



# Housing Report

APRIL 2025



**Southeast Michigan**

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# First Quarter Highlights

## SEMI '24 vs '25 Summary

Through March 31st

	2024	2025	+/-
YTD Sales	7,887	7,501	-5%
YTD Vol (mil)	\$2,349	\$2,349	4%
Avg Price	\$297,870	\$313,171	5%
Avg \$/SF	\$184	\$193	5%
New Listings	12,953	11,534	-11%

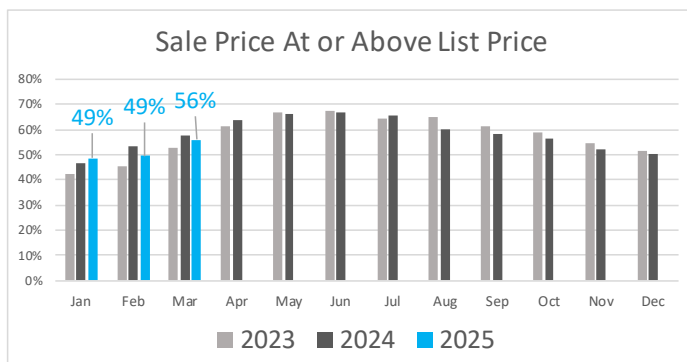
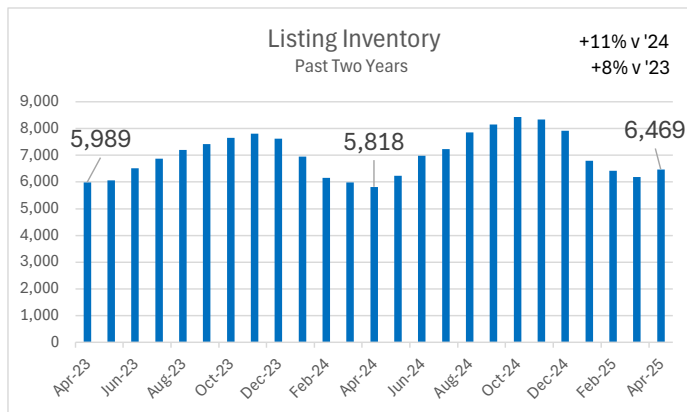
The Southeast Michigan housing market continues to show resilience as we move through the early months of 2025. Despite ongoing economic noise and cautious consumer sentiment, buyer activity has remained strong relative to supply.

Year-over-year, closed sales dipped 5% in the first quarter, driven in part by a limited supply of desirable homes. New listings fell 11% compared to the same period last year, tightening inventory at a time when demand remains steady. While total inventory is up 11% from a year ago—and 8% compared to 2023—much of that increase stems from lingering carryover from late last year. Homes that are move-in ready remain in short supply..

Pricing, however, tells a more optimistic story. The average sale price rose 5% year-over-year, underscoring the strength of buyer competition in key price ranges and neighborhoods. Sellers of well-prepared homes are continuing to see favorable results: 56% of March sales closed at or above the asking price, with multiple offers still a frequent occurrence. That share is expected to climb into the spring and summer months.

While some buyers are navigating higher interest rates and macroeconomic headwinds, the urgency to buy remains strong—especially for homes that show well and are priced appropriately. The takeaway for sellers: preparation and presentation matter more than ever. For buyers, timing and decisiveness will be key in navigating this competitive market.

As we look ahead to the second quarter, all signs point to continued demand outpacing supply. Price appreciation may moderate slightly, but multiple-offer situations and fast market times will remain the norm in most areas across Southeast Michigan.



APRIL 2025  
HOUSING REPORT

# SEMI 5-County Summary

## MONTHLY

4,640  
MAR NEW LISTINGS  
+37% from last month

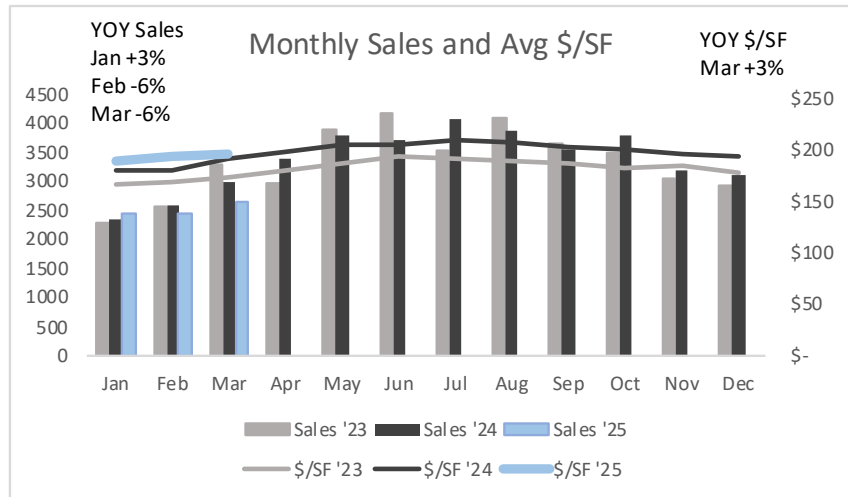
3,463  
NEW PENDINGS  
+30% from last month

2,648  
CLOSED SALES  
+9% from last month

\$195  
PRICE PER SQ FT  
even with last month

\$317K  
AVG SALE PRICE  
even with last month

## Closed Single-Family Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	3,588	3,376	4,640	13,036	11,604	-11%
New Pendings	2,700	2,645	3,463	9,025	8,808	-2%
Closed Sales	2,429	2,424	2,648	7,887	7,501	-5%
Price/SF	\$189	\$195	\$195	\$184	\$193	5%
Avg Price	\$305,832	\$316,654	\$316,716	\$297,870	\$313,171	5%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,378	1,333	1,634	5,539	4,345	-22%
New Pendings	959	939	1,205	3,369	3,103	-8%
Closed Sales	907	815	904	3,044	2,626	-14%
Price/SF	\$108	\$107	\$106	\$105	\$107	2%

\$200k-\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,307	1,161	1,633	4,375	4,101	-6%
New Pendings	1,122	1,089	1,338	3,609	3,549	-2%
Closed Sales	980	1,032	1,065	3,123	3,077	-1%
Price/SF	\$191	\$194	\$198	\$188	\$194	3%

>\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	903	882	1,373	3,122	3,158	1%
New Pendings	619	617	920	2,047	2,156	5%
Closed Sales	542	577	679	1,720	1,798	5%
Price/SF	\$243	\$249	\$247	\$240	\$246	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Oakland County

Single-Family Homes

## MONTHLY

1,330  
MAR NEW LISTINGS  
+45% from last month

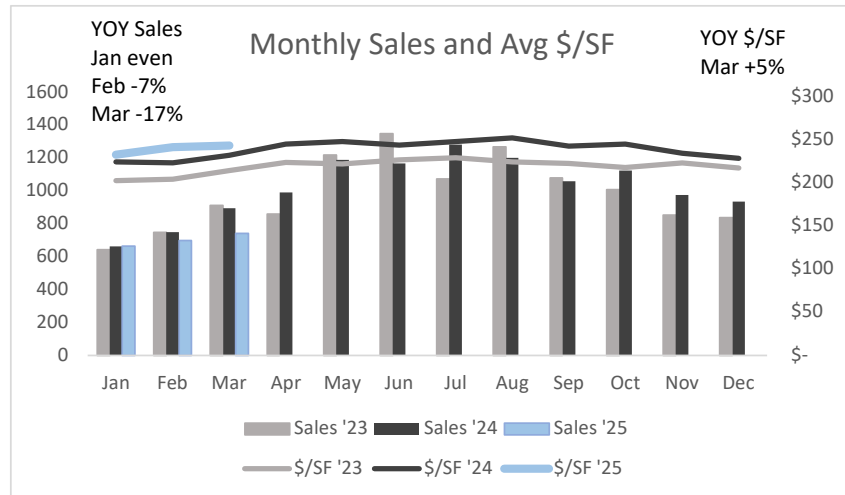
963  
NEW PENDINGS  
+33% from last month

741  
CLOSED SALES  
+6% from last month

\$243  
PRICE PER SQ FT  
+1% from last month

\$457K  
AVG SALE PRICE  
+1% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,020	916	1,330	3,521	3,266	-7%
New Pendings	749	722	963	2,609	2,434	-7%
Closed Sales	663	698	741	2,309	2,102	-9%
Price/SF	\$233	\$241	\$243	\$227	\$239	5%
Avg Price	\$447,912	\$451,319	\$456,585	\$435,181	\$452,101	4%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	340	269	408	1,264	1,017	-20%
New Pendings	289	256	319	1,013	864	-15%
Closed Sales	254	264	249	899	767	-15%
Price/SF	\$176	\$187	\$183	\$170	\$182	7%

\$300k-\$800k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	523	516	708	1,741	1,747	0%
New Pendings	395	394	537	1,381	1,326	-4%
Closed Sales	349	364	423	1,217	1,136	-7%
Price/SF	\$223	\$226	\$231	\$220	\$227	3%

>\$800k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	157	131	214	516	502	-3%
New Pendings	65	72	107	215	244	13%
Closed Sales	60	70	69	193	199	3%
Price/SF	\$338	\$354	\$352	\$335	\$348	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Birmingham/Bloomfield Hills

Single-Family Homes

## MONTHLY

59  
MAR NEW LISTINGS  
+44% from last month

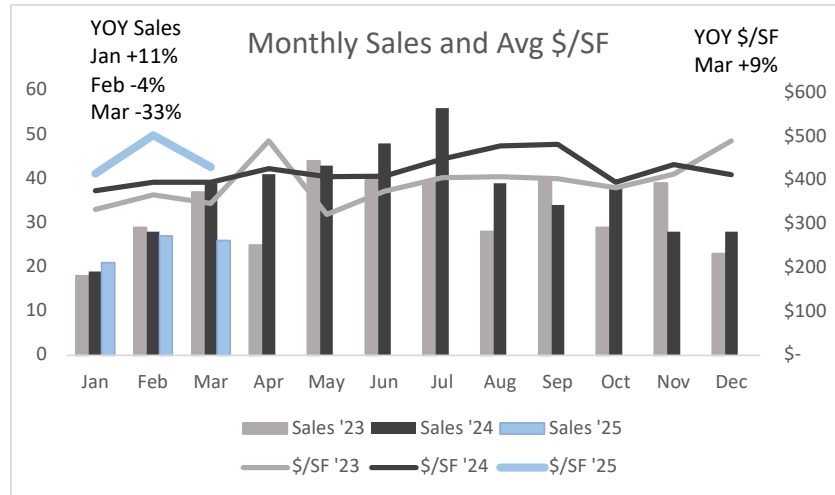
36  
NEW PENDING  
+64% from last month

26  
CLOSED SALES  
-4% from last month

\$429  
PRICE PER SQ FT  
-14% from last month

\$1.16M  
AVG SALE PRICE  
-15% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	58	41	59	204	158	-23%
New Pendings	25	22	36	108	83	-23%
Closed Sales	21	27	26	86	74	-14%
Price/SF	\$415	\$502	\$429	\$389	\$451	16%
Avg Price	\$1,200,048	\$1,369,833	\$1,162,743	\$1,122,438	\$1,248,890	11%

<\$700k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	9	16	51	38	-25%
New Pendings	13	7	12	42	32	-24%
Closed Sales	8	10	11	37	29	-22%
Price/SF	\$260	\$327	\$311	\$329	\$299	-9%

\$700k-\$1.4m						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	18	10	15	48	43	-10%
New Pendings	8	3	13	32	24	-25%
Closed Sales	9	6	9	27	24	-11%
Price/SF	\$379	\$402	\$367	\$335	\$380	13%

>\$1.4m						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	27	22	28	105	77	-27%
New Pendings	4	12	11	34	27	-21%
Closed Sales	4	11	6	22	21	-5%
Price/SF	\$566	\$591	\$548	\$457	\$572	25%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Clarkston

