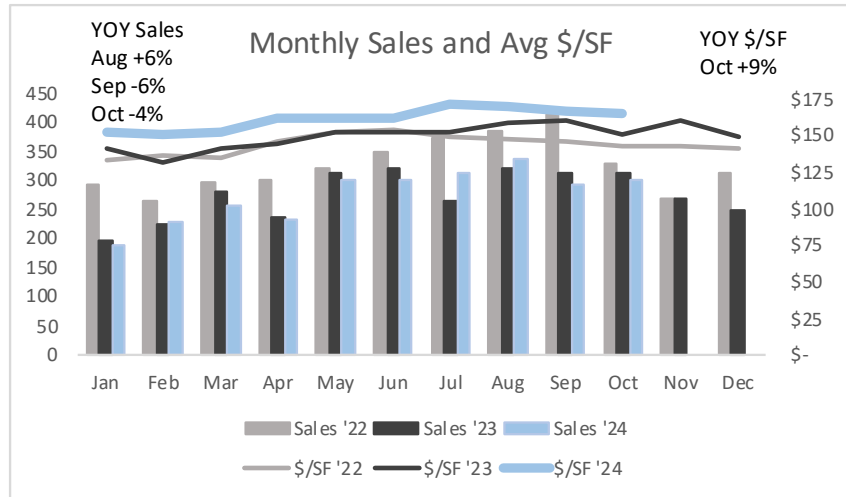
326
NEW PENDING
+16% from last month

298
CLOSED SALES
+2% from last month

\$165K
PRICE PER SQ FT
-1% from last month

\$217K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	438	380	414	3,734	3,822	2%
New Pendings	330	282	326	2,938	2,935	0%
Closed Sales	337	291	298	2,772	2,745	-1%
Price/SF	\$171	\$167	\$165	\$150	\$163	8%
Avg Price	\$223,921	\$219,741	\$216,581	\$202,954	\$213,121	5%
<\$150k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	113	84	109	1,185	1,024	-14%
New Pendings	85	54	85	931	781	-16%
Closed Sales	60	63	59	834	671	-20%
Price/SF	\$116	\$118	\$117	\$106	\$110	3%
\$150k-300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	241	234	245	1,924	2,108	10%
New Pendings	188	182	201	1,576	1,696	8%
Closed Sales	217	165	191	1,487	1,604	8%
Price/SF	\$180	\$173	\$170	\$158	\$171	8%
>\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	62	60	625	690	10%
New Pendings	57	46	40	431	458	6%
Closed Sales	60	63	48	451	470	4%
Price/SF	\$180	\$182	\$182	\$173	\$181	5%

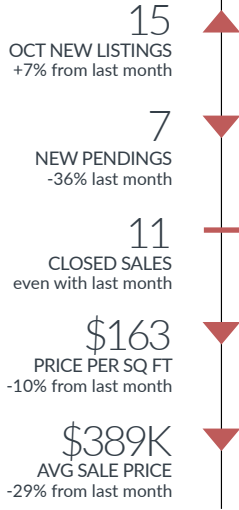
Data source: Realcomp MLS using Great Lakes Repository Data.



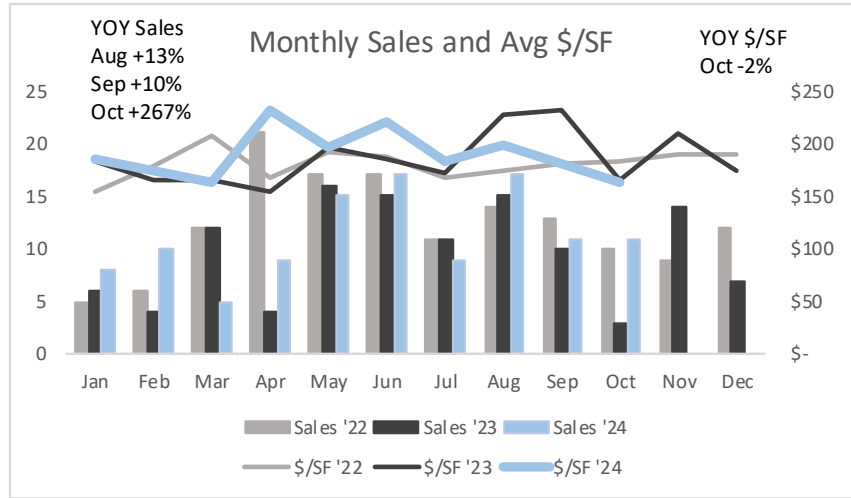
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	14	15	177	157	-11%
New Pendings	13	11	7	97	110	13%
Closed Sales	17	11	11	96	112	17%
Price/SF	\$198	\$181	\$163	\$190	\$193	1%
Avg Price	\$417,125	\$546,773	\$389,455	\$459,434	\$466,551	2%
<\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	3	4	59	40	-32%
New Pendings	3	4	2	34	37	9%
Closed Sales	8	2	5	36	39	8%
Price/SF	\$196	\$142	\$152	\$157	\$173	10%
\$350k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	10	9	72	82	14%
New Pendings	7	5	4	42	51	21%
Closed Sales	7	5	5	40	53	33%
Price/SF	\$202	\$183	\$169	\$182	\$187	3%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	1	2	46	35	-24%
New Pendings	3	2	1	21	22	5%
Closed Sales	2	4	1	20	20	0%
Price/SF	\$191	\$186	\$166	\$232	\$219	-6%

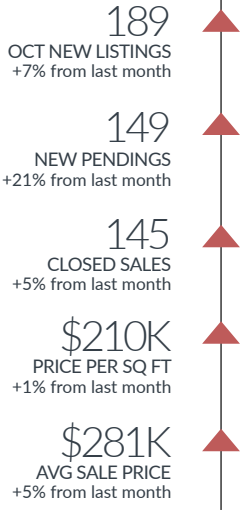
Data source: Realcomp MLS using Great Lakes Repository Data.



