



# HOUSING

*report*

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MAX  
**BROOCK**  
REALTORS®

APRIL 2026  
SOUTHEAST REGION

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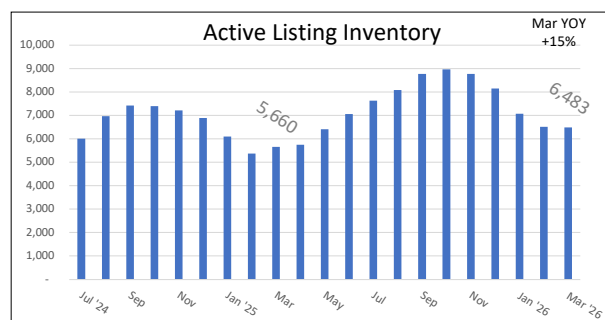
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# Inventory Builds as Spring Market Takes Shape

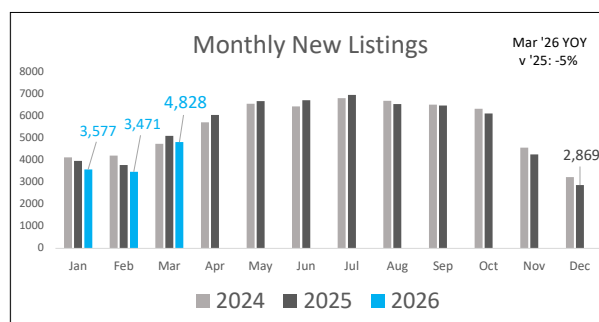
The Southeast Michigan housing market is moving into spring with many of the trends from earlier in the year still in place, now forming a clearer pattern.

SEMI Single Family '25 vs '26			
YTD through Mar 31st			
	2025	2026	+/-
YTD Sales	7,554	7,148	-5%
YTD Vol (mil)	\$2,363	\$2,344	-1%
Avg Price	\$312,795	\$327,933	5%
Avg \$/SF	\$193	\$198	2%
New Listings	12,775	11,793	-8%

Compared to recent years, inventory has continued to rise, even as new listings remain below last year's pace. This reflects a market where homes are generally taking longer to sell, allowing inventory to build despite limited new supply. As a result, the overall mix of available homes is shifting, with a growing share of listings requiring price adjustments or updates to attract buyers.



March reflected the expected seasonal shift. New listings were down 5% year-over-year, while new pendings increased 8%. Both metrics rose sharply from February, signaling that buyers and sellers have re-engaged as the market enters its busiest time of year.



Despite the increase in inventory, pricing remains firm. Well-prepared, move-in-ready homes continue to attract strong interest and sell quickly, while properties that miss the mark on price or condition are taking longer to sell and often require adjustments.

Looking ahead, both the number and quality of listings should improve, creating more opportunities for buyers. However, performance will remain highly dependent on individual property appeal. Sellers should stay focused on pricing and presentation, as early market response continues to be the clearest indicator of success.

# SEMI 5-County Summary

## MONTHLY

4,828  
MAR NEW LISTINGS  
+39% from last month

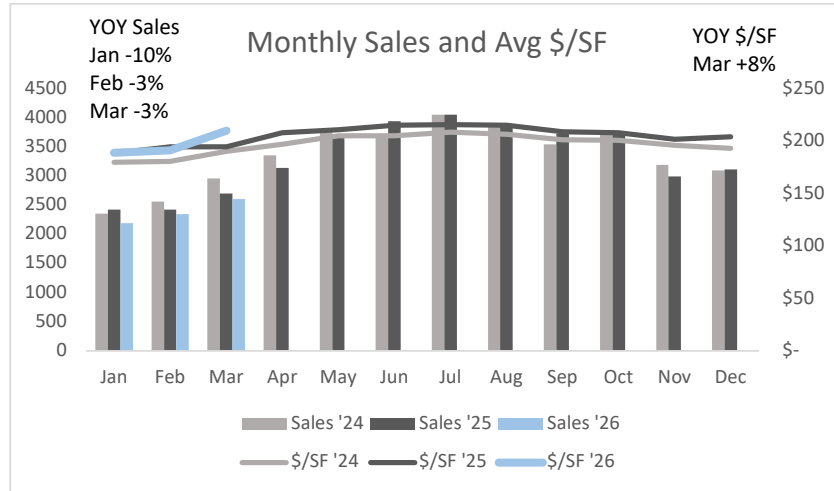
3,394  
NEW PENDING  
+36% from last month

2,609  
CLOSED SALES  
+11% from last month

\$210  
PRICE PER SQ FT  
+10% from last month

\$352K  
AVG SALE PRICE  
+12% from last month

### Closed Single-Family Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	3,577	3,471	4,828	12,849	11,876	-8%
New Pendings	2,492	2,496	3,394	8,234	8,382	2%
Closed Sales	2,193	2,346	2,609	7,554	7,148	-5%
Price/SF	\$189	\$191	\$210	\$193	\$198	2%
Avg Price	\$315,436	\$313,105	\$351,770	\$312,795	\$327,933	5%
<b>&lt;\$200k</b>						
Listings Taken	1,369	1,290	1,611	4,963	4,270	-14%
New Pendings	905	867	1,015	2,830	2,787	-2%
Closed Sales	787	823	802	2,647	2,412	-9%
Price/SF	\$102	\$98	\$109	\$107	\$103	-4%
<b>\$200k-\$400k</b>						
Listings Taken	1,266	1,251	1,785	4,454	4,302	-3%
New Pendings	985	1,023	1,395	3,349	3,403	2%
Closed Sales	849	944	1,067	3,099	2,860	-8%
Price/SF	\$194	\$198	\$200	\$194	\$197	2%
<b>&gt;\$400k</b>						
Listings Taken	942	930	1,432	3,432	3,304	-4%
New Pendings	602	606	984	2,055	2,192	7%
Closed Sales	557	579	740	1,808	1,876	4%
Price/SF	\$240	\$247	\$267	\$246	\$253	3%

Data source: Realtor MLS using Great Lakes Repository Data.



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# Oakland County

Single-Family Homes

## MONTHLY

1,408  
MAR NEW LISTINGS  
+51% from last month

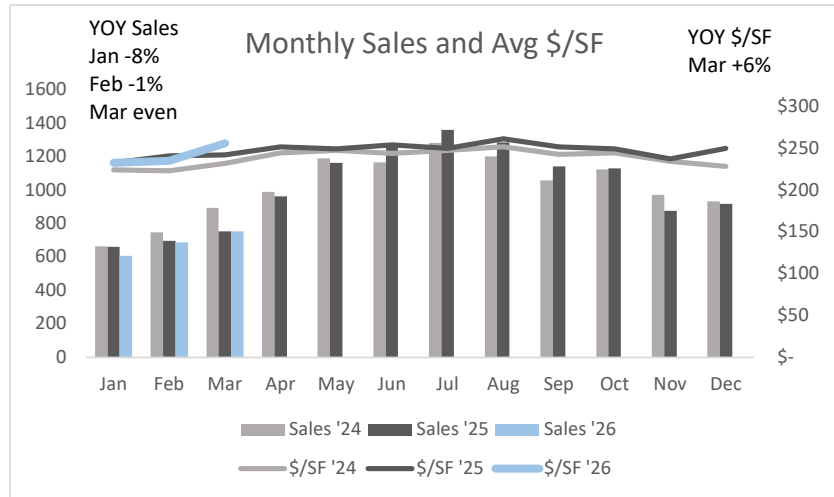
1,026  
NEW PENDING  
+50% from last month

755  
CLOSED SALES  
+10% from last month

\$256  
PRICE PER SQ FT  
+9% from last month

\$503K  
AVG SALE PRICE  
+15% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	976	934	1,408	3,505	3,318	-5%
New Pendings	710	684	1,026	2,397	2,420	1%
Closed Sales	609	689	755	2,117	2,053	-3%
Price/SF	\$233	\$235	\$256	\$239	\$242	1%
Avg Price	\$442,922	\$439,154	\$503,380	\$451,564	\$463,891	3%
<b>&lt;\$300k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	308	303	399	1,095	1,010	-8%
New Pendings	270	220	301	841	791	-6%
Closed Sales	217	255	221	770	693	-10%
Price/SF	\$172	\$178	\$178	\$182	\$176	-3%
<b>\$300k-\$800k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	516	483	795	1,863	1,794	-4%
New Pendings	388	398	617	1,318	1,403	6%
Closed Sales	343	379	455	1,148	1,177	3%
Price/SF	\$222	\$225	\$232	\$227	\$227	0%
<b>&gt;\$800k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	152	148	214	547	514	-6%
New Pendings	52	66	108	238	226	-5%
Closed Sales	49	55	79	199	183	-8%
Price/SF	\$372	\$358	\$390	\$348	\$376	8%

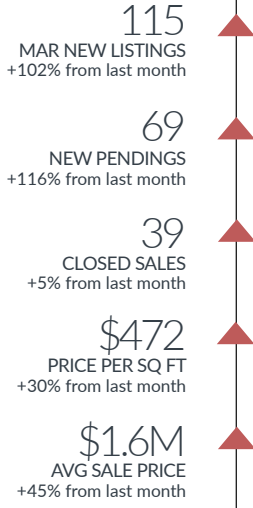
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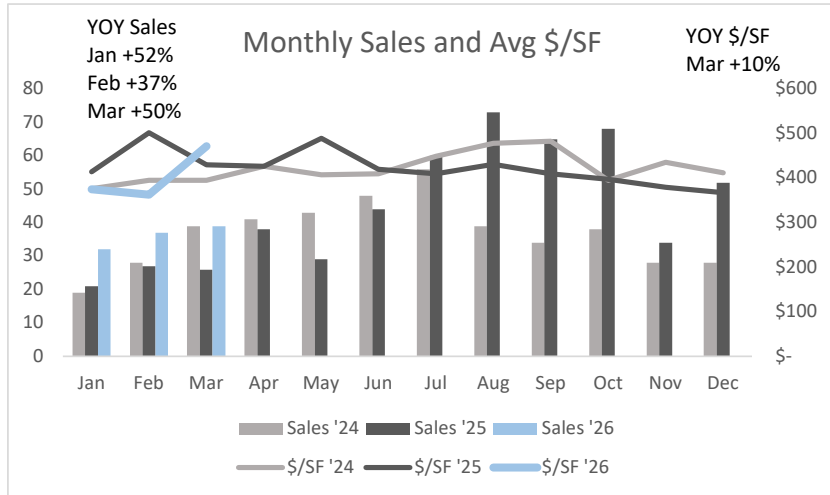
# Birmingham/Bloomfield Hills

Single-Family Homes

## MONTHLY



## Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	79	57	115	180	251	39%
New Pending	39	32	69	79	140	77%
Closed Sales	32	37	39	74	108	46%
Price/SF	\$375	\$363	\$472	\$451	\$410	-9%
Avg Price	\$975,175	\$1,083,171	\$1,572,888	\$1,248,890	\$1,228,014	-2%
<b>&lt;\$700k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	31	17	37	42	85	102%
New Pending	19	13	27	31	59	90%
Closed Sales	15	17	13	29	45	55%
Price/SF	\$265	\$266	\$269	\$299	\$267	-11%
<b>\$700k-\$1.4m</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	18	12	33	47	63	34%
New Pending	14	9	25	22	48	118%
Closed Sales	11	10	12	24	33	38%
Price/SF	\$347	\$294	\$393	\$380	\$344	-9%
<b>&gt;\$1.4m</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	30	28	45	91	103	13%
New Pending	6	10	17	26	33	27%
Closed Sales	6	10	14	21	30	43%
Price/SF	\$551	\$483	\$576	\$572	\$542	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.



