

HOUSING
report

MAX BROOCK REALTORS®

NOVEMBER 2026
SOUTHEAST REGION

NOV 2026
HOUSING REPORT

Table of Contents

3 **Featured Story**

4 **Southeast Michigan Overview**

5 **Oakland County**

6 Birmingham/Bloomfield

7 Clarkston

8 Commerce/White Lake

9 Farmington/Farmington Hills

10 Novi

11 Rochester/Rochester Hills

12 Royal Oak

13 Troy

14 Waterford

15 West Bloomfield

16 West Woodward Corridor

17 **Wayne County**

18 Grosse Pointe

19 Detroit Single Family

20 Detroit Condos

21 Downriver

22 Grosse Ile

23 Dearborn/Dearborn Heights

24 Livonia

25 Northville

26 Plymouth/Canton

27 **Macomb County**

28 Clinton Twp

29 Macomb Twp

30 Shelby Twp

31 Sterling Heights

32 St. Clair Shores

33 Warren

34 **Livingston County**

35 **St. Clair County**

36 **Genesee County**

37 **Monroe County**

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HOUSING REPORT

The Fourth-Quarter Slowdown Arrived Early

Every fall, Southeast Michigan's housing market downshifts. Over the past three years, new pendings held near September's pace through October, then fell 16% from October to November and 31% by December. This year, the downshift came early.

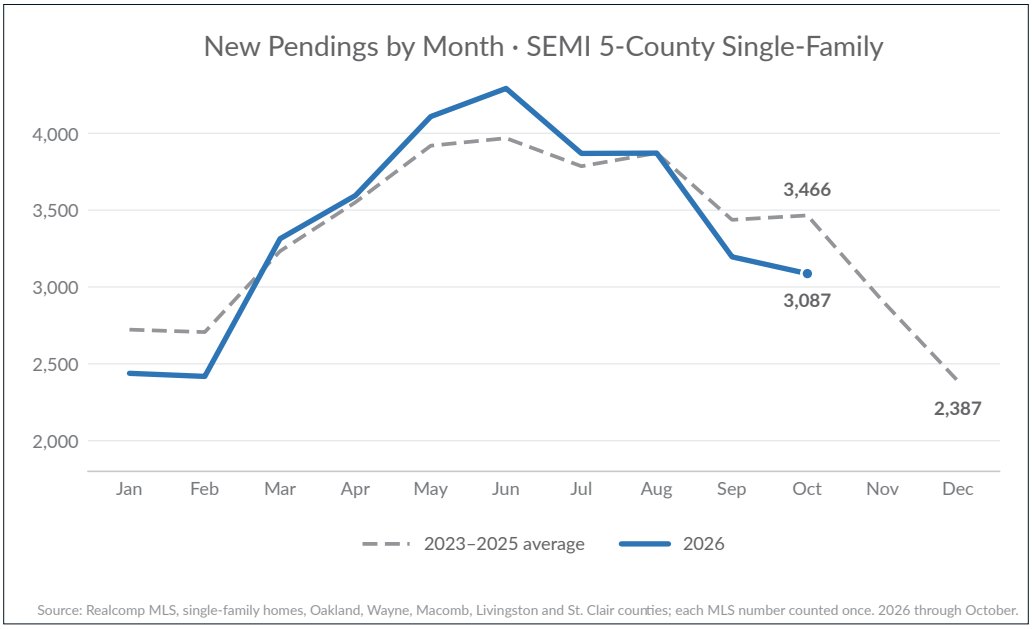
Buyers signed 3,087 single-family purchase contracts in October, 13% fewer than a year ago and 11% below the 2023–2025 October average. Closings fell 16% to 3,142, a count that typically rises a few percent as late sales are reported.

Sellers have not pulled back as quickly. October's 5,498 new listings were down just 2% from last year—1.78 for every new pending, versus 1.45 to 1.58 in the past three Octobers. With more choice, 34% of October's new pendings followed a price reduction, up from 25% in October 2023, and 49% of sales closed at or above asking, down from 53% a year ago.

Prices are holding: October's price per square foot was $212, up 2% from a year ago.

For buyers, late fall and winter have historically brought the lowest share of sales at or above asking. Homes averaged 34 days on market before going under contract in October, up from 32 a year ago.

For sellers, new listings typically fall 44% from October to December—less competition, but fewer buyers. Ask: "How does our price compare with homes that went under contract in the last 30 days?"



Source: Realcomp MLS, single-family homes, Oakland, Wayne, Macomb, Livingston and St. Clair counties; each MLS number counted once. 2026 through October.

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SEMI 5-County Summary

MONTHLY

5,498
OCT NEW LISTINGS
-3% last month

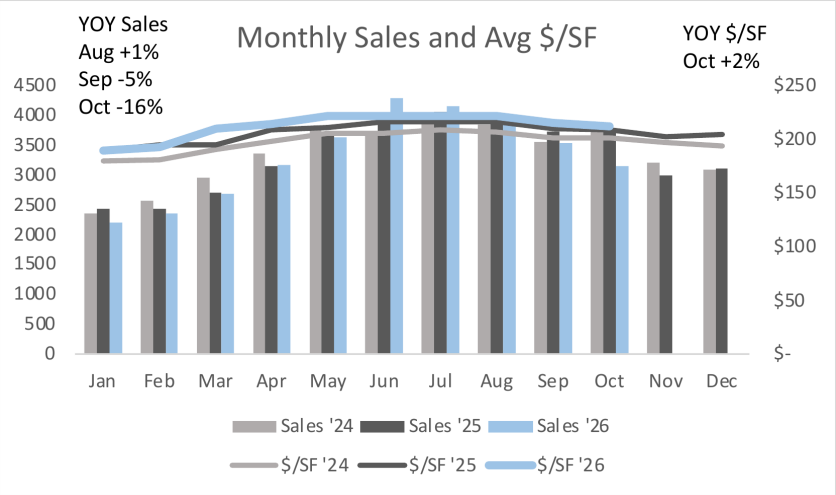
3,087
NEW PENDINGS
-3% from last month

3,142
CLOSED SALES
-11% from last month

$212
PRICE PER SQ FT
-2% last month

$360K
AVG SALE PRICE
-3% last month

Closed Single-Family Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	6,273	5,639	5,498	52,313	54,224	4%
New Pendings	3,871	3,196	3,087	34,520	34,186	-1%
Closed Sales	3,923	3,527	3,142	33,776	33,038	-2%
Price/SF	$221	$215	$212	$208	$214	3%
Avg Price	$386,593	$371,050	$360,026	$352,376	$366,002	4%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	1,868	1,703	1,703	17,062	16,727	-2%
New Pendings	1,008	911	974	10,112	9,470	-6%
Closed Sales	935	890	897	9,688	8,828	-9%
Price/SF	$111	$110	$110	$110	$109	-2%

$200k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	2,400	2,168	2,158	19,406	20,203	4%
New Pendings	1,605	1,315	1,224	14,428	14,104	-2%
Closed Sales	1,595	1,471	1,296	13,962	13,549	-3%
Price/SF	$207	$203	$200	$200	$203	2%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	2,005	1,768	1,637	15,845	17,294	9%
New Pendings	1,258	970	889	9,980	10,612	6%
Closed Sales	1,393	1,166	949	10,126	10,661	5%
Price/SF	$263	$260	$263	$255	$261	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Oakland County

Single-Family Homes

MONTHLY

1,712
OCT NEW LISTINGS
-2% from last month

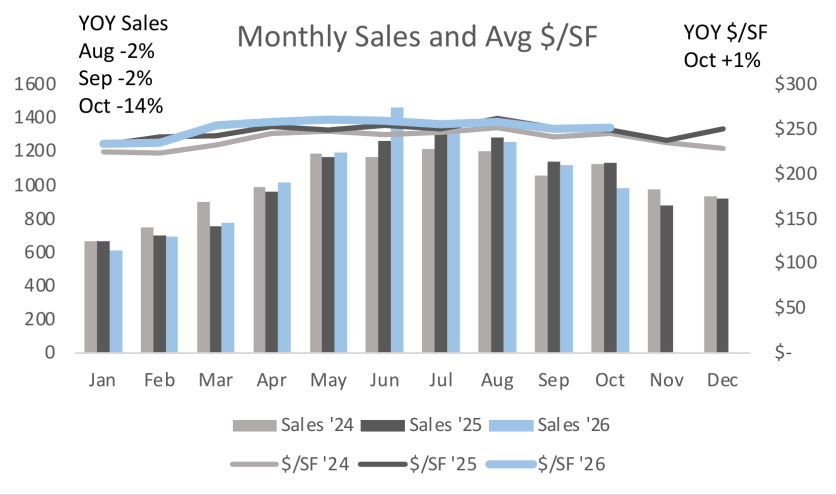
906
NEW PENDINGS
-10% from last month

979
CLOSED SALES
-12% from last month

$252
PRICE PER SQ FT
+1% from last month

$496K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	1,934	1,748	1,712	15,734	16,767	7%
New Pendings	1,196	1,004	906	10,671	10,750	1%
Closed Sales	1,256	1,115	979	10,423	10,478	1%
Price/SF	$258	$251	$252	$250	$254	1%
Avg Price	$518,229	$495,611	$496,294	$491,611	$497,548	1%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	522	483	511	4,504	4,575	2%
New Pendings	348	296	286	3,296	3,143	-5%
Closed Sales	328	308	312	3,084	2,935	-5%
Price/SF	$186	$187	$179	$184	$184	0%

$300k-$800k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	1,135	1,016	976	8,969	9,558	7%
New Pendings	715	598	530	6,282	6,408	2%
Closed Sales	764	687	561	6,210	6,347	2%
Price/SF	$237	$237	$232	$233	$237	2%

>$800k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	277	249	225	2,261	2,634	16%
New Pendings	133	110	90	1,093	1,199	10%
Closed Sales	164	120	106	1,129	1,196	6%
Price/SF	$359	$348	$375	$359	$357	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

79
OCT NEW LISTINGS
-9% from last month

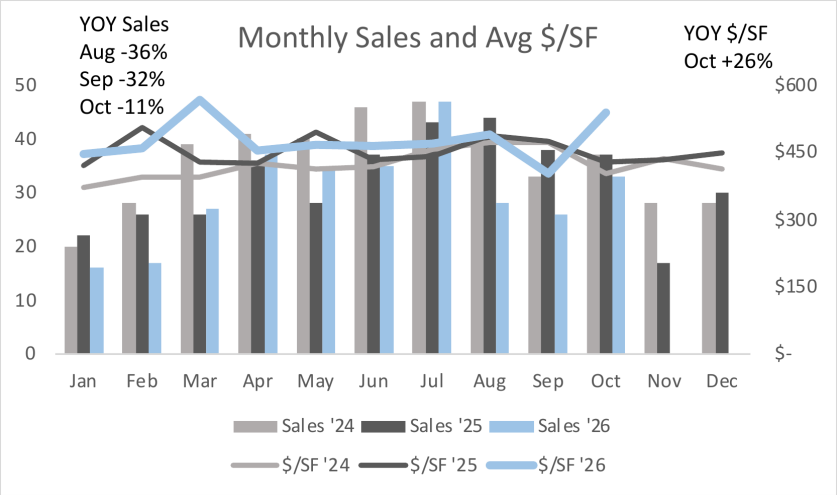
32
NEW PENDINGS
+7% from last month

33
CLOSED SALES
+27% from last month

$540
PRICE PER SQ FT
+34% from last month

$1.70M
AVG SALE PRICE
+37% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	60	87	79	652	702	8%
New Pendings	29	30	32	337	313	-7%
Closed Sales	28	26	33	337	300	-11%
Price/SF	$490	$404	$540	$455	$480	6%
Avg Price	$1,415,503	$1,236,096	$1,696,303	$1,339,926	$1,394,032	4%