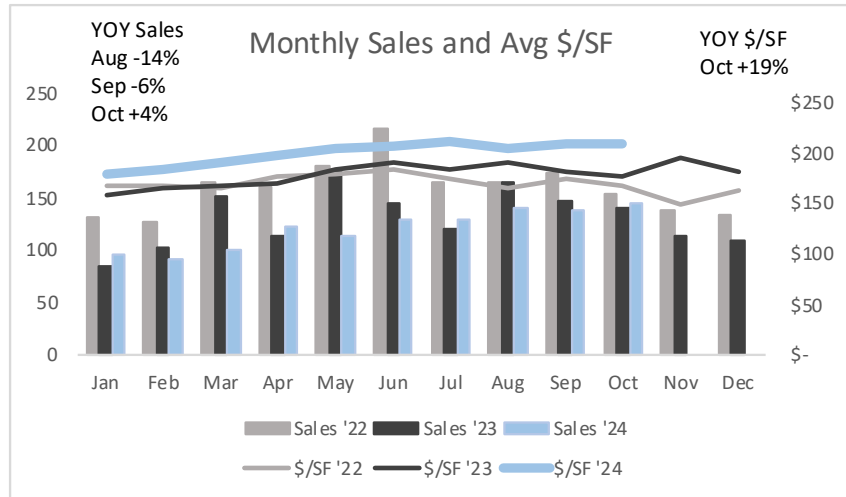
Dearborn/Dbrn Hghts

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	185	177	189	2,060	1,787	-13%
New Pending	153	123	149	1,394	1,267	-9%
Closed Sales	141	138	145	1,342	1,206	-10%
Price/SF	\$204	\$208	\$210	\$178	\$201	13%
Avg Price	\$271,738	\$267,033	\$280,589	\$241,868	\$270,519	12%
<\$175k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	33	38	580	365	-37%
New Pending	36	28	38	453	293	-35%
Closed Sales	39	33	32	417	277	-34%
Price/SF	\$152	\$152	\$147	\$128	\$145	13%
\$175k-300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	100	88	83	978	879	-10%
New Pending	83	69	72	683	676	-1%
Closed Sales	66	70	74	655	611	-7%
Price/SF	\$201	\$206	\$199	\$180	\$195	8%
>\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	56	68	502	543	8%
New Pending	34	26	39	258	298	16%
Closed Sales	36	35	39	270	318	18%
Price/SF	\$235	\$239	\$247	\$214	\$234	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

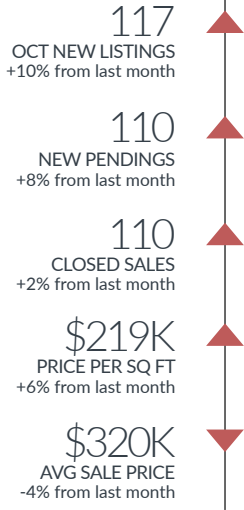


NOV 2024
SEMI HOUSING REPORT

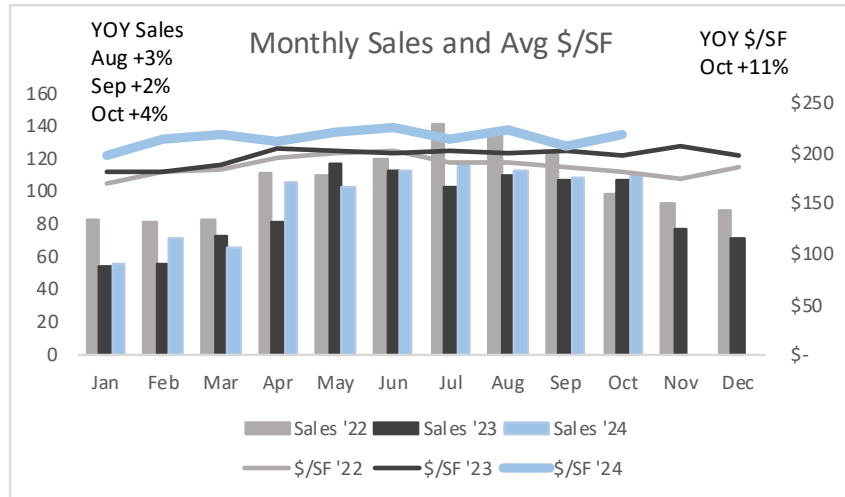
Livonia

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	145	106	117	1,110	1,209	9%
New Pendings	121	102	110	968	1,020	5%
Closed Sales	112	108	110	915	957	5%
Price/SF	\$222	\$206	\$219	\$197	\$215	9%
Avg Price	\$337,646	\$333,919	\$319,987	\$300,915	\$325,515	8%
<\$250k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	16	26	348	264	-24%
New Pendings	27	16	26	325	225	-31%
Closed Sales	18	19	16	268	169	-37%
Price/SF	\$202	\$186	\$182	\$175	\$188	8%
\$250k-400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	91	76	72	565	734	30%
New Pendings	73	70	71	505	620	23%
Closed Sales	69	66	75	500	597	19%
Price/SF	\$232	\$219	\$223	\$207	\$223	8%
>\$400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	14	19	197	211	7%
New Pendings	21	16	13	138	175	27%
Closed Sales	25	23	19	147	191	30%
Price/SF	\$211	\$193	\$226	\$197	\$211	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Plymouth/Canton