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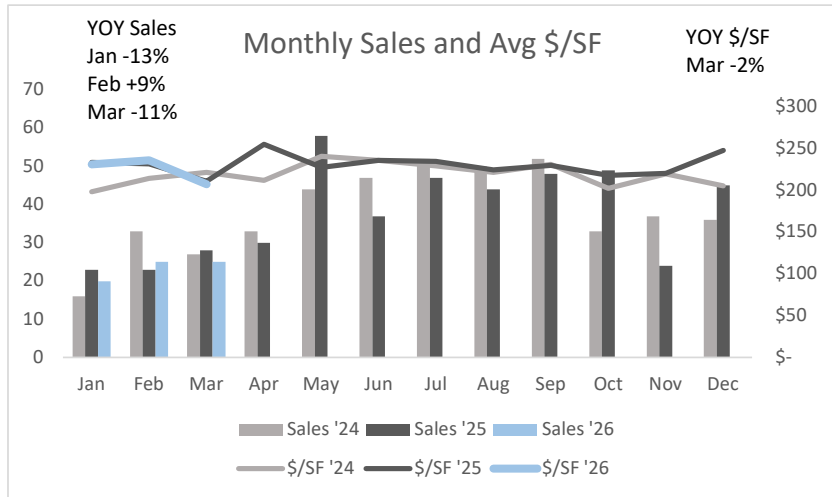
# Clarkston School District

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	29	22	36	104	87	-16%
New Pendings	22	23	33	84	78	-7%
Closed Sales	20	25	25	74	70	-5%
Price/SF	\$231	\$236	\$207	\$225	\$224	0%
Avg Price	\$500,185	\$495,248	\$458,836	\$487,085	\$483,654	-1%
<b>&lt;\$300k</b>						
Listings Taken	5	6	8	19	19	0%
New Pendings	3	7	7	16	17	6%
Closed Sales	1	6	5	14	12	-14%
Price/SF	\$255	\$129	\$110	\$201	\$128	-36%
<b>\$300k-\$600k</b>						
Listings Taken	16	12	20	52	48	-8%
New Pendings	13	9	22	44	44	0%
Closed Sales	16	12	12	40	40	0%
Price/SF	\$221	\$210	\$220	\$213	\$217	2%
<b>&gt;\$600k</b>						
Listings Taken	8	4	8	33	20	-39%
New Pendings	6	7	4	24	17	-29%
Closed Sales	3	7	8	20	18	-10%
Price/SF	\$255	\$301	\$224	\$245	\$257	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



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# Commerce/White Lake

Single-Family Homes

## MONTHLY

78  
MAR NEW LISTINGS  
+63% from last month

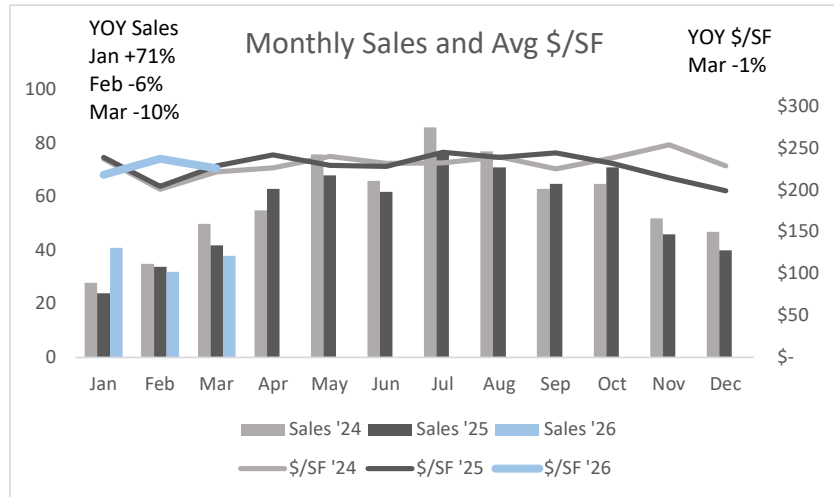
51  
NEW PENDINGS  
+28% from last month

38  
CLOSED SALES  
+19% from last month

\$226  
PRICE PER SQ FT  
-5% from last month

\$458K  
AVG SALE PRICE  
-19% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	59	48	78	179	185	3%
New Pendings	39	40	51	127	130	2%
Closed Sales	41	32	38	100	111	11%
Price/SF	\$219	\$238	\$226	\$224	\$227	1%
Avg Price	\$442,770	\$563,450	\$457,879	\$449,192	\$482,733	7%
<b>&lt;\$300k</b>						
Listings Taken	10	5	17	35	32	-9%
New Pendings	11	5	15	32	31	-3%
Closed Sales	10	6	7	29	23	-21%
Price/SF	\$200	\$231	\$166	\$174	\$196	13%
<b>\$300k-\$600k</b>						
Listings Taken	29	22	34	92	85	-8%
New Pendings	20	17	28	70	65	-7%
Closed Sales	25	12	22	47	59	26%
Price/SF	\$221	\$200	\$232	\$206	\$220	7%
<b>&gt;\$600k</b>						
Listings Taken	20	21	27	52	68	31%
New Pendings	8	18	8	25	34	36%
Closed Sales	6	14	9	24	29	21%
Price/SF	\$225	\$260	\$236	\$281	\$245	-13%

Data source: Realcomp MLS using Great Lakes Repository Data.



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# Farmington/Farmington Hills

Single-Family Homes

## MONTHLY

86  
MAR NEW LISTINGS  
+39% from last month

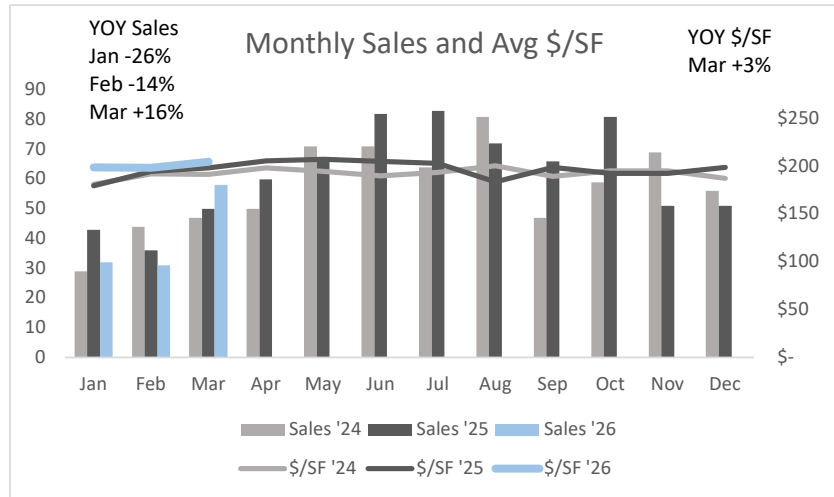
68  
NEW PENDING  
+48% from last month

58  
CLOSED SALES  
+87% from last month

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

\$393K  
AVG SALE PRICE  
-2% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	41	62	86	186	189	2%
New Pendings	26	46	68	145	140	-3%
Closed Sales	32	31	58	129	121	-6%
Price/SF	\$199	\$199	\$205	\$191	\$202	5%
Avg Price	\$445,044	\$402,096	\$392,777	\$369,589	\$408,987	11%
<b>&lt;\$250k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	5	6	13	27	24	-11%
New Pendings	4	7	6	23	17	-26%
Closed Sales	4	7	7	25	18	-28%
Price/SF	\$159	\$201	\$205	\$151	\$193	28%
<b>\$250k-\$500k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	23	39	57	114	119	4%
New Pendings	15	29	48	100	92	-8%
Closed Sales	17	16	39	87	72	-17%
Price/SF	\$197	\$186	\$202	\$193	\$197	2%
<b>&gt;\$500k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	13	17	16	45	46	2%
New Pendings	7	10	14	22	31	41%
Closed Sales	11	8	12	17	31	82%
Price/SF	\$206	\$214	\$211	\$207	\$210	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

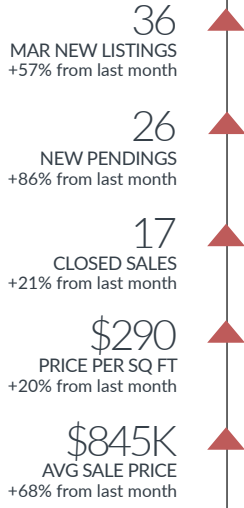


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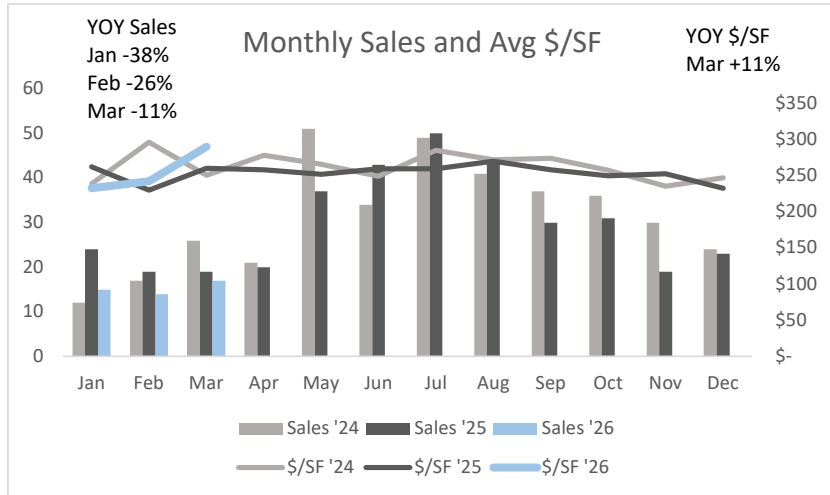
# Novi

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	17	23	36	88	76	-14%
New Pendings	15	14	26	64	55	-14%
Closed Sales	15	14	17	62	46	-26%
Price/SF	\$233	\$242	\$290	\$251	\$260	4%
Avg Price	\$557,100	\$503,993	\$845,465	\$649,023	\$647,507	0%
<\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	5	5	3	18	13	-28%
New Pendings	2	5	2	18	9	-50%
Closed Sales	5	2	4	15	11	-27%
Price/SF	\$194	\$101	\$253	\$207	\$200	-4%
\$400k-\$750k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	8	9	23	42	40	-5%
New Pendings	12	4	15	27	31	15%
Closed Sales	7	11	6	32	24	-25%
Price/SF	\$203	\$252	\$247	\$222	\$236	6%
>\$750k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	4	9	10	28	23	-18%
New Pendings	1	5	9	19	15	-21%
Closed Sales	3	1	7	15	11	-27%
Price/SF	\$298	\$293	\$320	\$307	\$312	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

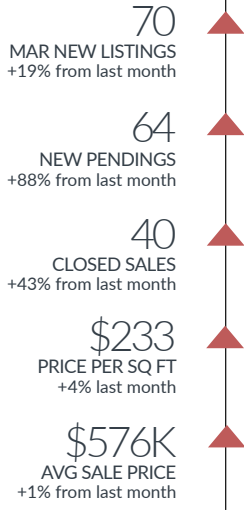


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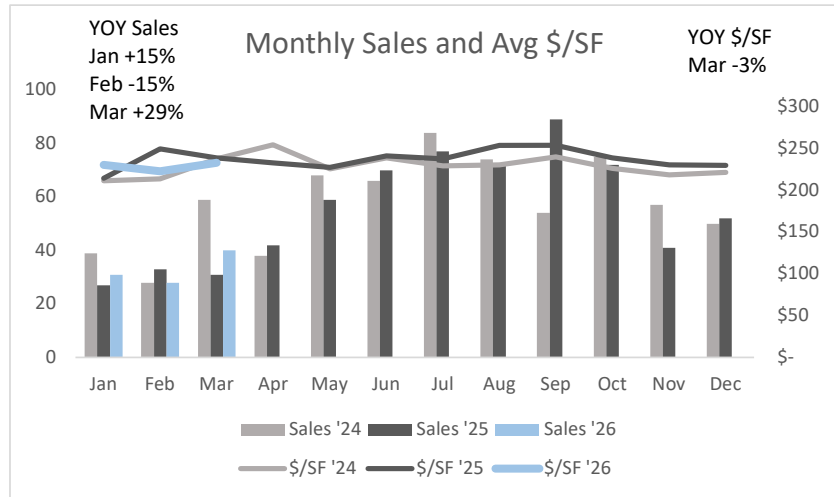
# Rochester/Rochester Hills

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	46	59	70	172	175	2%
New Pendings	34	34	64	105	132	26%
Closed Sales	31	28	40	91	99	9%
Price/SF	\$231	\$223	\$233	\$235	\$229	-3%
Avg Price	\$529,206	\$571,068	\$576,089	\$527,350	\$559,988	6%
<\$300k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	5	11	10	19	26	37%
New Pendings	3	4	6	14	13	-7%
Closed Sales	2	1	4	12	7	-42%
Price/SF	\$177	\$218	\$178	\$200	\$182	-9%
\$300k-\$600k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	21	26	35	90	82	-9%
New Pendings	19	22	35	61	76	25%
Closed Sales	20	16	22	57	58	2%
Price/SF	\$216	\$207	\$215	\$220	\$213	-3%
>\$600k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	20	22	25	63	67	6%
New Pendings	12	8	23	30	43	43%
Closed Sales	9	11	14	22	34	55%
Price/SF	\$256	\$239	\$258	\$269	\$251	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

