

Housing Report

APRIL 2024



Southeast Michigan

Table of Contents

3	Featured Story	19	Grosse Pointe
4	Southeast Michigan Overview	20	Detroit Single Family
6	Oakland County	21	Detroit Condos
7	Birmingham/Bloomfield	22	Downriver
8	Clarkston	23	Grosse Ile
9	Commerce/White Lake	24	Plymouth/Canton
10	Farmington/Farmington Hill	25	Macomb County
11	Novi	26	Clinton Twp
12	Rochester/Rochester Hills	27	Macomb Twp
13	Royal Oak	28	Shelby Twp
14	Troy	29	Sterling Heights
15	Waterford	30	St. Clair Shores
16	West Bloomfield	31	Warren
17	West Woodward Corridor	32	Livingston County
18	Wayne County	33	St. Clair County

Interest Rate Impact

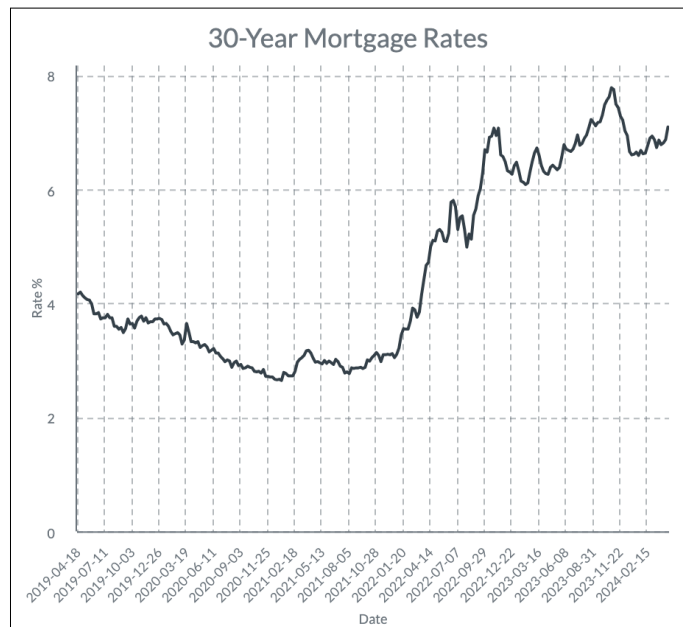
Affordable housing depends on three key elements: income, mortgage rates, and housing prices. Higher wages expand buying power, while stagnant wages challenge affordability. When mortgage rates drop, generally, monthly payments decrease, making housing more affordable. However, a slight increase in rates can quickly reduce affordability, limiting market access for many. Recent mortgage rate shifts have been frequent and dramatic.

In early 2021, following the COVID-19 pandemic, rates reached 2.65%, a historic low, providing a temporary boost in buying power. Contrastingly, by April 2024, rates have soared to 7.1%, significantly constricting affordability and altering buyer behavior. This fluctuation is crucial for understanding the current market dynamics and anticipating future shifts.

In Michigan, the housing market has demonstrated significant growth and resilience. Over the past five years, average sale prices have increased by 45.8%. The surge in values is fueled by unprecedented post-pandemic demand, coupled with historically low statewide inventories, creating a strong yet challenging market. Inflation is also playing a critical role in housing economics, affecting both the cost of building materials and labor, and pushing home prices upward. As policymakers raise interest rates to combat inflation, mortgages have become costlier, dampening buyer enthusiasm. Despite these obstacles, and because property values tend to increase, real estate remains a preferred investment during this inflationary period. The escalation of mortgage rates has reshaped the structure of real estate transactions, particularly increasing the prevalence of cash sales.

As financing becomes more expensive, buyers who can afford to pay cash find it a more attractive option, benefiting from lower total purchase costs, quicker transaction times, and stronger bargaining leverage. This trend is evident in the rise of cash sales from 19.12% in January 2021 to 26.51% in March 2024, indicating a strategic shift in purchasing methods.

Navigating today's market requires an understanding of the interplay between rates and pricing. For buyers, this means timing their purchases to capitalize on market conditions. For sellers, it involves setting competitive prices that reflect both current mortgage rates and buyer capabilities. Michigan's real estate landscape continues to evolve, shaped by economic forces and market dynamics. Whether buying or selling, participants who understand these factors will be positioned to play their best hand.



SEMI 5-County Summary

MONTHLY

4,242
MAR NEW LISTINGS
+12% from last month

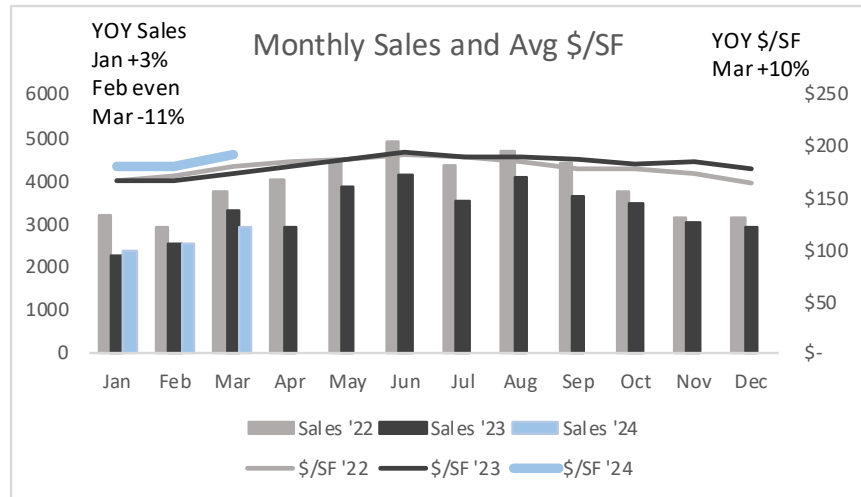
3,612
NEW PENDING
+20% from last month

2,914
CLOSED SALES
+14% from last month

\$191
PRICE PER SQ FT
+5% from last month

\$312K
AVG SALE PRICE
+8% from last month

Closed Single-Family Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	3,715	3,773	4,242	12,162	11,730	-4%
New Pendings	2,833	3,004	3,612	9,362	9,449	1%
Closed Sales	2,357	2,565	2,914	8,141	7,836	-4%
Price/SF	\$181	\$181	\$191	\$170	\$185	9%
Avg Price	\$290,377	\$289,783	\$311,908	\$281,248	\$298,189	6%
<\$250k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,094	2,005	2,062	6,533	6,161	-6%
New Pendings	1,521	1,546	1,785	5,065	4,852	-4%
Closed Sales	1,284	1,346	1,435	4,416	4,065	-8%
Price/SF	\$125	\$122	\$127	\$122	\$125	3%
\$250k-\$500k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,054	1,219	1,436	3,787	3,709	-2%
New Pendings	945	1,066	1,291	3,196	3,302	3%
Closed Sales	801	873	1,041	2,830	2,715	-4%
Price/SF	\$195	\$199	\$201	\$182	\$198	9%
>\$500k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	567	549	744	1,842	1,860	1%
New Pendings	367	392	536	1,101	1,295	18%
Closed Sales	272	346	438	895	1,056	18%
Price/SF	\$255	\$246	\$259	\$236	\$254	8%

Data source: Realtor MLS using Great Lakes Repository Data.

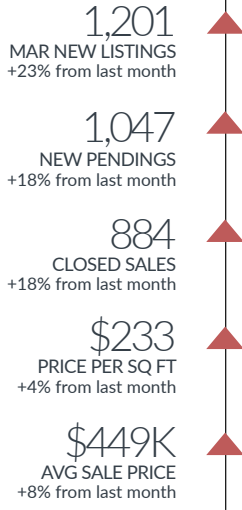


APRIL 2024
SEMI HOUSING REPORT

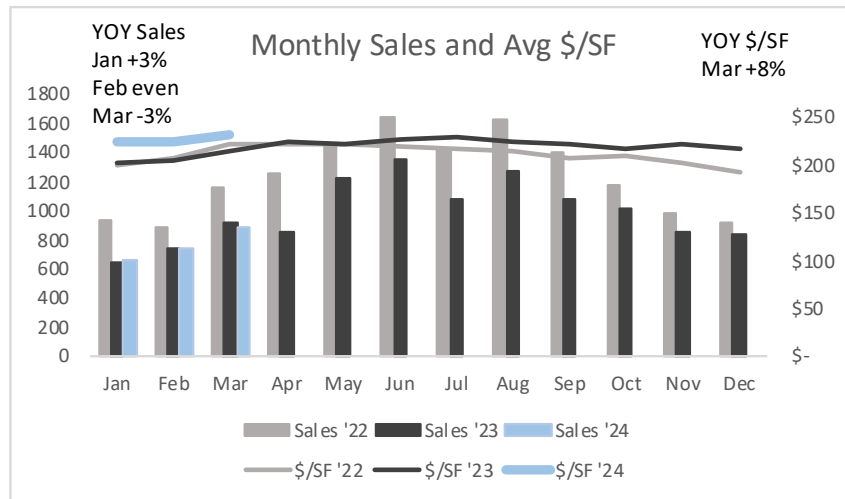
Oakland County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,024	979	1,201	3,306	3,204	-3%
New Pendings	822	886	1,047	2,698	2,755	2%
Closed Sales	661	749	884	2,305	2,294	0%
Price/SF	\$226	\$224	\$233	\$208	\$228	10%
Avg Price	\$437,999	\$417,767	\$449,112	\$406,646	\$435,676	7%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	368	355	425	1,233	1,148	-7%
New Pendings	337	337	402	1,161	1,076	-7%
Closed Sales	273	291	327	1,016	891	-12%
Price/SF	\$169	\$170	\$172	\$166	\$170	3%
\$300k-\$800k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	509	479	617	1,647	1,605	-3%
New Pendings	429	473	551	1,351	1,453	8%
Closed Sales	328	415	467	1,136	1,210	7%
Price/SF	\$215	\$222	\$223	\$201	\$221	10%
>\$800k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	147	145	159	426	451	6%
New Pendings	56	76	94	186	226	22%
Closed Sales	60	43	90	153	193	26%
Price/SF	\$330	\$346	\$333	\$316	\$335	6%

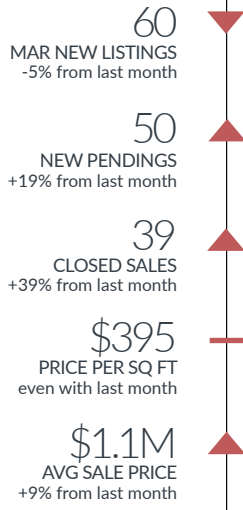
Data source: Realcomp MLS using Great Lakes Repository Data.