<$700k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	15	25	26	145	167	15%
New Pendings	7	7	14	100	89	-11%
Closed Sales	7	7	9	102	79	-23%
Price/SF	$307	$283	$372	$332	$334	0%

$700k-$1.4m

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	16	29	20	177	196	11%
New Pendings	13	14	12	105	118	12%
Closed Sales	12	11	12	109	110	1%
Price/SF	$394	$384	$382	$385	$394	2%

>$1.4m

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	29	33	33	330	339	3%
New Pendings	9	9	6	132	106	-20%
Closed Sales	9	8	12	126	111	-12%
Price/SF	$629	$466	$652	$524	$571	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

60
OCT NEW LISTINGS
+5% from last month

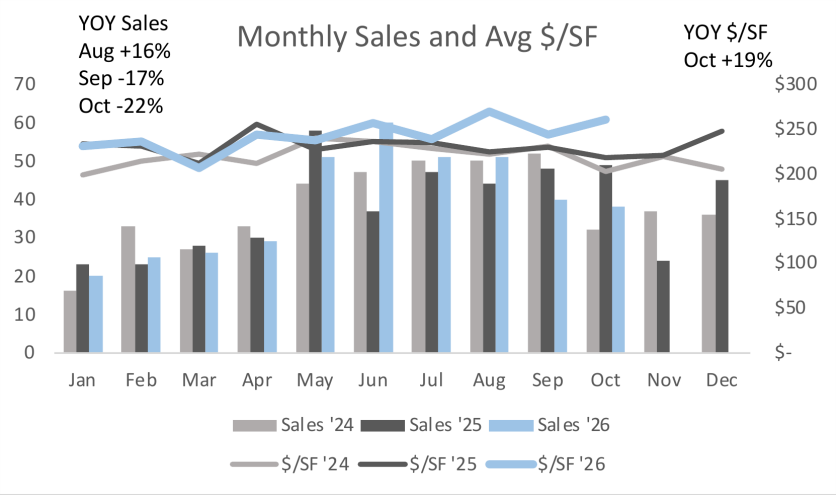
37
NEW PENDINGS
+6% from last month

38
CLOSED SALES
-5% from last month

$260
PRICE PER SQ FT
+7% from last month

$532K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	78	57	60	547	568	4%
New Pendings	44	35	37	396	401	1%
Closed Sales	51	40	38	387	391	1%
Price/SF	$269	$244	$260	$229	$246	7%
Avg Price	$655,394	$528,115	$531,776	$493,571	$526,436	7%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	10	8	11	107	90	-16%
New Pendings	6	4	8	84	70	-17%
Closed Sales	5	6	3	72	54	-25%
Price/SF	$136	$170	$267	$194	$172	-11%

$300k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	47	31	31	275	302	10%
New Pendings	23	24	23	212	228	8%
Closed Sales	24	23	25	211	225	7%
Price/SF	$243	$227	$235	$222	$229	3%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	21	18	18	165	176	7%
New Pendings	15	7	6	100	103	3%
Closed Sales	22	11	10	104	112	8%
Price/SF	$297	$282	$299	$250	$281	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

86
OCT NEW LISTINGS
-20% from last month

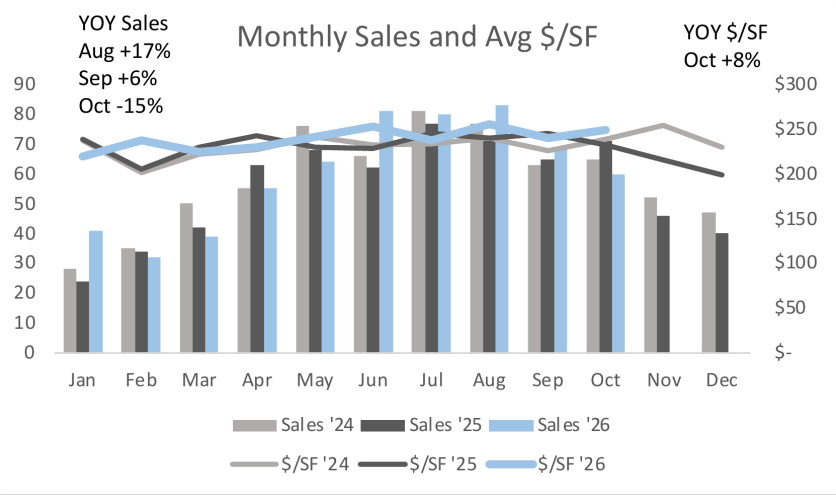
34
NEW PENDINGS
-50% from last month

60
CLOSED SALES
-13% from last month

$250
PRICE PER SQ FT
+4% from last month

$496K
AVG SALE PRICE
-8% last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	117	107	86	899	1,005	12%
New Pendings	81	68	34	596	610	2%
Closed Sales	83	69	60	577	604	5%
Price/SF	$255	$240	$250	$235	$241	2%
Avg Price	$540,358	$540,317	$496,283	$474,847	$498,600	5%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	21	18	21	152	188	24%
New Pendings	19	11	5	121	125	3%
Closed Sales	14	11	13	114	121	6%
Price/SF	$207	$188	$187	$194	$195	1%

$300k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	67	66	48	481	504	5%
New Pendings	35	42	23	352	327	-7%
Closed Sales	45	39	31	338	319	-6%
Price/SF	$219	$231	$229	$222	$227	2%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	29	23	17	266	313	18%
New Pendings	27	15	6	123	158	28%
Closed Sales	24	19	16	125	164	31%
Price/SF	$312	$263	$295	$277	$273	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

96
OCT NEW LISTINGS
-7% last month

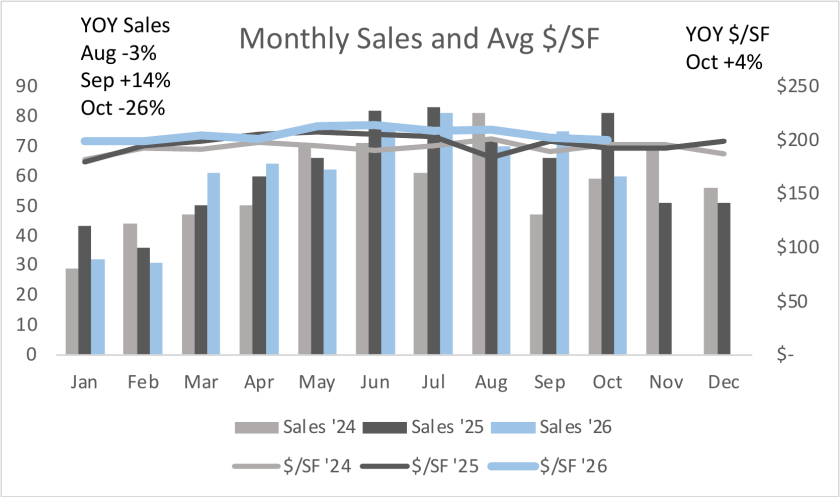
55
NEW PENDINGS
-13% from last month

60
CLOSED SALES
-20% from last month

$200
PRICE PER SQ FT
-1% from last month

$430K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	104	103	96	900	927	3%
New Pendings	80	63	55	653	630	-4%
Closed Sales	70	75	60	639	612	-4%
Price/SF	$210	$203	$200	$198	$206	4%
Avg Price	$418,652	$402,593	$430,314	$404,751	$421,685	4%

<$250k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	7	13	11	106	89	-16%
New Pendings	7	8	4	75	63	-16%
Closed Sales	6	10	3	76	61	-20%
Price/SF	$159	$214	$231	$166	$185	11%

$250k-$500k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	71	57	62	566	555	-2%
New Pendings	55	39	38	444	410	-8%
Closed Sales	44	48	43	427	389	-9%
Price/SF	$215	$197	$194	$195	$202	4%

>$500k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	26	33	23	228	283	24%
New Pendings	18	16	13	134	157	17%
Closed Sales	20	17	14	136	162	19%
Price/SF	$210	$211	$208	$211	$215	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

51
OCT NEW LISTINGS
+6% from last month

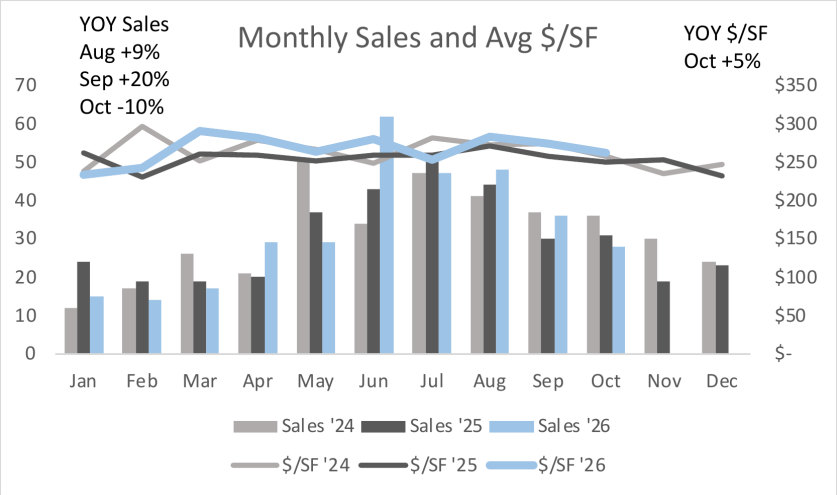
29
NEW PENDINGS
-9% from last month

28
CLOSED SALES
-22% from last month

$261
PRICE PER SQ FT
-5% from last month

$654K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	53	48	51	431	478	11%
New Pendings	36	32	29	322	332	3%
Closed Sales	48	36	28	317	325	3%
Price/SF	$283	$274	$261	$257	$270	5%
Avg Price	$738,990	$688,548	$653,716	$670,007	$699,518	4%

<$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	11	7	6	75	75	0%
New Pendings	7	5	5	68	45	-34%
Closed Sales	5	5	5	62	44	-29%
Price/SF	$238	$272	$210	$217	$227	4%

$400k-$750k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	23	27	30	229	231	1%
New Pendings	17	18	13	168	175	4%
Closed Sales	29	18	13	163	172	6%
Price/SF	$250	$245	$270	$234	$245	4%

>$750k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	19	14	15	127	172	35%
New Pendings	12	9	11	86	112	30%
Closed Sales	14	13	10	92	109	18%
Price/SF	$332	$302	$266	$294	$303	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Rochester/Rochester Hills