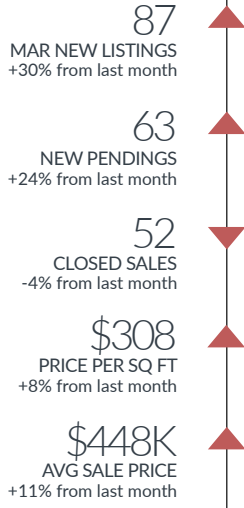


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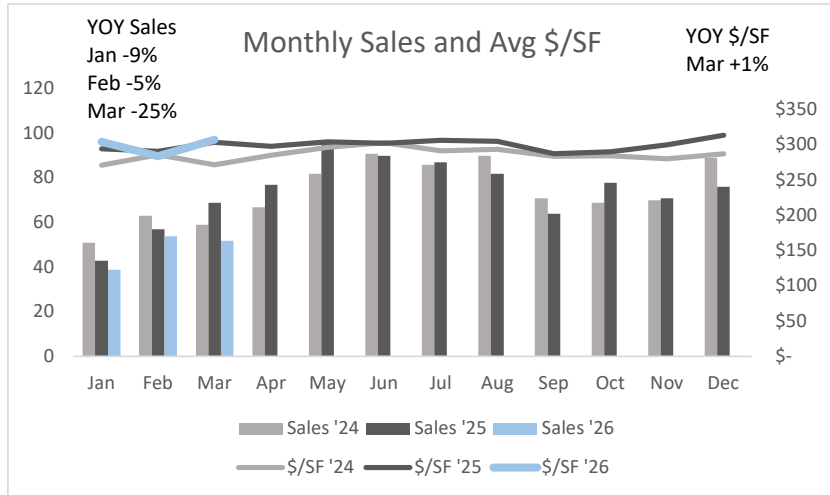
# Royal Oak

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	74	67	87	228	228	0%
New Pendings	54	51	63	190	168	-12%
Closed Sales	39	54	52	169	145	-14%
Price/SF	\$305	\$284	\$308	\$298	\$298	0%
Avg Price	\$453,074	\$404,807	\$448,313	\$438,901	\$433,392	-1%
<b>&lt;\$300k</b>						
Listings Taken	10	6	13	55	29	-47%
New Pendings	11	10	10	54	31	-43%
Closed Sales	8	14	6	47	28	-40%
Price/SF	\$224	\$242	\$264	\$246	\$241	-2%
<b>\$300k-\$450k</b>						
Listings Taken	38	28	45	109	111	2%
New Pendings	33	26	32	91	91	0%
Closed Sales	23	29	27	78	79	1%
Price/SF	\$300	\$279	\$309	\$288	\$295	2%
<b>&gt;\$450k</b>						
Listings Taken	26	33	29	64	88	38%
New Pendings	10	15	21	45	46	2%
Closed Sales	8	11	19	44	38	-14%
Price/SF	\$345	\$316	\$313	\$330	\$322	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

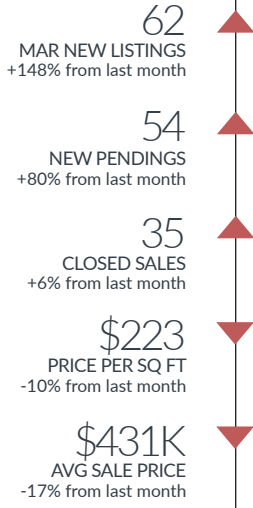


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HOUSING REPORT

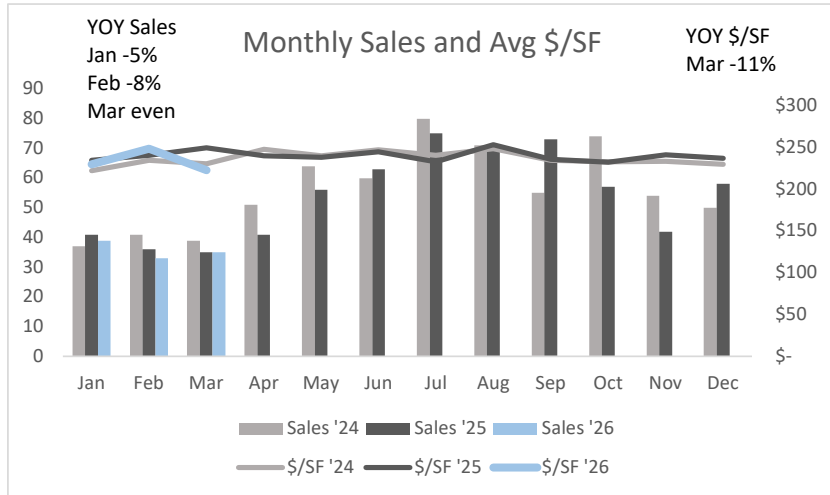
# Troy

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	50	25	62	146	137	-6%
New Pending	28	30	54	112	112	0%
Closed Sales	39	33	35	112	107	-4%
Price/SF	\$230	\$248	\$223	\$241	\$233	-3%
Avg Price	\$540,483	\$519,922	\$430,907	\$520,502	\$498,299	-4%
<b>&lt;\$400k</b>						
Listings Taken	19	9	22	40	50	25%
New Pending	11	16	20	31	47	52%
Closed Sales	13	13	16	32	42	31%
Price/SF	\$218	\$228	\$212	\$218	\$218	0%
<b>\$400k-\$600k</b>						
Listings Taken	18	10	17	67	45	-33%
New Pending	12	9	18	49	39	-20%
Closed Sales	14	12	17	45	43	-4%
Price/SF	\$219	\$229	\$225	\$232	\$224	-3%
<b>&gt;\$600k</b>						
Listings Taken	13	6	23	39	42	8%
New Pending	5	5	16	32	26	-19%
Closed Sales	12	8	2	35	22	-37%
Price/SF	\$244	\$280	\$251	\$261	\$258	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Waterford

Single-Family Homes

## MONTHLY

78  
MAR NEW LISTINGS  
+18% from last month

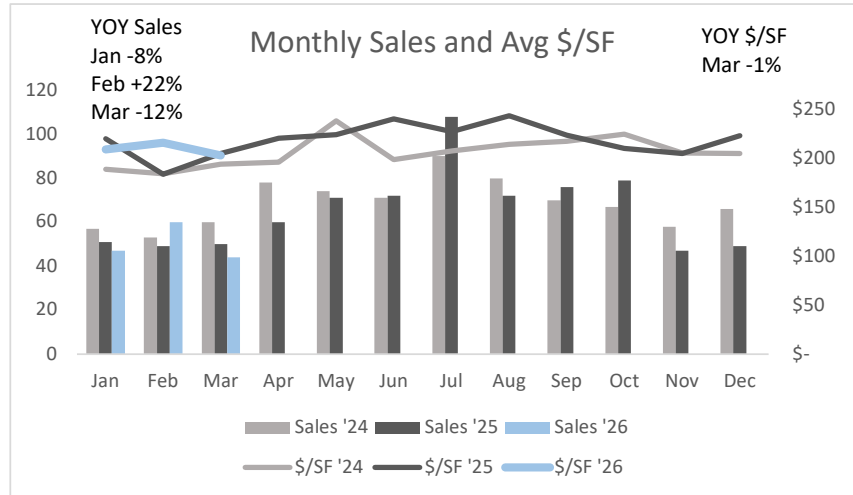
71  
NEW PENDING  
+48% from last month

44  
CLOSED SALES  
-27% from last month

\$203  
PRICE PER SQ FT  
-6% from last month

\$295K  
AVG SALE PRICE  
-5% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	65	66	78	215	209	-3%
New Pendings	63	48	71	165	182	10%
Closed Sales	47	60	44	150	151	1%
Price/SF	\$210	\$216	\$203	\$203	\$210	3%
Avg Price	\$291,608	\$309,398	\$294,898	\$301,566	\$299,636	-1%
<b>&lt;\$200k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	3	6	4	25	13	-48%
New Pendings	4	2	5	19	11	-42%
Closed Sales	13	6	3	12	22	83%
Price/SF	\$173	\$148	\$114	\$166	\$156	-6%
<b>\$200k-\$350k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	41	45	50	122	136	11%
New Pendings	50	33	52	109	135	24%
Closed Sales	24	42	29	109	95	-13%
Price/SF	\$193	\$202	\$196	\$192	\$198	3%
<b>&gt;\$350k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	21	15	24	68	60	-12%
New Pendings	9	13	14	37	36	-3%
Closed Sales	10	12	12	29	34	17%
Price/SF	\$259	\$270	\$232	\$241	\$254	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

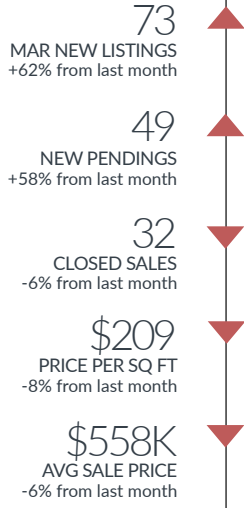


APRIL 2026  
HOUSING REPORT

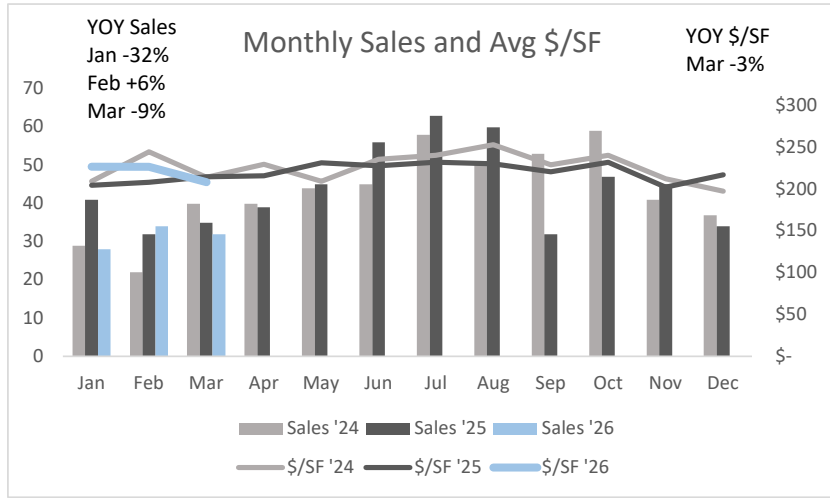
# West Bloomfield

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	41	45	73	162	159	-2%
New Pendings	32	31	49	115	112	-3%
Closed Sales	28	34	32	108	94	-13%
Price/SF	\$227	\$227	\$209	\$209	\$220	5%
Avg Price	\$561,472	\$592,765	\$557,856	\$558,337	\$571,560	2%
<\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	7	9	25	36	41	14%
New Pendings	8	6	14	28	28	0%
Closed Sales	9	6	8	29	23	-21%
Price/SF	\$180	\$188	\$195	\$194	\$187	-4%
\$400k-\$600k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	21	17	20	60	58	-3%
New Pendings	15	15	19	48	49	2%
Closed Sales	10	19	11	42	40	-5%
Price/SF	\$194	\$194	\$182	\$188	\$191	1%
>\$600k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	13	19	28	66	60	-9%
New Pendings	9	10	16	39	35	-10%
Closed Sales	9	9	13	37	31	-16%
Price/SF	\$279	\$287	\$230	\$232	\$261	13%

Data source: Realcomp MLS using Great Lakes Repository Data.