Single-Family Homes

## MONTHLY

42  
MAR NEW LISTINGS  
+40% from last month

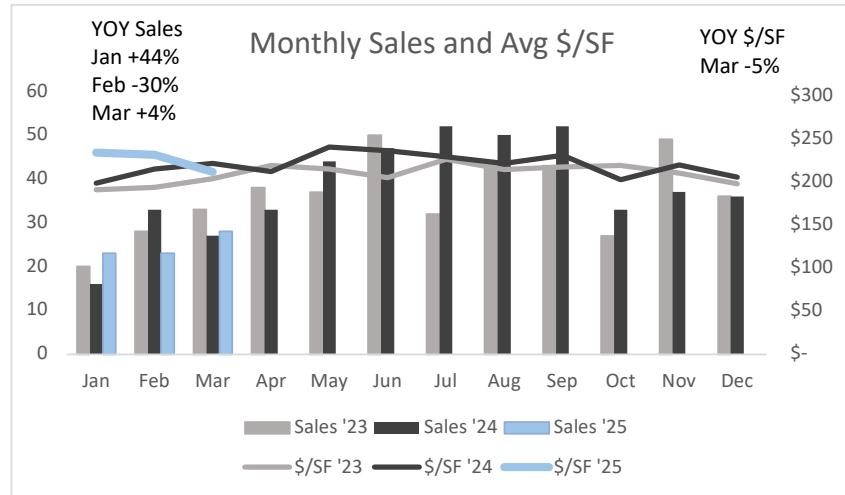
28  
NEW PENDINGS  
-13% from last month

28  
CLOSED SALES  
+22% from last month

\$211  
PRICE PER SQ FT  
-9% from last month

\$427K  
AVG SALE PRICE  
-23% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	29	30	42	120	101	-16%
New Pendings	26	32	28	85	86	1%
Closed Sales	23	23	28	76	74	-3%
Price/SF	\$234	\$231	\$211	\$213	\$225	5%
Avg Price	\$488,354	\$558,511	\$427,371	\$480,464	\$487,085	1%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	5	3	8	17	16	-6%
New Pendings	9	5	4	16	18	13%
Closed Sales	4	6	4	19	14	-26%
Price/SF	\$195	\$193	\$223	\$179	\$201	12%

\$300k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	16	22	71	51	-28%
New Pendings	9	16	18	51	43	-16%
Closed Sales	13	8	19	41	40	-2%
Price/SF	\$224	\$213	\$206	\$205	\$213	4%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	11	11	12	32	34	6%
New Pendings	8	11	6	18	25	39%
Closed Sales	6	9	5	16	20	25%
Price/SF	\$260	\$249	\$219	\$241	\$245	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Commerce/White Lake

Single-Family Homes

## MONTHLY

65  
MAR NEW LISTINGS  
+16% from last month

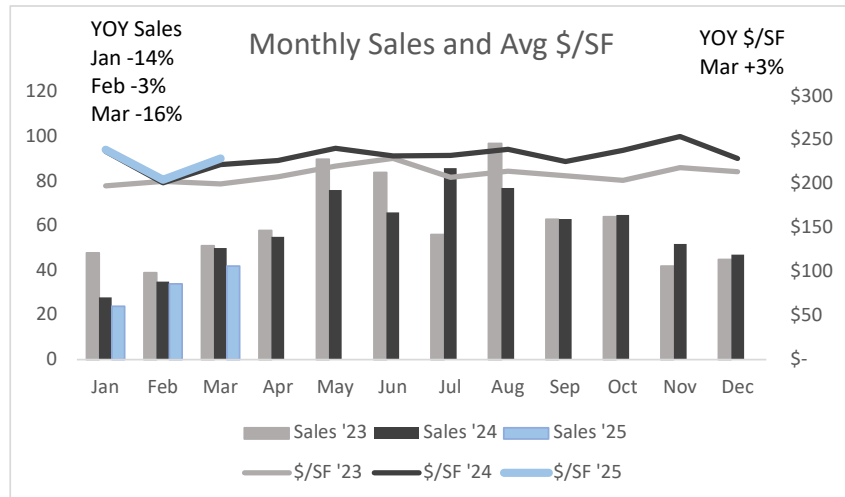
53  
NEW PENDINGS  
+56% from last month

42  
CLOSED SALES  
+24% from last month

\$229  
PRICE PER SQ FT  
+12% from last month

\$468K  
AVG SALE PRICE  
+22% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	55	56	65	181	176	-3%
New Pendings	43	34	53	127	130	2%
Closed Sales	24	34	42	113	100	-12%
Price/SF	\$239	\$205	\$229	\$219	\$224	2%
Avg Price	\$506,421	\$385,240	\$468,261	\$435,189	\$449,192	3%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	15	8	11	48	34	-29%
New Pendings	15	10	11	41	36	-12%
Closed Sales	8	12	9	28	29	4%
Price/SF	\$177	\$180	\$163	\$194	\$174	-10%

\$300k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	25	34	32	97	91	-6%
New Pendings	21	18	30	70	69	-1%
Closed Sales	7	18	22	65	47	-28%
Price/SF	\$209	\$197	\$215	\$217	\$206	-5%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	15	14	22	36	51	42%
New Pendings	7	6	12	16	25	56%
Closed Sales	9	4	11	20	24	20%
Price/SF	\$285	\$274	\$280	\$238	\$281	18%

Data source: Realcomp MLS using Great Lakes Repository Data.

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APRIL 2025  
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# Farmington/Farmington Hills

Single-Family Homes

## MONTHLY

73  
MAR NEW LISTINGS  
+49% from last month

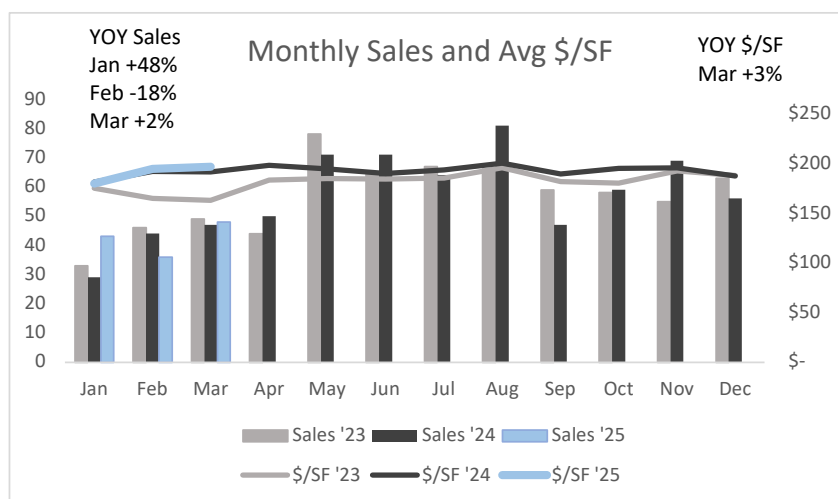
59  
NEW PENDING  
+23% from last month

48  
CLOSED SALES  
+33% from last month

\$197  
PRICE PER SQ FT  
+1% from last month

\$370K  
AVG SALE PRICE  
-2% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	57	49	73	180	179	-1%
New Pendings	40	48	59	132	147	11%
Closed Sales	43	36	48	120	127	6%
Price/SF	\$180	\$195	\$197	\$189	\$190	1%
Avg Price	\$363,449	\$377,531	\$369,658	\$380,029	\$369,788	-3%

<\$250k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	11	7	30	26	-13%
New Pendings	7	10	6	17	23	35%
Closed Sales	9	5	10	17	24	41%
Price/SF	\$138	\$197	\$145	\$168	\$152	-10%

\$250k-\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	38	28	47	128	113	-12%
New Pendings	28	33	41	94	102	9%
Closed Sales	29	27	31	79	87	10%
Price/SF	\$184	\$193	\$203	\$188	\$193	3%

>\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	11	10	19	22	40	82%
New Pendings	5	5	12	21	22	5%
Closed Sales	5	4	7	24	16	-33%
Price/SF	\$194	\$204	\$211	\$199	\$203	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# APRIL 2025 HOUSING REPORT

## Novi

Single-Family Homes

### MONTHLY

27  
MAR NEW LISTINGS  
+8% from last month

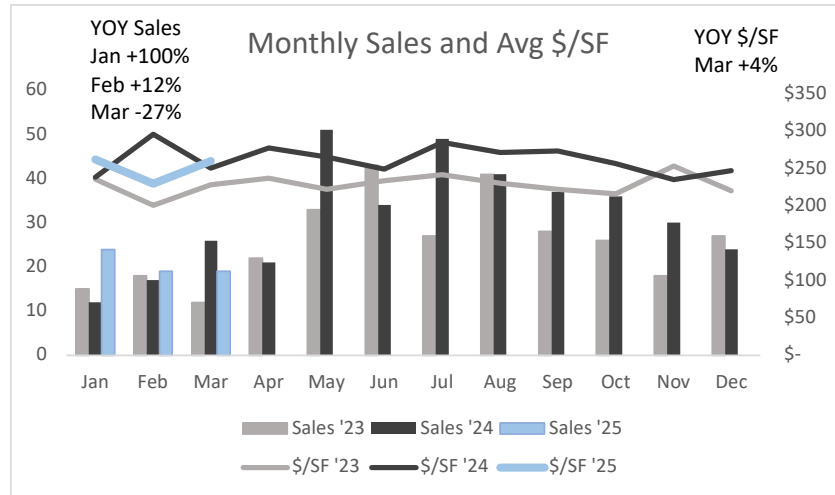
22  
NEW PENDING  
+29% from last month

19  
CLOSED SALES  
even with last month

\$260  
PRICE PER SQ FT  
+13% from last month

\$613K  
AVG SALE PRICE  
-8% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	27	25	27	75	79	5%
New Pendings	25	17	22	71	64	-10%
Closed Sales	24	19	19	55	62	13%
Price/SF	\$262	\$230	\$260	\$263	\$251	-5%
Avg Price	\$661,671	\$668,647	\$613,421	\$736,012	\$649,023	-12%

<\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	4	4	3	10	11	10%
New Pendings	5	4	2	6	11	83%
Closed Sales	5	1	3	5	9	80%
Price/SF	\$187	\$192	\$159	\$161	\$178	11%

\$350k-\$7650k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	14	9	16	36	39	8%
New Pendings	13	9	12	40	34	-15%
Closed Sales	14	13	11	32	38	19%
Price/SF	\$227	\$210	\$243	\$225	\$225	0%

>\$750k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	9	12	8	29	29	0%
New Pendings	7	4	8	25	19	-24%
Closed Sales	5	5	5	18	15	-17%
Price/SF	\$335	\$270	\$311	\$313	\$307	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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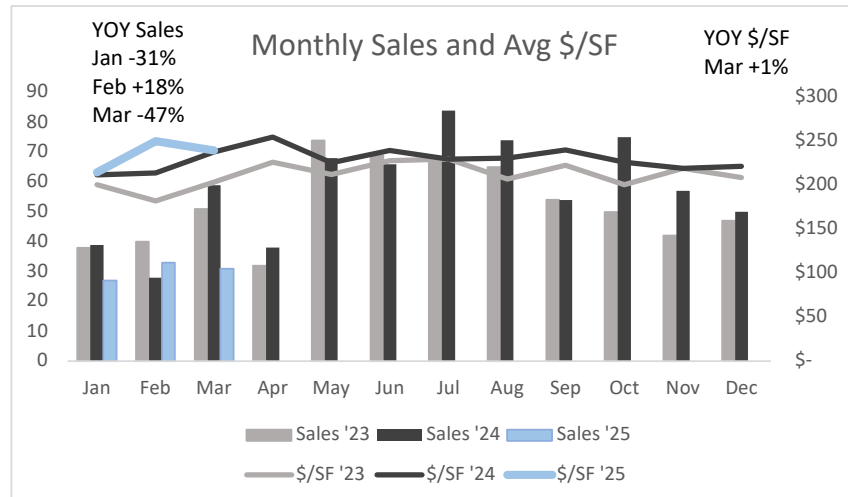
# Rochester/Rochester Hills