Single-Family Homes

MONTHLY

82
OCT NEW LISTINGS
+5% from last month

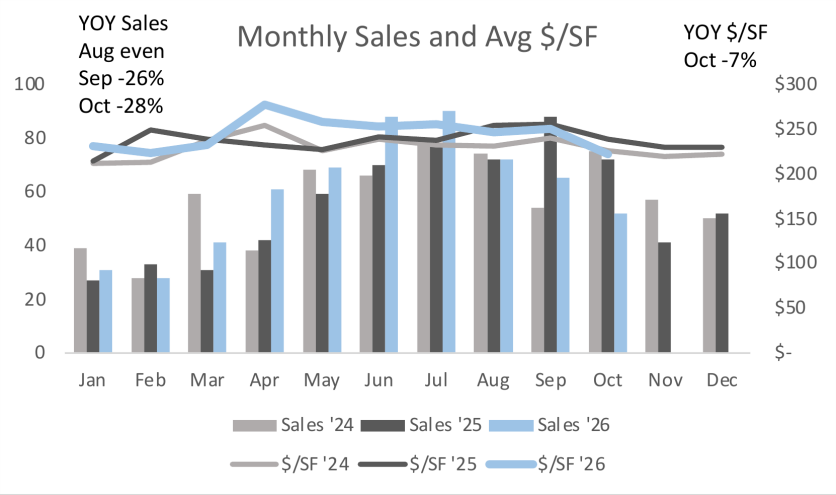
51
NEW PENDINGS
-15% from last month

52
CLOSED SALES
-20% from last month

$221
PRICE PER SQ FT
-11% from last month

$510K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	89	78	82	861	879	2%
New Pendings	58	60	51	590	616	4%
Closed Sales	72	65	52	571	597	5%
Price/SF	$246	$250	$221	$241	$248	3%
Avg Price	$621,617	$561,533	$509,988	$573,875	$580,566	1%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	9	7	6	98	90	-8%
New Pendings	7	6	7	74	68	-8%
Closed Sales	5	7	7	65	58	-11%
Price/SF	$272	$234	$162	$203	$194	-4%

$300k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	48	41	45	441	437	-1%
New Pendings	32	30	26	320	331	3%
Closed Sales	42	33	25	311	315	1%
Price/SF	$230	$251	$227	$227	$235	4%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	32	30	31	322	352	9%
New Pendings	19	24	18	196	217	11%
Closed Sales	25	25	20	195	224	15%
Price/SF	$262	$250	$226	$260	$264	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

139
OCT NEW LISTINGS
-3% from last month

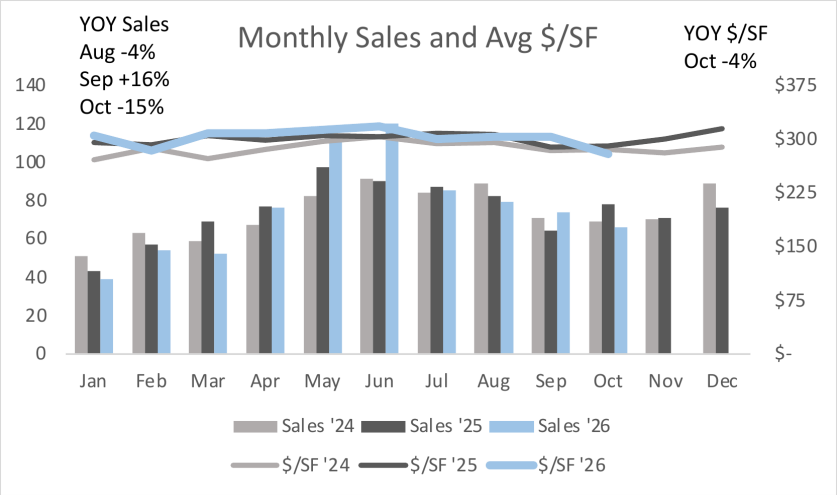
69
NEW PENDINGS
-5% from last month

66
CLOSED SALES
-11% from last month

$279
PRICE PER SQ FT
-8% from last month

$386K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	146	143	139	1,116	1,290	16%
New Pendings	76	73	69	767	787	3%
Closed Sales	79	74	66	744	759	2%
Price/SF	$303	$303	$279	$300	$304	1%
Avg Price	$407,039	$430,308	$385,912	$442,076	$442,465	0%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	29	25	27	217	223	3%
New Pendings	14	11	17	170	153	-10%
Closed Sales	20	12	19	161	142	-12%
Price/SF	$251	$240	$232	$243	$249	3%

$300k-$450k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	69	70	73	560	613	9%
New Pendings	43	38	40	377	403	7%
Closed Sales	35	40	33	357	386	8%
Price/SF	$311	$305	$286	$296	$299	1%

>$450k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	48	48	39	339	454	34%
New Pendings	19	24	12	220	231	5%
Closed Sales	24	22	14	226	231	2%
Price/SF	$319	$320	$302	$322	$326	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

93
OCT NEW LISTINGS
+22% from last month

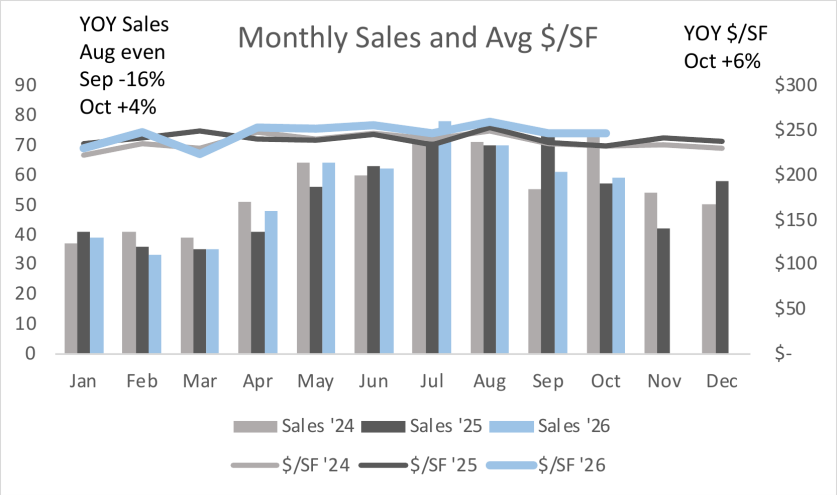
51
NEW PENDINGS
+6% from last month

59
CLOSED SALES
-3% from last month

$246
PRICE PER SQ FT
even with last month

$582K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	110	76	93	789	830	5%
New Pendings	75	48	51	543	552	2%
Closed Sales	70	61	59	547	549	0%
Price/SF	$259	$246	$246	$240	$248	3%
Avg Price	$593,684	$524,411	$581,527	$520,680	$550,805	6%

<$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	35	28	30	246	236	-4%
New Pendings	17	17	19	173	159	-8%
Closed Sales	13	18	16	156	143	-8%
Price/SF	$228	$210	$217	$222	$218	-2%

$400k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	35	25	33	318	292	-8%
New Pendings	30	18	18	227	218	-4%
Closed Sales	27	23	24	235	222	-6%
Price/SF	$251	$238	$216	$233	$237	2%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	40	23	30	225	302	34%
New Pendings	28	13	14	143	175	22%
Closed Sales	30	20	19	156	184	18%
Price/SF	$271	$268	$284	$256	$268	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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NOV 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

99
OCT NEW LISTINGS
-12% from last month

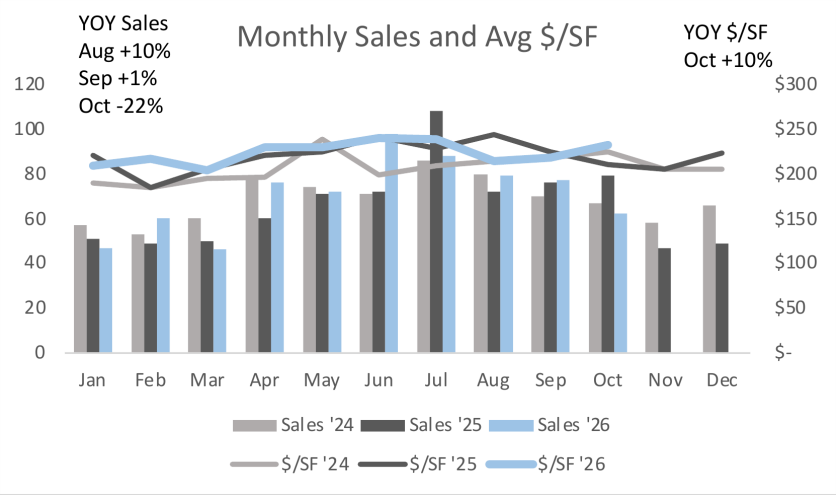
73
NEW PENDINGS
+22% from last month

62
CLOSED SALES
-19% from last month

$232
PRICE PER SQ FT
+7% from last month

$333K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	102	113	99	941	970	3%
New Pendings	78	60	73	695	727	5%
Closed Sales	79	77	62	688	705	2%
Price/SF	$214	$217	$232	$222	$225	1%
Avg Price	$311,397	$342,677	$333,185	$331,635	$334,242	1%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	17	13	19	105	114	9%
New Pendings	15	8	12	75	82	9%
Closed Sales	16	11	10	67	83	24%
Price/SF	$174	$159	$144	$165	$159	-4%

$200k-$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	52	62	52	530	543	2%
New Pendings	39	35	49	433	454	5%
Closed Sales	46	42	36	433	421	-3%
Price/SF	$193	$214	$211	$201	$205	2%

>$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	33	38	28	306	313	2%
New Pendings	24	17	12	187	191	2%
Closed Sales	17	24	16	188	201	7%
Price/SF	$270	$233	$293	$267	$267	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

71
OCT NEW LISTINGS
-17% from last month

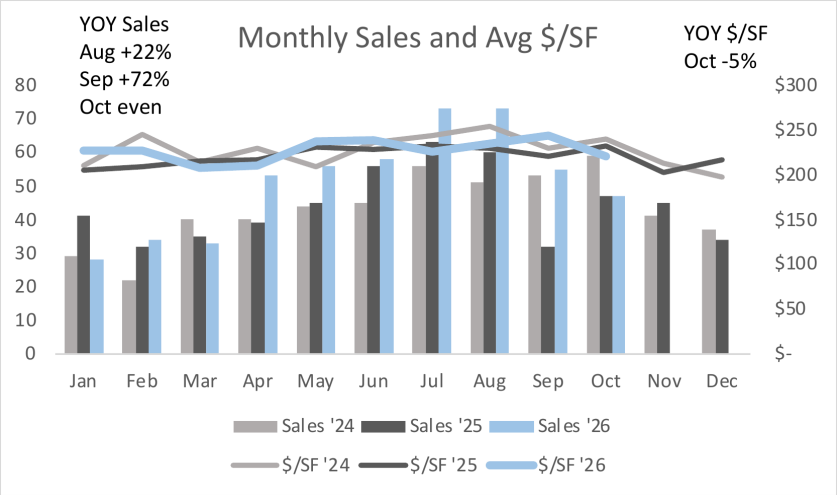
40
NEW PENDINGS
-23% from last month

47
CLOSED SALES
-15% last month

$220
PRICE PER SQ FT
-10% from last month

$623K
AVG SALE PRICE
+1% last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	106	86	71	780	863	11%
New Pendings	70	52	40	461	525	14%
Closed Sales	73	55	47	450	510	13%
Price/SF	$235	$243	$220	$224	$228	2%
Avg Price	$612,582	$615,224	$623,434	$584,788	$578,742	-1%