Single-Family Homes

MONTHLY

133
OCT NEW LISTINGS
+2% from last month

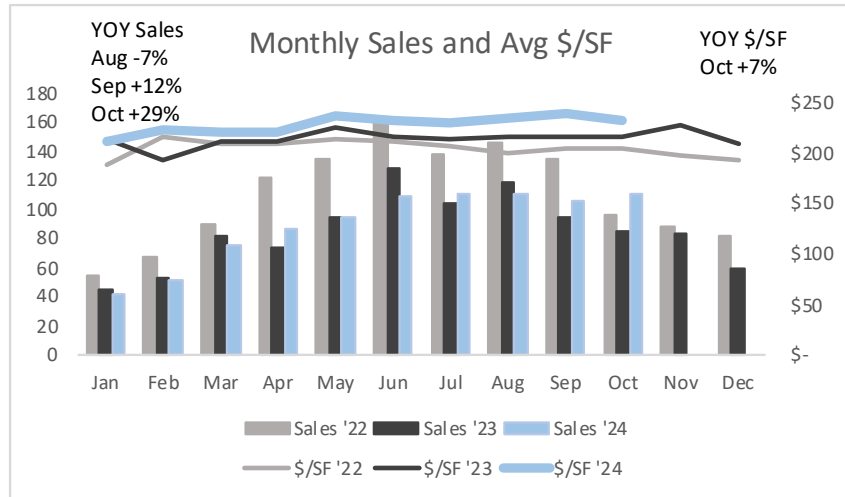
102
NEW PENDING
-3% from last month

110
CLOSED SALES
+5% from last month

\$231K
PRICE PER SQ FT
-3% from last month

\$521K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	156	130	133	1,210	1,282	6%
New Pendings	114	105	102	951	973	2%
Closed Sales	110	105	110	878	892	2%
Price/SF	\$234	\$239	\$231	\$215	\$230	7%
Avg Price	\$506,588	\$485,105	\$521,467	\$474,524	\$495,621	4%
<\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	21	24	307	250	-19%
New Pendings	26	20	20	257	215	-16%
Closed Sales	23	21	18	217	182	-16%
Price/SF	\$215	\$210	\$204	\$200	\$210	5%
\$350k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	86	73	89	627	718	15%
New Pendings	62	55	62	510	554	9%
Closed Sales	59	59	60	486	497	2%
Price/SF	\$222	\$228	\$226	\$212	\$223	5%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	36	20	276	314	14%
New Pendings	26	30	20	184	204	11%
Closed Sales	28	25	32	175	213	22%
Price/SF	\$255	\$269	\$246	\$227	\$248	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



Macomb County

Single-Family Homes

MONTHLY

1,049
OCT NEW LISTINGS
+2% from last month

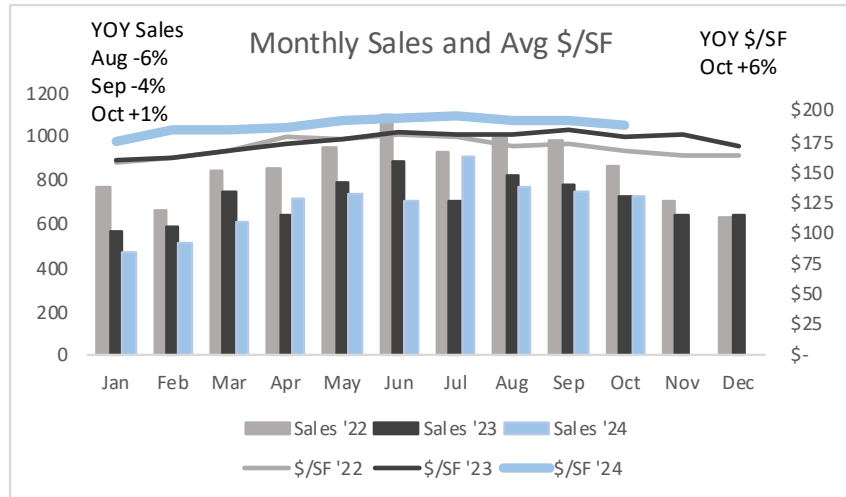
754
NEW PENDING
+4% from last month

729
CLOSED SALES
-2% from last month

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

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

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,121	1,032	1,049	10,354	10,080	-3%
New Pendings	788	724	754	7,562	7,314	-3%
Closed Sales	767	746	729	7,237	6,903	-5%
Price/SF	\$193	\$193	\$188	\$175	\$189	8%
Avg Price	\$316,024	\$317,831	\$303,981	\$286,092	\$310,610	9%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	289	289	276	3,288	2,786	-15%
New Pendings	196	196	213	2,527	1,975	-22%
Closed Sales	189	191	190	2,274	1,782	-22%
Price/SF	\$129	\$129	\$126	\$126	\$129	2%
\$200k-400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	545	498	512	4,730	4,732	0%
New Pendings	396	361	377	3,633	3,674	1%
Closed Sales	394	358	370	3,567	3,506	-2%
Price/SF	\$193	\$195	\$194	\$180	\$192	6%
>\$400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	287	245	261	2,336	2,562	10%
New Pendings	196	167	164	1,402	1,665	19%
Closed Sales	184	197	169	1,396	1,615	16%
Price/SF	\$220	\$217	\$211	\$200	\$215	7%

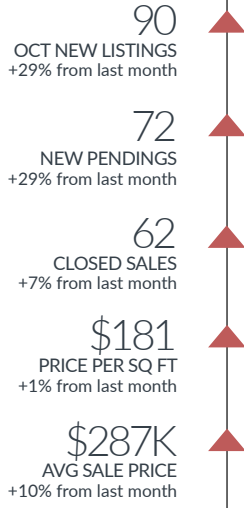
Data source: Realcomp MLS using Great Lakes Repository Data.