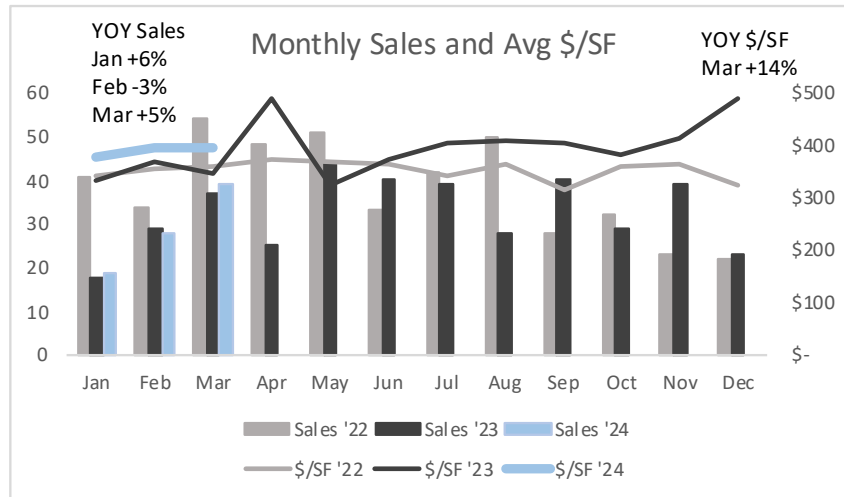
Birm/Bloom Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	48	63	60	167	171	2%
New Pendings	27	42	50	95	119	25%
Closed Sales	19	28	39	84	86	2%
Price/SF	\$376	\$395	\$395	\$351	\$389	11%
Avg Price	\$1,421,179	\$986,821	\$1,074,263	\$952,356	\$1,122,438	18%
<\$700k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	15	17	50	45	-10%
New Pendings	12	21	16	42	49	17%
Closed Sales	7	15	15	38	37	-3%
Price/SF	\$322	\$344	\$316	\$283	\$329	16%
\$700k-\$1.4m						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	15	19	47	45	-4%
New Pendings	5	14	16	33	35	6%
Closed Sales	5	6	16	27	27	0%
Price/SF	\$303	\$328	\$349	\$331	\$335	1%
>\$1.4m						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	33	24	70	81	16%
New Pendings	10	7	18	20	35	75%
Closed Sales	7	7	8	19	22	16%
Price/SF	\$415	\$466	\$501	\$409	\$457	12%

Data source: Realtor MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Clarkston

Single-Family Homes

MONTHLY

41
MAR NEW LISTINGS
+17% from last month

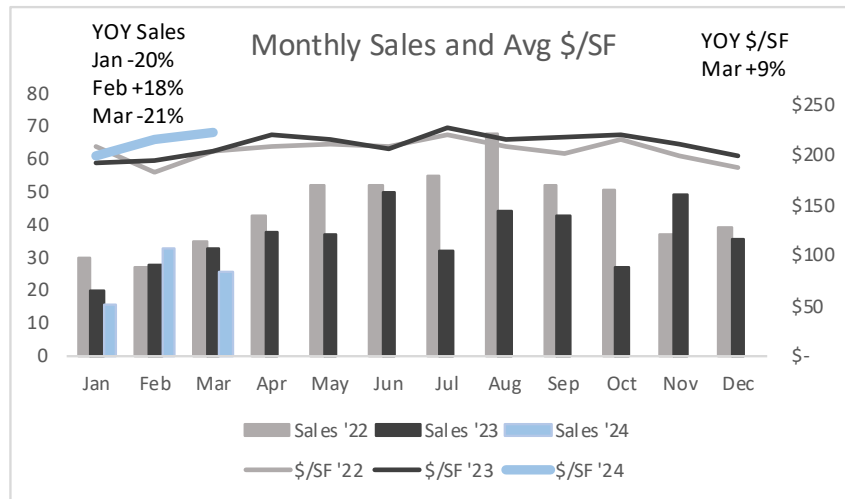
36
NEW PENDING
+33% from last month

26
CLOSED SALES
-21% from last month

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

\$502K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	35	41	108	110	2%
New Pendings	30	27	36	102	93	-9%
Closed Sales	16	33	26	81	75	-7%
Price/SF	\$198	\$214	\$222	\$197	\$213	8%
Avg Price	\$498,859	\$453,337	\$501,861	\$417,151	\$479,870	15%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	3	6	28	17	-39%
New Pendings	8	1	7	25	16	-36%
Closed Sales	6	7	6	25	19	-24%
Price/SF	\$158	\$199	\$184	\$184	\$179	-2%
\$300k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	26	30	56	68	21%
New Pendings	12	20	26	58	58	0%
Closed Sales	7	18	15	42	40	-5%
Price/SF	\$203	\$205	\$205	\$190	\$205	7%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	6	5	24	25	4%
New Pendings	10	6	3	19	19	0%
Closed Sales	3	8	5	14	16	14%
Price/SF	\$217	\$233	\$272	\$220	\$241	10%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

72
MAR NEW LISTINGS
+50% from last month

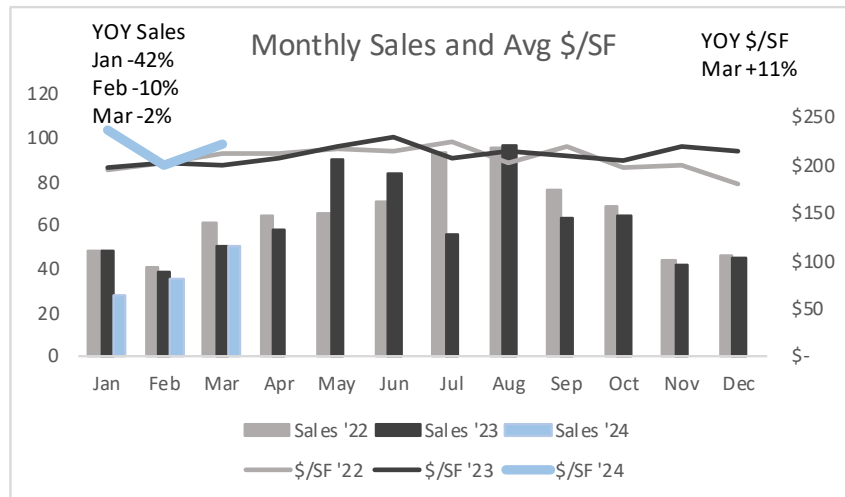
58
NEW PENDING
+38% from last month

50
CLOSED SALES
+43% from last month

\$222
PRICE PER SQ FT
+10% from last month

\$447K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	53	48	72	208	173	-17%
New Pendings	38	42	58	156	138	-12%
Closed Sales	28	35	50	138	113	-18%
Price/SF	\$238	\$201	\$222	\$200	\$219	9%
Avg Price	\$440,420	\$414,000	\$447,093	\$375,330	\$435,189	16%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	12	21	55	45	-18%
New Pendings	11	11	18	44	40	-9%
Closed Sales	7	9	12	56	28	-50%
Price/SF	\$243	\$168	\$189	\$189	\$194	3%
\$300k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	26	40	112	98	-13%
New Pendings	23	24	35	88	82	-7%
Closed Sales	17	21	27	67	65	-3%
Price/SF	\$219	\$208	\$224	\$194	\$217	12%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	10	11	41	30	-27%
New Pendings	4	7	5	24	16	-33%
Closed Sales	4	5	11	15	20	33%
Price/SF	\$299	\$207	\$235	\$239	\$238	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Farmington/Farm Hills

Single-Family Homes

MONTHLY

59
MAR NEW LISTINGS
-6% from last month

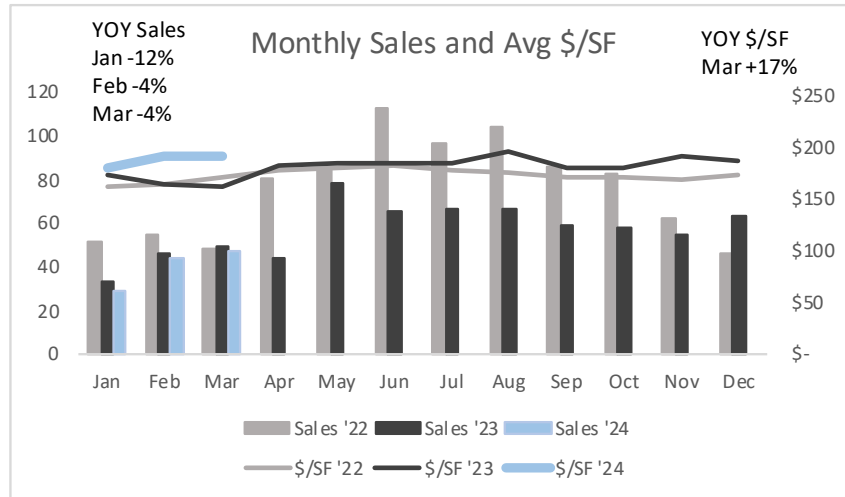
47
NEW PENDING
-10% from last month

47
CLOSED SALES
+7% from last month

\$192
PRICE PER SQ FT
even with last month

\$366K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	63	59	183	164	-10%
New Pendings	41	52	47	154	140	-9%
Closed Sales	29	44	47	128	120	-6%
Price/SF	\$181	\$192	\$192	\$167	\$189	13%
Avg Price	\$355,051	\$411,095	\$366,358	\$353,427	\$380,029	8%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	13	9	31	30	-3%
New Pendings	5	7	8	23	20	-13%
Closed Sales	7	4	6	28	17	-39%
Price/SF	\$163	\$178	\$167	\$136	\$168	24%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	29	45	40	109	114	5%
New Pendings	28	39	30	106	97	-8%
Closed Sales	18	27	34	88	79	-10%
Price/SF	\$175	\$193	\$191	\$170	\$188	10%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	5	10	43	20	-53%
New Pendings	8	6	9	25	23	-8%
Closed Sales	4	13	7	12	24	100%
Price/SF	\$218	\$192	\$203	\$182	\$199	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

21
MAR NEW LISTINGS
-9% from last month

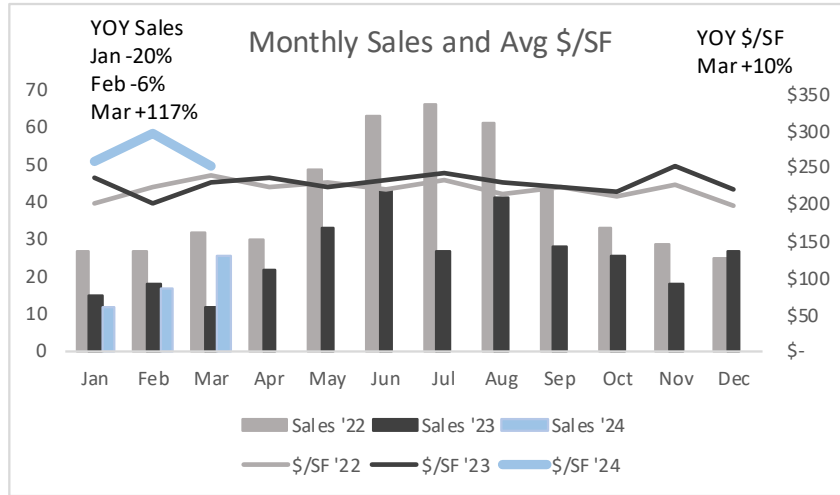
27
NEW PENDING
+23% from last month

26
CLOSED SALES
+53% from last month

\$251
PRICE PER SQ FT
-15% from last month

\$681K
AVG SALE PRICE
-21% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	23	21	62	75	21%
New Pendings	25	22	27	55	74	35%
Closed Sales	12	17	26	45	55	22%
Price/SF	\$258	\$296	\$251	\$221	\$267	21%
Avg Price	\$674,706	\$863,765	\$680,775	\$616,838	\$736,012	19%
<\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	2	3	5	5	10	100%
New Pendings	2	-	4	5	6	20%
Closed Sales	1	2	2	5	5	0%
Price/SF	\$234	\$195	\$100	\$182	\$161	-12%
\$350k-\$700k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	9	10	41	32	-22%
New Pendings	13	12	12	37	37	0%
Closed Sales	6	10	13	32	29	-9%
Price/SF	\$262	\$222	\$237	\$200	\$236	18%
>\$700k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	11	6	16	33	106%
New Pendings	10	10	11	13	31	138%
Closed Sales	5	5	11	8	21	163%
Price/SF	\$256	\$388	\$272	\$287	\$301	5%

Data source: Realtor MLS using Great Lakes Repository Data.