<$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	23	24	17	160	196	23%
New Pendings	15	11	12	120	129	8%
Closed Sales	16	8	7	114	122	7%
Price/SF	$196	$219	$204	$191	$197	3%

$400k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	45	34	29	289	325	12%
New Pendings	33	20	19	181	229	27%
Closed Sales	26	23	23	173	207	20%
Price/SF	$205	$193	$195	$194	$201	3%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	38	28	25	331	342	3%
New Pendings	22	21	9	160	167	4%
Closed Sales	31	24	17	163	181	11%
Price/SF	$263	$288	$245	$257	$261	2%

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

141
OCT NEW LISTINGS
+14% from last month

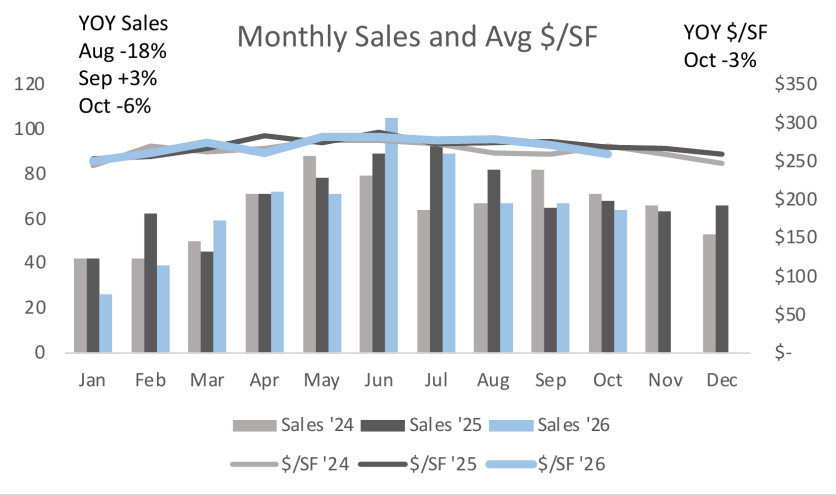
52
NEW PENDINGS
-15% from last month

64
CLOSED SALES
-4% from last month

$260
PRICE PER SQ FT
-4% from last month

$332K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	124	124	141	1,018	1,090	7%
New Pendings	68	61	52	717	676	-6%
Closed Sales	67	67	64	695	659	-5%
Price/SF	$278	$271	$260	$273	$272	0%
Avg Price	$351,523	$364,480	$332,201	$357,138	$349,962	-2%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	14	14	24	130	135	4%
New Pendings	9	5	6	77	70	-9%
Closed Sales	8	8	7	76	72	-5%
Price/SF	$182	$215	$126	$190	$169	-11%

$200k-$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	62	60	76	503	545	8%
New Pendings	36	32	27	372	338	-9%
Closed Sales	33	33	35	335	323	-4%
Price/SF	$257	$244	$252	$256	$255	0%

>$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	48	50	41	385	410	6%
New Pendings	23	24	19	268	268	0%
Closed Sales	26	26	22	284	264	-7%
Price/SF	$312	$301	$299	$296	$301	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,240
OCT NEW LISTINGS
-1% from last month

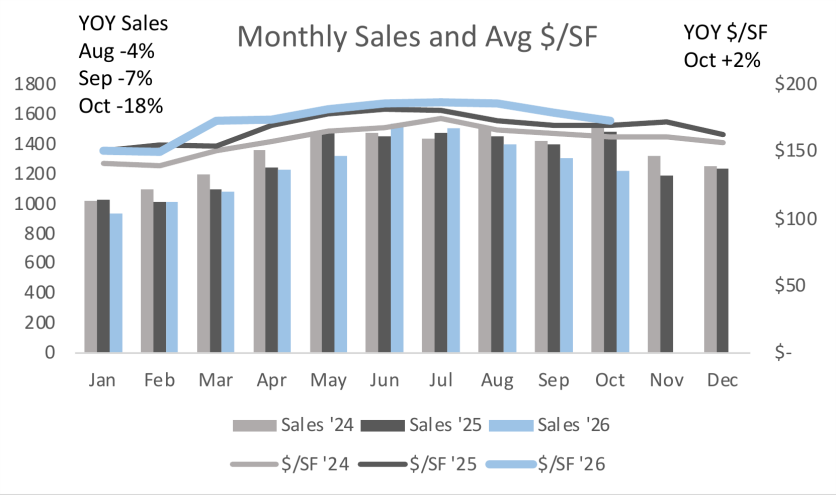
1,270
NEW PENDINGS
+3% from last month

1,217
CLOSED SALES
-7% from last month

$173
PRICE PER SQ FT
-3% last month

$254K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	2,521	2,270	2,240	21,761	21,975	1%
New Pendings	1,404	1,229	1,270	13,366	13,112	-2%
Closed Sales	1,395	1,302	1,217	13,119	12,524	-5%
Price/SF	$186	$179	$173	$170	$176	4%
Avg Price	$277,697	$269,495	$254,434	$250,244	$261,888	5%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	1,355	1,167	1,162	12,070	11,849	-2%
New Pendings	673	599	663	6,629	6,344	-4%
Closed Sales	592	600	589	6,403	5,854	-9%
Price/SF	$103	$100	$102	$102	$100	-2%

$200k-$500k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	951	886	901	8,018	8,199	2%
New Pendings	582	519	494	5,664	5,543	-2%
Closed Sales	645	571	520	5,599	5,430	-3%
Price/SF	$202	$197	$196	$195	$199	2%

>$500k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	215	217	177	1,673	1,927	15%
New Pendings	149	111	113	1,073	1,225	14%
Closed Sales	158	131	108	1,117	1,240	11%
Price/SF	$266	$273	$270	$252	$262	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

83
OCT NEW LISTINGS
-8% last month

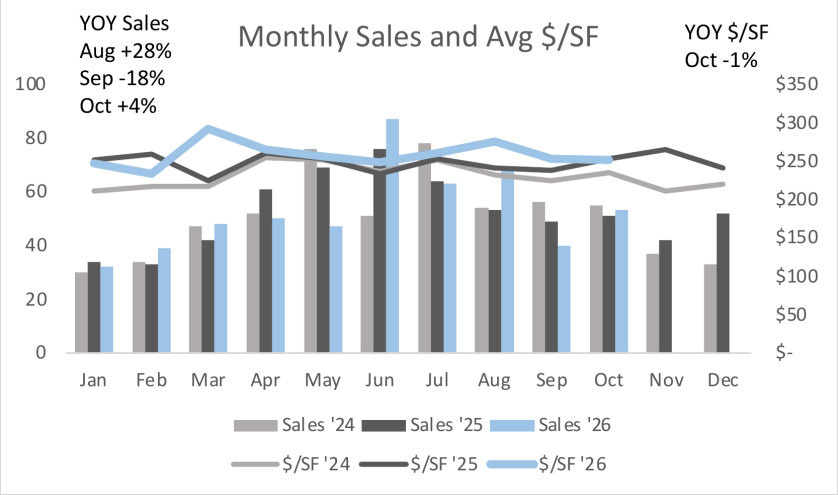
53
NEW PENDINGS
+6% from last month

53
CLOSED SALES
+33% from last month

$251
PRICE PER SQ FT
-1% from last month

$551K
AVG SALE PRICE
-26% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	106	90	83	759	796	5%
New Pendings	53	50	53	544	536	-1%
Closed Sales	68	40	53	532	527	-1%
Price/SF	$275	$253	$251	$247	$259	5%
Avg Price	$666,844	$745,024	$551,492	$585,321	$622,011	6%

<$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	10	17	18	235	167	-29%
New Pendings	5	11	9	162	119	-27%
Closed Sales	12	2	13	153	122	-20%
Price/SF	$220	$178	$207	$206	$208	1%

$350k-$750k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	74	53	39	362	422	17%
New Pendings	29	27	31	266	278	5%
Closed Sales	30	24	29	271	268	-1%
Price/SF	$268	$254	$248	$238	$247	4%

>$750k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	22	20	26	162	207	28%
New Pendings	19	12	13	116	139	20%
Closed Sales	26	14	11	108	137	27%
Price/SF	$289	$255	$272	$276	$286	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

869
OCT NEW LISTINGS
-2% from last month

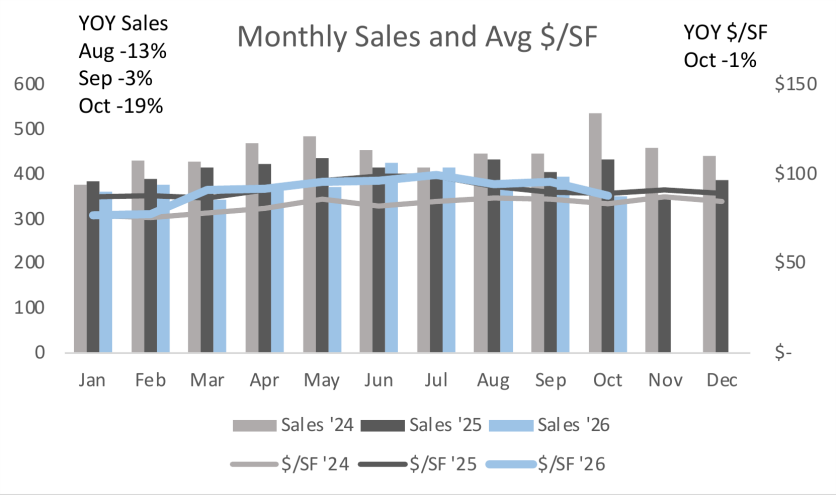
420
NEW PENDINGS
+12% from last month

350
CLOSED SALES
-11% last month

$88
PRICE PER SQ FT
-8% from last month

$118K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	966	884	869	9,044	9,086	0%
New Pendings	407	375	420	4,132	4,049	-2%
Closed Sales	378	393	350	4,110	3,783	-8%
Price/SF	$94	$96	$88	$92	$91	-1%
Avg Price	$122,842	$132,272	$118,324	$123,279	$124,346	1%

<$100k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	462	397	400	4,425	4,462	1%
New Pendings	209	200	251	2,123	2,124	0%
Closed Sales	205	201	175	2,169	2,006	-8%
Price/SF	$52	$50	$51	$53	$50	-6%

$100k-$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	459	425	422	4,148	4,116	-1%
New Pendings	174	159	153	1,799	1,713	-5%
Closed Sales	157	163	164	1,720	1,575	-8%
Price/SF	$118	$115	$112	$114	$113	0%

>$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	45	62	47	471	508	8%
New Pendings	24	16	16	210	212	1%
Closed Sales	16	29	11	221	202	-9%
Price/SF	$185	$168	$123	$157	$158	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