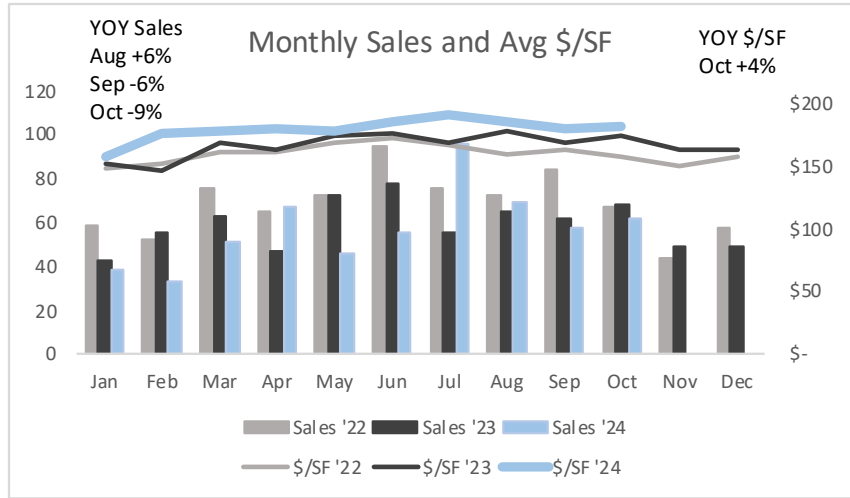
Clinton Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	100	70	90	805	800	-1%
New Pendings	67	56	72	623	619	-1%
Closed Sales	69	58	62	609	577	-5%
Price/SF	\$185	\$179	\$181	\$168	\$181	8%
Avg Price	\$325,132	\$262,056	\$287,320	\$283,693	\$302,800	7%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	18	17	207	151	-27%
New Pendings	19	15	19	164	118	-28%
Closed Sales	8	19	14	125	99	-21%
Price/SF	\$127	\$126	\$142	\$138	\$131	-5%
\$200k-400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	44	61	484	518	7%
New Pendings	41	34	45	384	419	9%
Closed Sales	49	33	39	405	388	-4%
Price/SF	\$186	\$199	\$186	\$172	\$185	7%
>\$400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	8	12	114	131	15%
New Pendings	7	7	8	75	82	9%
Closed Sales	12	6	9	79	90	14%
Price/SF	\$197	\$181	\$196	\$175	\$196	12%

Data source: Realcomp MLS using Great Lakes Repository Data.



Macomb Twp

Single-Family Homes

MONTHLY

94
OCT NEW LISTINGS
-6% from last month

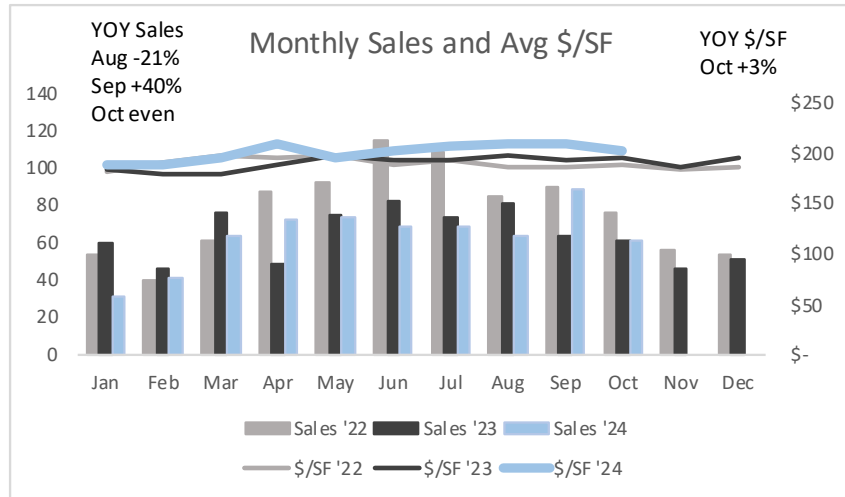
78
NEW PENDINGS
+1% from last month

61
CLOSED SALES
-31% from last month

\$202
PRICE PER SQ FT
-3% from last month

\$456K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	118	100	94	952	947	-1%
New Pending	74	77	78	672	696	4%
Closed Sales	64	88	61	665	630	-5%
Price/SF	\$208	\$209	\$202	\$190	\$202	6%
Avg Price	\$482,115	\$482,637	\$455,938	\$444,102	\$473,908	7%
<\$350k						
Listings Taken	12	14	10	175	115	-34%
New Pending	12	15	7	133	100	-25%
Closed Sales	9	8	11	123	88	-28%
Price/SF	\$171	\$155	\$182	\$173	\$170	-1%
\$350k-600k						
Listings Taken	90	72	61	699	657	-6%
New Pending	51	55	60	503	494	-2%
Closed Sales	41	66	45	494	453	-8%
Price/SF	\$210	\$208	\$204	\$190	\$204	7%
>\$600k						
Listings Taken	16	14	23	78	175	124%
New Pending	11	7	11	36	102	183%
Closed Sales	14	14	5	48	89	85%
Price/SF	\$215	\$228	\$212	\$211	\$213	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