Rochester/Roch Hills

Single-Family Homes

MONTHLY

71
MAR NEW LISTINGS
+25% from last month

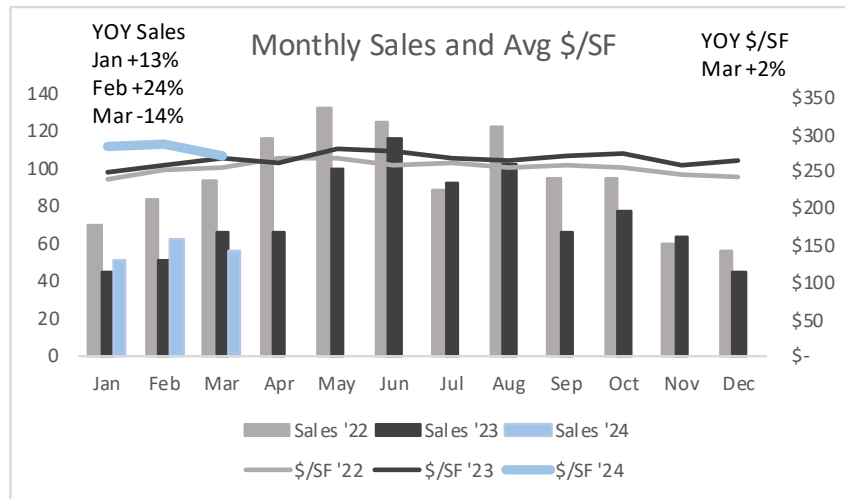
59
NEW PENDING
-16 from last month

57
CLOSED SALES
-10% from last month

\$273
PRICE PER SQ FT
-5% from last month

\$390K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	57	71	202	203	0%
New Pendings	71	70	59	193	200	4%
Closed Sales	51	63	57	162	171	6%
Price/SF	\$283	\$286	\$273	\$259	\$281	8%
Avg Price	\$436,176	\$439,651	\$389,842	\$375,142	\$422,011	12%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	16	19	66	61	-8%
New Pendings	24	17	17	77	58	-25%
Closed Sales	17	13	14	63	44	-30%
Price/SF	\$212	\$250	\$245	\$227	\$233	3%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	36	40	100	115	15%
New Pendings	34	48	35	93	117	26%
Closed Sales	23	40	37	80	100	25%
Price/SF	\$294	\$284	\$271	\$261	\$281	8%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	5	12	36	27	-25%
New Pendings	13	5	7	23	25	9%
Closed Sales	11	10	6	19	27	42%
Price/SF	\$315	\$309	\$305	\$297	\$311	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

71
MAR NEW LISTINGS
+25% from last month

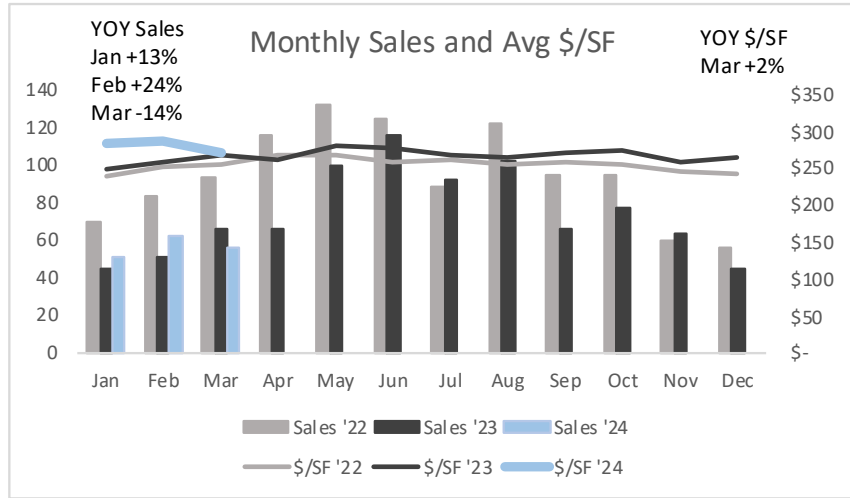
59
NEW PENDING
-16% from last month

57
CLOSED SALES
-10% from last month

\$273
PRICE PER SQ FT
-5% from last month

\$390K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	57	71	202	203	0%
New Pendings	71	70	59	193	200	4%
Closed Sales	51	63	57	162	171	6%
Price/SF	\$283	\$286	\$273	\$259	\$281	8%
Avg Price	\$436,176	\$439,651	\$389,842	\$375,142	\$422,011	12%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	16	19	66	61	-8%
New Pendings	24	17	17	77	58	-25%
Closed Sales	17	13	14	63	44	-30%
Price/SF	\$212	\$250	\$245	\$227	\$233	3%
\$300k-\$450k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	31	34	74	96	30%
New Pendings	27	41	29	78	97	24%
Closed Sales	20	28	31	72	79	10%
Price/SF	\$299	\$276	\$278	\$263	\$282	7%
>\$450k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	10	18	62	46	-26%
New Pendings	20	12	13	38	45	18%
Closed Sales	14	22	12	27	48	78%
Price/SF	\$309	\$305	\$279	\$287	\$300	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

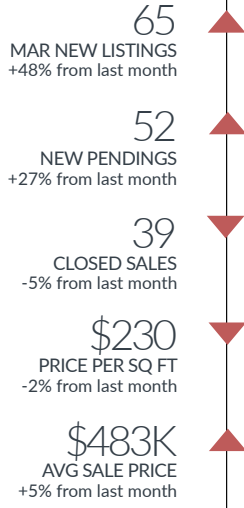


APRIL 2024
SEMI HOUSING REPORT

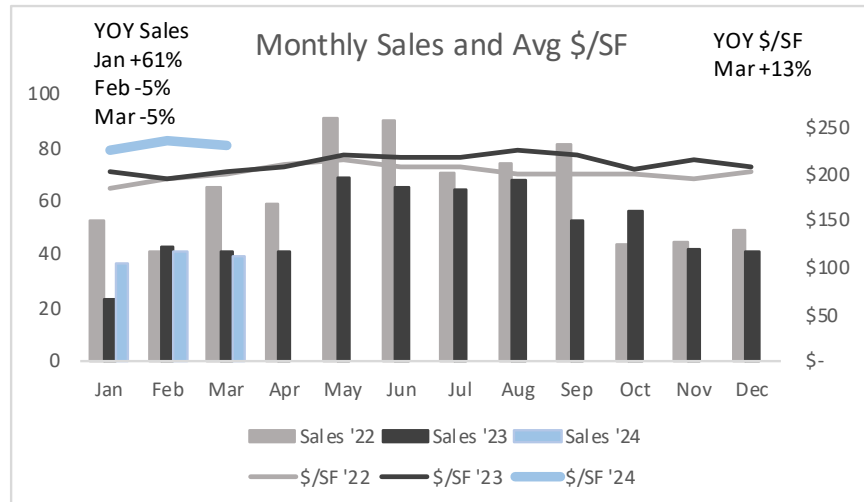
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	44	65	152	170	12%
New Pendings	42	41	52	129	135	5%
Closed Sales	37	41	39	107	117	9%
Price/SF	\$225	\$234	\$230	\$200	\$230	15%
Avg Price	\$507,381	\$458,839	\$482,916	\$443,655	\$482,216	9%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	11	12	33	35	6%
New Pendings	14	8	8	26	30	15%
Closed Sales	6	11	8	21	25	19%
Price/SF	\$252	\$201	\$212	\$193	\$216	12%
\$300k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	18	33	90	73	-19%
New Pendings	17	23	29	84	69	-18%
Closed Sales	20	19	21	68	60	-12%
Price/SF	\$214	\$232	\$216	\$193	\$220	14%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	15	20	29	62	114%
New Pendings	11	10	15	19	36	89%
Closed Sales	11	11	10	18	32	78%
Price/SF	\$234	\$250	\$254	\$218	\$245	12%

Data source: Realtor MLS using Great Lakes Repository Data.

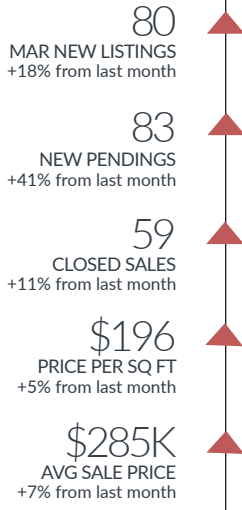


APRIL 2024
SEMI HOUSING REPORT

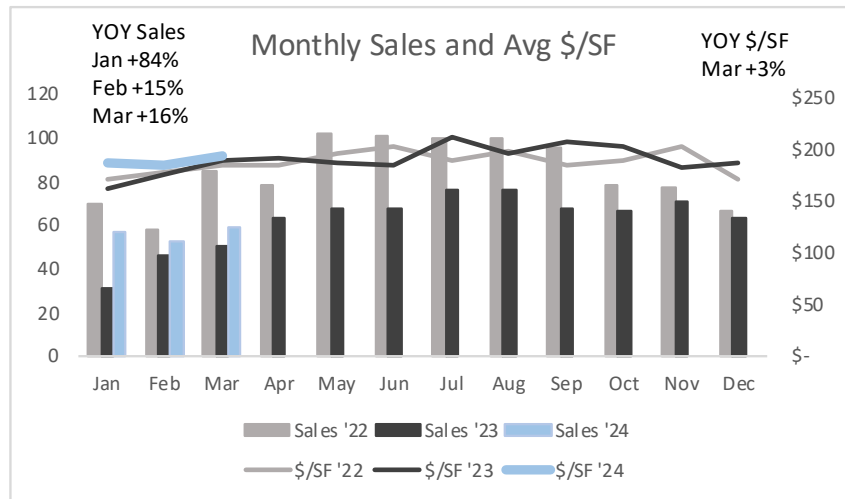
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	60	68	80	181	208	15%
New Pendings	62	59	83	156	204	31%
Closed Sales	57	53	59	128	169	32%
Price/SF	\$189	\$186	\$196	\$178	\$190	7%
Avg Price	\$294,758	\$265,257	\$284,636	\$273,403	\$281,972	3%
<\$200k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	13	14	44	40	-9%
New Pendings	16	11	16	41	43	5%
Closed Sales	11	13	7	31	31	0%
Price/SF	\$160	\$148	\$148	\$132	\$152	16%
\$200k-\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	39	48	95	122	28%
New Pendings	39	36	53	90	128	42%
Closed Sales	35	34	39	78	108	38%
Price/SF	\$172	\$188	\$188	\$174	\$183	5%
>\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	16	18	42	46	10%
New Pendings	7	12	14	25	33	32%
Closed Sales	11	6	13	19	30	58%
Price/SF	\$241	\$217	\$224	\$235	\$229	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