60
OCT NEW LISTINGS
-19% from last month

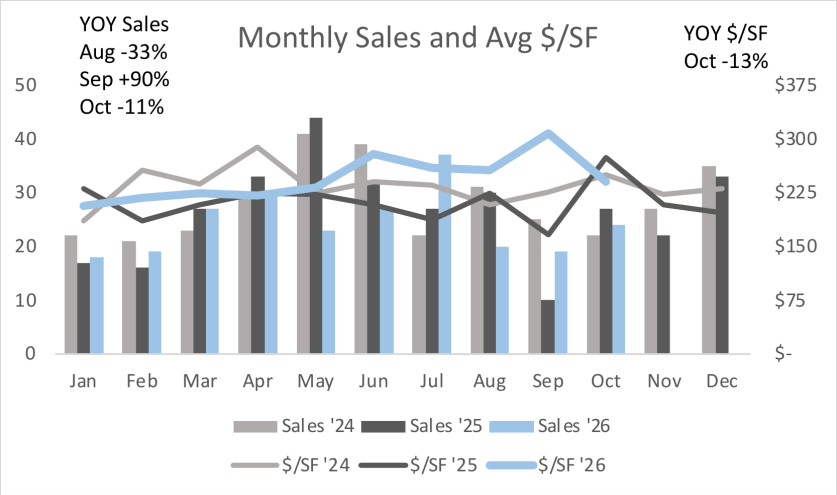
26
NEW PENDINGS
-7% from last month

24
CLOSED SALES
+26% from last month

$240
PRICE PER SQ FT
-22% from last month

$302K
AVG SALE PRICE
-19% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	84	74	60	714	727	2%
New Pendings	17	28	26	266	263	-1%
Closed Sales	20	19	24	263	244	-7%
Price/SF	$256	$308	$240	$218	$244	12%
Avg Price	$304,857	$371,193	$302,328	$266,614	$305,753	15%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	36	20	22	240	224	-7%
New Pendings	6	12	9	117	87	-26%
Closed Sales	7	2	6	119	78	-34%
Price/SF	$122	$104	$100	$113	$112	-1%

$200k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	32	35	25	273	337	23%
New Pendings	6	11	11	95	113	19%
Closed Sales	7	9	12	88	107	22%
Price/SF	$287	$230	$221	$226	$239	6%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	16	19	13	201	166	-17%
New Pendings	5	5	6	54	63	17%
Closed Sales	6	8	6	56	59	5%
Price/SF	$303	$448	$338	$330	$351	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

452
OCT NEW LISTINGS
+21% from last month

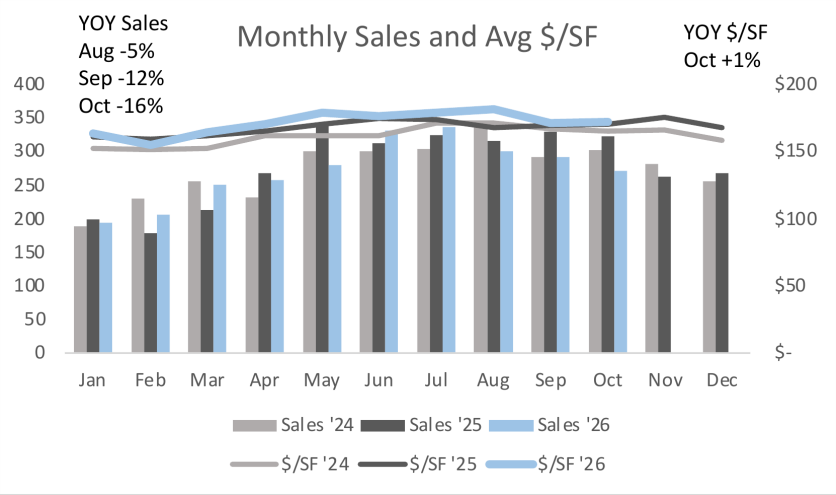
261
NEW PENDINGS
-6% from last month

271
CLOSED SALES
-7% from last month

$172
PRICE PER SQ FT
even with last month

$241K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	445	375	452	3,946	3,804	-4%
New Pendings	309	277	261	2,870	2,837	-1%
Closed Sales	300	292	271	2,804	2,716	-3%
Price/SF	$181	$171	$172	$168	$172	2%
Avg Price	$243,998	$235,861	$240,619	$223,033	$231,978	4%

<$150k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	84	61	94	860	778	-10%
New Pendings	67	34	55	600	550	-8%
Closed Sales	48	49	44	552	510	-8%
Price/SF	$126	$99	$106	$112	$109	-3%

$150k-$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	254	220	260	2,379	2,222	-7%
New Pendings	170	170	158	1,774	1,711	-4%
Closed Sales	182	175	156	1,748	1,619	-7%
Price/SF	$183	$174	$171	$174	$177	2%

>$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	107	94	98	707	804	14%
New Pendings	72	73	48	496	576	16%
Closed Sales	70	68	71	504	587	16%
Price/SF	$194	$195	$193	$186	$192	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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NOV 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

5
OCT NEW LISTINGS
-72% from last month

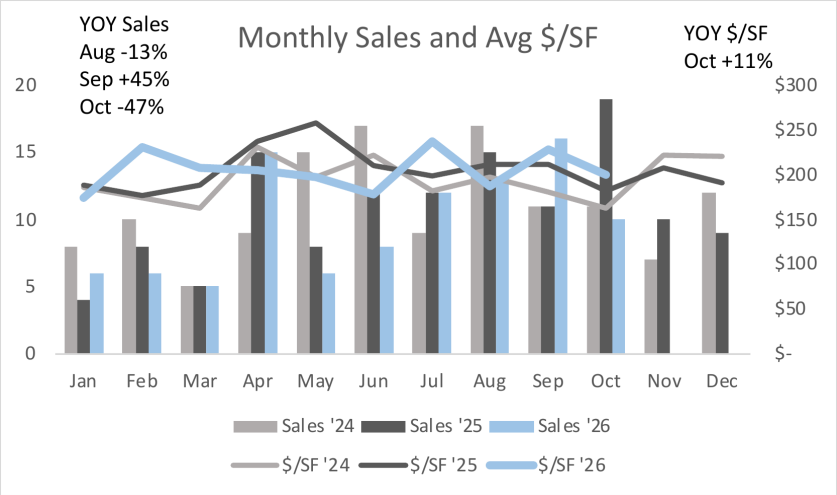
7
NEW PENDINGS
-50% from last month

10
CLOSED SALES
-37% from last month

$201
PRICE PER SQ FT
-12% from last month

$338K
AVG SALE PRICE
-32% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	20	18	5	182	131	-28%
New Pendings	15	14	7	113	101	-11%
Closed Sales	13	16	10	109	97	-11%
Price/SF	$187	$229	$201	$207	$207	0%
Avg Price	$581,154	$496,969	$337,789	$509,173	$513,682	1%

<$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	7	8	1	52	42	-19%
New Pendings	6	7	2	32	32	0%
Closed Sales	4	7	6	29	31	7%
Price/SF	$146	$188	$174	$167	$181	8%

$350k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	10	6	3	89	58	-35%
New Pendings	8	5	3	62	44	-29%
Closed Sales	5	7	4	59	43	-27%
Price/SF	$170	$201	$227	$188	$187	0%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	3	4	1	41	31	-24%
New Pendings	1	2	2	19	25	32%
Closed Sales	4	2	-	21	23	10%
Price/SF	$211	$340	#DIV/0!	$271	$243	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Dearborn/Dearborn Heights

Single-Family Homes

MONTHLY

198
OCT NEW LISTINGS
-15% from last month

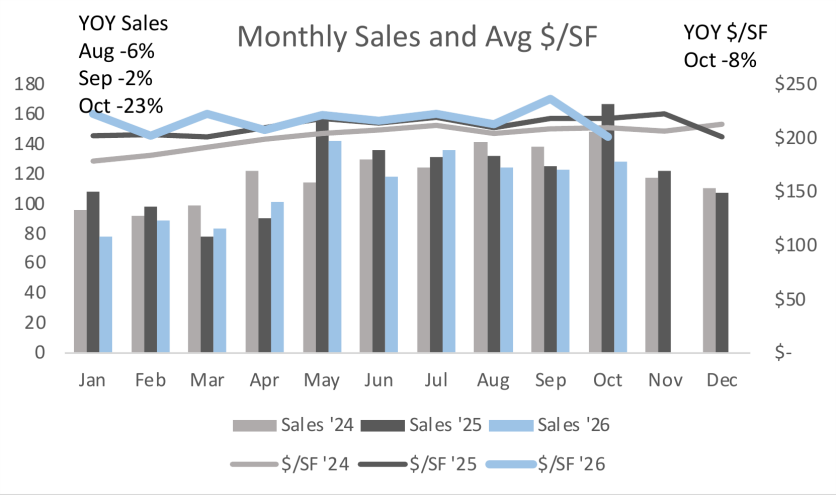
128
NEW PENDINGS
+14% from last month

128
CLOSED SALES
+4% from last month

$201
PRICE PER SQ FT
-15% from last month

$265K
AVG SALE PRICE
-22% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	239	233	198	1,818	1,831	1%
New Pendings	143	112	128	1,237	1,161	-6%
Closed Sales	124	123	128	1,221	1,122	-8%
Price/SF	$213	$237	$201	$212	$217	2%
Avg Price	$288,358	$339,146	$265,118	$283,092	$293,147	4%

<$175k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	32	46	32	301	308	2%
New Pendings	22	24	34	214	229	7%
Closed Sales	22	23	33	220	236	7%
Price/SF	$133	$143	$129	$143	$140	-2%

$175k-$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	116	106	82	925	888	-4%
New Pendings	75	52	60	672	574	-15%
Closed Sales	63	49	60	609	521	-14%
Price/SF	$195	$199	$196	$198	$200	1%

>$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	91	81	84	592	635	7%
New Pendings	46	36	34	351	358	2%
Closed Sales	39	51	35	392	365	-7%
Price/SF	$256	$284	$246	$250	$261	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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NOV 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

145
OCT NEW LISTINGS
+10% from last month

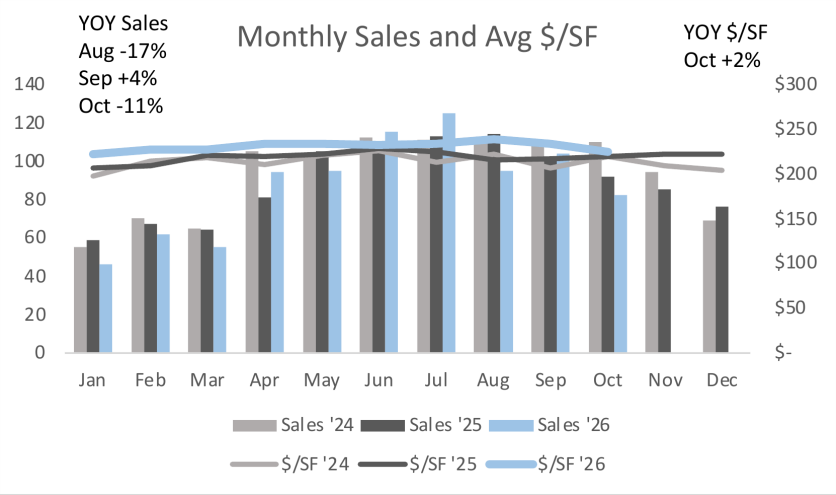
85
NEW PENDINGS
-6% from last month

82
CLOSED SALES
-21% from last month

$224
PRICE PER SQ FT
-4% from last month

$325K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	144	132	145	1,121	1,192	6%
New Pendings	102	90	85	933	912	-2%
Closed Sales	95	104	82	905	873	-4%
Price/SF	$238	$233	$224	$219	$232	6%
Avg Price	$342,076	$337,683	$324,766	$338,617	$346,636	2%