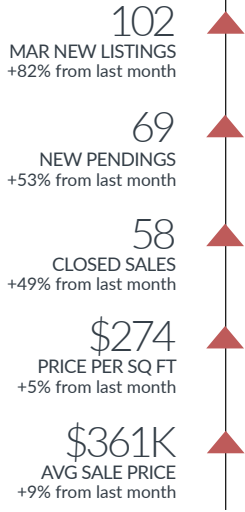


APRIL 2026  
HOUSING REPORT

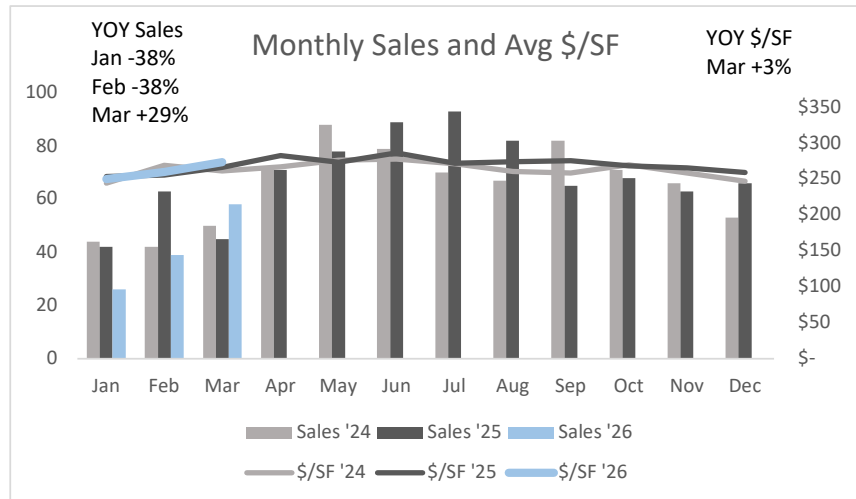
# West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	61	56	102	237	219	-8%
New Pendings	41	45	69	172	155	-10%
Closed Sales	26	39	58	150	123	-18%
Price/SF	\$250	\$260	\$274	\$258	\$265	2%
Avg Price	\$298,515	\$330,185	\$360,843	\$331,150	\$337,947	2%
<\$200k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	9	11	11	28	31	11%
New Pendings	5	6	10	19	21	11%
Closed Sales	4	6	8	19	18	-5%
Price/SF	\$183	\$160	\$157	\$179	\$164	-9%
\$200k-\$350k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	32	17	51	132	100	-24%
New Pendings	22	16	34	95	72	-24%
Closed Sales	15	17	25	79	57	-28%
Price/SF	\$241	\$253	\$262	\$246	\$253	3%
>\$350k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	20	28	40	77	88	14%
New Pendings	14	23	25	58	62	7%
Closed Sales	7	16	25	52	48	-8%
Price/SF	\$289	\$285	\$304	\$286	\$296	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

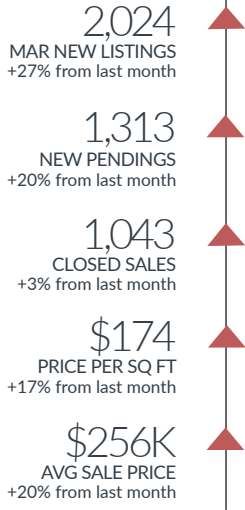


APRIL 2026  
HOUSING REPORT

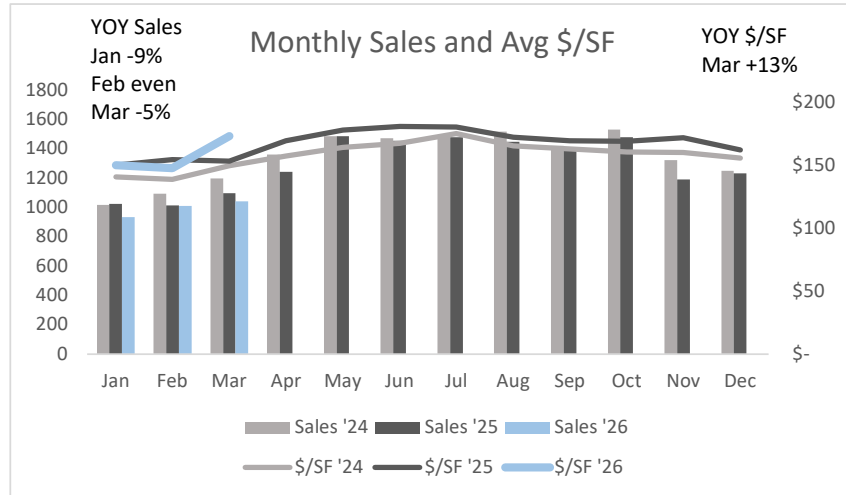
# Wayne County

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	1,664	1,588	2,024	5,807	5,276	-9%
New Pendings	1,099	1,094	1,313	3,345	3,506	5%
Closed Sales	933	1,010	1,043	3,137	2,986	-5%
Price/SF	\$150	\$148	\$174	\$153	\$158	3%
Avg Price	\$224,931	\$213,660	\$256,110	\$215,769	\$232,010	8%
<b>&lt;\$200k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	984	945	1,167	3,609	3,096	-14%
New Pendings	637	604	673	1,901	1,914	1%
Closed Sales	531	574	530	1,787	1,635	-9%
Price/SF	\$92	\$87	\$100	\$98	\$93	-5%
<b>\$200k-\$500k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	566	537	690	1,889	1,793	-5%
New Pendings	393	417	532	1,237	1,342	8%
Closed Sales	334	382	413	1,170	1,129	-4%
Price/SF	\$188	\$192	\$193	\$188	\$191	2%
<b>&gt;\$500k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	114	106	167	309	387	25%
New Pendings	69	73	108	207	250	21%
Closed Sales	68	54	100	180	222	23%
Price/SF	\$222	\$250	\$282	\$242	\$254	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

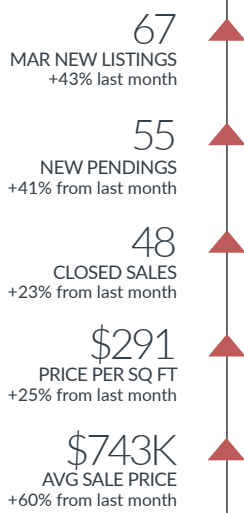


APRIL 2026  
HOUSING REPORT

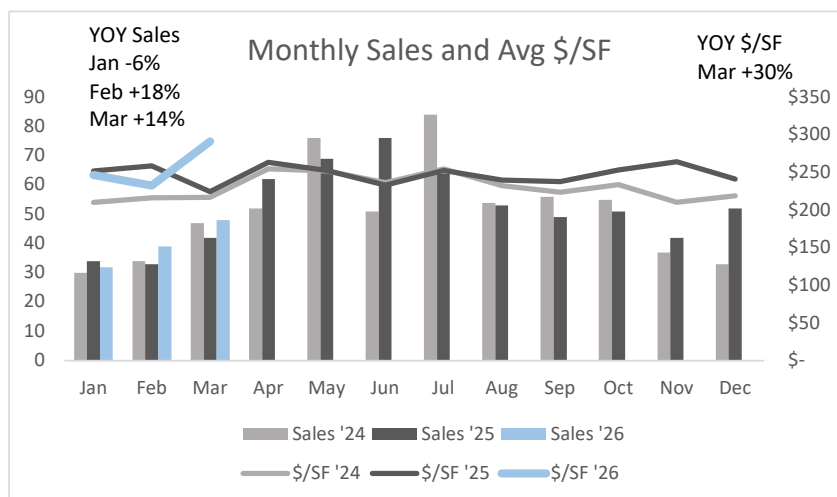
# Grosse Pointe

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	38	47	67	191	152	-20%
New Pendings	35	39	55	129	129	0%
Closed Sales	32	39	48	109	119	9%
Price/SF	\$247	\$233	\$291	\$244	\$263	8%
Avg Price	\$517,643	\$465,767	\$743,317	\$523,071	\$591,670	13%
<\$350k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	13	12	13	83	38	-54%
New Pendings	15	11	12	41	38	-7%
Closed Sales	14	16	12	41	42	2%
Price/SF	\$210	\$188	\$213	\$204	\$202	-1%
\$350k-\$750k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	21	20	35	64	76	19%
New Pendings	17	22	30	55	69	25%
Closed Sales	14	17	24	49	55	12%
Price/SF	\$243	\$229	\$247	\$230	\$241	5%
>\$750k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	4	15	19	44	38	-14%
New Pendings	3	6	13	33	22	-33%
Closed Sales	4	6	12	19	22	16%
Price/SF	\$283	\$288	\$354	\$295	\$324	10%

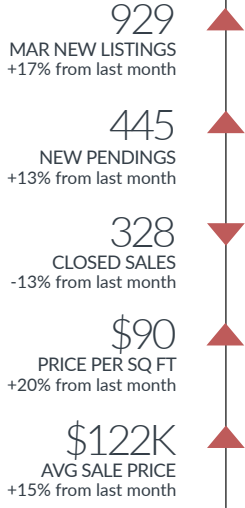
Data source: Realcomp MLS using Great Lakes Repository Data.



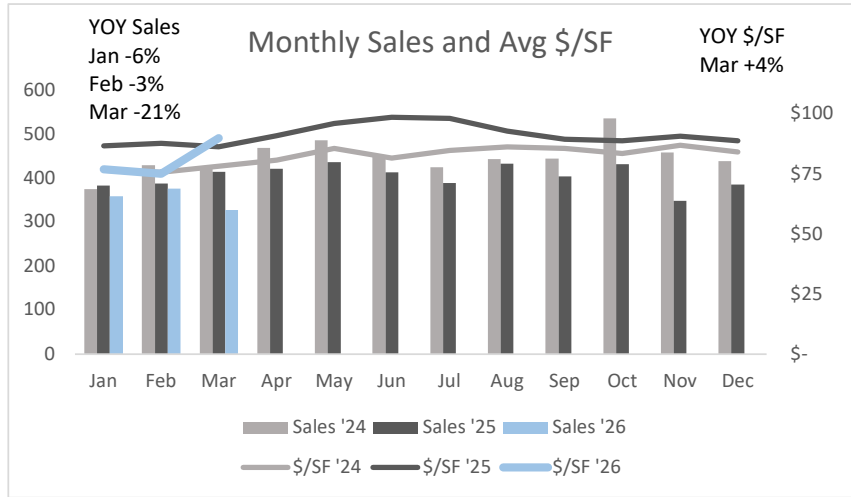
# Detroit Single-Family

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	751	794	929	2,779	2,474	-11%
New Pendings	413	393	445	1,231	1,251	2%
Closed Sales	359	376	328	1,186	1,063	-10%
Price/SF	\$77	\$75	\$90	\$87	\$80	-8%
Avg Price	\$113,869	\$106,226	\$121,990	\$114,523	\$113,671	-1%
<b>&lt;\$100k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	377	399	453	1,412	1,229	-13%
New Pendings	225	217	222	668	664	-1%
Closed Sales	212	239	170	688	621	-10%
Price/SF	\$46	\$43	\$49	\$52	\$45	-12%
<b>\$100k-\$300k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	322	362	435	1,234	1,119	-9%
New Pendings	161	161	210	508	532	5%
Closed Sales	133	119	147	438	399	-9%
Price/SF	\$112	\$114	\$113	\$115	\$113	-1%
<b>&gt;\$300k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	52	33	41	133	126	-5%
New Pendings	27	15	13	55	55	0%
Closed Sales	14	18	11	60	43	-28%
Price/SF	\$96	\$144	\$174	\$148	\$130	-12%

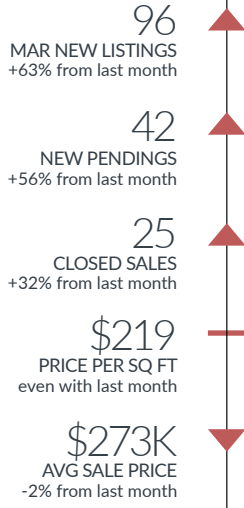
Data source: Realcomp MLS using Great Lakes Repository Data.