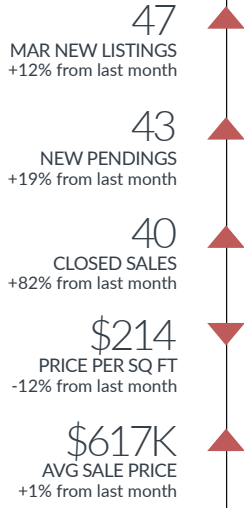


APRIL 2024
SEMI HOUSING REPORT

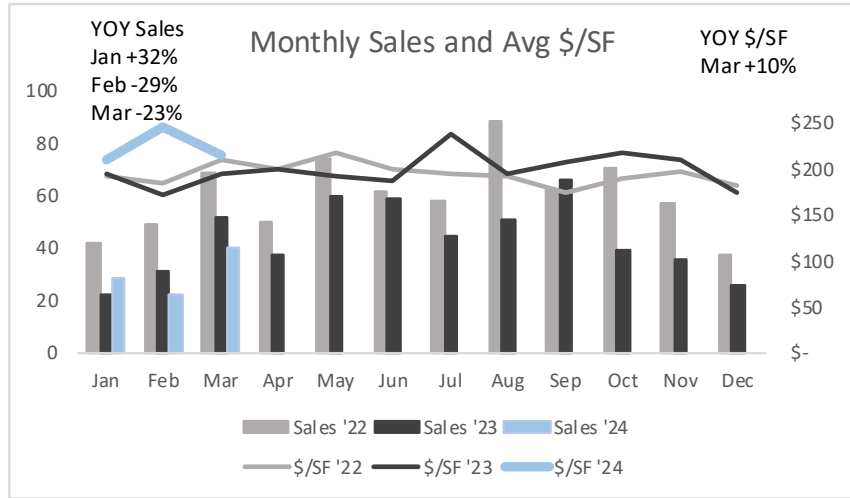
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	42	47	188	139	-26%
New Pendings	32	36	43	130	111	-15%
Closed Sales	29	22	40	105	91	-13%
Price/SF	\$210	\$245	\$214	\$189	\$220	17%
Avg Price	\$515,126	\$613,591	\$617,330	\$501,835	\$583,856	16%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	4	7	15	16	7%
New Pendings	4	3	4	17	11	-35%
Closed Sales	4	2	2	18	8	-56%
Price/SF	\$166	\$252	\$203	\$169	\$192	14%
\$300k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	20	28	133	75	-44%
New Pendings	20	22	27	90	69	-23%
Closed Sales	22	14	27	67	63	-6%
Price/SF	\$178	\$182	\$175	\$167	\$178	6%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	18	12	40	48	20%
New Pendings	8	11	12	23	31	35%
Closed Sales	3	6	11	20	20	0%
Price/SF	\$363	\$348	\$278	\$245	\$310	26%

Data source: Realtor MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

82
MAR NEW LISTINGS
+41% from last month

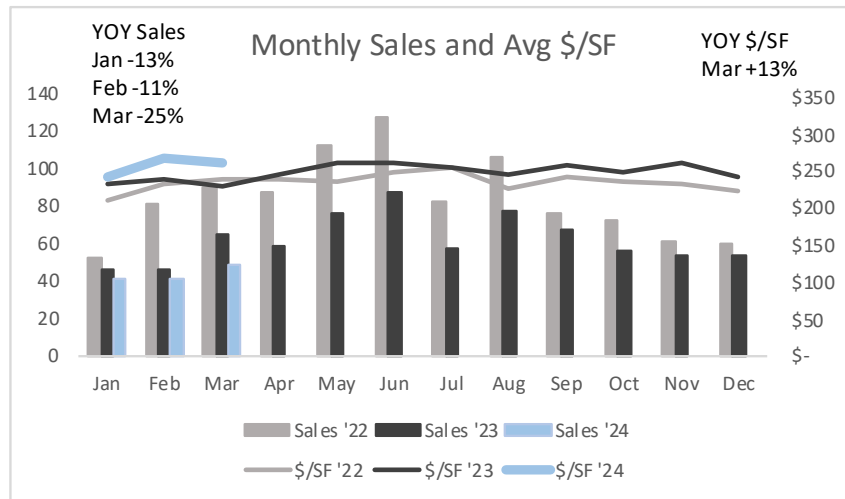
75
NEW PENDINGS
+88% from last month

49
CLOSED SALES
+17% from last month

\$261
PRICE PER SQ FT
-3% from last month

\$324K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	58	82	184	179	-3%
New Pending	46	40	75	178	161	-10%
Closed Sales	41	42	49	159	132	-17%
Price/SF	\$244	\$269	\$261	\$234	\$258	10%
Avg Price	\$336,995	\$384,690	\$323,584	\$307,043	\$347,193	13%
<\$200k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	8	19	36	33	-8%
New Pending	11	6	12	30	29	-3%
Closed Sales	7	9	10	30	26	-13%
Price/SF	\$157	\$201	\$196	\$178	\$186	4%
\$200k-\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	25	35	86	76	-12%
New Pending	17	21	39	100	77	-23%
Closed Sales	22	12	21	83	55	-34%
Price/SF	\$234	\$257	\$256	\$228	\$247	9%
>\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	25	28	62	70	13%
New Pending	18	13	24	48	55	15%
Closed Sales	12	21	18	46	51	11%
Price/SF	\$278	\$287	\$284	\$258	\$284	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

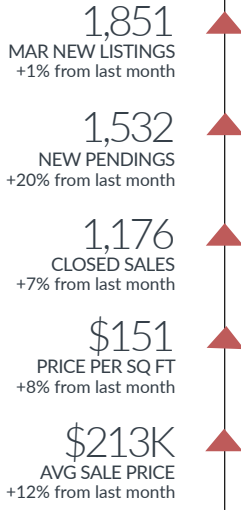


APRIL 2024
SEMI HOUSING REPORT

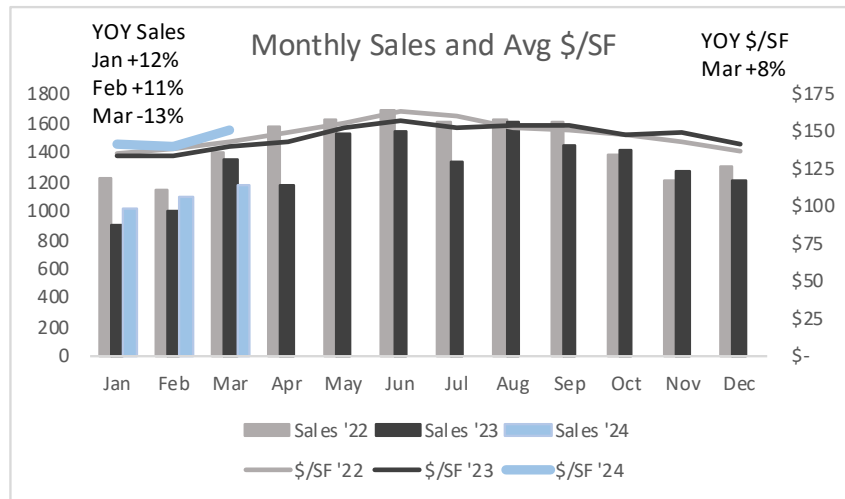
Wayne County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,770	1,833	1,851	5,397	5,454	1%
New Pendings	1,216	1,277	1,532	3,764	4,025	7%
Closed Sales	1,019	1,094	1,176	3,248	3,289	1%
Price/SF	\$142	\$140	\$151	\$136	\$144	6%
Avg Price	\$197,796	\$189,745	\$213,236	\$195,570	\$200,639	3%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,222	1,177	1,134	3,736	3,533	-5%
New Pendings	776	783	914	2,443	2,473	1%
Closed Sales	624	695	694	2,093	2,013	-4%
Price/SF	\$97	\$92	\$97	\$95	\$96	0%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	463	566	590	1,362	1,619	19%
New Pendings	380	436	514	1,127	1,330	18%
Closed Sales	355	343	409	989	1,107	12%
Price/SF	\$180	\$187	\$189	\$170	\$185	9%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	85	90	127	299	302	1%
New Pendings	60	58	104	194	222	14%
Closed Sales	40	56	73	166	169	2%
Price/SF	\$210	\$218	\$226	\$212	\$220	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

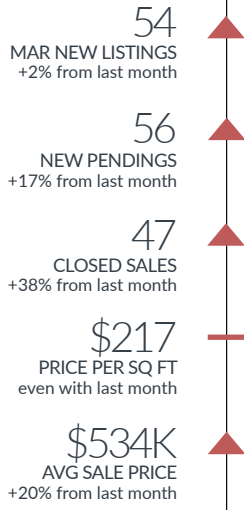


APRIL 2024
SEMI HOUSING REPORT

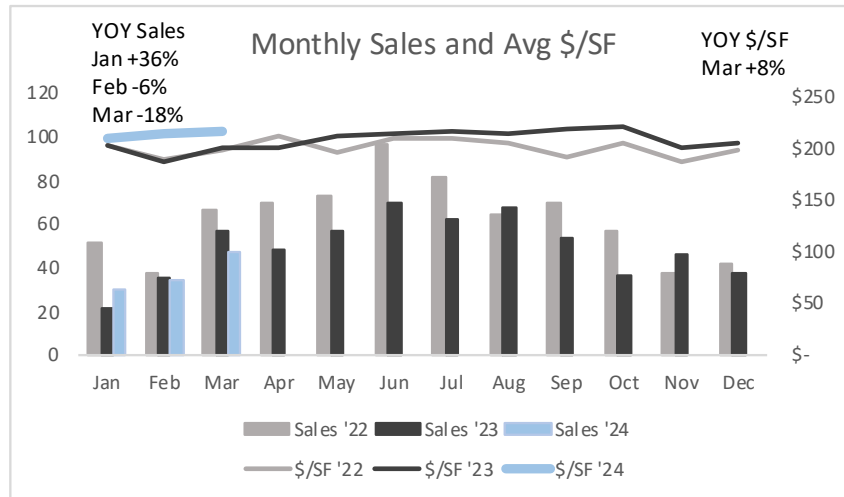
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	53	54	183	142	-22%
New Pending	33	48	56	144	137	-5%
Closed Sales	30	34	47	115	111	-3%
Price/SF	\$210	\$216	\$217	\$197	\$215	9%
Avg Price	\$490,156	\$444,315	\$534,425	\$435,180	\$494,859	14%
<\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	16	12	70	37	-47%
New Pending	11	11	19	73	41	-44%
Closed Sales	10	12	17	55	39	-29%
Price/SF	\$213	\$199	\$196	\$181	\$201	11%
\$350k-\$750k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	25	34	88	78	-11%
New Pending	18	29	24	56	71	27%
Closed Sales	16	20	22	47	58	23%
Price/SF	\$204	\$219	\$223	\$203	\$216	7%
>\$750k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	12	8	25	27	8%
New Pending	4	8	13	15	25	67%
Closed Sales	4	2	8	13	14	8%
Price/SF	\$218	\$242	\$221	\$209	\$223	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Single Family