<$250k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	16	30	24	170	190	12%
New Pendings	9	19	16	147	140	-5%
Closed Sales	9	13	18	135	130	-4%
Price/SF	$203	$178	$191	$187	$184	-2%

$250k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	96	81	84	697	717	3%
New Pendings	68	57	54	593	569	-4%
Closed Sales	65	68	47	548	513	-6%
Price/SF	$246	$244	$236	$226	$241	6%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	32	21	37	254	285	12%
New Pendings	25	14	15	193	203	5%
Closed Sales	21	23	17	222	230	4%
Price/SF	$231	$230	$222	$217	$232	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

33
OCT NEW LISTINGS
+18% from last month

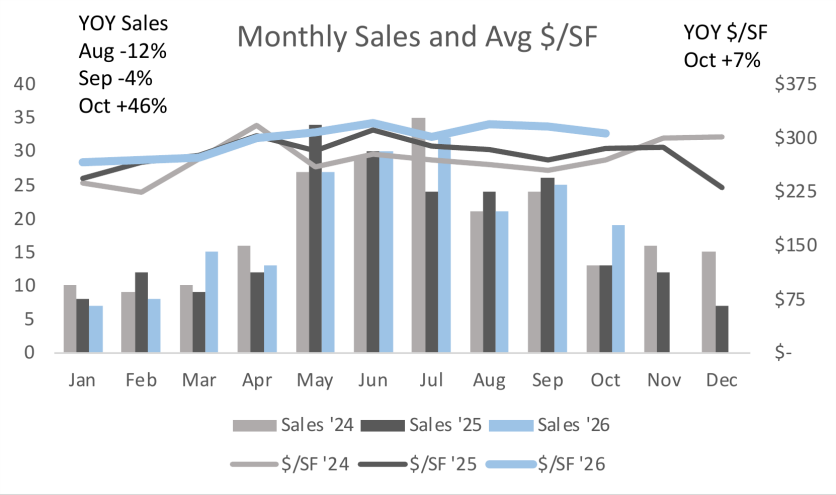
19
NEW PENDINGS
-24% from last month

19
CLOSED SALES
-24% from last month

$306
PRICE PER SQ FT
-3% last month

$974K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	29	28	33	292	314	8%
New Pendings	19	25	19	191	201	5%
Closed Sales	21	25	19	192	197	3%
Price/SF	$320	$316	$306	$285	$305	7%
Avg Price	$1,138,333	$969,710	$974,105	$888,443	$936,686	5%

<$700k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	14	8	10	103	103	0%
New Pendings	8	7	4	70	72	3%
Closed Sales	7	9	3	65	66	2%
Price/SF	$234	$266	$249	$261	$260	0%

$700k-$1m

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	6	11	14	88	98	11%
New Pendings	5	8	7	66	60	-9%
Closed Sales	4	8	10	70	67	-4%
Price/SF	$254	$260	$302	$262	$273	4%

>$1m

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	9	9	9	101	113	12%
New Pendings	6	10	8	55	69	25%
Closed Sales	10	8	6	57	64	12%
Price/SF	$369	$386	$324	$319	$352	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

108
OCT NEW LISTINGS
-23% from last month

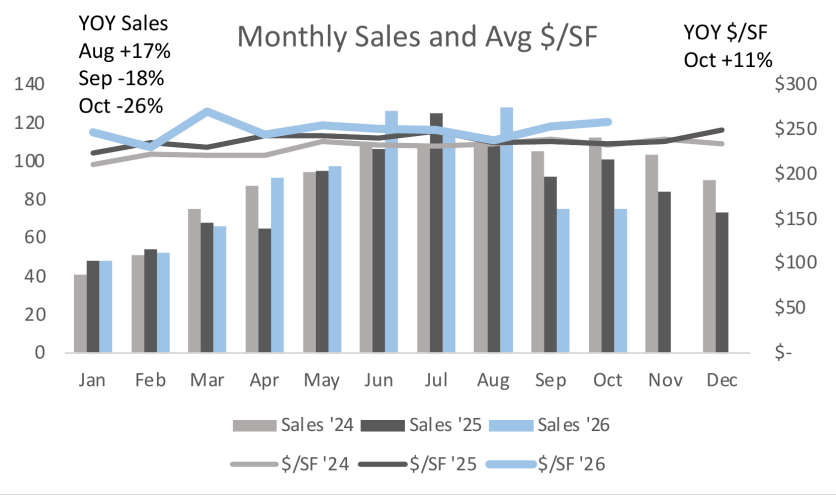
84
NEW PENDINGS
+29% from last month

75
CLOSED SALES
even with last month

$258
PRICE PER SQ FT
+2% from last month

$583K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	141	140	108	1,146	1,271	11%
New Pendings	111	65	84	882	912	3%
Closed Sales	128	75	75	863	872	1%
Price/SF	$237	$253	$258	$238	$249	5%
Avg Price	$504,396	$554,891	$583,360	$515,647	$547,346	6%

<$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	20	22	15	206	182	-12%
New Pendings	17	11	11	168	136	-19%
Closed Sales	20	14	9	128	110	-14%
Price/SF	$184	$196	$207	$207	$214	3%

$350k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	77	75	59	581	640	10%
New Pendings	60	29	49	486	473	-3%
Closed Sales	69	39	43	500	461	-8%
Price/SF	$241	$247	$227	$234	$235	0%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	44	43	34	359	449	25%
New Pendings	34	25	24	228	303	33%
Closed Sales	39	22	23	235	301	28%
Price/SF	$246	$274	$305	$250	$268	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,059
OCT NEW LISTINGS
-9% from last month

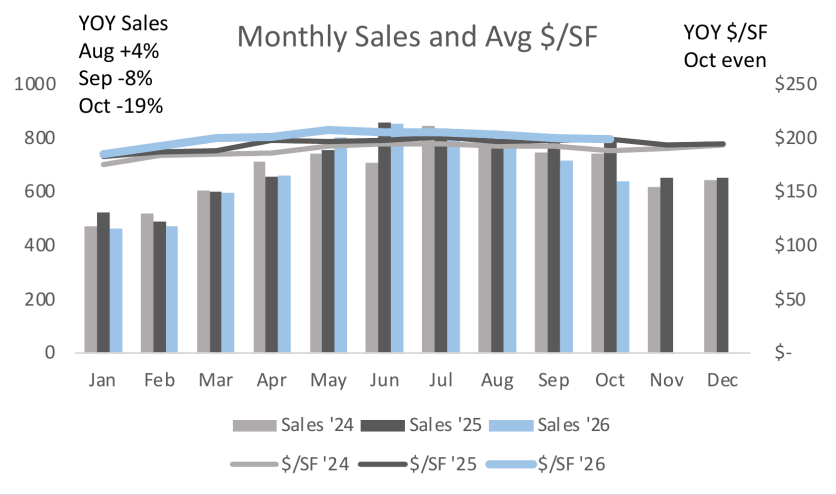
624
NEW PENDINGS
-1% from last month

637
CLOSED SALES
-11% from last month

$199
PRICE PER SQ FT
-1% from last month

$327K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	1,291	1,165	1,059	10,435	10,886	4%
New Pendings	851	628	624	7,225	7,060	-2%
Closed Sales	822	718	637	7,041	6,852	-3%
Price/SF	$204	$200	$199	$195	$201	3%
Avg Price	$346,149	$332,574	$327,312	$321,654	$335,527	4%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	278	283	252	2,537	2,466	-3%
New Pendings	163	149	150	1,750	1,531	-13%
Closed Sales	160	136	136	1,649	1,431	-13%
Price/SF	$123	$127	$131	$129	$128	0%

$200k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	644	570	527	4,975	5,331	7%
New Pendings	457	335	313	3,722	3,694	-1%
Closed Sales	413	401	335	3,646	3,570	-2%
Price/SF	$203	$202	$197	$197	$200	2%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	369	312	280	2,923	3,089	6%
New Pendings	231	144	161	1,753	1,835	5%
Closed Sales	249	181	166	1,746	1,851	6%
Price/SF	$228	$222	$224	$220	$226	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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NOV 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

82
OCT NEW LISTINGS
-12% from last month

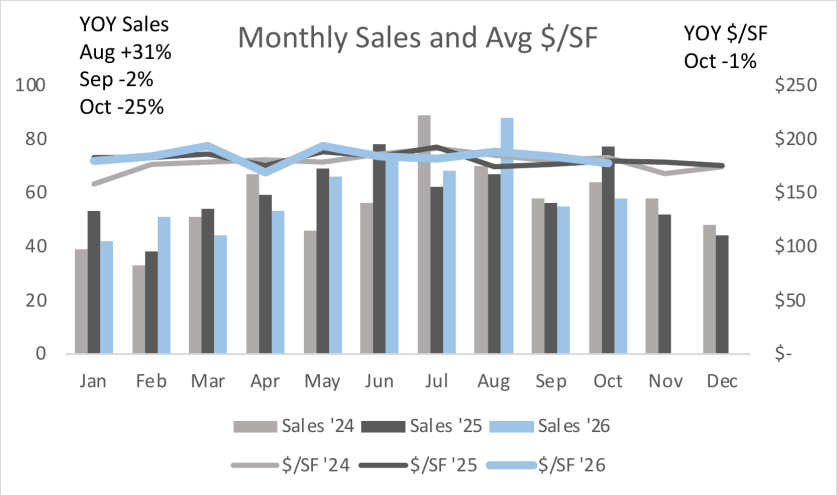
61
NEW PENDINGS
+27% from last month

58
CLOSED SALES
+5% from last month

$178
PRICE PER SQ FT
-3% from last month

$286K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	89	93	82	852	845	-1%
New Pendings	75	48	61	623	619	-1%
Closed Sales	88	55	58	613	600	-2%
Price/SF	$188	$184	$178	$182	$184	1%
Avg Price	$320,150	$296,163	$285,771	$305,986	$306,761	0%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	17	26	11	159	164	3%
New Pendings	9	11	15	113	112	-1%
Closed Sales	10	8	11	106	92	-13%
Price/SF	$118	$101	$106	$133	$108	-19%

$200k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	64	49	49	503	513	2%
New Pendings	54	33	38	402	400	0%
Closed Sales	56	43	39	387	391	1%
Price/SF	$196	$196	$189	$188	$194	3%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	8	18	22	190	168	-12%
New Pendings	12	4	8	108	107	-1%
Closed Sales	22	4	8	120	117	-3%
Price/SF	$191	$188	$186	$189	$191	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