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	61	27	71	181	159	-12%
New Pending	36	29	40	137	105	-23%
Closed Sales	27	33	31	126	91	-28%
Price/SF	\$215	\$250	\$239	\$224	\$235	5%
Avg Price	\$506,963	\$548,626	\$522,459	\$493,713	\$527,350	7%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	2	7	20	16	-20%
New Pending	6	5	3	18	14	-22%
Closed Sales	4	7	1	16	12	-25%
Price/SF	\$169	\$215	\$235	\$186	\$200	7%

\$300k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	29	20	36	99	85	-14%
New Pending	24	13	24	89	61	-31%
Closed Sales	18	16	23	83	57	-31%
Price/SF	\$199	\$232	\$231	\$213	\$220	3%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	25	5	28	62	58	-6%
New Pending	6	11	13	30	30	0%
Closed Sales	5	10	7	27	22	-19%
Price/SF	\$276	\$275	\$256	\$255	\$269	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

# Royal Oak

Single-Family Homes

## MONTHLY

99  
MAR NEW LISTINGS  
+38% from last month

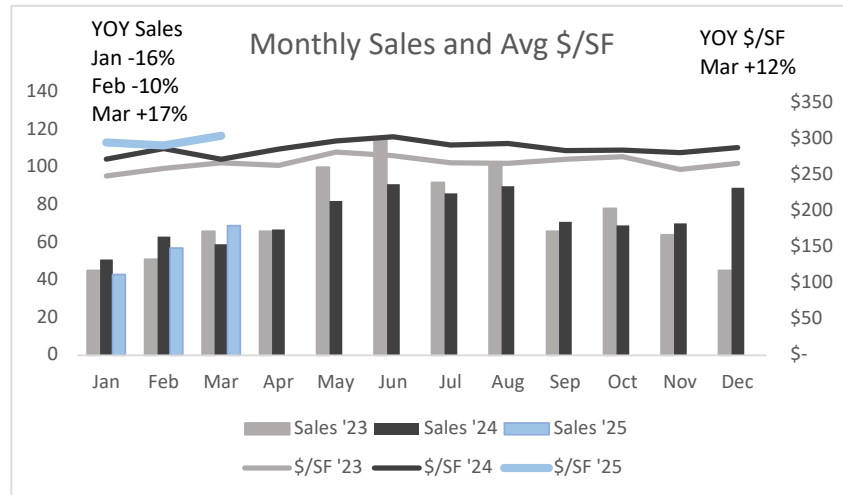
82  
NEW PENDINGs  
+37% from last month

69  
CLOSED SALES  
+21% from last month

\$304  
PRICE PER SQ FT  
+4% from last month

\$450K  
AVG SALE PRICE  
+1% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	49	72	99	218	220	1%
New Pending	51	60	82	187	193	3%
Closed Sales	43	57	69	173	169	-2%
Price/SF	\$295	\$291	\$304	\$277	\$298	7%
Avg Price	\$411,937	\$446,329	\$449,568	\$420,630	\$438,901	4%

<\$300k				YTD		
	Jan '25	Feb '25	Mar '25	'24	'25	(+/-)
Listings Taken	16	16	22	64	54	-16%
New Pending	13	23	20	51	56	10%
Closed Sales	14	12	21	45	47	4%
Price/SF	\$258	\$237	\$244	\$226	\$246	9%

\$300k-\$450k				YTD		
	Jan '25	Feb '25	Mar '25	'24	'25	(+/-)
Listings Taken	25	34	44	102	103	1%
New Pending	27	23	42	92	92	0%
Closed Sales	18	32	28	80	78	-3%
Price/SF	\$295	\$271	\$305	\$277	\$288	4%

>\$450k				YTD		
	Jan '25	Feb '25	Mar '25	'24	'25	(+/-)
Listings Taken	8	22	33	52	63	21%
New Pending	11	14	20	44	45	2%
Closed Sales	11	13	20	48	44	-8%
Price/SF	\$316	\$340	\$331	\$300	\$330	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAX  
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# APRIL 2025 HOUSING REPORT

## Troy

Single-Family Homes

### MONTHLY

**54**  
MAR NEW LISTINGS  
+50% from last month

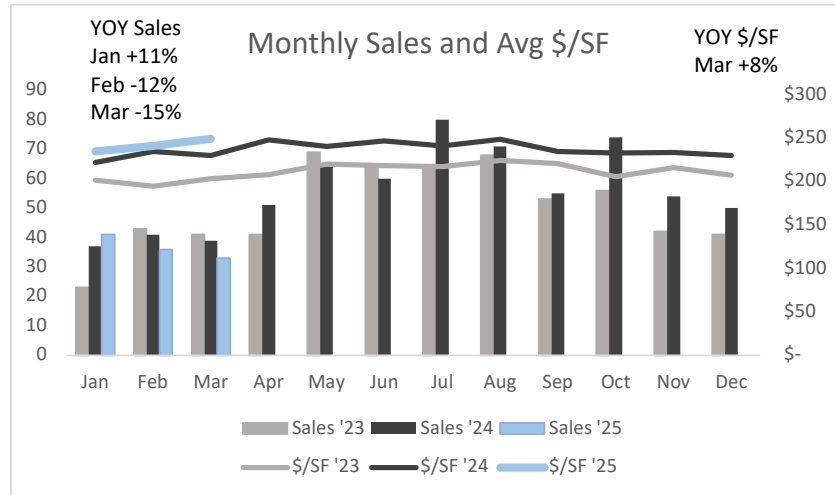
**45**  
NEW PENDINGS  
+36% from last month

**33**  
CLOSED SALES  
-8% from last month

**\$249**  
PRICE PER SQ FT  
+4% from last month

**\$563K**  
AVG SALE PRICE  
+10% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	42	36	54	186	132	-29%
New Pendings	34	33	45	131	112	-15%
Closed Sales	41	36	33	117	110	-6%
Price/SF	\$235	\$241	\$249	\$229	\$241	5%
Avg Price	\$491,922	\$510,173	\$562,827	\$482,216	\$519,167	8%

<\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	8	11	67	31	-54%
New Pendings	11	9	12	60	32	-47%
Closed Sales	13	8	11	52	32	-38%
Price/SF	\$218	\$218	\$218	\$210	\$218	4%

\$400k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	20	31	50	64	28%
New Pendings	16	11	21	36	48	33%
Closed Sales	16	20	8	33	44	33%
Price/SF	\$228	\$232	\$241	\$225	\$232	3%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	8	12	69	37	-46%
New Pendings	7	13	12	35	32	-9%
Closed Sales	12	8	14	32	34	6%
Price/SF	\$248	\$268	\$267	\$245	\$260	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

# Waterford

Single-Family Homes

## MONTHLY

73  
MAR NEW LISTINGS  
+22% from last month

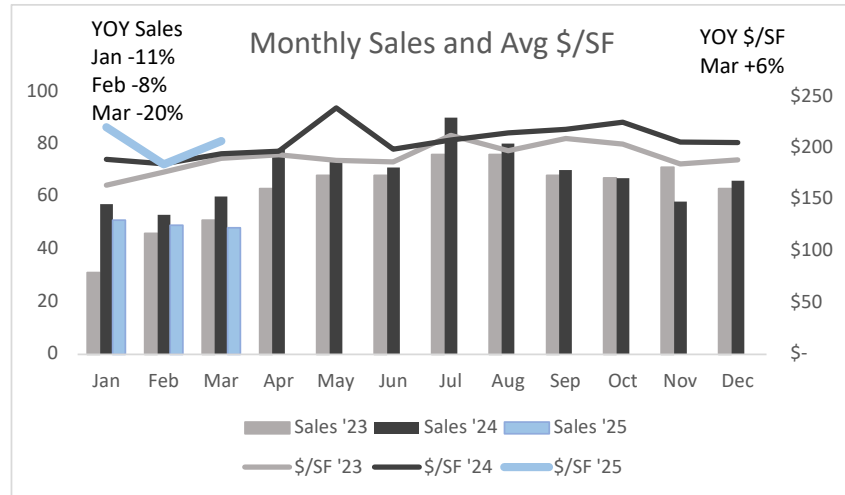
54  
NEW PENDINGS  
-5% from last month

48  
CLOSED SALES  
-2% from last month

\$206  
PRICE PER SQ FT  
+12% from last month

\$316K  
AVG SALE PRICE  
+17% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	70	60	73	225	203	-10%
New Pendings	56	57	54	195	167	-14%
Closed Sales	51	49	48	170	148	-13%
Price/SF	\$220	\$184	\$206	\$190	\$204	7%
Avg Price	\$316,461	\$271,034	\$315,796	\$282,402	\$301,205	7%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	9	6	7	41	22	-46%
New Pendings	8	8	4	41	20	-51%
Closed Sales	3	4	5	31	12	-61%
Price/SF	\$210	\$140	\$168	\$152	\$166	9%

\$200k-\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	51	30	38	136	119	-13%
New Pendings	42	36	32	123	110	-11%
Closed Sales	37	38	32	108	107	-1%
Price/SF	\$193	\$187	\$199	\$182	\$192	6%

>\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	10	24	28	48	62	29%
New Pendings	6	13	18	31	37	19%
Closed Sales	11	7	11	31	29	-6%
Price/SF	\$290	\$190	\$229	\$226	\$241	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

# West Bloomfield

Single-Family Homes

## MONTHLY

57  
MAR NEW LISTINGS  
+36% from last month

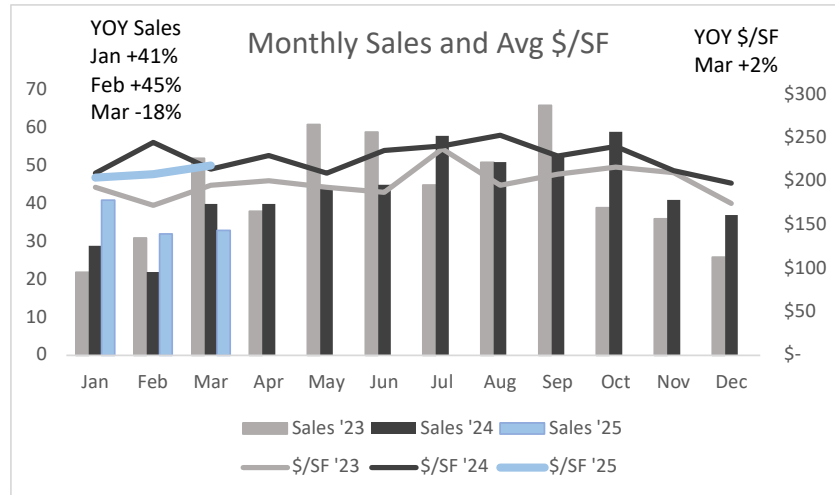
47  
NEW PENDINGS  
+38% from last month

33  
CLOSED SALES  
+3% from last month

\$218  
PRICE PER SQ FT  
+5% from last month

\$565K  
AVG SALE PRICE  
+2% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	52	42	57	156	151	-3%
New Pendings	40	34	47	107	121	13%
Closed Sales	41	32	33	91	106	16%
Price/SF	\$205	\$209	\$218	\$220	\$210	-5%
Avg Price	\$559,942	\$553,634	\$564,742	\$583,856	\$559,532	-4%

<\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	3	10	20	20	0%
New Pendings	9	4	8	15	21	40%
Closed Sales	8	5	6	17	19	12%
Price/SF	\$201	\$196	\$211	\$185	\$203	9%