MONTHLY

828
MAR NEW LISTINGS
-5% from last month

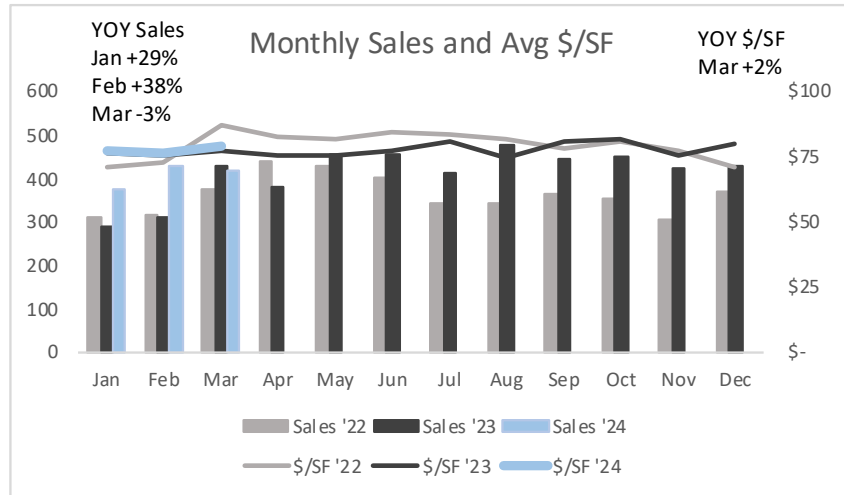
575
NEW PENDING
+20% from last month

418
CLOSED SALES
-3% from last month

\$79
PRICE PER SQ FT
+3% from last month

\$99K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	856	873	828	2,475	2,557	3%
New Pendings	467	480	575	1,264	1,522	20%
Closed Sales	375	430	418	1,032	1,223	19%
Price/SF	\$77	\$76	\$79	\$77	\$77	1%
Avg Price	\$100,640	\$98,645	\$99,278	\$103,323	\$99,473	-4%
<\$100k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	533	508	479	1,665	1,520	-9%
New Pendings	292	313	334	813	939	15%
Closed Sales	237	274	265	676	776	15%
Price/SF	\$47	\$50	\$50	\$47	\$49	5%
\$100k-\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	300	323	312	724	935	29%
New Pendings	161	156	219	412	536	30%
Closed Sales	130	146	144	313	420	34%
Price/SF	\$112	\$104	\$110	\$103	\$109	6%
>\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	42	37	86	102	19%
New Pendings	14	11	22	39	47	21%
Closed Sales	8	10	9	43	27	-37%
Price/SF	\$140	\$145	\$163	\$149	\$150	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Condos

MONTHLY

60
MAR NEW LISTINGS
-28% from last month

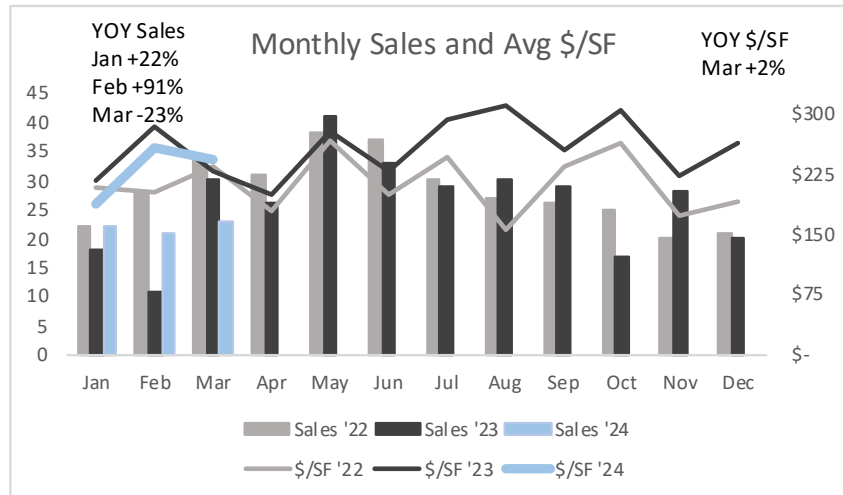
31
NEW PENDING
+29% from last month

23
CLOSED SALES
+10% from last month

\$242
PRICE PER SQ FT
-5% from last month

\$251K
AVG SALE PRICE
-28% from last month

Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	83	60	179	204	14%
New Pendings	20	24	31	72	75	4%
Closed Sales	22	21	23	59	66	12%
Price/SF	\$188	\$256	\$242	\$235	\$231	-2%
Avg Price	\$197,120	\$348,815	\$250,626	\$301,582	\$264,033	-12%
<\$200k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	20	24	67	69	3%
New Pendings	11	6	12	24	29	21%
Closed Sales	14	9	12	22	35	59%
Price/SF	\$116	\$100	\$123	\$109	\$112	3%
\$200k-\$400k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	32	20	69	73	6%
New Pendings	5	14	12	32	31	-3%
Closed Sales	5	7	7	23	19	-17%
Price/SF	\$236	\$249	\$281	\$219	\$257	17%
>\$400k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	31	16	43	62	44%
New Pendings	4	4	7	16	15	-6%
Closed Sales	3	5	4	14	12	-14%
Price/SF	\$338	\$442	\$372	\$363	\$397	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

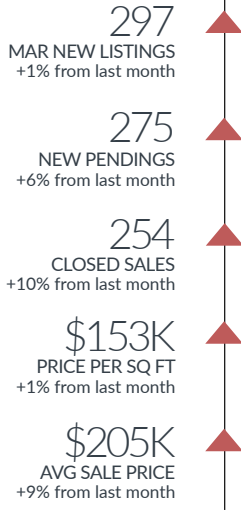


APRIL 2024
SEMI HOUSING REPORT

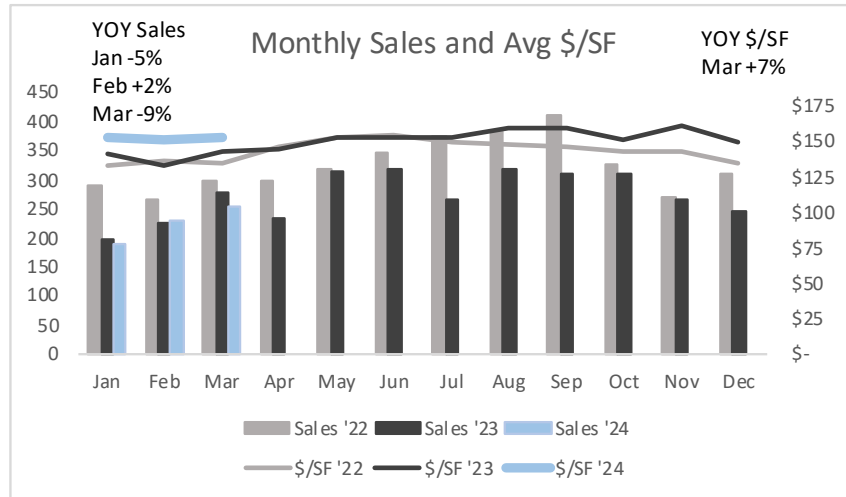
Downriver

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	296	293	297	875	886	1%
New Pendings	246	260	275	787	781	-1%
Closed Sales	188	230	254	702	672	-4%
Price/SF	\$153	\$152	\$153	\$139	\$153	10%
Avg Price	\$196,332	\$187,168	\$204,549	\$184,589	\$196,301	6%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	106	88	79	346	273	-21%
New Pendings	81	83	84	301	248	-18%
Closed Sales	52	84	69	286	205	-28%
Price/SF	\$108	\$105	\$100	\$103	\$104	1%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	139	159	151	404	449	11%
New Pendings	131	140	146	389	417	7%
Closed Sales	113	119	152	324	384	19%
Price/SF	\$165	\$168	\$165	\$151	\$166	10%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	46	67	125	164	31%
New Pendings	34	37	45	97	116	20%
Closed Sales	23	27	33	92	83	-10%
Price/SF	\$169	\$176	\$176	\$165	\$174	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

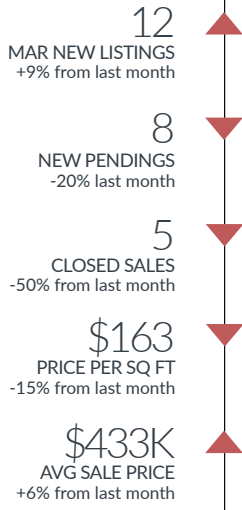


APRIL 2024
SEMI HOUSING REPORT

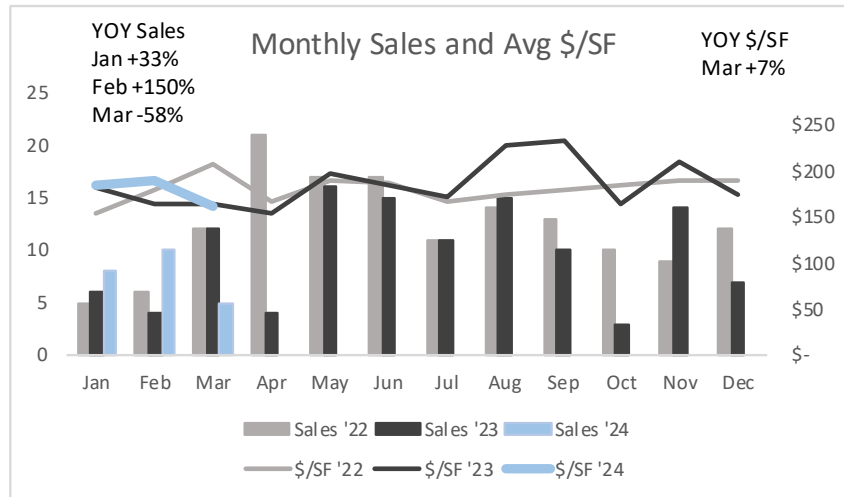
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	11	12	30	29	-3%
New Pending	7	10	8	19	25	32%
Closed Sales	8	10	5	22	23	5%
Price/SF	\$186	\$191	\$163	\$168	\$182	8%
Avg Price	\$426,125	\$408,330	\$433,400	\$460,932	\$419,970	-9%
<\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	2	-	7	6	-14%
New Pending	4	3	1	6	8	33%
Closed Sales	3	4	1	10	8	-20%
Price/SF	\$161	\$258	\$189	\$147	\$204	39%
\$350k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	1	6	7	12	14	17%
New Pending	2	7	6	10	15	50%
Closed Sales	4	5	4	7	13	86%
Price/SF	\$226	\$167	\$160	\$173	\$179	3%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	1	3	5	11	9	-18%
New Pending	1	-	1	3	2	-33%
Closed Sales	1	1	-	5	2	-60%
Price/SF	\$151	\$193	-	\$182	\$167	-8%

Data source: Realtor MLS using Great Lakes Repository Data.