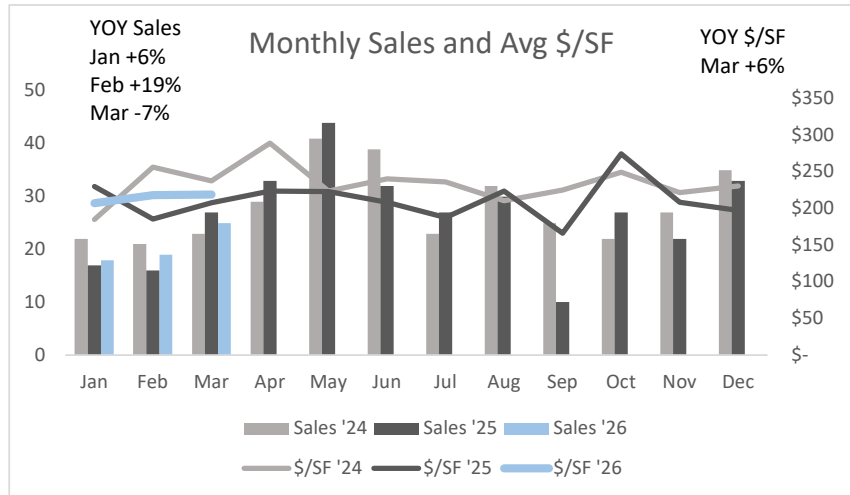
# Detroit Condos

Condos/Lofts

## MONTHLY



## Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	71	59	96	217	226	4%
New Pendings	40	27	42	70	109	56%
Closed Sales	18	19	25	60	62	3%
Price/SF	\$207	\$218	\$219	\$208	\$215	4%
Avg Price	\$247,939	\$279,021	\$273,206	\$273,958	\$267,652	-2%
<\$200k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	15	24	26	71	65	-8%
New Pendings	7	13	16	31	36	16%
Closed Sales	7	8	10	25	25	0%
Price/SF	\$120	\$91	\$146	\$111	\$118	7%
\$200k-\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	37	20	48	84	105	25%
New Pendings	22	10	18	24	50	108%
Closed Sales	9	6	12	21	27	29%
Price/SF	\$251	\$240	\$206	\$214	\$226	6%
>\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	19	15	22	62	56	-10%
New Pendings	11	4	8	15	23	53%
Closed Sales	2	5	3	14	10	-29%
Price/SF	\$275	\$349	\$389	\$311	\$347	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

APRIL 2026  
HOUSING REPORT

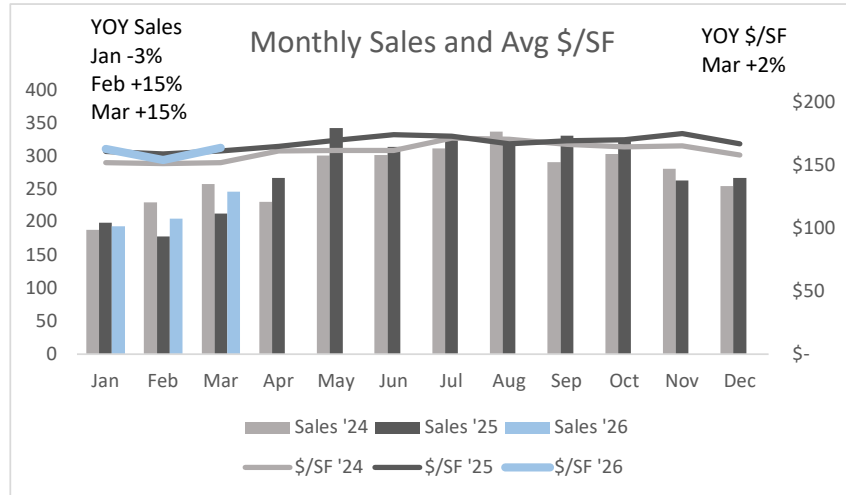
# Downriver

Single-Family Homes

## MONTHLY

**342**  
 MAR NEW LISTINGS  
 +48% from last month  
  
**290**  
 NEW PENDING  
 +26% from last month  
  
**246**  
 CLOSED SALES  
 +20% from last month  
  
**\$164**  
 PRICE PER SQ FT  
 +6% from last month  
  
**\$207K**  
 AVG SALE PRICE  
 even with last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	299	231	342	991	872	-12%
New Pendings	247	231	290	667	768	15%
Closed Sales	194	205	246	590	645	9%
Price/SF	\$163	\$155	\$164	\$161	\$161	0%
Avg Price	\$222,290	\$206,823	\$206,920	\$207,096	\$211,512	2%
<b>&lt;\$150k</b>						
Listings Taken	81	57	86	271	224	-17%
New Pendings	68	60	65	167	193	16%
Closed Sales	38	62	71	149	171	15%
Price/SF	\$116	\$110	\$115	\$113	\$113	1%
<b>\$150k-\$300k</b>						
Listings Taken	178	129	199	561	506	-10%
New Pendings	135	134	188	406	457	13%
Closed Sales	120	109	140	359	369	3%
Price/SF	\$172	\$163	\$172	\$168	\$169	1%
<b>&gt;\$300k</b>						
Listings Taken	40	45	57	159	142	-11%
New Pendings	44	37	37	94	118	26%
Closed Sales	36	34	35	82	105	28%
Price/SF	\$171	\$179	\$194	\$182	\$181	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

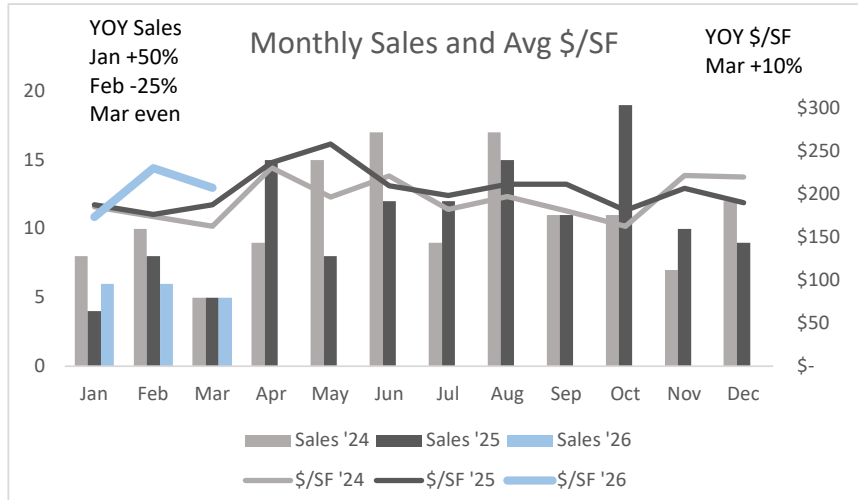
# Grosse Ile

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	13	8	9	46	30	-35%
New Pendings	12	5	10	30	27	-10%
Closed Sales	6	6	5	17	17	0%
Price/SF	\$174	\$230	\$208	\$183	\$205	12%
Avg Price	\$462,583	\$699,667	\$456,000	\$458,998	\$544,324	19%
<b>&lt;\$350k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	4	3	2	19	9	-53%
New Pendings	1	2	3	9	6	-33%
Closed Sales	2	1	2	4	5	25%
Price/SF	\$169	\$213	\$229	\$186	\$198	6%
<b>\$350k-\$600k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	6	5	4	23	15	-35%
New Pendings	7	1	5	17	13	-24%
Closed Sales	2	2	2	12	6	-50%
Price/SF	\$166	\$156	\$158	\$174	\$160	-8%
<b>&gt;\$600k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	3	-	3	4	6	50%
New Pendings	4	2	2	4	8	100%
Closed Sales	2	3	1	1	6	500%
Price/SF	\$182	\$266	\$373	\$294	\$246	-16%

Data source: Realcomp MLS using Great Lakes Repository Data.

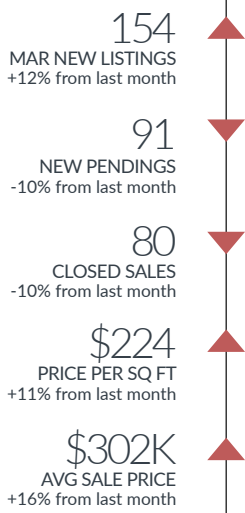


APRIL 2026  
HOUSING REPORT

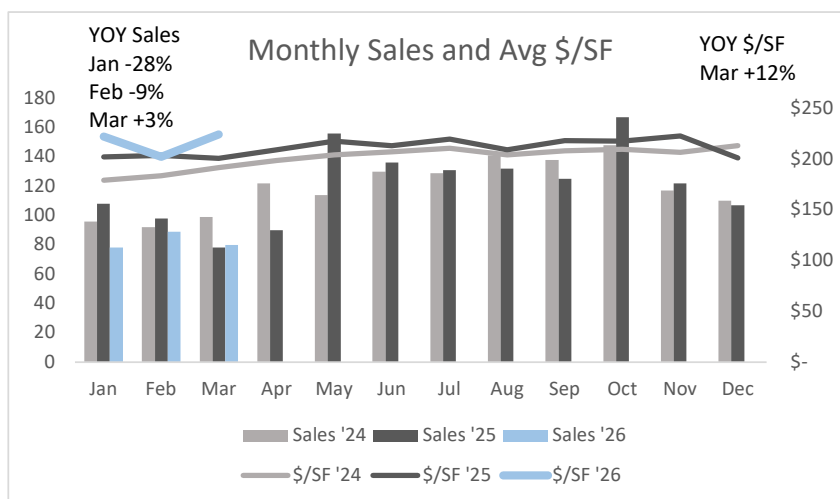
# Dearborn/Deaborn Heights

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	128	137	154	439	419	-5%
New Pendings	83	101	91	274	275	0%
Closed Sales	78	89	80	284	247	-13%
Price/SF	\$222	\$202	\$224	\$202	\$216	7%
Avg Price	\$322,258	\$261,204	\$301,695	\$267,068	\$293,599	10%
<\$175k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	17	27	27	74	71	-4%
New Pendings	15	22	22	50	59	18%
Closed Sales	18	20	19	55	57	4%
Price/SF	\$143	\$133	\$164	\$144	\$146	1%
\$175k-\$300k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	72	71	76	222	219	-1%
New Pendings	49	49	46	154	144	-6%
Closed Sales	40	44	36	154	120	-22%
Price/SF	\$195	\$196	\$202	\$190	\$197	4%
>\$300k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	39	39	51	143	129	-10%
New Pendings	19	30	23	70	72	3%
Closed Sales	20	25	25	75	70	-7%
Price/SF	\$288	\$245	\$263	\$245	\$266	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

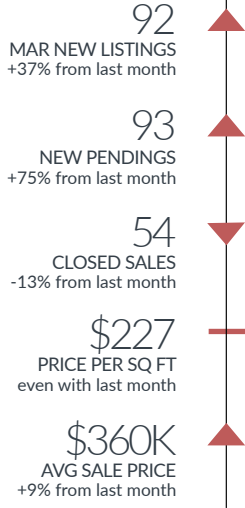


APRIL 2026  
HOUSING REPORT

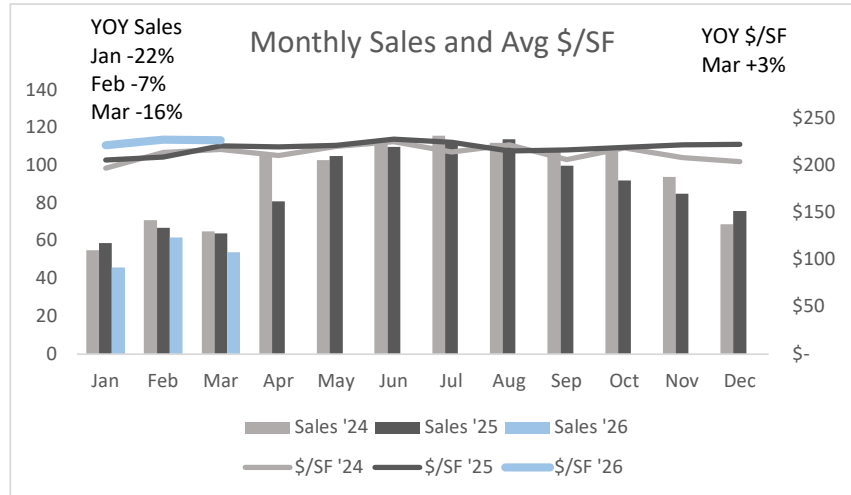
# Livonia

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	62	67	92	244	221	-9%
New Pendings	58	53	93	202	204	1%
Closed Sales	46	62	54	190	162	-15%
Price/SF	\$222	\$228	\$227	\$212	\$226	6%
Avg Price	\$327,205	\$330,469	\$359,959	\$316,466	\$339,372	7%
<b>&lt;\$250k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	14	10	12	46	36	-22%
New Pendings	11	8	9	42	28	-33%
Closed Sales	10	10	9	33	29	-12%
Price/SF	\$195	\$178	\$150	\$184	\$174	-5%
<b>\$250k-\$400k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	33	41	55	152	129	-15%
New Pendings	36	31	59	127	126	-1%
Closed Sales	26	40	27	125	93	-26%
Price/SF	\$239	\$237	\$235	\$221	\$237	7%
<b>&gt;\$400k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	15	16	25	46	56	22%
New Pendings	11	14	25	33	50	52%
Closed Sales	10	12	18	32	40	25%
Price/SF	\$207	\$230	\$242	\$205	\$229	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