\$350k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	24	22	20	85	66	-22%
New Pendings	14	22	25	62	61	-2%
Closed Sales	18	15	18	54	51	-6%
Price/SF	\$184	\$185	\$193	\$177	\$188	6%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	21	17	27	51	65	27%
New Pendings	17	8	14	30	39	30%
Closed Sales	15	12	9	20	36	80%
Price/SF	\$221	\$234	\$256	\$310	\$234	-25%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

# West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

## MONTHLY

83  
MAR NEW LISTINGS  
+30% from last month

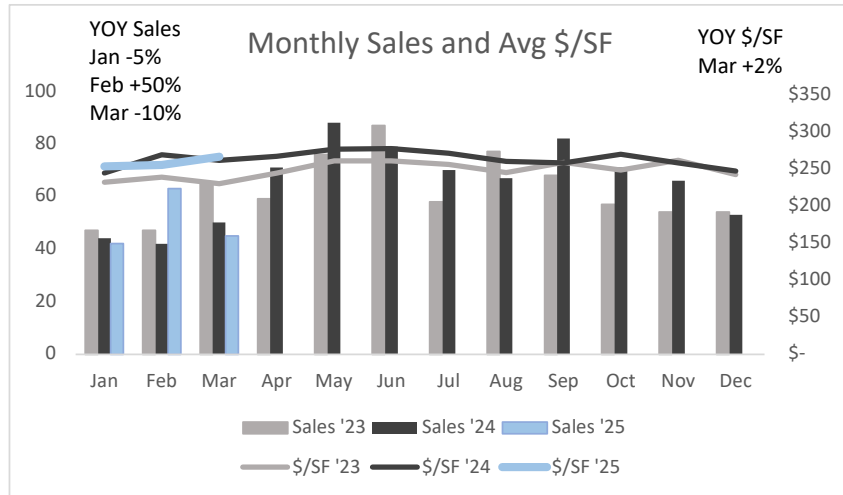
71  
NEW PENDINGS  
+69% from last month

45  
CLOSED SALES  
-29% from last month

\$266  
PRICE PER SQ FT  
+4% from last month

\$334K  
AVG SALE PRICE  
+5% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	72	64	83	196	219	12%
New Pendings	60	42	71	155	173	12%
Closed Sales	42	63	45	136	150	10%
Price/SF	\$254	\$256	\$266	\$259	\$258	0%
Avg Price	\$348,214	\$317,521	\$334,302	\$346,724	\$331,150	-4%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	7	10	37	25	-32%
New Pendings	11	1	8	27	20	-26%
Closed Sales	6	10	3	26	19	-27%
Price/SF	\$169	\$182	\$194	\$186	\$179	-4%

\$200k-\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	37	37	45	83	119	43%
New Pendings	31	27	38	73	96	32%
Closed Sales	22	35	22	58	79	36%
Price/SF	\$253	\$247	\$239	\$248	\$246	-1%

>\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	27	20	28	76	75	-1%
New Pendings	18	14	25	55	57	4%
Closed Sales	14	18	20	52	52	0%
Price/SF	\$271	\$290	\$297	\$284	\$286	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Wayne County

Single-Family Homes

## MONTHLY

2,019  
MAR NEW LISTINGS  
+32% from last month

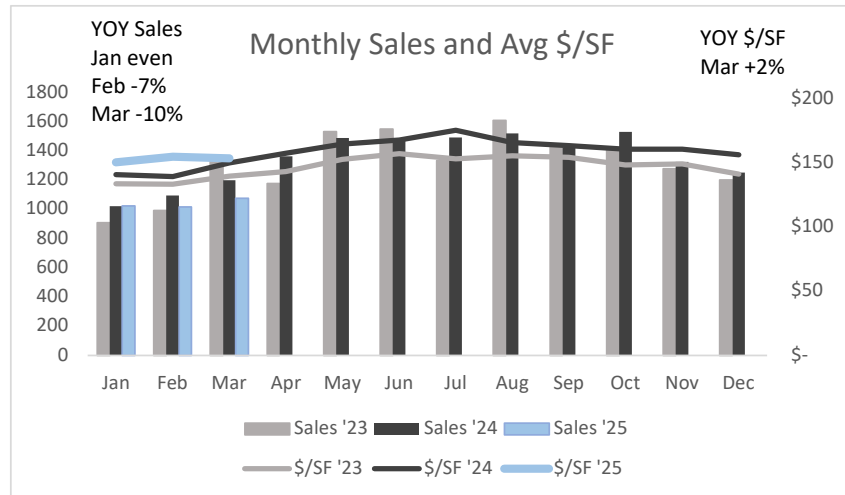
1,341  
NEW PENDINGs  
+21% from last month

1,075  
CLOSED SALES  
+6% from last month

\$154  
PRICE PER SQ FT  
-1% from last month

\$214K  
AVG SALE PRICE  
-4% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	1,586	1,524	2,019	6,113	5,129	-16%
New Pending	1,086	1,104	1,341	3,684	3,531	-4%
Closed Sales	1,023	1,014	1,075	3,313	3,112	-6%
Price/SF	\$150	\$155	\$154	\$144	\$153	6%
Avg Price	\$209,564	\$224,069	\$214,464	\$200,441	\$215,983	8%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	987	957	1,180	4,053	3,124	-23%
New Pending	632	649	774	2,220	2,055	-7%
Closed Sales	602	559	611	2,032	1,772	-13%
Price/SF	\$98	\$96	\$99	\$95	\$98	3%

\$200k-\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	522	476	715	1,731	1,713	-1%
New Pending	402	399	468	1,259	1,269	1%
Closed Sales	365	395	400	1,112	1,160	4%
Price/SF	\$186	\$185	\$192	\$185	\$188	1%

>\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	77	91	124	329	292	-11%
New Pending	52	56	99	205	207	1%
Closed Sales	56	60	64	169	180	7%
Price/SF	\$243	\$246	\$237	\$220	\$242	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Grosse Pointe

Single-Family Homes

## MONTHLY

70  
MAR NEW LISTINGS  
+35% last month

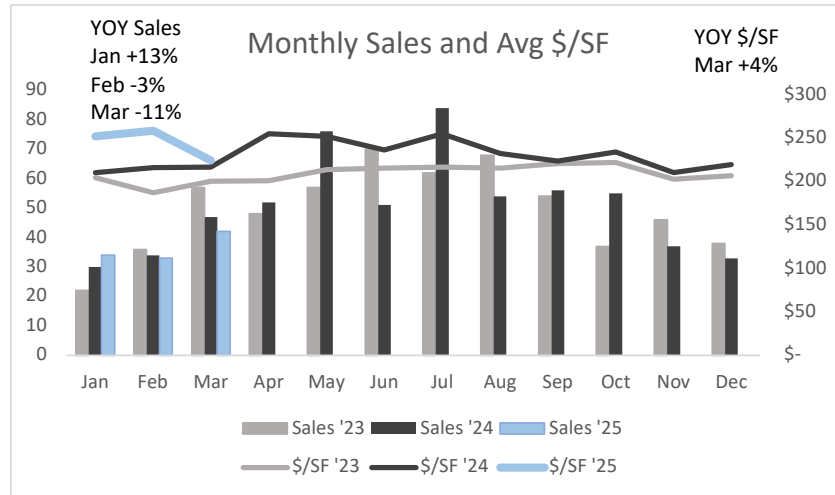
53  
NEW PENDING  
+26% from last month

42  
CLOSED SALES  
+27% from last month

\$224  
PRICE PER SQ FT  
-13% from last month

\$458K  
AVG SALE PRICE  
-22% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	41	52	70	158	163	3%
New Pendings	32	42	53	136	127	-7%
Closed Sales	34	33	42	111	109	-2%
Price/SF	\$252	\$259	\$224	\$215	\$244	14%
Avg Price	\$539,379	\$588,558	\$458,414	\$494,859	\$523,071	6%

<\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	19	16	25	44	60	36%
New Pendings	12	13	16	41	41	0%
Closed Sales	13	14	14	39	41	5%
Price/SF	\$199	\$208	\$203	\$201	\$204	1%

\$350k-\$750k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	15	28	82	60	-27%
New Pendings	14	16	25	70	55	-21%
Closed Sales	15	12	22	58	49	-16%
Price/SF	\$227	\$253	\$219	\$216	\$230	6%

>\$750k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	5	21	17	32	43	34%
New Pendings	6	13	12	25	31	24%
Closed Sales	6	7	6	14	19	36%
Price/SF	\$336	\$294	\$255	\$223	\$295	32%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Detroit Single-Family

Single-Family Homes

## MONTHLY

920  
MAR NEW LISTINGS  
+30% from last month

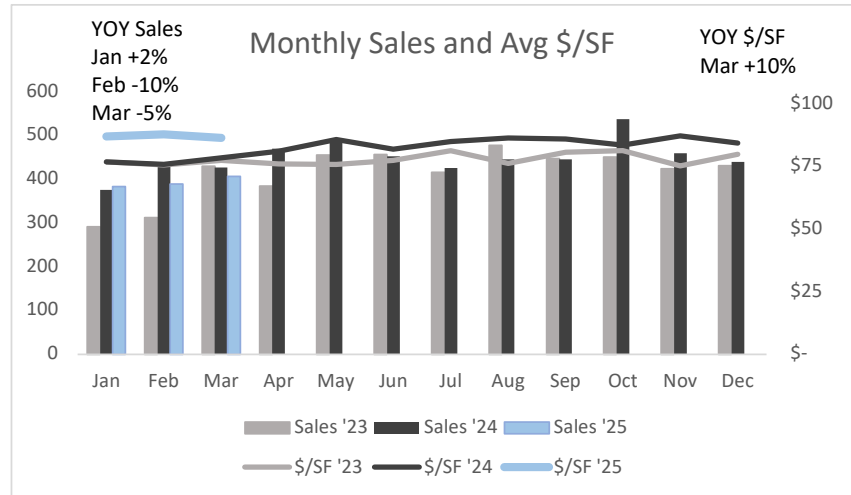
502  
NEW PENDING  
+16% from last month

406  
CLOSED SALES  
+5% from last month

\$86  
PRICE PER SQ FT  
-2% from last month

\$112K  
AVG SALE PRICE  
-3% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	767	710	920	2,972	2,397	-19%
New Pending	401	434	502	1,336	1,337	0%
Closed Sales	382	388	406	1,231	1,176	-4%
Price/SF	\$87	\$88	\$86	\$77	\$87	13%
Avg Price	\$115,433	\$115,767	\$112,380	\$99,410	\$114,489	15%

<\$100k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	404	353	440	1,778	1,197	-33%
New Pending	226	240	280	835	746	-11%
Closed Sales	225	225	231	781	681	-13%
Price/SF	\$50	\$52	\$53	\$49	\$52	6%

\$100k-\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	315	320	437	1,082	1,072	-1%
New Pending	157	176	205	460	538	17%
Closed Sales	135	140	161	423	436	3%
Price/SF	\$115	\$115	\$114	\$108	\$115	6%

>\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	48	37	43	112	128	14%
New Pending	18	18	17	41	53	29%
Closed Sales	22	23	14	27	59	119%
Price/SF	\$155	\$144	\$142	\$150	\$147	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