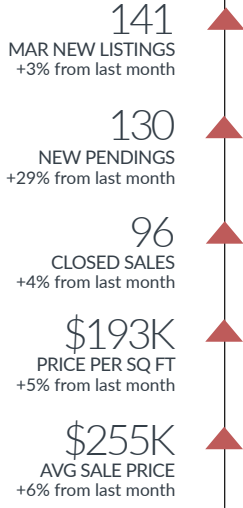


APRIL 2024
SEMI HOUSING REPORT

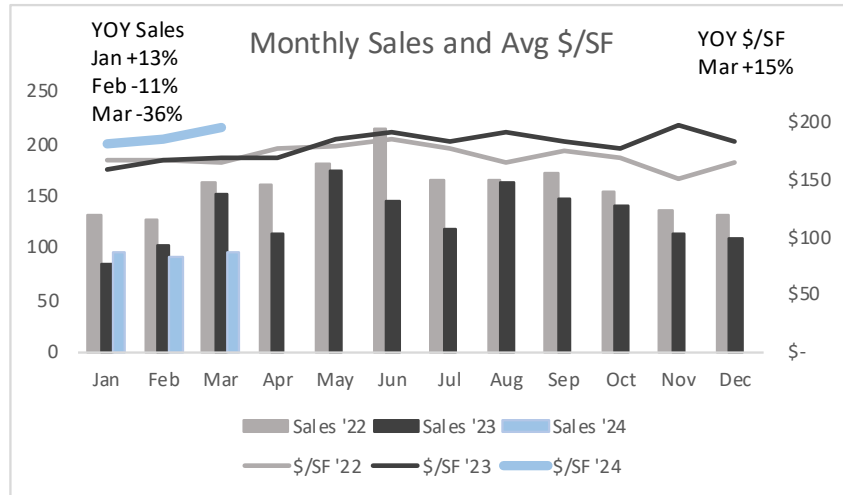
Dearborn/Dbrn Hghts

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	149	137	141	464	427	-8%
New Pending	106	101	130	372	337	-9%
Closed Sales	96	92	96	339	284	-16%
Price/SF	\$181	\$184	\$193	\$165	\$186	13%
Avg Price	\$244,101	\$241,057	\$254,869	\$221,803	\$246,755	11%

<\$175k				YTD		
	Jan '24	Feb '24	Mar '24	'23	'24	(+/-)
Listings Taken	42	26	23	175	91	-48%
New Pending	34	26	26	141	86	-39%
Closed Sales	28	27	22	124	77	-38%
Price/SF	\$132	\$131	\$152	\$126	\$137	8%

\$175k-\$300k				YTD		
	Jan '24	Feb '24	Mar '24	'23	'24	(+/-)
Listings Taken	77	73	70	202	220	9%
New Pending	58	56	73	182	187	3%
Closed Sales	52	47	51	171	150	-12%
Price/SF	\$181	\$187	\$188	\$172	\$185	7%

>\$300k				YTD		
	Jan '24	Feb '24	Mar '24	'23	'24	(+/-)
Listings Taken	30	38	48	87	116	33%
New Pending	14	19	31	49	64	31%
Closed Sales	16	18	23	44	57	30%
Price/SF	\$227	\$228	\$219	\$199	\$224	13%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

83
MAR NEW LISTINGS
-12% from last month

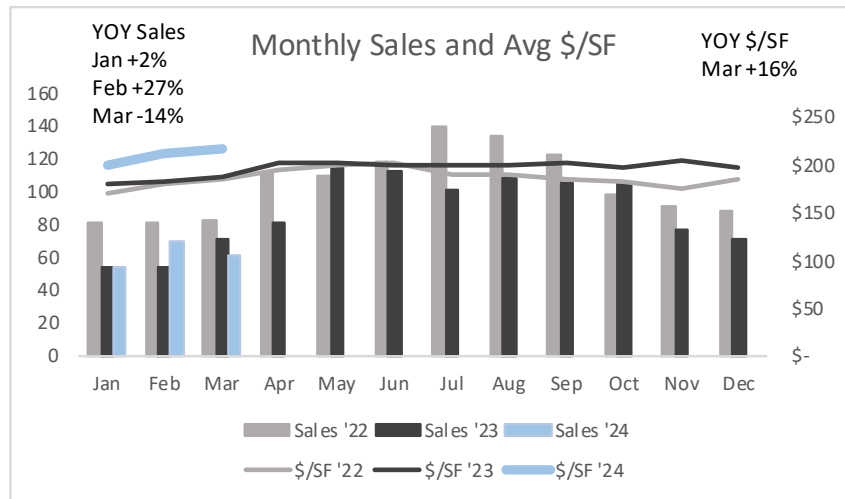
101
NEW PENDING
+40% from last month

62
CLOSED SALES
-11% from last month

\$217K
PRICE PER SQ FT
+1% from last month

\$315K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	83	94	83	240	260	8%
New Pendings	73	72	101	220	246	12%
Closed Sales	55	70	62	181	187	3%
Price/SF	\$199	\$214	\$217	\$184	\$210	14%
Avg Price	\$310,016	\$305,083	\$315,021	\$278,533	\$309,829	11%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	27	18	94	73	-22%
New Pendings	22	24	25	91	71	-22%
Closed Sales	16	20	12	75	48	-36%
Price/SF	\$201	\$187	\$203	\$170	\$196	15%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	60	52	103	149	45%
New Pendings	41	37	60	96	138	44%
Closed Sales	30	39	37	81	106	31%
Price/SF	\$204	\$221	\$228	\$195	\$218	12%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	7	13	43	38	-12%
New Pendings	10	11	16	33	37	12%
Closed Sales	9	11	13	25	33	32%
Price/SF	\$187	\$221	\$204	\$180	\$204	14%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

110
MAR NEW LISTINGS
+45% from last month

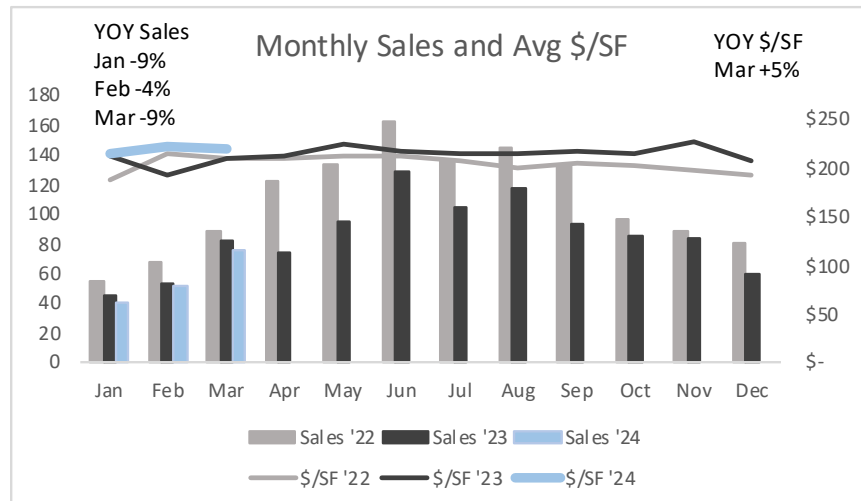
64
NEW PENDING
+45% from last month

75
CLOSED SALES
+47% from last month

\$223K
PRICE PER SQ FT
-1% from last month

\$487K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	76	110	267	248	-7%
New Pendings	61	65	94	211	220	4%
Closed Sales	41	51	75	180	167	-7%
Price/SF	\$215	\$223	\$221	\$206	\$220	7%
Avg Price	\$432,465	\$482,935	\$486,874	\$458,210	\$472,313	3%
<\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	25	16	76	56	-26%
New Pendings	17	20	19	59	56	-5%
Closed Sales	19	10	20	58	49	-16%
Price/SF	\$230	\$205	\$211	\$186	\$217	16%
\$350k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	40	67	134	137	2%
New Pendings	33	39	55	107	127	19%
Closed Sales	16	30	37	89	83	-7%
Price/SF	\$196	\$228	\$216	\$200	\$216	8%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	11	27	57	55	-4%
New Pendings	11	6	20	45	37	-18%
Closed Sales	6	11	18	33	35	6%
Price/SF	\$230	\$220	\$233	\$234	\$228	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

818
MAR NEW LISTINGS
+22% from last month

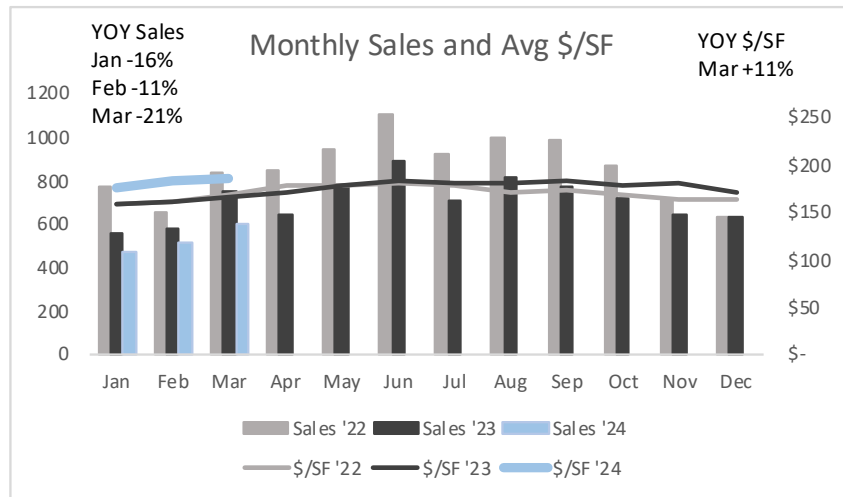
722
NEW PENDING
+19% from last month

596
CLOSED SALES
+15% from last month

\$185
PRICE PER SQ FT
+1% from last month

\$292K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	671	670	818	2,473	2,159	-13%
New Pendings	568	606	722	2,090	1,896	-9%
Closed Sales	473	517	596	1,896	1,586	-16%
Price/SF	\$175	\$184	\$185	\$163	\$182	12%
Avg Price	\$271,605	\$304,488	\$292,175	\$262,569	\$290,054	10%
<\$200k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	239	192	237	849	668	-21%
New Pendings	182	182	200	785	564	-28%
Closed Sales	165	137	174	724	476	-34%
Price/SF	\$126	\$131	\$130	\$123	\$129	5%
\$200k-\$400k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	310	338	369	1,074	1,017	-5%
New Pendings	285	319	359	952	963	1%
Closed Sales	232	270	307	874	809	-7%
Price/SF	\$181	\$181	\$189	\$170	\$184	8%
>\$400k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	122	140	212	550	474	-14%
New Pendings	101	105	163	353	369	5%
Closed Sales	76	110	115	298	301	1%
Price/SF	\$207	\$212	\$213	\$187	\$211	13%

Data source: Realcomp MLS using Great Lakes Repository Data.