101
OCT NEW LISTINGS
-1% from last month

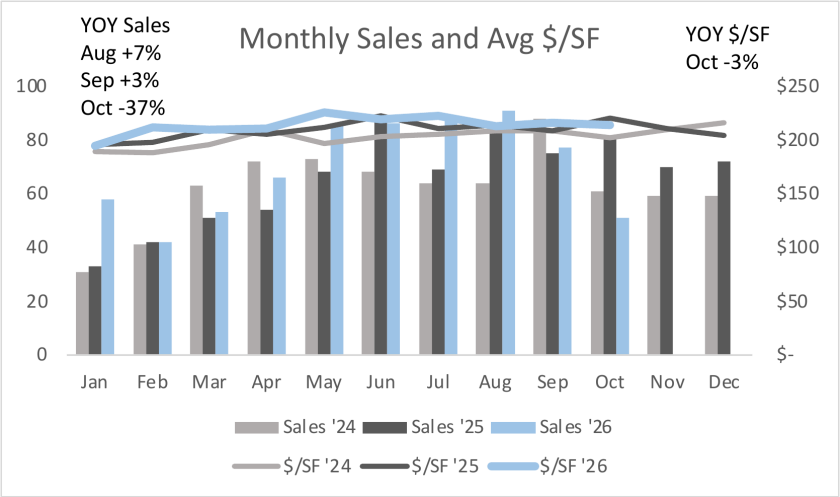
56
NEW PENDINGS
+14% last month

51
CLOSED SALES
-34% from last month

$214
PRICE PER SQ FT
-1% from last month

$494K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	135	102	101	1,065	1,082	2%
New Pendings	98	49	56	678	695	3%
Closed Sales	91	77	51	645	699	8%
Price/SF	$213	$217	$214	$211	$215	2%
Avg Price	$494,326	$509,165	$493,745	$494,302	$504,333	2%

<$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	13	6	7	119	94	-21%
New Pendings	10	7	6	74	68	-8%
Closed Sales	7	6	5	64	64	0%
Price/SF	$94	$170	$218	$163	$174	7%

$350k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	87	77	66	678	720	6%
New Pendings	67	34	41	453	477	5%
Closed Sales	64	52	39	436	483	11%
Price/SF	$213	$211	$213	$209	$213	2%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	35	19	28	268	268	0%
New Pendings	21	8	9	151	150	-1%
Closed Sales	20	19	7	145	152	5%
Price/SF	$232	$236	$216	$228	$229	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

70
OCT NEW LISTINGS
-29% from last month

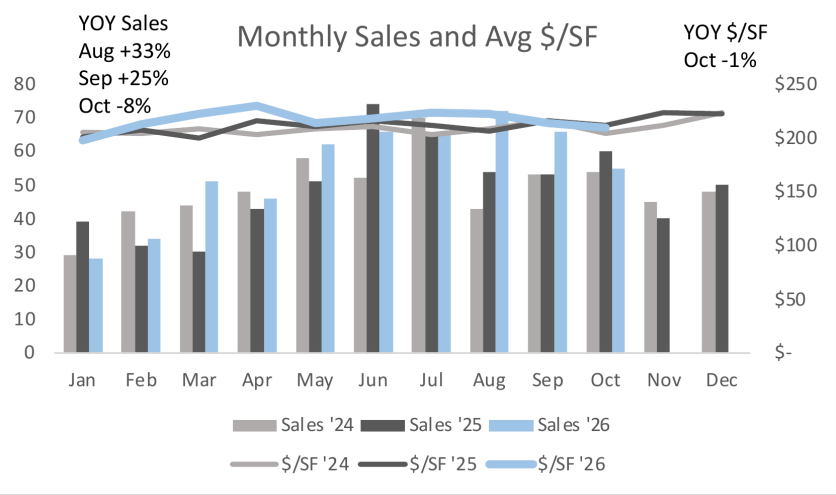
55
NEW PENDINGS
+4% from last month

55
CLOSED SALES
-17% from last month

$210
PRICE PER SQ FT
-2% last month

$486K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	109	98	70	784	874	11%
New Pendings	75	53	55	516	551	7%
Closed Sales	72	66	55	501	545	9%
Price/SF	$223	$214	$210	$211	$218	3%
Avg Price	$506,624	$496,958	$486,180	$487,715	$503,620	3%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	22	15	14	122	149	22%
New Pendings	16	6	9	97	94	-3%
Closed Sales	8	15	9	84	90	7%
Price/SF	$116	$186	$192	$166	$166	0%

$300k-$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	43	47	30	343	395	15%
New Pendings	41	30	26	269	287	7%
Closed Sales	42	34	29	268	284	6%
Price/SF	$209	$196	$205	$202	$205	2%

>$600k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	44	36	26	319	330	3%
New Pendings	18	17	20	150	170	13%
Closed Sales	22	17	17	149	171	15%
Price/SF	$256	$250	$219	$232	$243	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

112
OCT NEW LISTINGS
-33% from last month

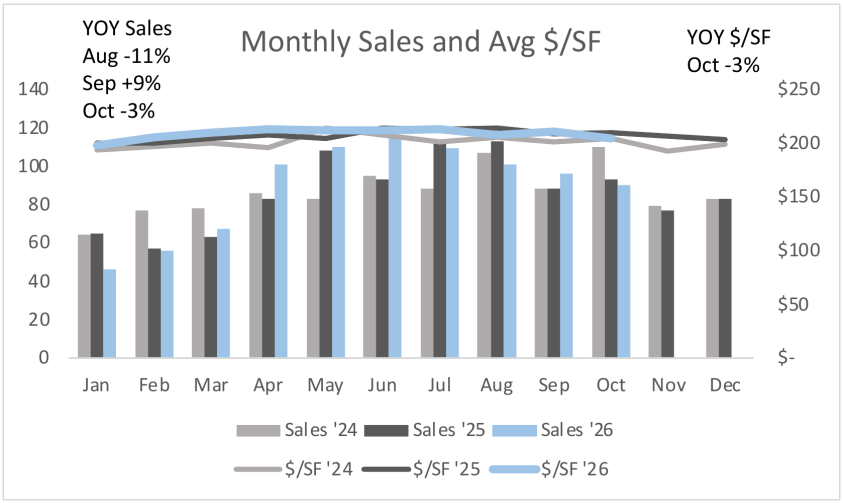
78
NEW PENDINGS
-13% from last month

90
CLOSED SALES
-6% from last month

$204
PRICE PER SQ FT
-3% from last month

$351K
AVG SALE PRICE
+2% last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	153	168	112	1,190	1,346	13%
New Pendings	114	90	78	878	926	5%
Closed Sales	101	96	90	875	892	2%
Price/SF	$207	$210	$204	$209	$209	0%
Avg Price	$344,441	$343,629	$351,061	$352,846	$349,959	-1%

<$250k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	11	15	14	78	102	31%
New Pendings	12	10	14	58	82	41%
Closed Sales	9	9	7	53	63	19%
Price/SF	$150	$182	$181	$181	$179	-1%

$250k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	114	119	75	887	968	9%
New Pendings	83	68	49	669	687	3%
Closed Sales	74	69	63	655	663	1%
Price/SF	$215	$215	$205	$207	$210	1%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	28	34	23	225	276	23%
New Pendings	19	12	15	151	157	4%
Closed Sales	18	18	20	167	166	-1%
Price/SF	$204	$206	$206	$216	$213	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

127
OCT NEW LISTINGS
+35% from last month

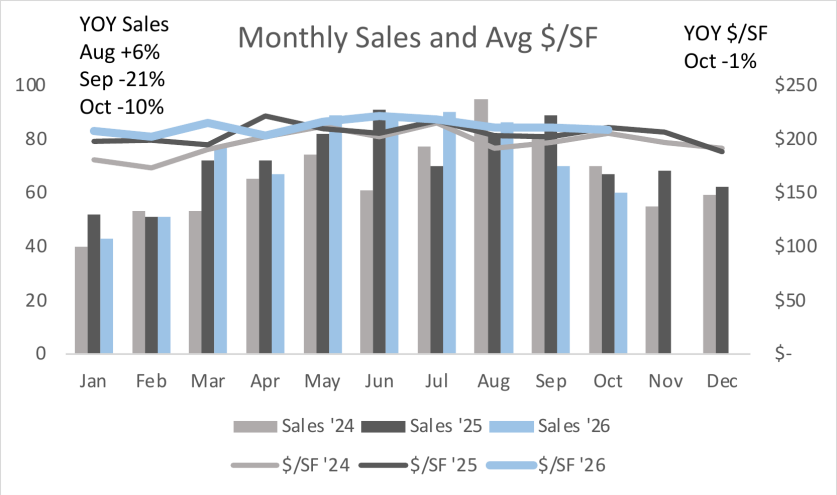
61
NEW PENDINGS
+11% from last month

60
CLOSED SALES
-14% from last month

$209
PRICE PER SQ FT
-1% from last month

$263K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	121	94	127	988	1,095	11%
New Pendings	91	55	61	744	736	-1%
Closed Sales	86	70	60	727	722	-1%
Price/SF	$211	$211	$209	$206	$212	3%
Avg Price	$274,234	$259,476	$263,155	$260,053	$271,814	5%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	14	9	22	152	158	4%
New Pendings	13	4	18	122	116	-5%
Closed Sales	9	12	8	121	114	-6%
Price/SF	$149	$152	$168	$156	$159	2%

$200k-$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	88	71	70	645	709	10%
New Pendings	62	41	35	507	478	-6%
Closed Sales	62	44	44	470	456	-3%
Price/SF	$207	$211	$207	$211	$211	0%

>$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	19	14	35	191	228	19%
New Pendings	16	10	8	115	142	23%
Closed Sales	15	14	8	136	152	12%
Price/SF	$244	$248	$238	$224	$240	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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NOV 2026
HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

208
OCT NEW LISTINGS
-10% from last month

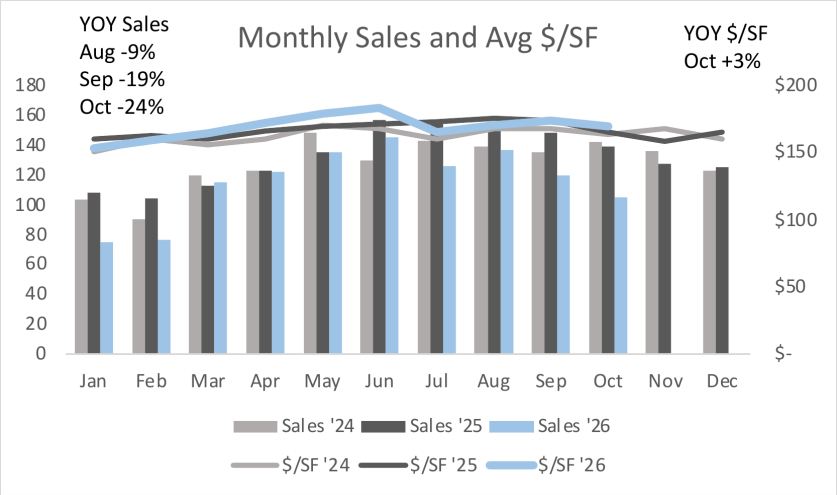
102
NEW PENDINGS
-14% from last month

105
CLOSED SALES
-12% from last month

$170
PRICE PER SQ FT
-2% from last month

$213K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	240	231	208	1,993	2,062	3%
New Pendings	131	118	102	1,366	1,211	-11%
Closed Sales	137	120	105	1,332	1,156	-13%
Price/SF	$171	$173	$170	$168	$170	1%
Avg Price	$215,513	$225,418	$212,803	$204,942	$212,895	4%