74
OCT NEW LISTINGS
-13% from last month

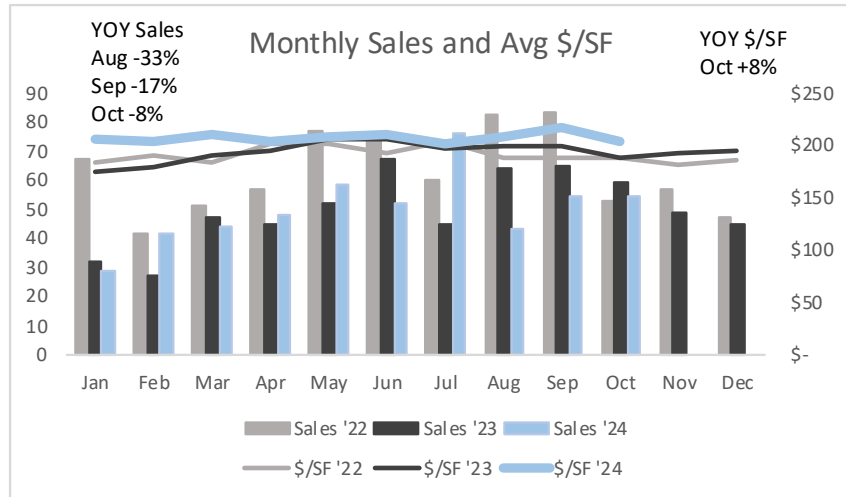
56
NEW PENDINGS
+24% from last month

54
CLOSED SALES
even with last month

\$204
PRICE PER SQ FT
-6% from last month

\$388K
AVG SALE PRICE
-23% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	80	85	74	764	750	-2%
New Pending	63	45	56	523	539	3%
Closed Sales	43	54	54	503	500	-1%
Price/SF	\$209	\$218	\$204	\$195	\$207	6%
Avg Price	\$501,712	\$504,143	\$388,174	\$455,058	\$470,463	3%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	21	12	136	131	-4%
New Pending	10	11	19	122	118	-3%
Closed Sales	5	9	18	110	100	-9%
Price/SF	\$119	\$186	\$178	\$167	\$175	5%
\$300k-600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	39	39	414	381	-8%
New Pending	33	23	28	287	278	-3%
Closed Sales	25	27	29	274	278	1%
Price/SF	\$190	\$200	\$198	\$187	\$195	4%
>\$600k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	25	23	214	238	11%
New Pending	20	11	9	114	143	25%
Closed Sales	13	18	7	119	122	3%
Price/SF	\$251	\$244	\$248	\$218	\$237	8%

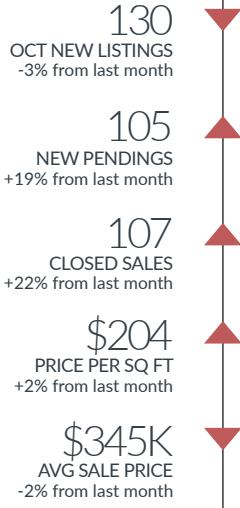
Data source: Realcomp MLS using Great Lakes Repository Data.



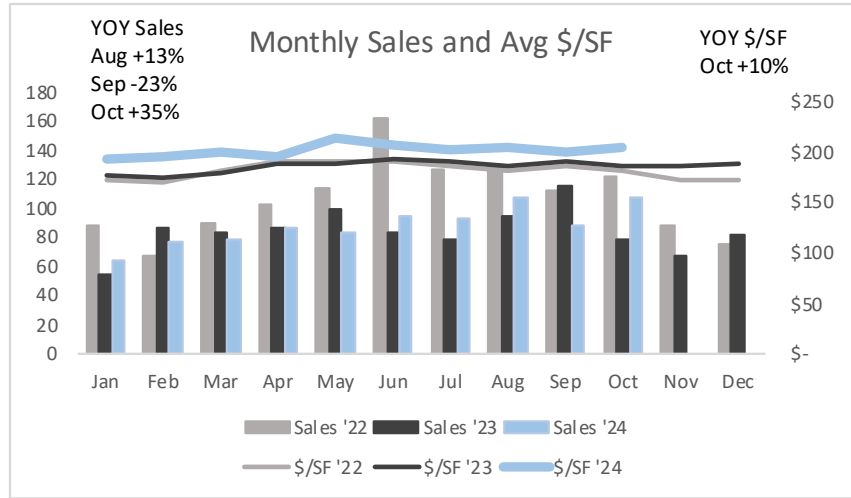
Sterling Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	134	134	130	1,235	1,208	-2%
New Pendings	105	88	105	916	911	-1%
Closed Sales	107	88	107	862	878	2%
Price/SF	\$205	\$201	\$204	\$186	\$202	9%
Avg Price	\$330,478	\$351,418	\$344,792	\$316,715	\$343,709	9%
<\$250k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	8	12	180	120	-33%
New Pendings	9	9	7	167	96	-43%
Closed Sales	14	6	10	137	74	-46%
Price/SF	\$175	\$190	\$181	\$176	\$182	3%
\$250k-400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	98	103	92	792	858	8%
New Pendings	74	60	87	611	667	9%
Closed Sales	76	60	75	606	631	4%
Price/SF	\$204	\$205	\$203	\$185	\$202	9%
>\$400k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	23	26	263	230	-13%
New Pendings	22	19	11	138	148	7%
Closed Sales	17	22	22	119	173	45%
Price/SF	\$222	\$195	\$211	\$194	\$206	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



