

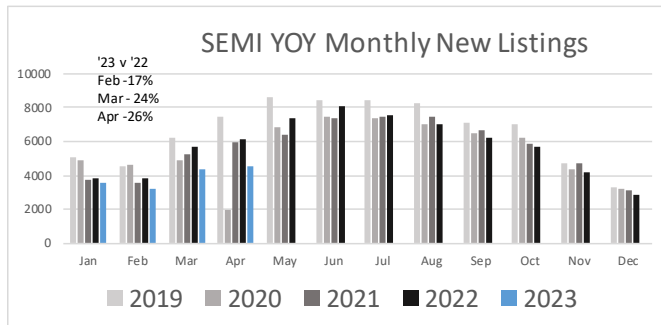


# Housing Report

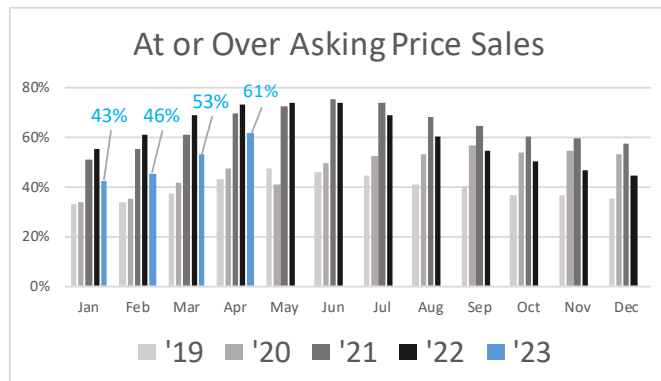
MAY 2023

Southeast Michigan

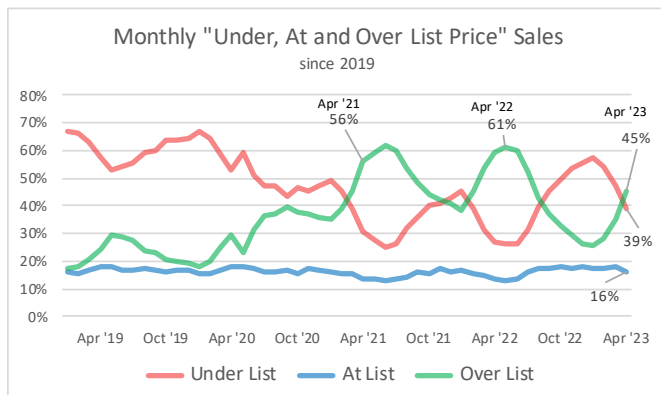
## Slow Start—Expecting Stronger Second Half



While projections indicate that the influx of new listings should reach last year's levels during the latter half of this year, there's still a noticeable delay. Buyers continue to face extended waiting periods and intensified competition due to the persistent scarcity of top-quality listings.



While the market frenzy may not be as vigorous as it was the previous year, an impressive 61% of last month's closed sales were at or over the full asking price. Sellers presenting pristine, move-in-ready properties consistently receive their premium asking prices. Buyers fortunate enough to find these outstanding listings must craft equally standout offers to beat their competition.



In April, 45% of completed sales surpassed the full asking price, while 16% met it and 39% fell below. Compared to 2022 and 2021, our market cycle is demonstrating a delayed trend this year. We anticipate reaching the peak for over-asking sales in a few months.

Using a Tortoise and the Hare comparison—last year's market had an extremely rapid start but abruptly dropped off in June and through the balance of the year. This year's market has had a slower launch, but business is expected to be more consistent and fade slower in the second half of the year.