<$125k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	40	46	35	406	361	-11%
New Pendings	21	20	18	274	192	-30%
Closed Sales	23	12	19	271	196	-28%
Price/SF	$92	$90	$99	$102	$98	-3%

$125k-$250k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	115	98	105	939	982	5%
New Pendings	67	57	47	647	588	-9%
Closed Sales	61	56	43	594	532	-10%
Price/SF	$167	$168	$169	$166	$168	2%

>$250k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	85	87	68	648	719	11%
New Pendings	43	41	37	445	431	-3%
Closed Sales	53	52	43	467	428	-8%
Price/SF	$195	$190	$190	$194	$193	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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NOV 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

253
OCT NEW LISTINGS
-8% from last month

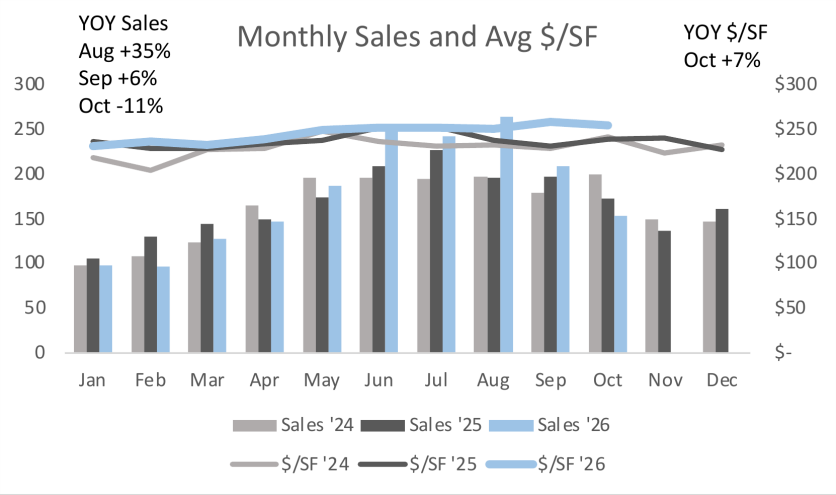
145
NEW PENDINGS
-19% from last month

153
CLOSED SALES
-26% from last month

$254
PRICE PER SQ FT
-2% last month

$526K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	292	276	253	2,322	2,541	9%
New Pendings	234	178	145	1,710	1,827	7%
Closed Sales	264	208	153	1,702	1,769	4%
Price/SF	$250	$258	$254	$239	$248	4%
Avg Price	$506,428	$517,845	$525,721	$467,794	$491,785	5%

<$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	35	45	35	381	378	-1%
New Pendings	29	25	26	322	280	-13%
Closed Sales	43	24	21	289	250	-13%
Price/SF	$159	$180	$140	$162	$163	1%

$300k-$500k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	129	121	143	1,101	1,176	7%
New Pendings	114	89	62	846	890	5%
Closed Sales	106	105	81	836	862	3%
Price/SF	$226	$227	$219	$223	$225	1%

>$500k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	128	110	75	840	987	18%
New Pendings	91	64	57	542	657	21%
Closed Sales	115	79	51	577	657	14%
Price/SF	$283	$299	$313	$274	$285	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

234
OCT NEW LISTINGS
+30% from last month

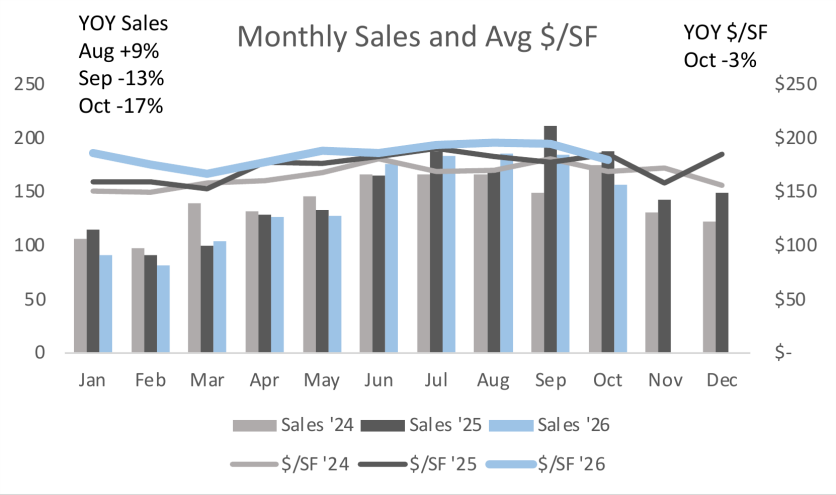
142
NEW PENDINGS
-10% from last month

156
CLOSED SALES
-15% from last month

$180
PRICE PER SQ FT
-8% last month

$300K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	235	180	234	2,061	2,055	0%
New Pendings	186	157	142	1,548	1,437	-7%
Closed Sales	186	184	156	1,491	1,415	-5%
Price/SF	$196	$195	$180	$177	$186	5%
Avg Price	$323,057	$319,059	$299,691	$290,992	$303,731	4%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	57	54	75	655	579	-12%
New Pendings	41	43	48	534	423	-21%
Closed Sales	50	50	42	502	404	-20%
Price/SF	$121	$124	$103	$111	$112	1%

$200k-$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	115	90	105	912	993	9%
New Pendings	96	73	72	711	728	2%
Closed Sales	89	88	81	687	708	3%
Price/SF	$190	$184	$182	$180	$183	2%

>$400k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	63	36	54	494	483	-2%
New Pendings	49	41	22	303	286	-6%
Closed Sales	47	46	33	302	303	0%
Price/SF	$245	$251	$232	$229	$244	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

541
OCT NEW LISTINGS
-7% from last month

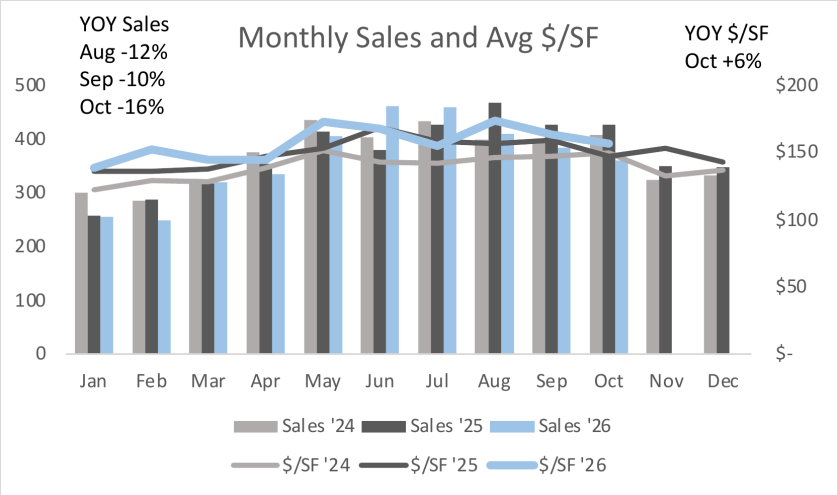
377
NEW PENDINGS
-1% from last month

360
CLOSED SALES
-6% from last month

$157
PRICE PER SQ FT
-4% from last month

$246K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	638	579	541	5,120	5,274	3%
New Pendings	414	380	377	3,875	3,781	-2%
Closed Sales	410	383	360	3,756	3,636	-3%
Price/SF	$174	$163	$157	$151	$159	5%
Avg Price	$272,305	$245,936	$246,077	$230,404	$244,598	6%

<$150k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	200	189	207	1,851	1,782	-4%
New Pendings	117	106	121	1,307	1,165	-11%
Closed Sales	117	105	108	1,255	1,112	-11%
Price/SF	$73	$72	$72	$68	$67	-1%

$150k-$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	242	221	212	1,876	1,933	3%
New Pendings	171	147	160	1,579	1,524	-3%
Closed Sales	149	158	149	1,531	1,433	-6%
Price/SF	$157	$161	$154	$153	$155	2%

>$300k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	196	169	122	1,393	1,559	12%
New Pendings	126	127	96	989	1,092	10%
Closed Sales	144	120	103	970	1,091	12%
Price/SF	$226	$208	$205	$206	$210	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

187
OCT NEW LISTINGS
-1% from last month

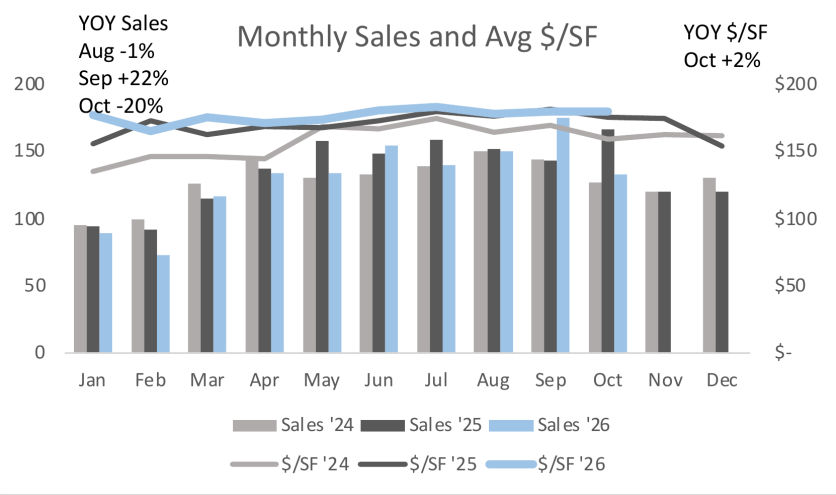
116
NEW PENDINGS
-10% from last month

133
CLOSED SALES
-24% from last month

$180
PRICE PER SQ FT
even with last month

$301K
AVG SALE PRICE
+1% last month

Closed Sales



All Price Ranges

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	189	188	187	1,698	1,636	-4%
New Pendings	167	129	116	1,384	1,298	-6%
Closed Sales	150	175	133	1,364	1,299	-5%
Price/SF	$178	$180	$180	$172	$177	3%
Avg Price	$322,809	$299,399	$301,463	$284,293	$299,711	5%

<$200k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	38	49	36	475	397	-16%
New Pendings	34	38	29	386	316	-18%
Closed Sales	33	41	32	361	311	-14%
Price/SF	$101	$118	$99	$115	$110	-4%

$200k-$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	81	73	89	750	700	-7%
New Pendings	80	55	44	643	584	-9%
Closed Sales	62	76	54	661	578	-13%
Price/SF	$169	$174	$180	$172	$174	1%

>$350k

	Aug '26	Sep '26	Oct '26	YTD through October 31st 2025	2026	(+/-)
Listings Taken	70	66	62	473	539	14%
New Pendings	53	36	43	355	398	12%
Closed Sales	55	58	47	342	410	20%
Price/SF	$208	$206	$211	$205	$207	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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