St. Clair Shores

Single-Family Homes

MONTHLY

91
OCT NEW LISTINGS
-9% from last month

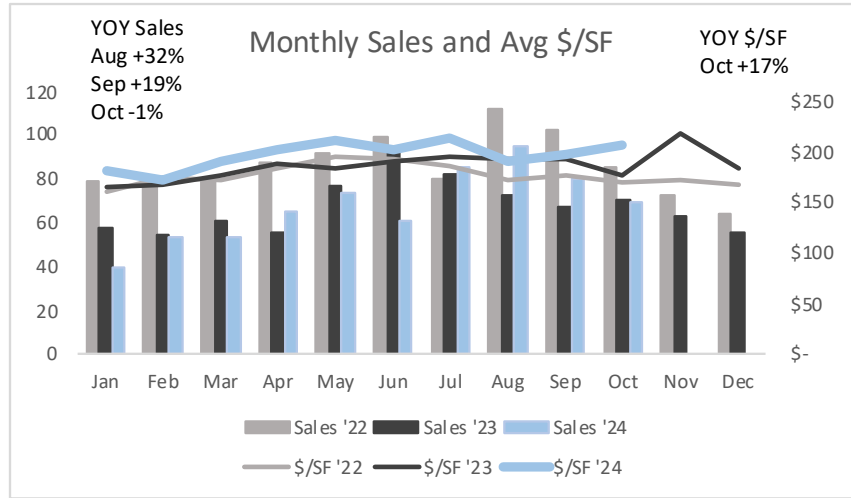
66
NEW PENDING
-13% from last month

69
CLOSED SALES
-14% from last month

\$206
PRICE PER SQ FT
+5% from last month

\$271K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	112	100	91	916	915	0%
New Pendings	85	76	66	715	709	-1%
Closed Sales	95	80	69	690	675	-2%
Price/SF	\$191	\$197	\$206	\$184	\$199	8%
Avg Price	\$254,882	\$258,702	\$271,007	\$236,757	\$256,218	8%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	24	18	276	189	-32%
New Pendings	20	13	16	234	149	-36%
Closed Sales	23	20	15	203	129	-36%
Price/SF	\$148	\$144	\$158	\$149	\$149	0%
\$200k-275k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	64	43	52	470	507	8%
New Pendings	45	38	31	362	402	11%
Closed Sales	44	39	32	366	383	5%
Price/SF	\$198	\$206	\$212	\$192	\$200	4%
>\$275k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	33	21	170	219	29%
New Pendings	20	25	19	119	158	33%
Closed Sales	28	21	22	121	163	35%
Price/SF	\$207	\$219	\$223	\$204	\$221	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

207
OCT NEW LISTINGS
+3% from last month

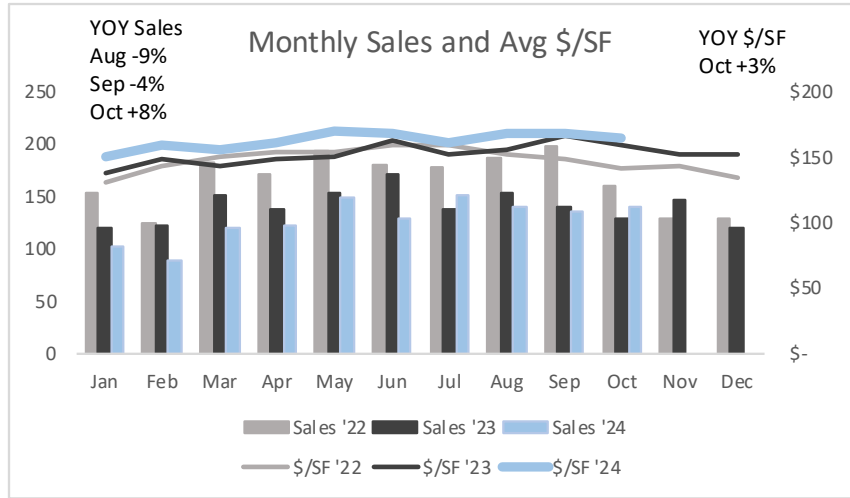
156
NEW PENDING
+11% from last month

140
CLOSED SALES
+4% from last month

\$164
PRICE PER SQ FT
-2% from last month

\$201K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	219	201	207	1,971	1,963	0%
New Pendings	138	141	156	1,506	1,375	-9%
Closed Sales	139	135	140	1,415	1,280	-10%
Price/SF	\$167	\$168	\$164	\$153	\$163	7%
Avg Price	\$203,283	\$205,192	\$200,883	\$186,928	\$196,171	5%
<\$125k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	43	42	514	450	-12%
New Pendings	22	32	39	378	320	-15%
Closed Sales	28	30	28	369	304	-18%
Price/SF	\$98	\$89	\$89	\$92	\$97	5%
\$125k-250k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	104	101	102	1,014	976	-4%
New Pendings	73	68	73	818	685	-16%
Closed Sales	65	60	70	725	607	-16%
Price/SF	\$166	\$176	\$167	\$163	\$167	3%
>\$250k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	79	57	63	443	537	21%
New Pendings	43	41	44	310	370	19%
Closed Sales	46	45	42	321	369	15%
Price/SF	\$196	\$193	\$192	\$177	\$191	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