# SEMI 5-County Summary

## MONTHLY

4,518  
APR NEW LISTINGS  
+5% from last month

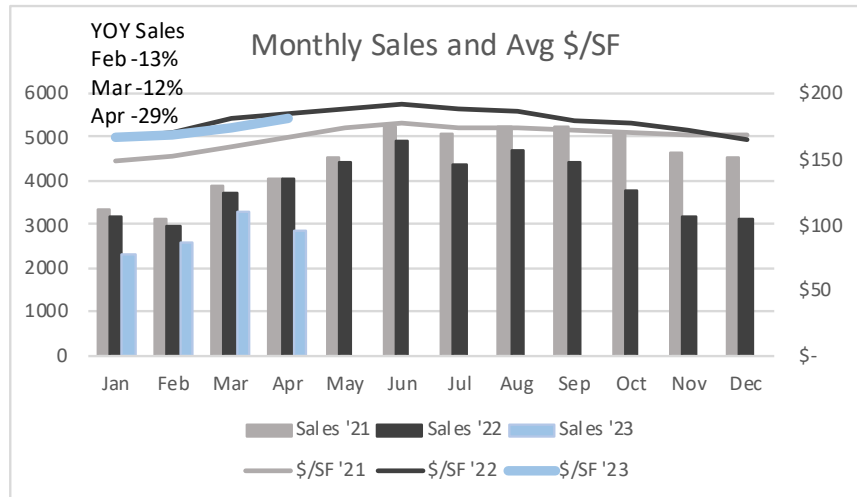
3,884  
NEW PENDINGS  
+12% from last month

2,870  
CLOSED SALES  
-13% from last month

\$181  
PRICE PER SQ FT  
+4% from last month

\$299K  
AVG SALE PRICE  
+2% from last month

## Closed Single-Family Sales



## All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	3,207	4,318	4,518	19,480	15,601	-20%
New Pendings	3,014	3,483	3,884	15,796	13,453	-15%
Closed Sales	2,563	3,288	2,870	13,887	11,011	-21%
Price/SF	\$168	\$174	\$181	\$177	\$173	-2%
Avg Price	\$279,444	\$292,371	\$299,330	\$291,382	\$285,961	-2%

<\$250k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,719	2,223	2,135	10,249	8,049	-21%
New Pendings	1,602	1,892	1,939	8,523	7,150	-16%
Closed Sales	1,363	1,724	1,456	7,453	5,872	-21%
Price/SF	\$120	\$122	\$125	\$127	\$122	-4%

\$250k-\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	981	1,399	1,555	6,359	5,048	-21%
New Pendings	1,054	1,161	1,401	5,361	4,649	-13%
Closed Sales	929	1,163	1,040	4,786	3,870	-19%
Price/SF	\$180	\$185	\$190	\$186	\$184	-1%

>\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	507	696	828	2,872	2,504	-13%
New Pendings	358	430	544	1,912	1,654	-13%
Closed Sales	271	401	374	1,648	1,269	-23%
Price/SF	\$232	\$239	\$248	\$243	\$240	-1%

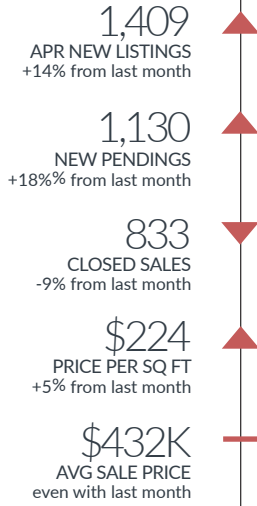
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