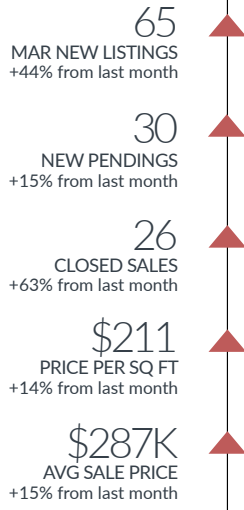
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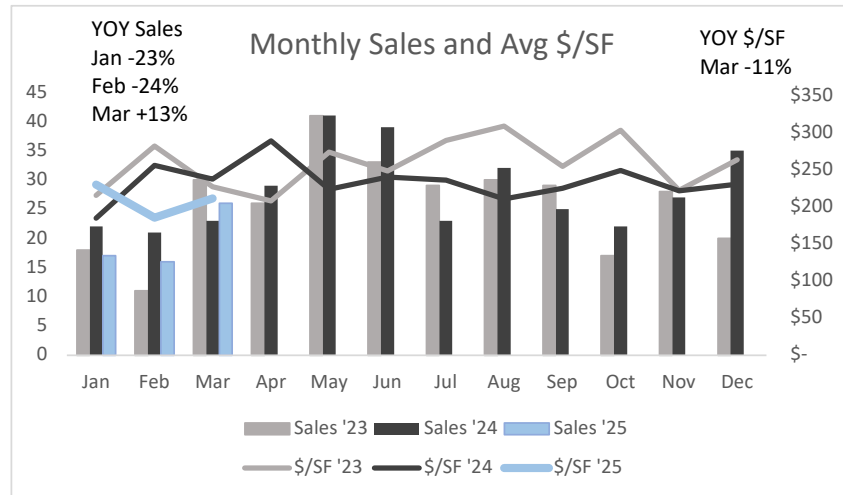
# Detroit Condos

Condos/Lofts

## MONTHLY



## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	76	45	65	224	186	-17%
New Pendings	22	26	30	68	78	15%
Closed Sales	17	16	26	66	59	-11%
Price/SF	\$230	\$185	\$211	\$229	\$209	-8%
Avg Price	\$290,048	\$249,494	\$286,915	\$264,033	\$277,670	5%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	28	10	27	80	65	-19%
New Pendings	8	12	14	27	34	26%
Closed Sales	6	9	9	35	24	-31%
Price/SF	\$138	\$115	\$95	\$111	\$113	1%

\$200k-\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	31	18	22	80	71	-11%
New Pendings	7	10	9	26	26	0%
Closed Sales	7	4	10	19	21	11%
Price/SF	\$221	\$203	\$214	\$252	\$214	-15%

>\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	17	16	64	50	-22%
New Pendings	7	4	7	15	18	20%
Closed Sales	4	3	7	12	14	17%
Price/SF	\$328	\$308	\$303	\$397	\$311	-22%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

# Downriver

Single-Family Homes

## MONTHLY

378  
MAR NEW LISTINGS  
+51% from last month

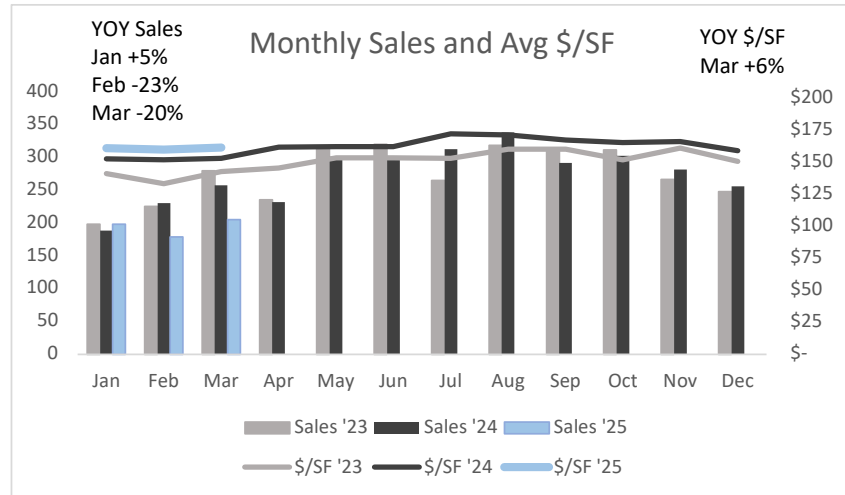
270  
NEW PENDINGS  
+23% from last month

205  
CLOSED SALES  
+15% from last month

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

\$201K  
AVG SALE PRICE  
-9% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	256	251	378	949	885	-7%
New Pendings	206	220	270	729	696	-5%
Closed Sales	198	178	205	675	581	-14%
Price/SF	\$160	\$159	\$161	\$152	\$160	5%
Avg Price	\$200,091	\$220,346	\$201,214	\$196,133	\$206,693	5%

<\$150k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	71	70	85	310	226	-27%
New Pendings	59	56	62	225	177	-21%
Closed Sales	51	48	49	206	148	-28%
Price/SF	\$117	\$109	\$112	\$103	\$113	9%

\$150k-\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	151	144	219	461	514	11%
New Pendings	119	133	173	399	425	7%
Closed Sales	119	99	135	386	353	-9%
Price/SF	\$164	\$169	\$171	\$166	\$168	1%

>\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	34	37	74	178	145	-19%
New Pendings	28	31	35	105	94	-10%
Closed Sales	28	31	21	83	80	-4%
Price/SF	\$188	\$177	\$180	\$174	\$181	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

# Grosse Ile

Single-Family Homes

## MONTHLY

17  
MAR NEW LISTINGS  
+113% from last month

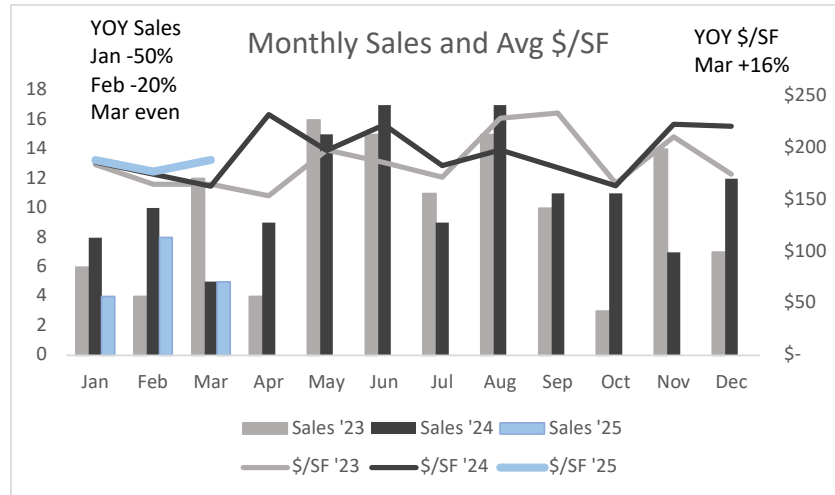
13  
NEW PENDINGS  
+18% last month

5  
CLOSED SALES  
-38% from last month

\$188  
PRICE PER SQ FT  
+6% from last month

\$527K  
AVG SALE PRICE  
+34% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	8	17	30	38	27%
New Pendings	6	11	13	22	30	36%
Closed Sales	4	8	5	23	17	-26%
Price/SF	\$188	\$177	\$188	\$175	\$183	5%
Avg Price	\$506,225	\$392,738	\$527,234	\$419,970	\$458,998	9%

<\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	3	3	8	7	14	100%
New Pendings	1	4	4	7	9	29%
Closed Sales	-	4	-	8	4	-50%
Price/SF	-	\$186	-	\$172	\$186	8%

\$350k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	4	8	14	20	43%
New Pendings	4	5	8	13	17	31%
Closed Sales	4	4	4	13	12	-8%
Price/SF	\$188	\$172	\$163	\$179	\$174	-3%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	2	1	1	9	4	-56%
New Pendings	1	2	1	2	4	100%
Closed Sales	-	-	1	2	1	-50%
Price/SF	-	-	\$294	\$167	\$294	76%

Data source: Realtor MLS using Great Lakes Repository Data.

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# Dearborn/Deaborn Heights

Single-Family Homes

## MONTHLY

137  
MAR NEW LISTINGS  
+19% from last month

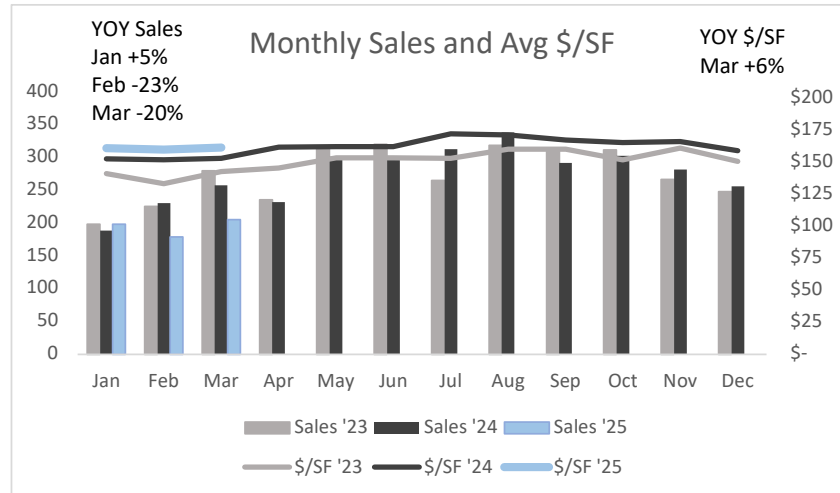
102  
NEW PENDINGS  
+34% from last month

78  
CLOSED SALES  
-20% from last month

\$203  
PRICE PER SQ FT  
even with last month

\$266K  
AVG SALE PRICE  
-3% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	137	115	137	502	389	-23%
New Pendings	106	76	102	313	284	-9%
Closed Sales	108	98	78	287	284	-1%
Price/SF	\$202	\$204	\$203	\$185	\$203	10%
Avg Price	\$263,852	\$274,183	\$266,431	\$245,694	\$268,125	9%

<\$175k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	24	21	25	104	70	-33%
New Pendings	22	15	17	79	54	-32%
Closed Sales	26	17	12	79	55	-30%
Price/SF	\$136	\$146	\$159	\$136	\$144	6%

\$175k-\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	67	56	70	246	193	-22%
New Pendings	57	43	54	173	154	-11%
Closed Sales	56	54	43	151	153	1%
Price/SF	\$189	\$192	\$187	\$184	\$190	3%

>\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	46	38	42	152	126	-17%
New Pendings	27	18	31	61	76	25%
Closed Sales	26	27	23	57	76	33%
Price/SF	\$259	\$242	\$238	\$224	\$247	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Livonia

Single-Family Homes

## MONTHLY

93  
MAR NEW LISTINGS  
+33% from last month

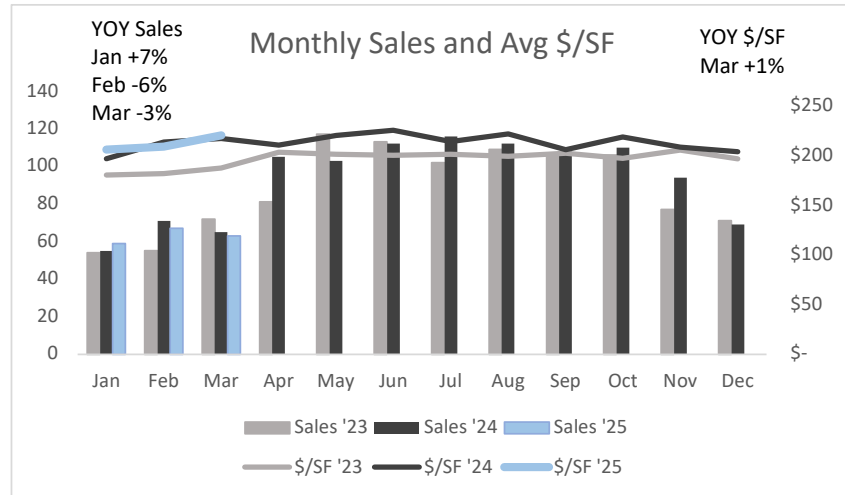
70  
NEW PENDINGS  
+8% from last month

63  
CLOSED SALES  
-6% from last month

\$220  
PRICE PER SQ FT  
+5% from last month

\$322K  
AVG SALE PRICE  
+3% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	74	70	93	265	237	-11%
New Pendings	69	65	70	238	204	-14%
Closed Sales	59	67	63	191	189	-1%
Price/SF	\$206	\$209	\$220	\$210	\$212	1%
Avg Price	\$313,938	\$313,769	\$321,725	\$310,916	\$316,474	2%