Livingston County

Single-Family Homes

MONTHLY

243
OCT NEW LISTINGS
-4% from last month

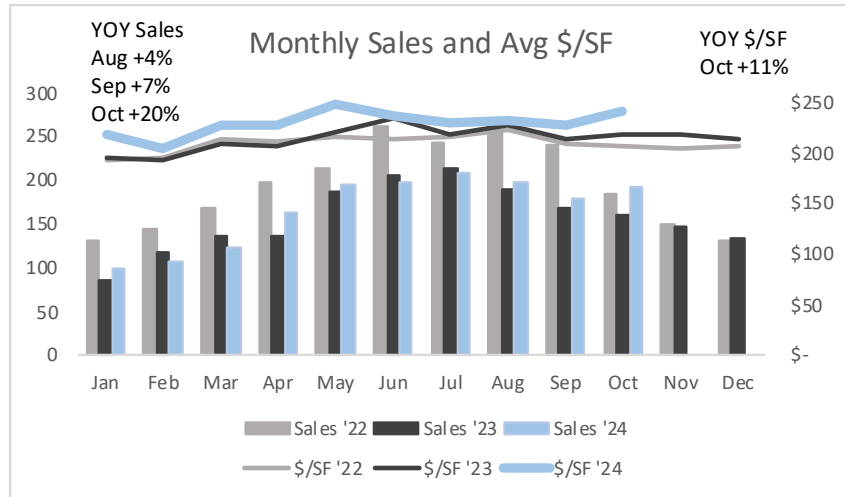
181
NEW PENDING
-4% from last month

193
CLOSED SALES
+8% from last month

\$242
PRICE PER SQ FT
+6% from last month

\$489K
AVG SALE PRICE
+15% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	304	254	243	2,372	2,435	3%
New Pendings	212	189	181	1,708	1,768	4%
Closed Sales	197	179	193	1,596	1,660	4%
Price/SF	\$232	\$228	\$242	\$216	\$231	7%
Avg Price	\$457,538	\$424,480	\$488,745	\$422,954	\$455,105	8%
<\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	43	49	500	469	-6%
New Pendings	51	32	37	409	366	-11%
Closed Sales	45	29	26	361	308	-15%
Price/SF	\$160	\$143	\$167	\$171	\$166	-2%
\$300k-500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	146	124	104	1,143	1,100	-4%
New Pendings	107	107	87	894	889	-1%
Closed Sales	87	102	100	844	844	0%
Price/SF	\$216	\$228	\$219	\$204	\$215	5%
>\$500k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	97	87	90	729	866	19%
New Pendings	54	50	57	405	513	27%
Closed Sales	65	48	67	391	508	30%
Price/SF	\$270	\$255	\$278	\$257	\$270	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

202
OCT NEW LISTINGS
+3% from last month

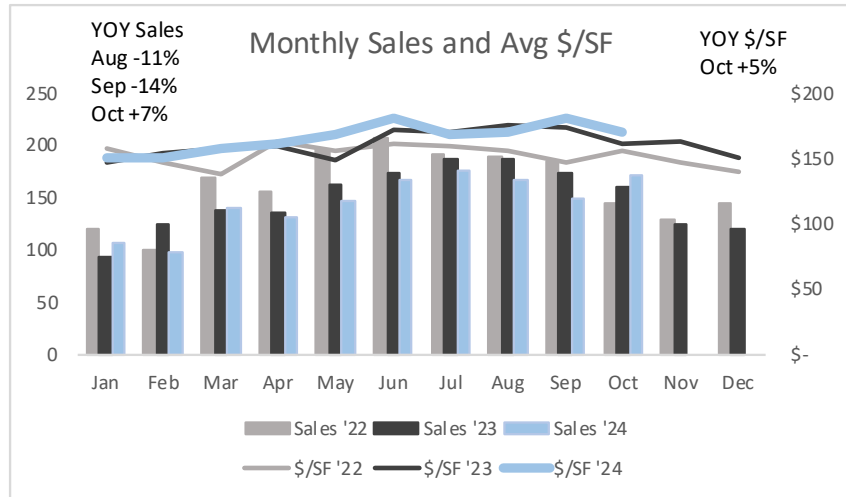
154
NEW PENDING
-1% from last month

172
CLOSED SALES
+15% from last month

\$169
PRICE PER SQ FT
-6% from last month

\$284K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	233	196	202	2,294	2,017	-12%
New Pendings	178	156	154	1,603	1,491	-7%
Closed Sales	166	149	172	1,532	1,449	-5%
Price/SF	\$169	\$181	\$169	\$163	\$167	2%
Avg Price	\$278,073	\$264,741	\$283,930	\$264,902	\$266,893	1%
<\$175k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	56	54	676	575	-15%
New Pendings	47	44	42	492	419	-15%
Closed Sales	43	42	43	478	420	-12%
Price/SF	\$100	\$107	\$102	\$100	\$104	4%
\$175k-350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	113	84	95	1,026	895	-13%
New Pendings	86	72	75	754	708	-6%
Closed Sales	78	71	86	714	700	-2%
Price/SF	\$170	\$171	\$156	\$159	\$162	2%
>\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	56	53	592	547	-8%
New Pendings	45	40	37	357	364	2%
Closed Sales	45	36	43	340	329	-3%
Price/SF	\$203	\$243	\$223	\$215	\$215	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOV 2024
SEMI HOUSING REPORT