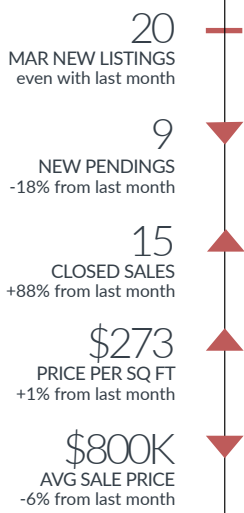


APRIL 2026  
HOUSING REPORT

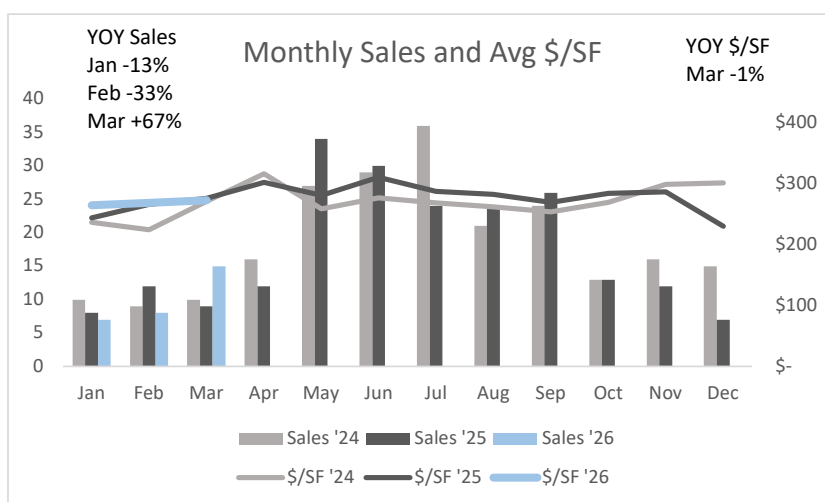
# Northville

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	18	20	20	56	58	4%
New Pendings	11	11	9	35	31	-11%
Closed Sales	7	8	15	29	30	3%
Price/SF	\$265	\$269	\$273	\$263	\$270	3%
Avg Price	\$832,857	\$848,875	\$800,067	\$860,099	\$820,733	-5%
<b>&lt;\$700k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	5	4	6	26	15	-42%
New Pendings	5	4	2	13	11	-15%
Closed Sales	4	2	6	7	12	71%
Price/SF	\$241	\$271	\$234	\$249	\$242	-3%
<b>\$700k-\$1m</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	4	5	9	13	18	38%
New Pendings	4	3	4	11	11	0%
Closed Sales	1	4	6	15	11	-27%
Price/SF	\$213	\$224	\$274	\$238	\$248	4%
<b>&gt;\$1m</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	9	11	5	17	25	47%
New Pendings	2	4	3	11	9	-18%
Closed Sales	2	2	3	7	7	0%
Price/SF	\$322	\$363	\$306	\$315	\$324	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Plymouth/Canton

Single-Family Homes

## MONTHLY

111  
MAR NEW LISTINGS  
+48% from last month

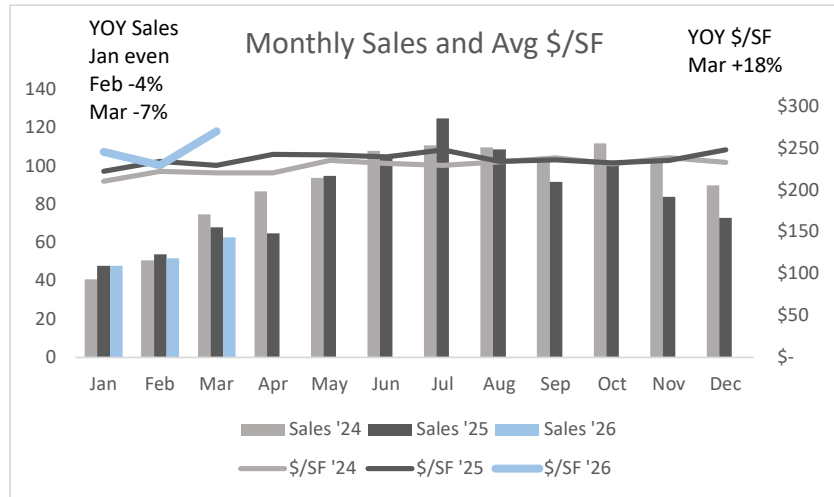
95  
NEW PENDING  
+90% from last month

63  
CLOSED SALES  
+21% from last month

\$271  
PRICE PER SQ FT  
+18% from last month

\$601K  
AVG SALE PRICE  
+22% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	74	75	111	219	260	19%
New Pendings	57	50	95	172	202	17%
Closed Sales	48	52	63	170	163	-4%
Price/SF	\$246	\$230	\$271	\$229	\$251	9%
Avg Price	\$587,377	\$494,584	\$601,330	\$469,580	\$563,167	20%
<b>&lt;\$350k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	6	13	17	56	36	-36%
New Pendings	6	7	13	41	26	-37%
Closed Sales	6	8	5	39	19	-51%
Price/SF	\$256	\$214	\$202	\$205	\$223	9%
<b>\$350k-\$600k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	39	40	46	118	125	6%
New Pendings	35	27	45	95	107	13%
Closed Sales	22	29	33	97	84	-13%
Price/SF	\$213	\$223	\$240	\$232	\$227	-2%
<b>&gt;\$600k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	29	22	48	45	99	120%
New Pendings	16	16	37	36	69	92%
Closed Sales	20	15	25	34	60	76%
Price/SF	\$270	\$243	\$304	\$237	\$277	17%

Data source: Realcomp MLS using Great Lakes Repository Data.

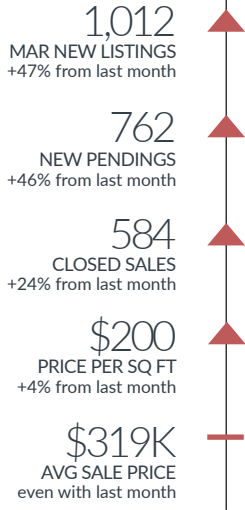


APRIL 2026  
HOUSING REPORT

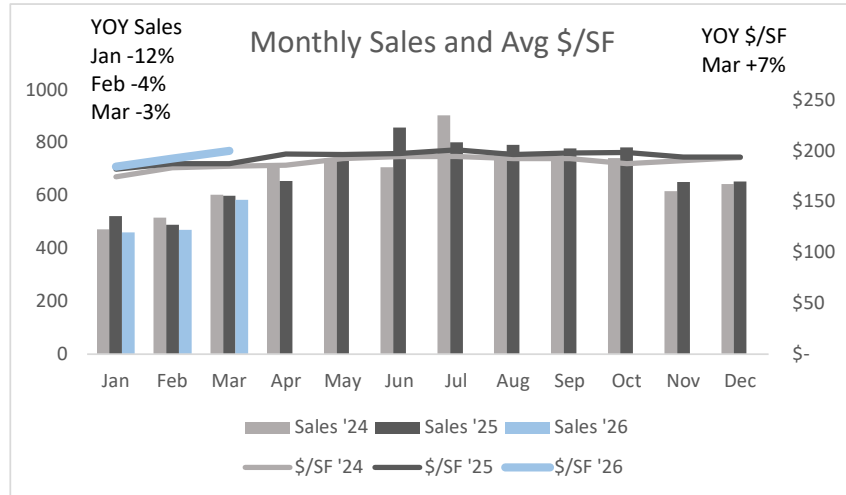
# Macomb County

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	687	688	1,012	2,554	2,387	-7%
New Pendings	493	522	762	1,761	1,777	1%
Closed Sales	462	470	584	1,615	1,516	-6%
Price/SF	\$185	\$193	\$200	\$186	\$193	4%
Avg Price	\$306,424	\$318,239	\$318,835	\$299,075	\$314,868	5%
<\$200k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	206	158	240	699	604	-14%
New Pendings	134	142	174	491	450	-8%
Closed Sales	132	116	147	446	395	-11%
Price/SF	\$118	\$129	\$133	\$128	\$127	-1%
\$200k-\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	296	354	483	1,182	1,133	-4%
New Pendings	242	272	393	891	907	2%
Closed Sales	216	242	293	834	751	-10%
Price/SF	\$189	\$196	\$200	\$191	\$196	2%
>\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	185	176	289	673	650	-3%
New Pendings	117	108	195	379	420	11%
Closed Sales	114	112	144	335	370	10%
Price/SF	\$213	\$215	\$230	\$210	\$220	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

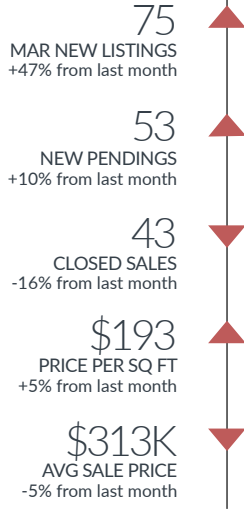


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HOUSING REPORT

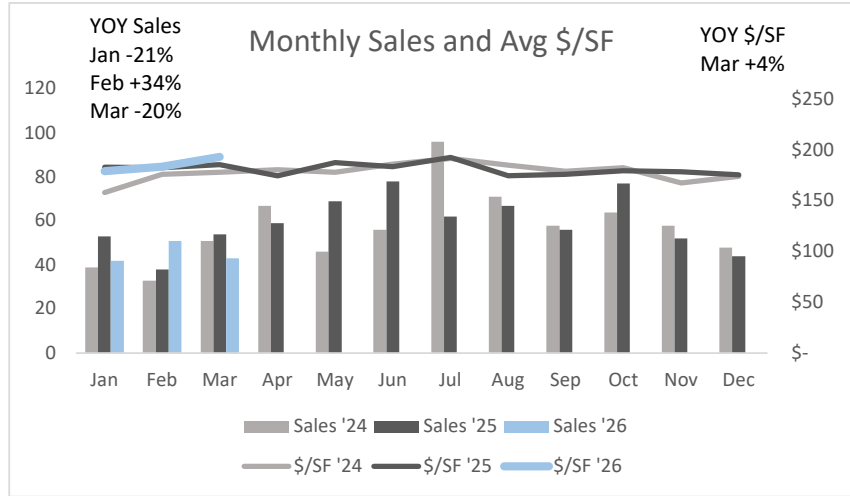
# Clinton Twp

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	58	51	75	208	184	-12%
New Pendings	53	48	53	153	154	1%
Closed Sales	42	51	43	145	136	-6%
Price/SF	\$179	\$184	\$193	\$184	\$185	1%
Avg Price	\$298,607	\$330,765	\$313,390	\$308,128	\$315,340	2%
<\$200k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	10	9	15	38	34	-11%
New Pendings	9	6	8	27	23	-15%
Closed Sales	4	6	5	20	15	-25%
Price/SF	\$106	\$132	\$120	\$127	\$121	-4%
\$200k-\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	37	33	43	122	113	-7%
New Pendings	30	31	36	99	97	-2%
Closed Sales	32	30	27	99	89	-10%
Price/SF	\$183	\$190	\$198	\$187	\$190	2%
>\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	11	9	17	48	37	-23%
New Pendings	14	11	9	27	34	26%
Closed Sales	6	15	11	26	32	23%
Price/SF	\$189	\$185	\$204	\$197	\$192	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Macomb Twp