<\$250k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	17	15	15	74	47	-36%
New Pendings	16	13	14	67	43	-36%
Closed Sales	12	13	8	48	33	-31%
Price/SF	\$192	\$171	\$195	\$192	\$184	-4%

\$250k-\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	45	47	54	154	146	-5%
New Pendings	43	43	43	137	129	-6%
Closed Sales	37	42	45	109	124	14%
Price/SF	\$212	\$223	\$225	\$218	\$220	1%

>\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	12	8	24	37	44	19%
New Pendings	10	9	13	34	32	-6%
Closed Sales	10	12	10	34	32	-6%
Price/SF	\$201	\$201	\$216	\$205	\$205	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

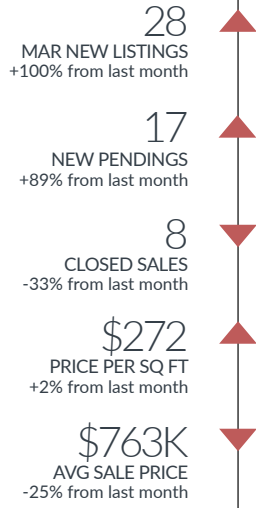
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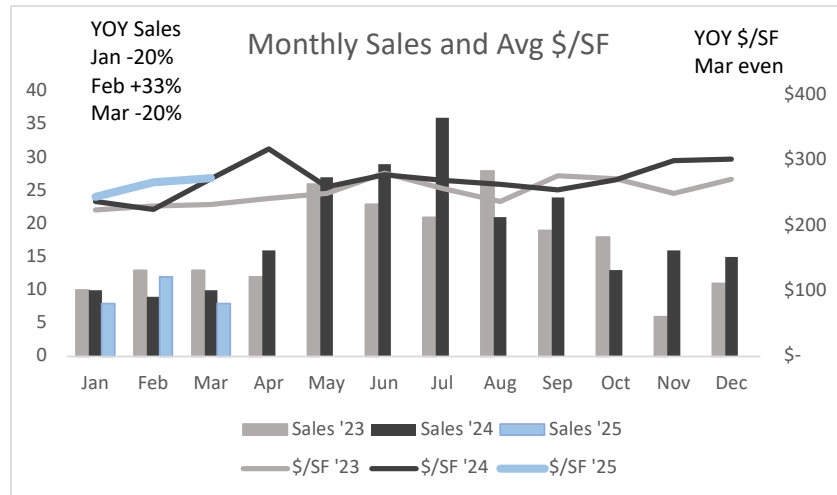
# Northville

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	10	14	28	62	52	-16%
New Pending	9	9	17	34	35	3%
Closed Sales	8	12	8	29	28	-3%
Price/SF	\$244	\$266	\$272	\$245	\$262	7%
Avg Price	\$747,344	\$1,016,846	\$762,747	\$756,143	\$867,246	15%

<\$700k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	3	6	13	28	22	-21%
New Pending	2	3	8	16	13	-19%
Closed Sales	2	1	3	15	6	-60%
Price/SF	\$221	\$230	\$247	\$237	\$238	0%

\$700k-\$1m						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	3	4	6	15	13	-13%
New Pending	4	3	4	11	11	0%
Closed Sales	5	6	4	10	15	50%
Price/SF	\$235	\$221	\$280	\$227	\$238	5%

>\$1m						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	4	4	9	19	17	-11%
New Pending	3	3	5	7	11	57%
Closed Sales	1	5	1	4	7	75%
Price/SF	\$304	\$319	\$305	\$290	\$315	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Plymouth/Canton

Single-Family Homes

## MONTHLY

85  
MAR NEW LISTINGS  
+63% from last month

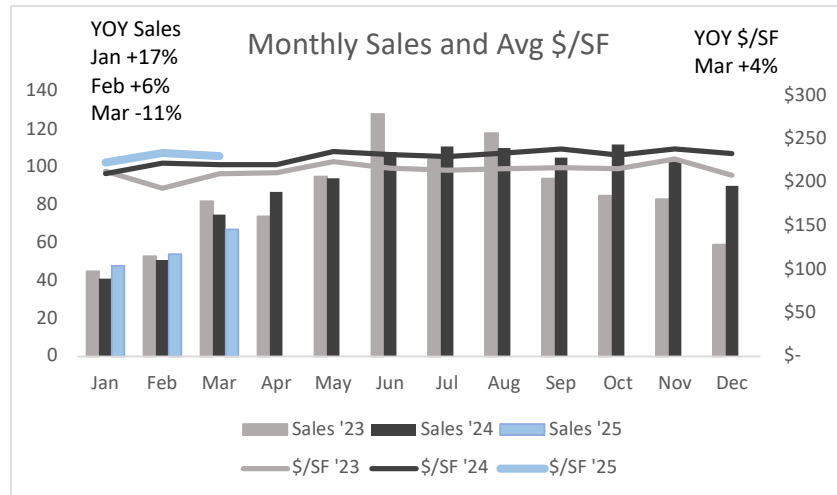
74  
NEW PENDING  
+45% from last month

67  
CLOSED SALES  
+24% from last month

\$230  
PRICE PER SQ FT  
-2% from last month

\$489K  
AVG SALE PRICE  
+5% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	63	52	85	260	200	-23%
New Pendings	53	51	74	211	178	-16%
Closed Sales	48	54	67	167	169	1%
Price/SF	\$223	\$234	\$230	\$219	\$230	5%
Avg Price	\$451,413	\$463,853	\$488,749	\$472,313	\$470,190	0%

<\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	23	14	13	59	50	-15%
New Pendings	15	14	12	55	41	-25%
Closed Sales	12	13	14	49	39	-20%
Price/SF	\$195	\$226	\$194	\$212	\$205	-3%

\$350k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	30	28	49	145	107	-26%
New Pendings	28	28	44	124	100	-19%
Closed Sales	27	32	37	83	96	16%
Price/SF	\$229	\$235	\$233	\$216	\$232	8%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	10	10	23	56	43	-23%
New Pendings	10	9	18	32	37	16%
Closed Sales	9	9	16	35	34	-3%
Price/SF	\$229	\$238	\$242	\$228	\$237	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Macomb County

Single-Family Homes

## MONTHLY

935  
MAR NEW LISTINGS  
+38% from last month

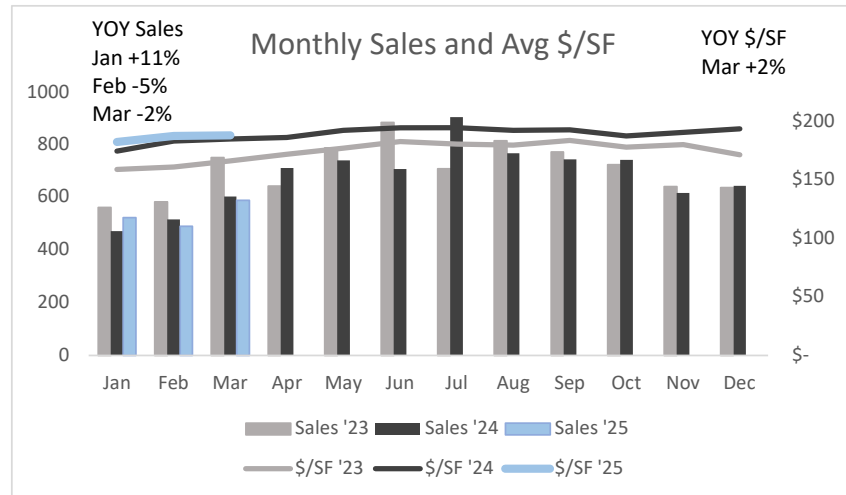
695  
NEW PENDING  
+30% from last month

590  
CLOSED SALES  
+20% from last month

\$188  
PRICE PER SQ FT  
even with last month

\$307K  
AVG SALE PRICE  
+5% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	695	679	935	2,363	2,309	-2%
New Pendings	575	536	695	1,804	1,806	0%
Closed Sales	523	491	590	1,594	1,604	1%
Price/SF	\$182	\$188	\$188	\$182	\$186	3%
Avg Price	\$295,803	\$293,776	\$307,322	\$289,818	\$299,420	3%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	203	211	219	740	633	-14%
New Pendings	169	149	184	526	502	-5%
Closed Sales	152	141	149	478	442	-8%
Price/SF	\$132	\$133	\$121	\$129	\$129	0%

\$200k-\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	334	308	430	1,084	1,072	-1%
New Pendings	283	282	353	926	918	-1%
Closed Sales	273	254	302	815	829	2%
Price/SF	\$187	\$192	\$195	\$184	\$191	4%

>\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	158	160	286	539	604	12%
New Pendings	123	105	158	352	386	10%
Closed Sales	98	96	139	301	333	11%
Price/SF	\$207	\$212	\$211	\$211	\$210	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Clinton Twp

Single-Family Homes

## MONTHLY

78  
MAR NEW LISTINGS  
+50% from last month

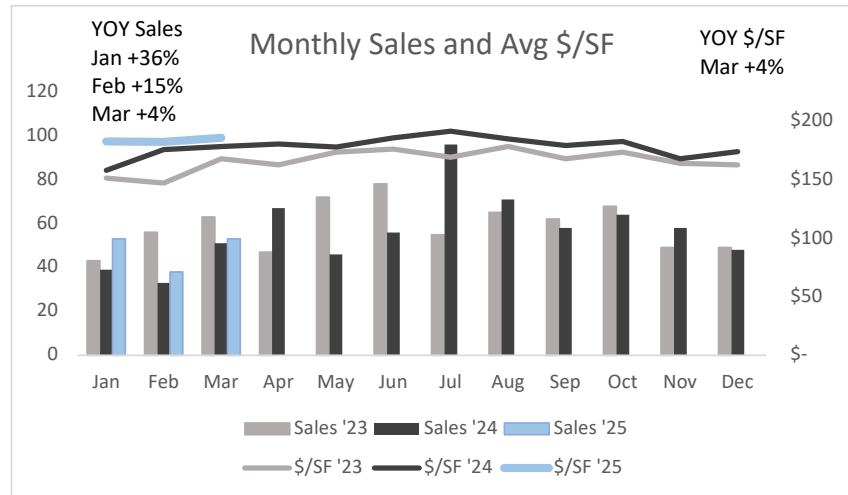
61  
NEW PENDINGS  
+61% from last month

53  
CLOSED SALES  
+39% from last month

\$186  
PRICE PER SQ FT  
+2% from last month

\$321K  
AVG SALE PRICE  
+13% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	64	52	78	163	194	19%
New Pendings	58	38	61	146	157	8%
Closed Sales	53	38	53	123	144	17%
Price/SF	\$183	\$183	\$186	\$171	\$184	7%
Avg Price	\$314,014	\$284,137	\$321,200	\$288,093	\$308,775	7%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	14	14	29	36	24%
New Pendings	9	4	14	26	27	4%
Closed Sales	8	7	5	24	20	-17%
Price/SF	\$123	\$127	\$132	\$134	\$127	-5%

\$200k-\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	47	25	43	116	115	-1%
New Pendings	43	25	35	108	103	-5%
Closed Sales	36	28	34	89	98	10%
Price/SF	\$180	\$194	\$188	\$173	\$187	8%

>\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	9	13	21	18	43	139%
New Pendings	6	9	12	12	27	125%
Closed Sales	9	3	14	10	26	160%
Price/SF	\$215	\$176	\$190	\$198	\$197	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Macomb Twp