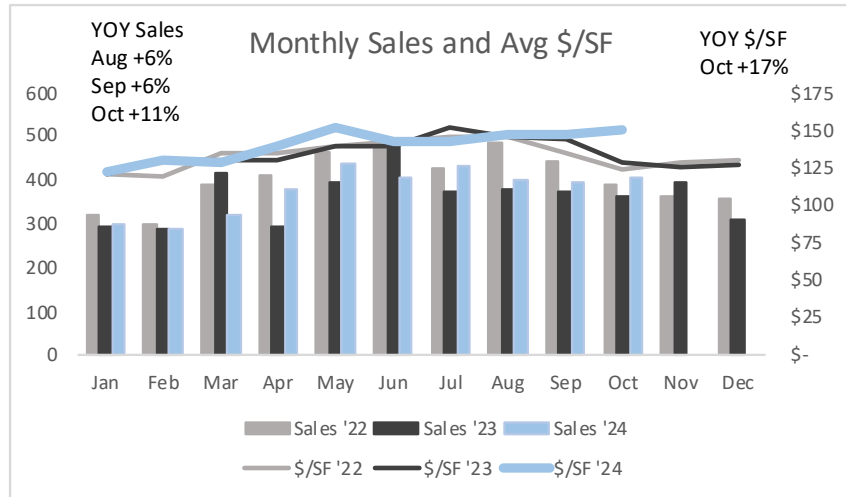
Genesee County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	602	470	551	4,779	5,019	5%
New Pendings	440	360	370	3,812	3,854	1%
Closed Sales	399	396	405	3,655	3,754	3%
Price/SF	\$146	\$147	\$150	\$136	\$141	3%
Avg Price	\$230,886	\$228,026	\$235,742	\$208,680	\$214,240	3%
<\$150k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	222	177	226	1,904	1,962	3%
New Pendings	167	111	145	1,465	1,397	-5%
Closed Sales	130	137	135	1,358	1,357	0%
Price/SF	\$72	\$74	\$68	\$69	\$69	1%
\$150k-300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	233	181	218	1,869	1,908	2%
New Pendings	157	160	148	1,621	1,608	-1%
Closed Sales	174	154	167	1,586	1,566	-1%
Price/SF	\$141	\$148	\$145	\$139	\$146	5%
>\$300k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	147	112	107	1,006	1,149	14%
New Pendings	116	89	77	726	849	17%
Closed Sales	95	105	103	711	831	17%
Price/SF	\$199	\$192	\$202	\$195	\$191	-2%

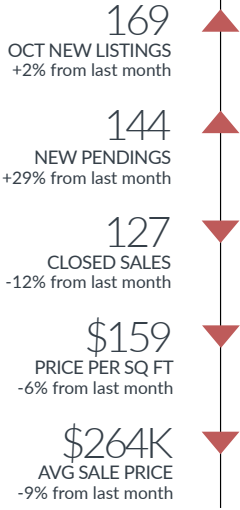
Data source: Realcomp MLS using Great Lakes Repository Data.



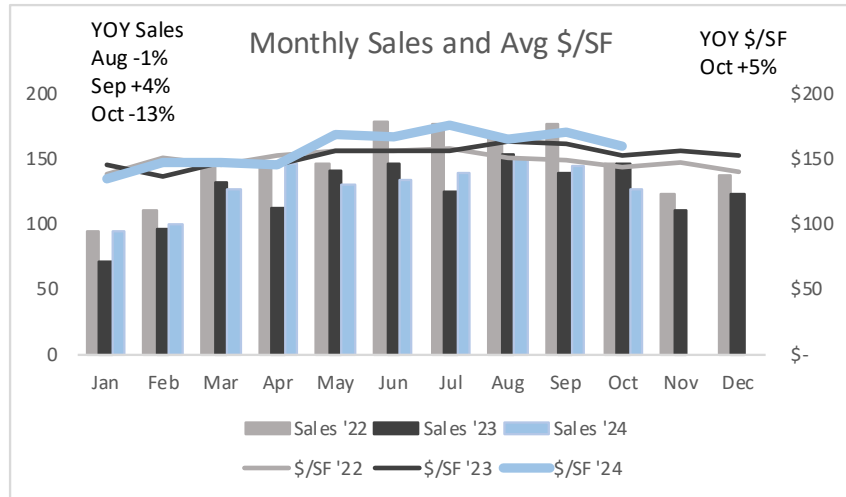
Monroe County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	191	166	169	1,568	1,638	4%
New Pendings	167	112	144	1,311	1,340	2%
Closed Sales	150	144	127	1,258	1,288	2%
Price/SF	\$164	\$169	\$159	\$152	\$159	4%
Avg Price	\$277,448	\$290,382	\$263,869	\$252,557	\$264,973	5%
<\$200k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	53	54	612	527	-14%
New Pendings	51	36	52	510	456	-11%
Closed Sales	35	38	40	468	421	-10%
Price/SF	\$107	\$119	\$108	\$112	\$109	-3%
\$200k-350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	71	76	612	702	15%
New Pendings	86	51	54	552	586	6%
Closed Sales	83	73	54	546	580	6%
Price/SF	\$168	\$167	\$165	\$158	\$162	3%
>\$350k						
	Aug '24	Sep '24	Oct '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	42	39	344	409	19%
New Pendings	30	25	38	249	298	20%
Closed Sales	32	33	33	244	287	18%
Price/SF	\$192	\$198	\$187	\$184	\$192	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