Single-Family Homes

## MONTHLY

103  
MAR NEW LISTINGS  
+47% from last month

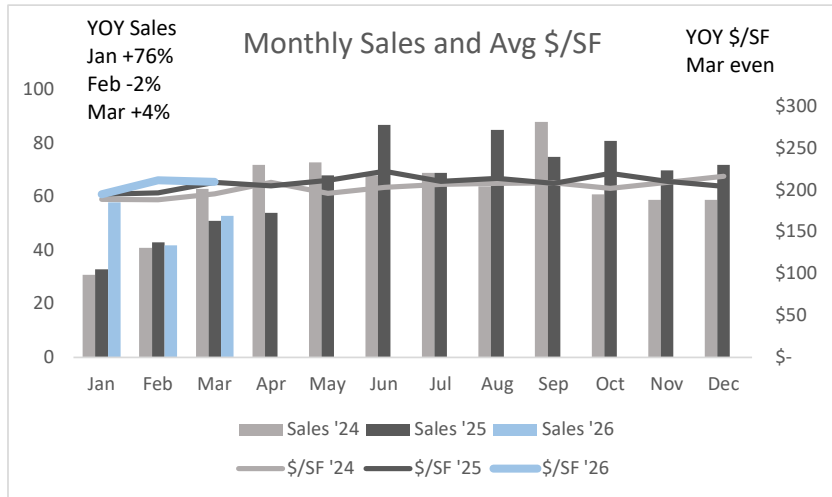
73  
NEW PENDING  
+62% last month

53  
CLOSED SALES  
+26% from last month

\$210  
PRICE PER SQ FT  
-1% from last month

\$513K  
AVG SALE PRICE  
even with last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	54	70	103	226	227	0%
New Pendings	46	45	73	149	164	10%
Closed Sales	58	42	53	127	153	20%
Price/SF	\$195	\$212	\$210	\$201	\$205	2%
Avg Price	\$454,305	\$515,104	\$513,127	\$492,200	\$491,371	0%
<b>&lt;\$350k</b>						
Listings Taken	8	7	9	17	24	41%
New Pendings	7	6	6	14	19	36%
Closed Sales	10	4	6	12	20	67%
Price/SF	\$129	\$233	\$170	\$130	\$159	23%
<b>\$350k-\$600k</b>						
Listings Taken	34	48	64	146	146	0%
New Pendings	33	29	56	102	118	16%
Closed Sales	40	28	36	89	104	17%
Price/SF	\$205	\$205	\$207	\$204	\$206	1%
<b>&gt;\$600k</b>						
Listings Taken	12	15	30	63	57	-10%
New Pendings	6	10	11	33	27	-18%
Closed Sales	8	10	11	26	29	12%
Price/SF	\$203	\$223	\$231	\$213	\$220	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Shelby Twp

Single-Family Homes

## MONTHLY

73  
MAR NEW LISTINGS  
+92% from last month

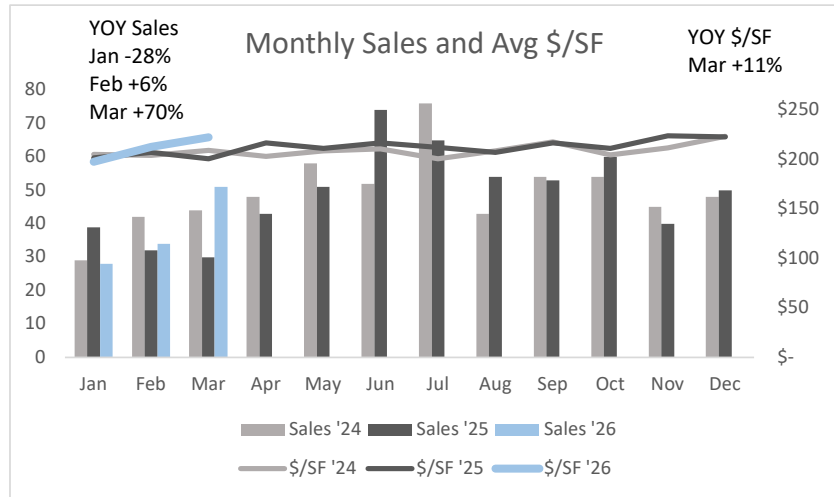
58  
NEW PENDING  
+76% from last month

51  
CLOSED SALES  
+50% from last month

\$222  
PRICE PER SQ FT  
+4% from last month

\$487K  
AVG SALE PRICE  
+3% from last month

### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	53	38	73	161	164	2%
New Pendings	33	33	58	108	124	15%
Closed Sales	28	34	51	101	113	12%
Price/SF	\$197	\$213	\$222	\$203	\$213	5%
Avg Price	\$430,593	\$473,118	\$486,666	\$451,044	\$468,696	4%
<b>&lt;\$300k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	11	4	16	33	31	-6%
New Pendings	6	7	9	28	22	-21%
Closed Sales	8	5	12	22	25	14%
Price/SF	\$161	\$155	\$199	\$177	\$176	-1%
<b>\$300k-\$600k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	19	17	25	61	61	0%
New Pendings	19	17	30	51	66	29%
Closed Sales	16	21	23	56	60	7%
Price/SF	\$197	\$205	\$208	\$195	\$204	5%
<b>&gt;\$600k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	23	17	32	67	72	7%
New Pendings	8	9	19	29	36	24%
Closed Sales	4	8	16	23	28	22%
Price/SF	\$227	\$238	\$242	\$226	\$238	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Sterling Heights

Single-Family Homes

## MONTHLY

**123**  
MAR NEW LISTINGS  
+52% from last month

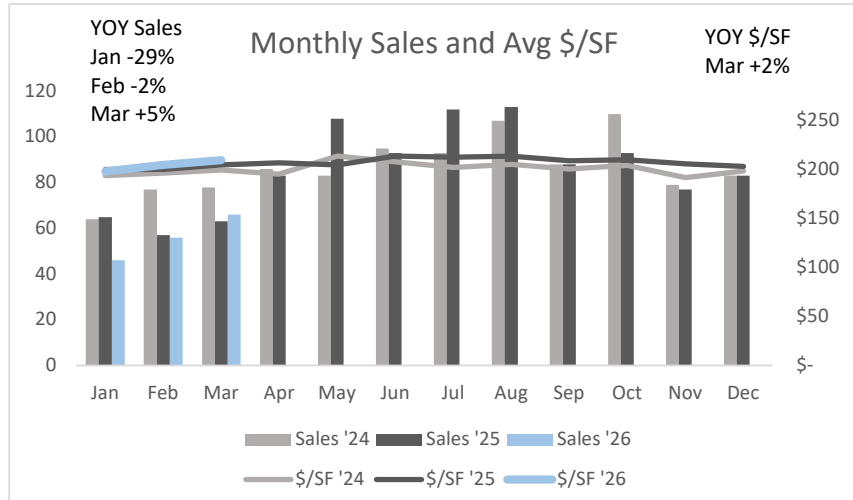
**99**  
NEW PENDING  
+57% from last month

**66**  
CLOSED SALES  
+18% from last month

**\$210**  
PRICE PER SQ FT  
+2% from last month

**\$338K**  
AVG SALE PRICE  
+4% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	71	81	123	284	275	-3%
New Pendings	55	63	99	203	217	7%
Closed Sales	46	56	66	185	168	-9%
Price/SF	\$198	\$205	\$210	\$202	\$205	2%
Avg Price	\$333,945	\$333,289	\$347,548	\$329,678	\$339,070	3%
<b>&lt;\$250k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	5	5	6	22	16	-27%
New Pendings	4	6	2	15	12	-20%
Closed Sales	4	8	5	15	17	13%
Price/SF	\$169	\$215	\$170	\$178	\$188	6%
<b>\$250k-\$400k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	50	54	88	212	192	-9%
New Pendings	41	50	71	162	162	0%
Closed Sales	36	41	45	147	122	-17%
Price/SF	\$201	\$203	\$206	\$202	\$204	1%
<b>&gt;\$400k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	16	22	29	50	67	34%
New Pendings	10	7	26	26	43	65%
Closed Sales	6	7	16	23	29	26%
Price/SF	\$197	\$206	\$224	\$210	\$213	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

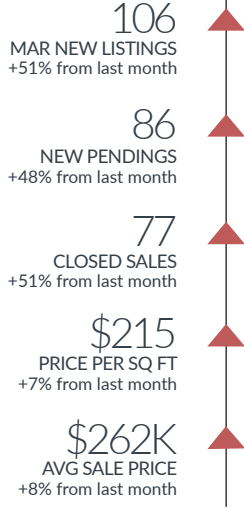


APRIL 2026  
HOUSING REPORT

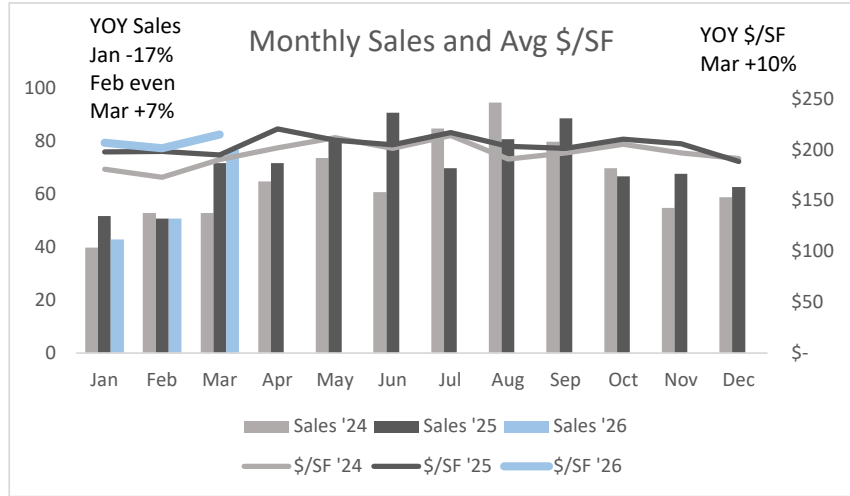
# St. Clair Shores

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	61	70	106	259	237	-8%
New Pending	46	58	86	190	190	0%
Closed Sales	43	51	77	175	171	-2%
Price/SF	\$207	\$202	\$215	\$197	\$209	6%
Avg Price	\$277,616	\$243,791	\$262,432	\$244,388	\$260,691	7%
<\$200k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	9	7	17	38	33	-13%
New Pending	6	8	9	30	23	-23%
Closed Sales	8	12	8	38	28	-26%
Price/SF	\$142	\$168	\$160	\$157	\$158	1%
\$200k-\$275k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	30	46	55	130	131	1%
New Pending	27	33	44	107	104	-3%
Closed Sales	23	26	45	92	94	2%
Price/SF	\$202	\$201	\$210	\$209	\$205	-2%
>\$275k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	22	17	34	91	73	-20%
New Pending	13	17	33	53	63	19%
Closed Sales	12	13	24	45	49	9%
Price/SF	\$241	\$226	\$236	\$204	\$235	15%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Warren

Single-Family Homes

## MONTHLY

**208**  
MAR NEW LISTINGS  
+32% from last month

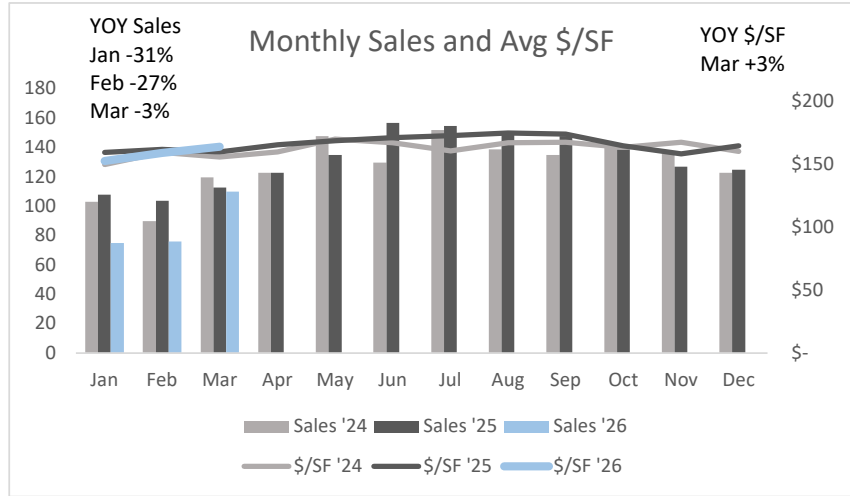
**154**  
NEW PENDING  
+52% from last month