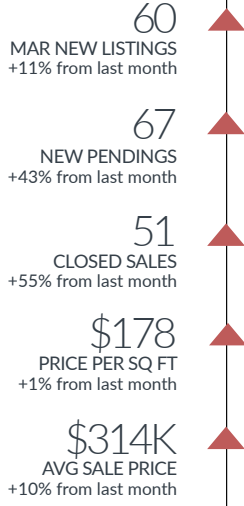


APRIL 2024
SEMI HOUSING REPORT

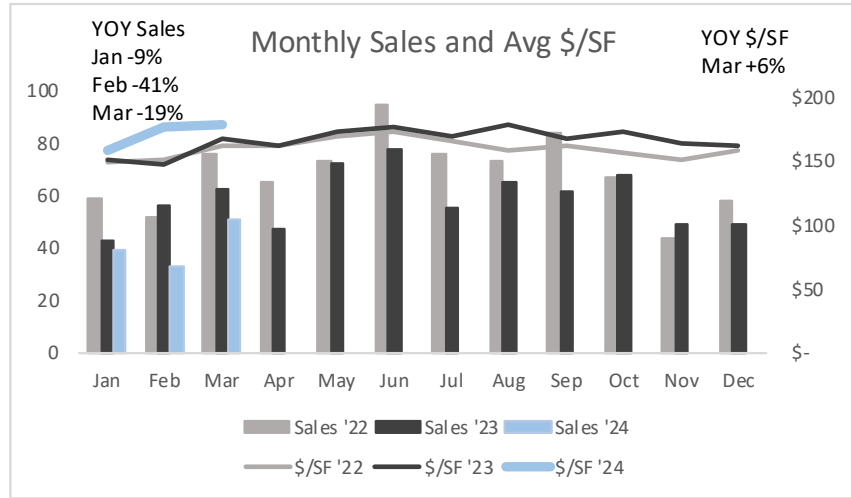
Clinton Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges							
	Jan '24	Feb '24	Mar '24	YTD			
				'23	'24	(+/-)	
Listings Taken	43	54	60	181	157	-13%	
New Pendings	37	47	67	170	151	-11%	
Closed Sales	39	33	51	162	123	-24%	
Price/SF	\$158	\$176	\$178	\$156	\$171	10%	
Avg Price	\$256,754	\$284,921	\$314,112	\$261,066	\$288,093	10%	
<\$200k							
	Jan '24	Feb '24	Mar '24	YTD			
				'23	'24	(+/-)	
Listings Taken	8	6	13	56	27	-52%	
New Pendings	8	6	13	56	27	-52%	
Closed Sales	8	4	12	43	24	-44%	
Price/SF	\$108	\$153	\$147	\$124	\$134	7%	
\$200k-\$400k							
	Jan '24	Feb '24	Mar '24	YTD			
				'23	'24	(+/-)	
Listings Taken	30	44	39	105	113	8%	
New Pendings	26	39	46	103	111	8%	
Closed Sales	29	27	33	109	89	-18%	
Price/SF	\$166	\$177	\$177	\$165	\$173	5%	
>\$400k							
	Jan '24	Feb '24	Mar '24	YTD			
				'23	'24	(+/-)	
Listings Taken	5	4	8	20	17	-15%	
New Pendings	3	2	8	11	13	18%	
Closed Sales	2	2	6	10	10	0%	
Price/SF	\$186	\$186	\$203	\$151	\$198	31%	

Data source: Realcomp MLS using Great Lakes Repository Data.

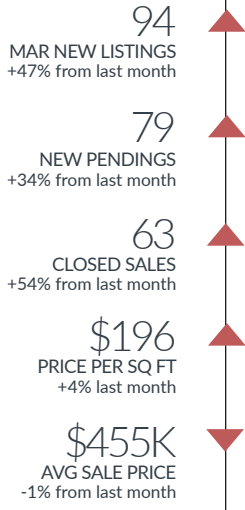


APRIL 2024
SEMI HOUSING REPORT

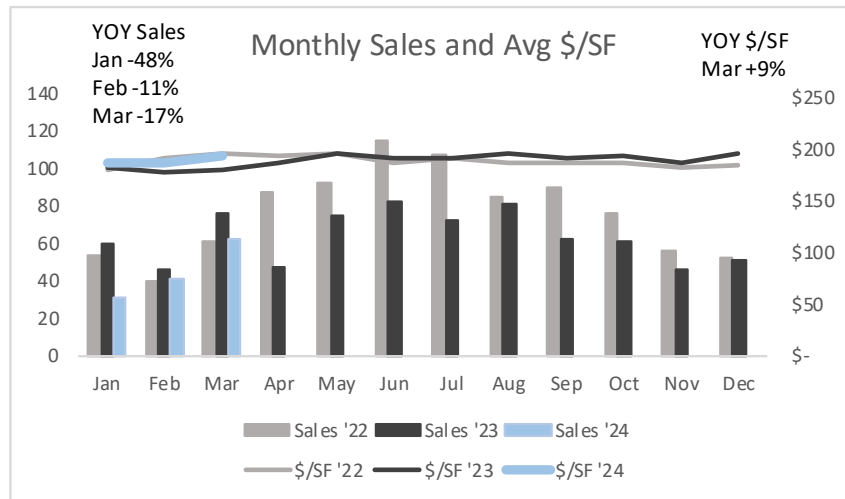
Macomb Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	67	64	94	244	225	-8%
New Pendings	49	59	79	177	187	6%
Closed Sales	31	41	63	182	135	-26%
Price/SF	\$189	\$189	\$196	\$181	\$192	6%
Avg Price	\$415,373	\$460,335	\$454,813	\$432,660	\$447,433	3%
<\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	14	14	44	40	-9%
New Pendings	11	12	15	38	38	0%
Closed Sales	7	10	14	43	31	-28%
Price/SF	\$162	\$174	\$156	\$162	\$163	0%
\$350k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	45	69	175	147	-16%
New Pendings	29	35	57	129	121	-6%
Closed Sales	20	27	37	123	84	-32%
Price/SF	\$192	\$191	\$200	\$181	\$195	8%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	5	11	25	38	52%
New Pendings	9	12	7	10	28	180%
Closed Sales	4	4	12	16	20	25%
Price/SF	\$200	\$194	\$210	\$210	\$204	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

60
MAR NEW LISTINGS
+28% from last month

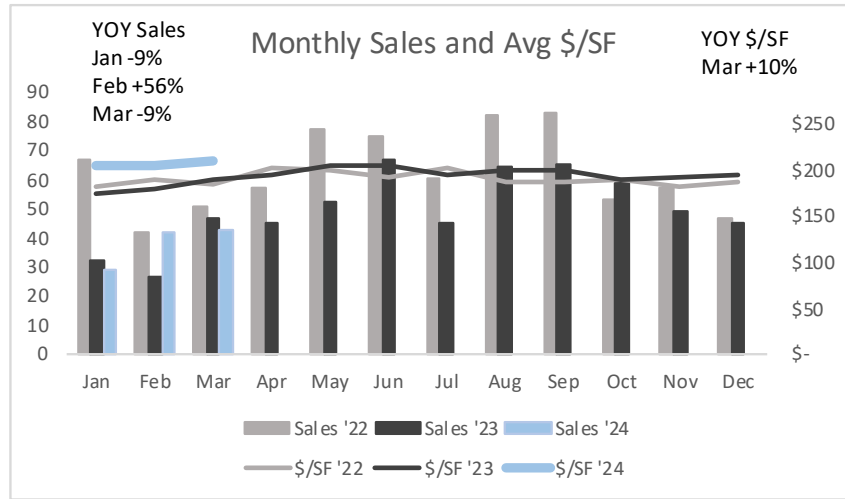
58
NEW PENDING
+18% from last month

43
CLOSED SALES
+2% from last month

\$210
PRICE PER SQ FT
+3% from last month

\$473K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	47	60	189	142	-25%
New Pendings	33	49	58	139	140	1%
Closed Sales	29	42	43	106	114	8%
Price/SF	\$205	\$204	\$210	\$183	\$206	13%
Avg Price	\$458,681	\$452,158	\$473,443	\$433,244	\$461,846	7%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	6	13	35	33	-6%
New Pendings	12	11	10	37	33	-11%
Closed Sales	6	13	9	31	28	-10%
Price/SF	\$180	\$160	\$193	\$152	\$175	15%
\$300k-\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	23	29	89	68	-24%
New Pendings	12	23	33	72	68	-6%
Closed Sales	19	19	21	51	59	16%
Price/SF	\$191	\$193	\$197	\$181	\$194	7%
>\$600k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	18	18	65	41	-37%
New Pendings	9	15	15	30	39	30%
Closed Sales	4	10	13	24	27	13%
Price/SF	\$266	\$241	\$228	\$203	\$239	18%

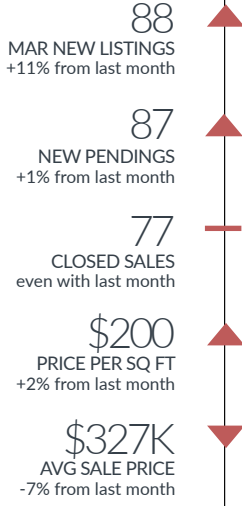
Data source: Realcomp MLS using Great Lakes Repository Data.



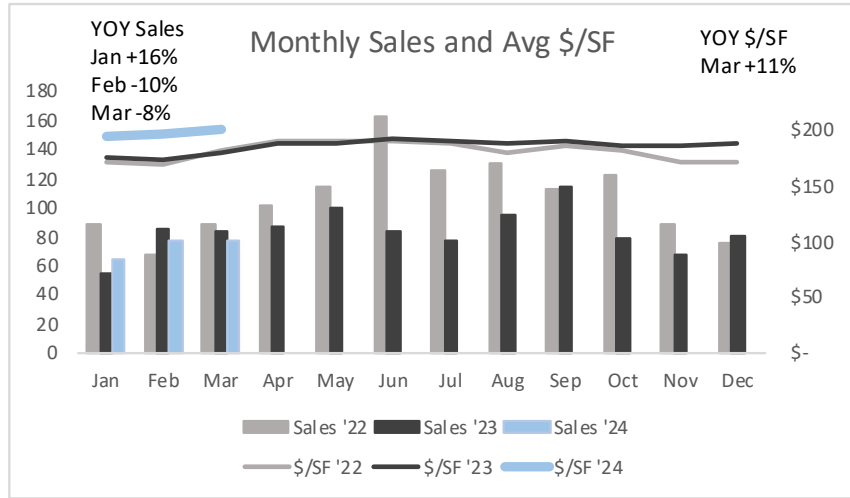
Sterling Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	80	79	88	284	247	-13%
New Pending	66	86	87	253	239	-6%
Closed Sales	64	77	77	225	218	-3%
Price/SF	\$194	\$196	\$200	\$177	\$197	11%
Avg Price	\$323,170	\$353,474	\$327,007	\$305,328	\$335,229	10%
<\$250k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	14	8	46	32	-30%
New Pending	8	13	10	54	31	-43%
Closed Sales	9	7	7	48	23	-52%
Price/SF	\$202	\$220	\$169	\$168	\$196	17%
\$250k-\$400k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	58	63	197	177	-10%
New Pending	43	68	58	169	169	0%
Closed Sales	44	46	62	152	152	0%
Price/SF	\$191	\$192	\$201	\$174	\$195	12%
>\$400k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	7	17	41	38	-7%
New Pending	15	5	19	30	39	30%
Closed Sales	11	24	8	25	43	72%
Price/SF	\$200	\$199	\$207	\$194	\$200	3%

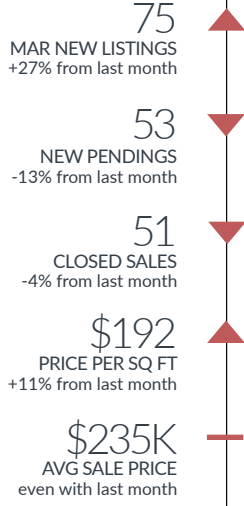
Data source: Realtor MLS using Great Lakes Repository Data.