Single-Family Homes

## MONTHLY

89  
MAR NEW LISTINGS  
+35% from last month

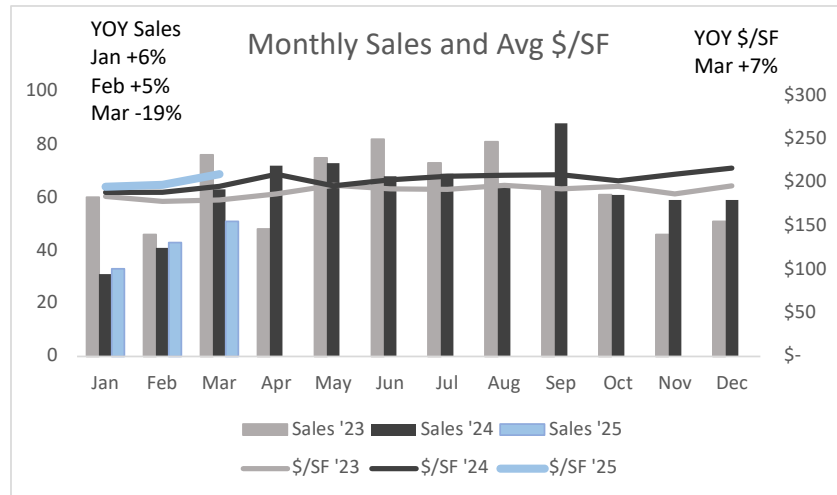
60  
NEW PENDINGS  
+67% from last month

51  
CLOSED SALES  
+19% from last month

\$209  
PRICE PER SQ FT  
+6% from last month

\$492K  
AVG SALE PRICE  
-3% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	56	66	89	232	211	-9%
New Pendings	56	36	60	177	152	-14%
Closed Sales	33	43	51	135	127	-6%
Price/SF	\$195	\$197	\$209	\$192	\$201	5%
Avg Price	\$473,526	\$506,175	\$492,499	\$447,433	\$492,200	10%

<\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	6	7	7	39	20	-49%
New Pendings	5	7	3	36	15	-58%
Closed Sales	3	5	4	31	12	-61%
Price/SF	\$113	\$151	\$117	\$163	\$130	-20%

\$350k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	36	37	59	149	132	-11%
New Pendings	37	23	43	115	103	-10%
Closed Sales	26	24	39	84	89	6%
Price/SF	\$198	\$197	\$212	\$195	\$204	4%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	14	22	23	44	59	34%
New Pendings	14	6	14	26	34	31%
Closed Sales	4	14	8	20	26	30%
Price/SF	\$216	\$207	\$223	\$204	\$213	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Shelby Twp

Single-Family Homes

## MONTHLY

73  
MAR NEW LISTINGS  
+128% from last month

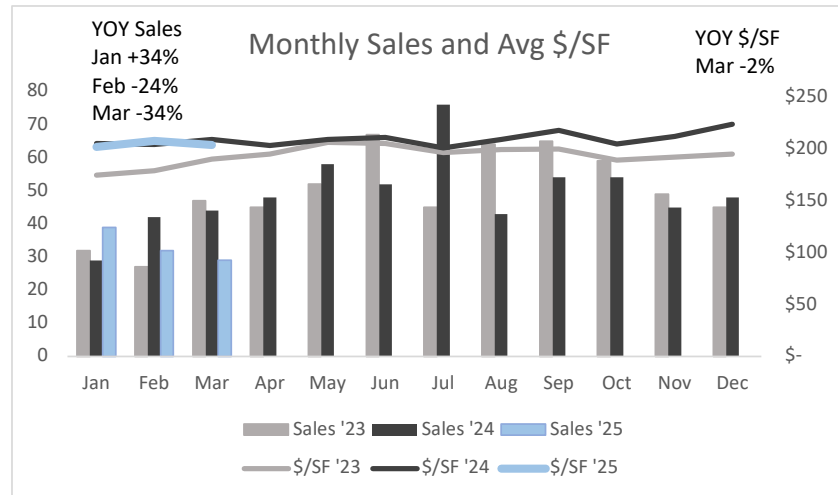
42  
NEW PENDING  
+17% from last month

29  
CLOSED SALES  
-9% from last month

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

\$424K  
AVG SALE PRICE  
+1% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	39	32	73	155	144	-7%
New Pendings	33	36	42	133	111	-17%
Closed Sales	39	32	29	115	100	-13%
Price/SF	\$202	\$207	\$204	\$206	\$204	-1%
Avg Price	\$506,354	\$420,543	\$423,924	\$460,613	\$454,990	-1%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	10	7	14	35	31	-11%
New Pendings	5	12	11	32	28	-13%
Closed Sales	6	8	7	28	21	-25%
Price/SF	\$196	\$180	\$177	\$175	\$183	5%

\$300k-\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	13	16	28	72	57	-21%
New Pendings	19	18	14	65	51	-22%
Closed Sales	21	18	17	60	56	-7%
Price/SF	\$188	\$193	\$205	\$194	\$195	1%

>\$600k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	16	9	31	48	56	17%
New Pendings	9	6	17	36	32	-11%
Closed Sales	12	6	5	27	23	-15%
Price/SF	\$219	\$251	\$215	\$239	\$226	-6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Sterling Heights

Single-Family Homes

## MONTHLY

115  
MAR NEW LISTINGS  
+51% from last month

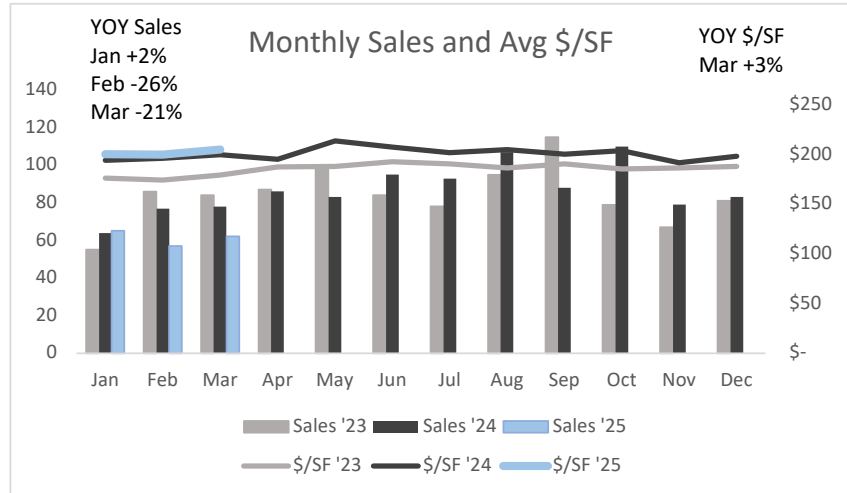
88  
NEW PENDINGS  
+42% from last month

62  
CLOSED SALES  
+9% from last month

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

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

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	64	76	115	265	255	-4%
New Pendings	60	62	88	231	210	-9%
Closed Sales	65	57	62	219	184	-16%
Price/SF	\$200	\$200	\$205	\$197	\$202	3%
Avg Price	\$328,528	\$332,832	\$329,446	\$335,433	\$330,171	-2%

<\$250k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	4	4	11	35	19	-46%
New Pendings	4	5	7	30	16	-47%
Closed Sales	7	6	1	23	14	-39%
Price/SF	\$176	\$180	\$193	\$196	\$179	-9%

\$250k-\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	53	61	82	186	196	5%
New Pendings	49	47	71	165	167	1%
Closed Sales	48	44	55	153	147	-4%
Price/SF	\$201	\$199	\$205	\$195	\$202	3%

>\$400k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	7	11	22	44	40	-9%
New Pendings	7	10	10	36	27	-25%
Closed Sales	10	7	6	43	23	-47%
Price/SF	\$206	\$215	\$208	\$200	\$210	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# St. Clair Shores

Single-Family Homes

## MONTHLY

85  
MAR NEW LISTINGS  
+9% from last month

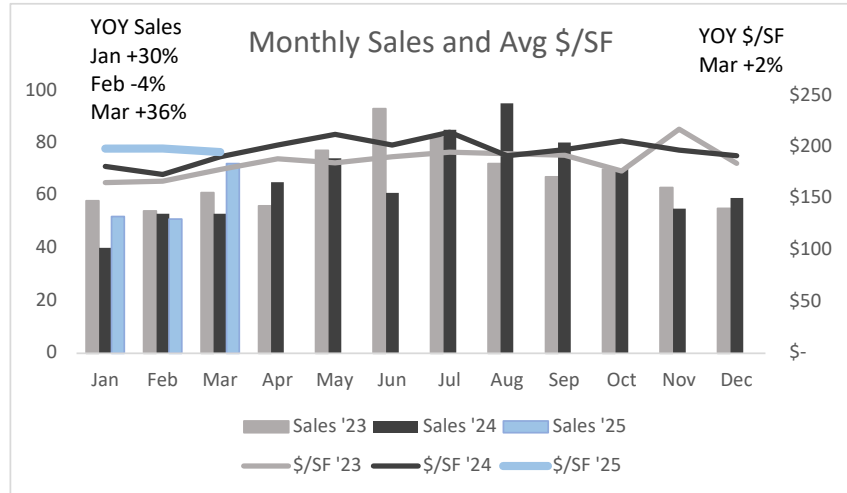
75  
NEW PENDINGS  
+25% from last month

72  
CLOSED SALES  
+41% from last month

\$195  
PRICE PER SQ FT  
-2% from last month

\$242K  
AVG SALE PRICE  
-7% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	73	78	85	202	236	17%
New Pendings	58	60	75	164	193	18%
Closed Sales	52	51	72	146	175	20%
Price/SF	\$198	\$199	\$195	\$181	\$197	9%
Avg Price	\$230,698	\$261,616	\$242,071	\$229,737	\$244,388	6%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	16	9	11	43	36	-16%
New Pendings	8	12	10	38	30	-21%
Closed Sales	15	9	14	35	38	9%
Price/SF	\$156	\$167	\$152	\$146	\$157	7%

\$200k-\$275k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	34	41	40	123	115	-7%
New Pendings	38	32	39	103	109	6%
Closed Sales	27	26	39	91	92	1%
Price/SF	\$218	\$208	\$203	\$191	\$209	9%

>\$275k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	23	28	34	36	85	136%
New Pendings	12	16	26	23	54	135%
Closed Sales	10	16	19	20	45	125%
Price/SF	\$206	\$199	\$207	\$188	\$204	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# APRIL 2025 HOUSING REPORT

## Warren

Single-Family Homes

### MONTHLY

**178**  
MAR NEW LISTINGS  
+36% from last month

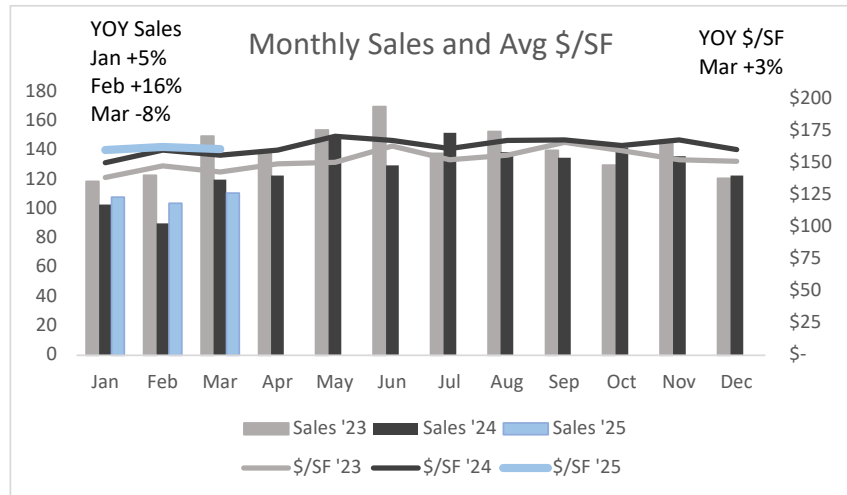
**132**  
NEW PENDINGs  
+16% from last month

**111**  
CLOSED SALES  
+7% from last month

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

**\$196K**  
AVG SALE PRICE  
+2% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	145	131	178	482	454	-6%
New Pending	108	114	132	323	354	10%
Closed Sales	108	104	111	313	323	3%
Price/SF	\$160	\$162	\$161	\$155	\$161	4%
Avg Price	\$203,652	\$192,177	\$195,934	\$179,095	\$197,305	10%