**110**  
CLOSED SALES  
+45% from last month

**\$164**  
PRICE PER SQ FT  
+3% from last month

**\$200K**  
AVG SALE PRICE  
+7% from last month

### Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	133	158	208	509	499	-2%
New Pendings	82	101	154	347	337	-3%
Closed Sales	75	76	110	325	261	-20%
Price/SF	\$153	\$159	\$164	\$161	\$159	-1%
Avg Price	\$189,201	\$186,788	\$200,041	\$197,254	\$193,067	-2%
<\$125k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	36	30	37	123	103	-16%
New Pendings	17	19	32	78	68	-13%
Closed Sales	21	18	20	76	59	-22%
Price/SF	\$89	\$108	\$99	\$99	\$98	-1%
\$125k-\$250k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	65	83	99	254	247	-3%
New Pendings	45	58	75	175	178	2%
Closed Sales	32	41	59	148	132	-11%
Price/SF	\$164	\$158	\$164	\$163	\$162	-1%
>\$250k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	32	45	72	132	149	13%
New Pendings	20	24	47	94	91	-3%
Closed Sales	22	17	31	101	70	-31%
Price/SF	\$176	\$196	\$190	\$185	\$187	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2026  
HOUSING REPORT

# Livingston County

Single-Family Homes

## MONTHLY

208  
MAR NEW LISTINGS  
+61% from last month

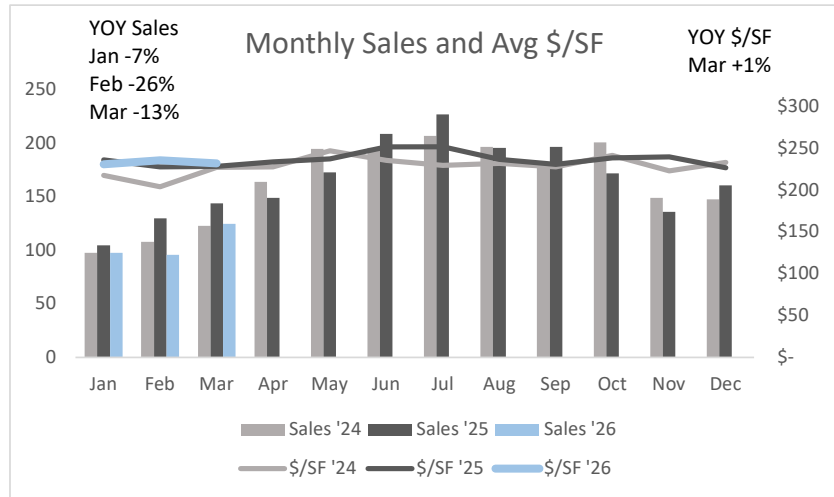
156  
NEW PENDING  
+39% from last month

125  
CLOSED SALES  
+30% from last month

\$232  
PRICE PER SQ FT  
-2% from last month

\$464K  
AVG SALE PRICE  
+4% from last month

### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	131	129	208	498	468	-6%
New Pendings	102	112	156	404	370	-8%
Closed Sales	98	96	125	379	319	-16%
Price/SF	\$231	\$236	\$232	\$231	\$233	1%
Avg Price	\$437,044	\$445,838	\$463,690	\$452,844	\$450,132	-1%
<b>&lt;\$300k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	30	23	35	93	88	-5%
New Pendings	22	25	23	86	70	-19%
Closed Sales	21	19	18	76	58	-24%
Price/SF	\$159	\$161	\$174	\$163	\$164	1%
<b>\$300k-\$500k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	58	67	83	227	208	-8%
New Pendings	53	60	77	191	190	-1%
Closed Sales	51	46	69	184	166	-10%
Price/SF	\$221	\$213	\$206	\$216	\$212	-2%
<b>&gt;\$500k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	43	39	90	178	172	-3%
New Pendings	27	27	56	127	110	-13%
Closed Sales	26	31	38	119	95	-20%
Price/SF	\$277	\$289	\$282	\$269	\$283	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

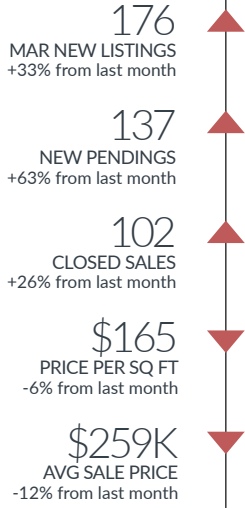


APRIL 2026  
HOUSING REPORT

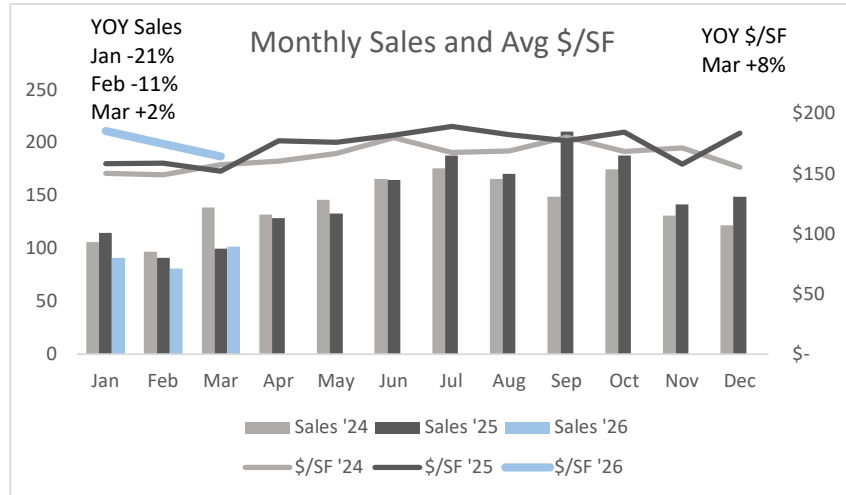
# St. Clair County

Single-Family Homes

## MONTHLY



## Closed Sales



All Price Ranges						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	119	132	176	485	427	-12%
New Pendings	88	84	137	327	309	-6%
Closed Sales	91	81	102	306	274	-10%
Price/SF	\$186	\$175	\$165	\$157	\$175	12%
Avg Price	\$304,970	\$293,791	\$259,138	\$246,378	\$284,604	16%
<\$200k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	44	35	49	173	128	-26%
New Pendings	26	30	52	140	108	-23%
Closed Sales	24	27	34	128	85	-34%
Price/SF	\$114	\$91	\$97	\$107	\$99	-7%
\$200k-\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	52	73	92	210	217	3%
New Pendings	40	43	72	144	155	8%
Closed Sales	43	40	53	143	136	-5%
Price/SF	\$182	\$177	\$180	\$172	\$180	4%
>\$400k						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	23	24	35	102	82	-20%
New Pendings	22	11	13	43	46	7%
Closed Sales	24	14	15	35	53	51%
Price/SF	\$227	\$268	\$219	\$209	\$236	13%

Data source: Realcomp MLS using Great Lakes Repository Data.

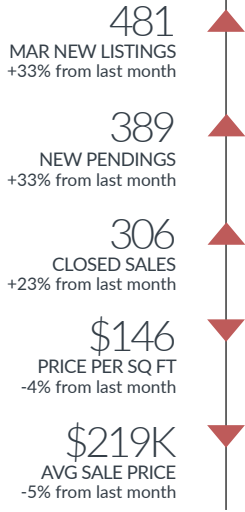


APRIL 2026  
HOUSING REPORT

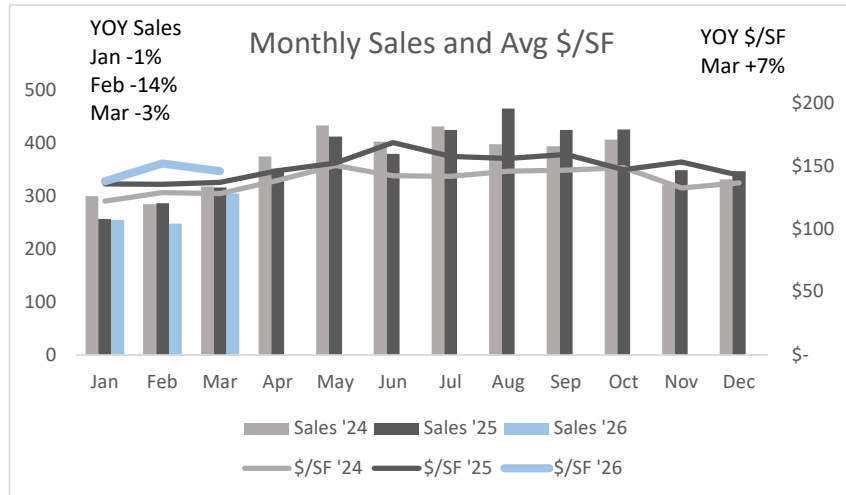
# Genesee County

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	337	363	481	1,272	1,181	-7%
New Pending	262	292	389	977	943	-3%
Closed Sales	256	249	306	863	811	-6%
Price/SF	\$138	\$153	\$146	\$136	\$146	7%
Avg Price	\$205,940	\$231,647	\$219,175	\$204,493	\$218,827	7%
<b>&lt;\$125k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	120	121	148	410	389	-5%
New Pending	85	98	116	300	299	0%
Closed Sales	95	73	98	277	266	-4%
Price/SF	\$57	\$53	\$53	\$56	\$54	-3%
<b>\$125k-\$250k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	91	121	124	413	336	-19%
New Pending	86	94	127	363	307	-15%
Closed Sales	73	82	102	321	257	-20%
Price/SF	\$130	\$138	\$143	\$134	\$138	3%
<b>&gt;\$250k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	126	121	209	449	456	2%
New Pending	91	100	146	314	337	7%
Closed Sales	88	94	106	265	288	9%
Price/SF	\$189	\$206	\$197	\$184	\$198	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

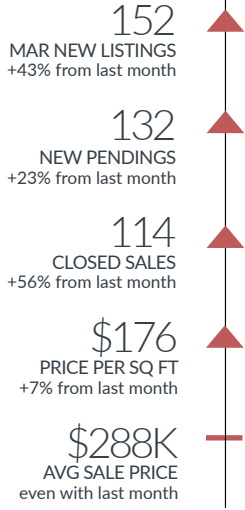


APRIL 2026  
HOUSING REPORT

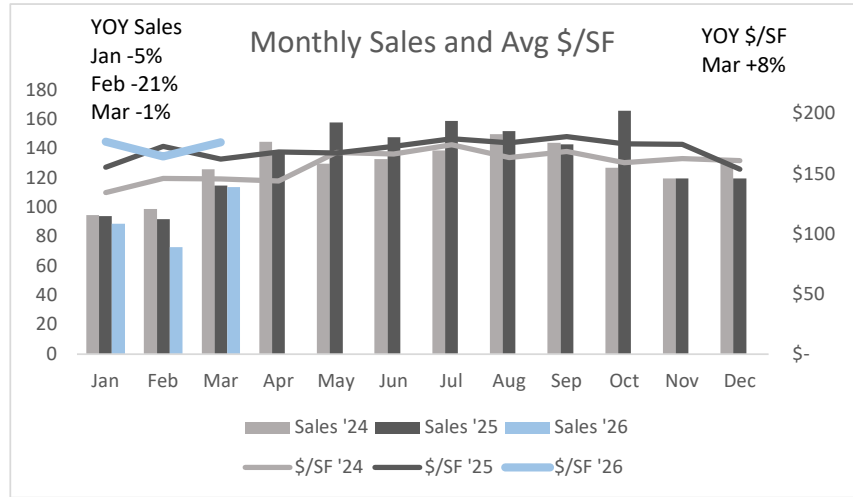
# Monroe County

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	96	106	152	407	354	-13%
New Pendings	76	107	132	332	315	-5%
Closed Sales	89	73	114	301	276	-8%
Price/SF	\$177	\$165	\$176	\$164	\$173	6%
Avg Price	\$285,130	\$287,883	\$288,265	\$257,202	\$287,153	12%
<b>&lt;\$200k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	25	34	37	121	96	-21%
New Pendings	21	28	40	107	89	-17%
Closed Sales	26	23	26	95	75	-21%
Price/SF	\$116	\$115	\$115	\$119	\$115	-3%
<b>\$200k-\$350k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	33	51	74	183	158	-14%
New Pendings	30	53	64	162	147	-9%
Closed Sales	39	33	60	156	132	-15%
Price/SF	\$179	\$175	\$178	\$169	\$177	5%
<b>&gt;\$350k</b>						
	Jan '26	Feb '26	Mar '26	YTD through Mar 31st		
				2025	2026	(+/-)
Listings Taken	38	21	41	103	100	-3%
New Pendings	25	26	28	63	79	25%
Closed Sales	24	17	28	50	69	38%
Price/SF	\$210	\$186	\$204	\$197	\$201	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