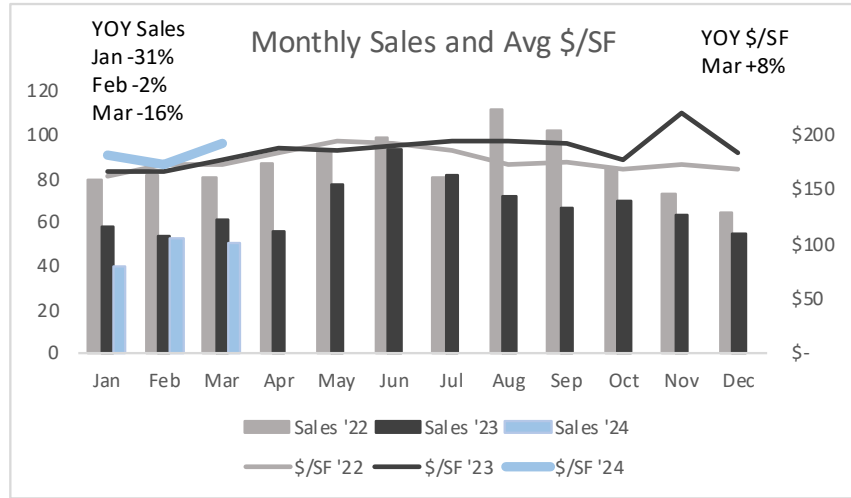
St. Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	55	59	75	205	189	-8%
New Pendings	55	61	53	191	169	-12%
Closed Sales	40	53	51	173	144	-17%
Price/SF	\$181	\$173	\$192	\$170	\$182	7%
Avg Price	\$215,610	\$234,560	\$234,874	\$210,582	\$229,407	9%
<\$175k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	2	5	38	14	-63%
New Pendings	9	2	4	38	15	-61%
Closed Sales	7	7	6	41	20	-51%
Price/SF	\$139	\$100	\$148	\$127	\$125	-1%
\$175k-\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	43	45	63	143	151	6%
New Pendings	39	57	42	135	138	2%
Closed Sales	31	38	42	120	111	-8%
Price/SF	\$190	\$190	\$192	\$178	\$191	7%
>\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	12	7	24	24	0%
New Pendings	7	2	7	18	16	-11%
Closed Sales	2	8	3	12	13	8%
Price/SF	\$172	\$170	\$258	\$203	\$184	-9%

Data source: Realtor.com MLS using Great Lakes Repository Data.

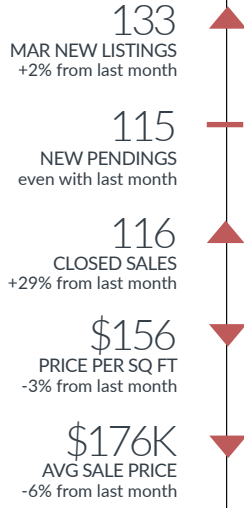


APRIL 2024
SEMI HOUSING REPORT

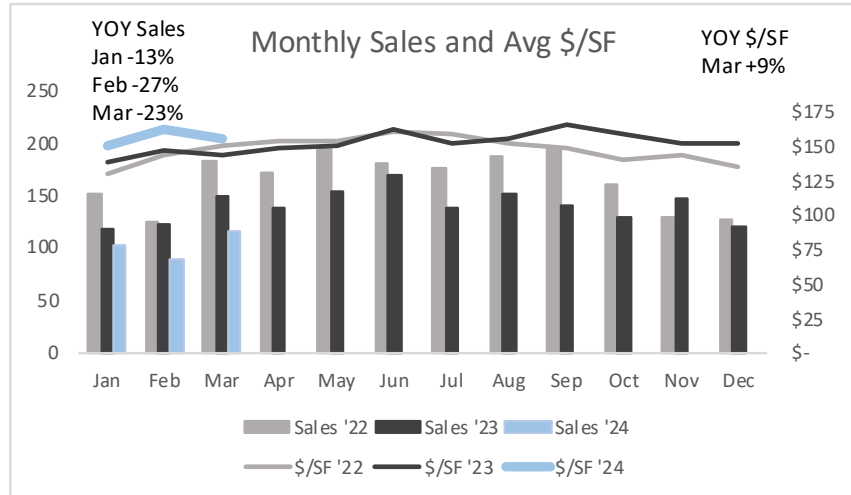
Warren

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	165	130	133	452	428	-5%
New Pendings	126	115	115	429	356	-17%
Closed Sales	103	90	116	392	309	-21%
Price/SF	\$150	\$161	\$156	\$143	\$155	9%
Avg Price	\$174,808	\$187,860	\$175,911	\$172,735	\$179,024	4%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	33	34	128	107	-16%
New Pendings	36	32	30	116	98	-16%
Closed Sales	33	23	30	116	86	-26%
Price/SF	\$98	\$100	\$99	\$91	\$99	9%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	98	68	67	234	233	0%
New Pendings	66	60	61	241	187	-22%
Closed Sales	50	46	64	224	160	-29%
Price/SF	\$164	\$172	\$163	\$156	\$166	6%

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	29	32	90	88	-2%
New Pendings	24	23	24	72	71	-1%
Closed Sales	20	21	22	52	63	21%
Price/SF	\$177	\$182	\$185	\$167	\$181	9%

Data source: Realtor MLS using Great Lakes Repository Data.



APRIL 2024
SEMI HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

202
MAR NEW LISTINGS
+40% from last month

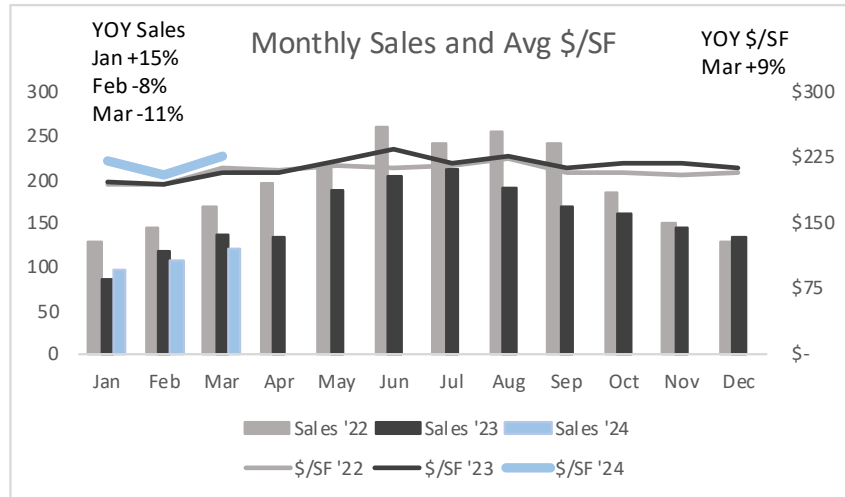
160
NEW PENDING
+42% from last month

121
CLOSED SALES
+12% from last month

\$227
PRICE PER SQ FT
+11% from last month

\$437K
AVG SALE PRICE
+12% from last month

Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	128	144	202	481	474	-1%
New Pendings	122	113	160	398	395	-1%
Closed Sales	98	108	121	338	327	-3%
Price/SF	\$220	\$204	\$227	\$200	\$217	9%
Avg Price	\$410,192	\$391,284	\$436,835	\$385,264	\$413,806	7%
<\$300k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	29	37	42	125	108	-14%
New Pendings	24	35	32	103	91	-12%
Closed Sales	20	28	27	99	75	-24%
Price/SF	\$171	\$160	\$180	\$167	\$170	2%
\$300k-\$500k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	67	52	84	234	203	-13%
New Pendings	78	47	82	220	207	-6%
Closed Sales	53	61	62	181	176	-3%
Price/SF	\$206	\$202	\$206	\$197	\$205	4%
>\$500k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	55	76	122	163	34%
New Pendings	20	31	46	75	97	29%
Closed Sales	25	19	32	58	76	31%
Price/SF	\$268	\$248	\$275	\$237	\$266	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

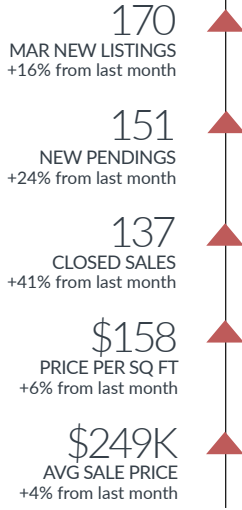


APRIL 2024
SEMI HOUSING REPORT

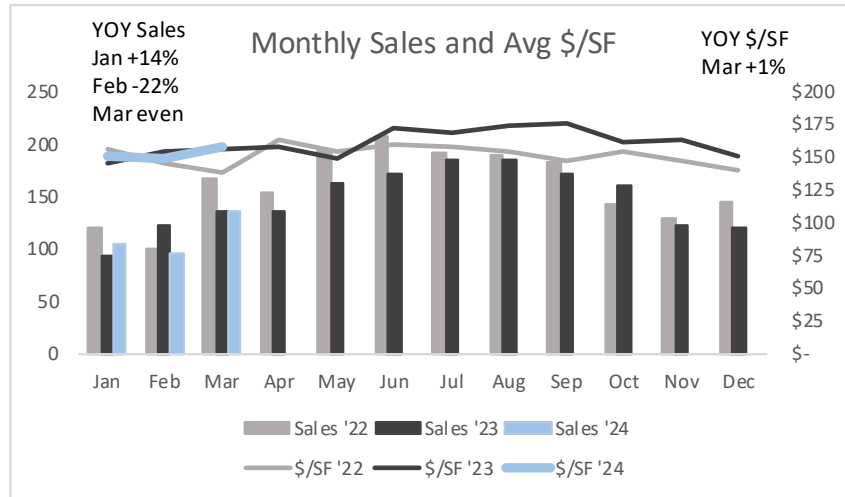
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	122	147	170	505	439	-13%
New Pendings	105	122	151	412	378	-8%
Closed Sales	106	97	137	354	340	-4%
Price/SF	\$151	\$150	\$158	\$153	\$153	0%
Avg Price	\$232,821	\$238,425	\$249,097	\$251,577	\$240,978	-4%
<\$175k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	43	47	148	130	-12%
New Pendings	33	39	53	132	125	-5%
Closed Sales	39	28	46	122	113	-7%
Price/SF	\$100	\$100	\$103	\$100	\$101	1%
\$175k-\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	57	64	79	228	200	-12%
New Pendings	57	53	67	196	177	-10%
Closed Sales	54	53	61	170	168	-1%
Price/SF	\$155	\$150	\$158	\$149	\$154	4%
>\$350k						
	Jan '24	Feb '24	Mar '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	40	44	129	109	-16%
New Pendings	15	30	31	84	76	-10%
Closed Sales	13	16	30	62	59	-5%
Price/SF	\$219	\$195	\$205	\$214	\$205	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.