<\$125k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	34	29	40	121	103	-15%
New Pending	25	24	29	87	78	-10%
Closed Sales	22	26	27	87	75	-14%
Price/SF	\$97	\$102	\$97	\$98	\$99	1%

\$125k-\$250k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	73	71	86	258	230	-11%
New Pending	54	57	71	172	182	6%
Closed Sales	52	48	48	162	148	-9%
Price/SF	\$159	\$166	\$164	\$166	\$163	-2%

>\$250k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	38	31	52	103	121	17%
New Pending	29	33	32	64	94	47%
Closed Sales	34	30	36	64	100	56%
Price/SF	\$184	\$188	\$186	\$181	\$186	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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APRIL 2025  
HOUSING REPORT

# Livingston County

Single-Family Homes

## MONTHLY

178  
MAR NEW LISTINGS  
+29% from last month

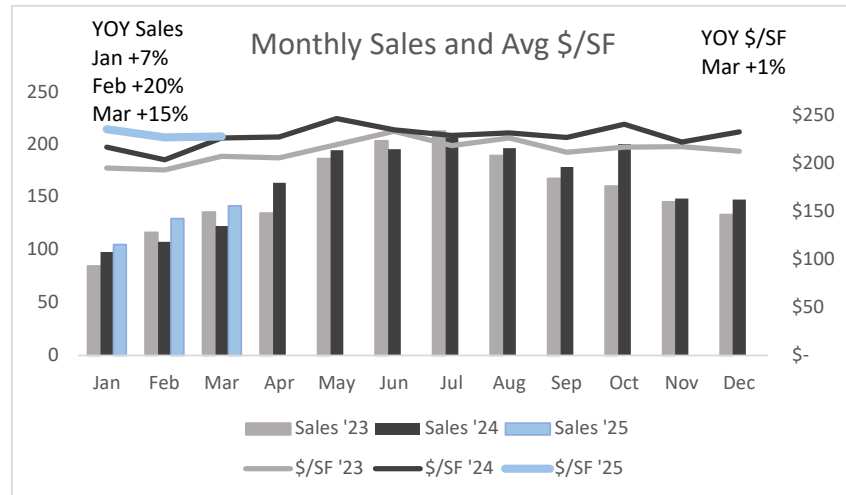
157  
NEW PENDINGS  
+24% from last month

142  
CLOSED SALES  
+9% from last month

\$229  
PRICE PER SQ FT  
even with last month

\$453K  
AVG SALE PRICE  
+2% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	155	138	178	509	471	-7%
New Pendings	128	127	157	370	412	11%
Closed Sales	105	130	142	329	377	15%
Price/SF	\$236	\$228	\$229	\$217	\$230	6%
Avg Price	\$467,044	\$443,662	\$452,585	\$413,767	\$453,535	10%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	35	27	26	113	88	-22%
New Pendings	27	30	31	85	88	4%
Closed Sales	18	27	30	75	75	0%
Price/SF	\$159	\$163	\$162	\$170	\$162	-5%

\$300k-\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	60	62	84	212	206	-3%
New Pendings	58	58	80	190	196	3%
Closed Sales	54	66	63	178	183	3%
Price/SF	\$215	\$216	\$217	\$204	\$216	6%

>\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	60	49	68	184	177	-4%
New Pendings	43	39	46	95	128	35%
Closed Sales	33	37	49	76	119	57%
Price/SF	\$284	\$267	\$260	\$266	\$269	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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APRIL 2025  
HOUSING REPORT

# St. Clair County

Single-Family Homes

## MONTHLY

178  
MAR NEW LISTINGS  
+50% from last month

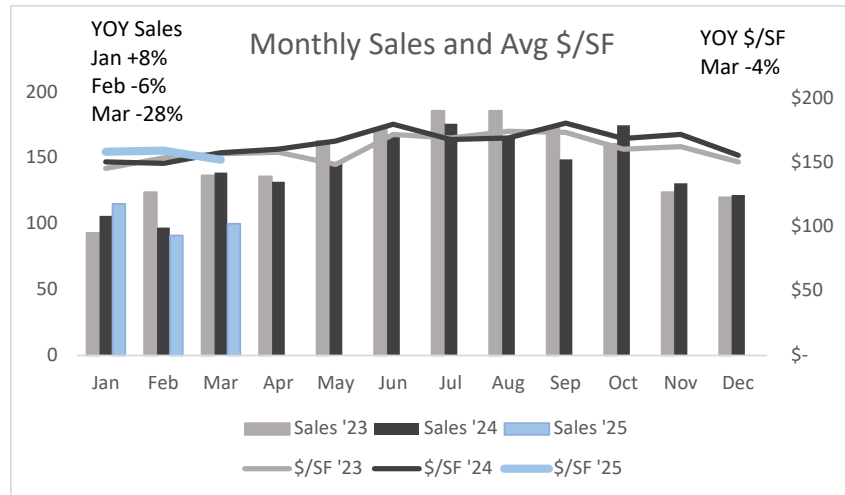
135  
NEW PENDINGS  
+52% from last month

100  
CLOSED SALES  
+10% from last month

\$152  
PRICE PER SQ FT  
-4% from last month

\$242K  
AVG SALE PRICE  
-6% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	132	119	178	530	429	-19%
New Pendings	119	89	135	367	343	-7%
Closed Sales	115	91	100	342	306	-11%
Price/SF	\$159	\$159	\$152	\$153	\$157	2%
Avg Price	\$241,488	\$257,387	\$241,985	\$240,667	\$246,378	2%

<\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	84	74	97	351	255	-27%
New Pendings	84	61	88	257	233	-9%
Closed Sales	84	67	74	256	225	-12%
Price/SF	\$135	\$133	\$131	\$130	\$133	2%

\$300k-\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	40	36	53	125	129	3%
New Pendings	27	20	37	89	84	-6%
Closed Sales	28	16	19	71	63	-11%
Price/SF	\$198	\$192	\$187	\$186	\$193	4%

>\$500k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	8	9	28	54	45	-17%
New Pendings	8	8	10	21	26	24%
Closed Sales	3	8	7	15	18	20%
Price/SF	\$249	\$226	\$194	\$243	\$216	-11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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APRIL 2025  
HOUSING REPORT

# Genesee County

Single-Family Homes

## MONTHLY

456  
MAR NEW LISTINGS  
+38% from last month

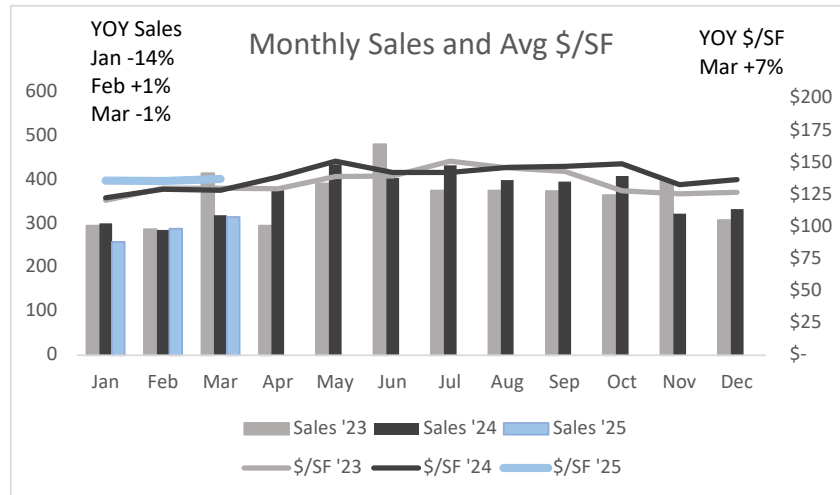
392  
NEW PENDINGS  
+32% from last month

315  
CLOSED SALES  
+9% from last month

\$137  
PRICE PER SQ FT  
+1% from last month

\$214K  
AVG SALE PRICE  
+8% from last month

### Closed Sales



### All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	382	331	456	1,197	1,169	-2%
New Pendings	307	297	392	988	996	1%
Closed Sales	258	288	315	906	861	-5%
Price/SF	\$136	\$136	\$137	\$127	\$136	8%
Avg Price	\$199,941	\$197,773	\$214,227	\$184,103	\$204,442	11%

<\$150k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	158	139	162	531	459	-14%
New Pendings	119	117	149	382	385	1%
Closed Sales	103	119	116	386	338	-12%
Price/SF	\$69	\$65	\$66	\$68	\$67	-2%

\$150k-\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	129	112	171	427	412	-4%
New Pendings	119	120	153	435	392	-10%
Closed Sales	107	111	126	386	344	-11%
Price/SF	\$140	\$148	\$146	\$144	\$145	1%

>\$300k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	95	80	123	239	298	25%
New Pendings	69	60	90	171	219	28%
Closed Sales	48	58	73	134	179	34%
Price/SF	\$202	\$191	\$190	\$175	\$193	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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APRIL 2025  
HOUSING REPORT

# Monroe County

Single-Family Homes

## MONTHLY

153  
MAR NEW LISTINGS  
+18% from last month

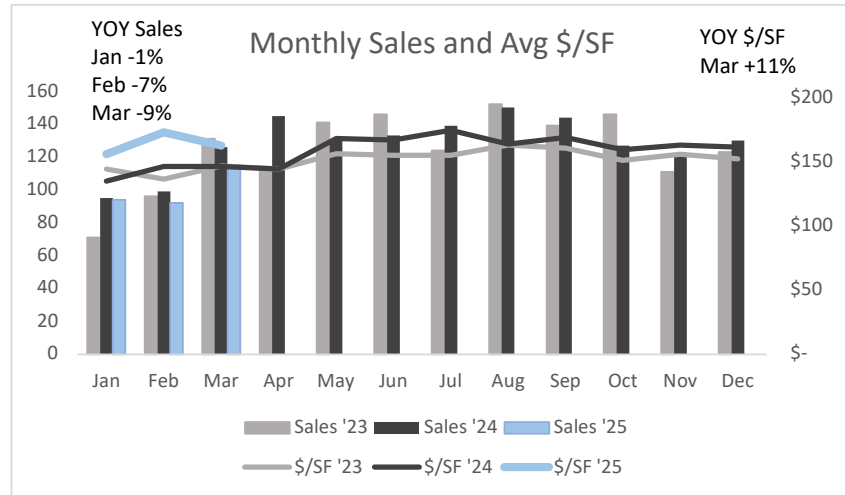
134  
NEW PENDINGs  
+20% from last month

115  
CLOSED SALES  
+25% from last month

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

\$261K  
AVG SALE PRICE  
-5% from last month

## Closed Sales



## All Price Ranges

	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	104	130	153	380	387	2%
New Pending	90	112	134	382	336	-12%
Closed Sales	94	92	115	320	301	-6%
Price/SF	\$156	\$173	\$163	\$143	\$164	15%
Avg Price	\$235,670	\$275,020	\$260,547	\$234,433	\$257,202	10%

<\$200k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	33	45	38	146	116	-21%
New Pending	30	36	40	146	106	-27%
Closed Sales	35	25	35	134	95	-29%
Price/SF	\$122	\$117	\$117	\$101	\$119	17%

\$200k-\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	43	62	72	159	177	11%
New Pending	42	52	73	167	167	0%
Closed Sales	48	45	63	135	156	16%
Price/SF	\$164	\$175	\$170	\$156	\$169	9%

>\$350k						
	Jan '25	Feb '25	Mar '25	YTD		
				'24	'25	(+/-)
Listings Taken	28	23	43	75	94	25%
New Pending	18	24	21	69	63	-9%
Closed Sales	11	22	17	51	50	-2%
Price/SF	\$184	\$204	\$198	\$174	\$197	14%

Data source: Realcomp MLS using Great Lakes Repository Data.

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