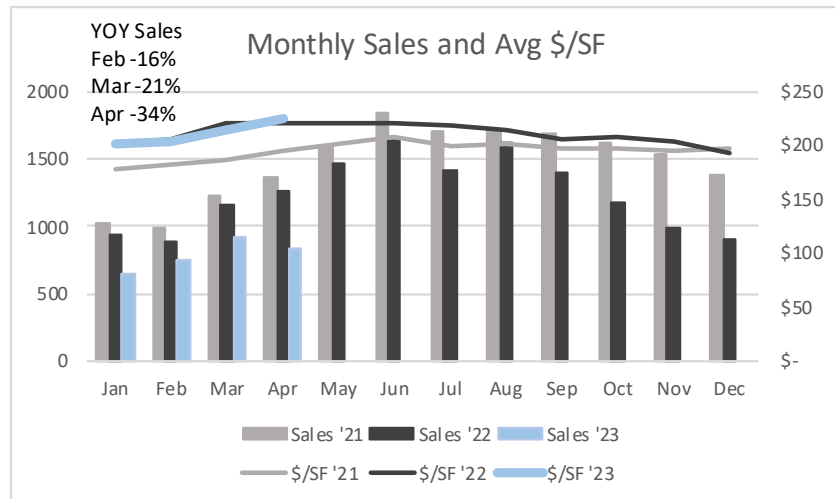
# Oakland County

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	905	1,237	1,409	5,891	4,507	-23%
New Pendings	899	958	1,130	4,908	3,855	-21%
Closed Sales	749	913	833	4,256	3,138	-26%
Price/SF	\$204	\$215	\$224	\$214	\$212	-1%
Avg Price	\$393,308	\$430,531	\$431,556	\$406,663	\$413,258	2%

<\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	327	425	436	2,279	1,576	-31%
New Pendings	382	392	419	2,186	1,595	-27%
Closed Sales	335	377	338	1,905	1,354	-29%
Price/SF	\$164	\$169	\$173	\$170	\$167	-2%

\$300k-\$800k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	454	649	790	3,006	2,373	-21%
New Pendings	447	489	605	2,381	1,967	-17%
Closed Sales	375	463	426	2,043	1,562	-24%
Price/SF	\$200	\$204	\$211	\$205	\$204	0%

>\$800k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	124	163	183	606	558	-8%
New Pendings	70	77	106	341	293	-14%
Closed Sales	39	73	69	308	222	-28%
Price/SF	\$331	\$314	\$350	\$322	\$325	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Birmingham

Single-Family Homes

## MONTHLY

42  
APR NEW LISTINGS  
-9% from last month

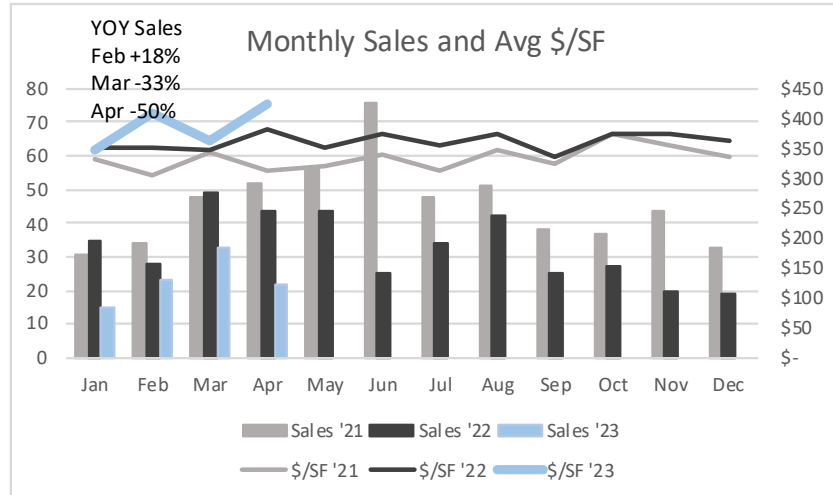
22  
NEW PENDINGS  
-35% from last month

22  
CLOSED SALES  
-33% from last month

\$423  
PRICE PER SQ FT  
+16% from last month

\$1.1M  
AVG SALE PRICE  
+25% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	35	46	42	193	157	-19%
New Pendings	26	34	22	161	103	-36%
Closed Sales	23	33	22	156	93	-40%
Price/SF	\$410	\$363	\$423	\$358	\$388	8%
Avg Price	\$998,441	\$884,691	\$1,104,588	\$931,352	\$948,149	2%

<\$700k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	12	9	77	53	-31%
New Pendings	13	13	7	72	43	-40%
Closed Sales	10	16	7	72	42	-42%
Price/SF	\$321	\$294	\$303	\$284	\$300	6%

\$700k-\$1.4m						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	17	14	65	46	-29%
New Pendings	5	15	7	61	35	-43%
Closed Sales	7	11	10	60	32	-47%
Price/SF	\$350	\$360	\$368	\$332	\$359	8%

>\$1.4m						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	17	19	51	58	14%
New Pendings	8	6	8	28	25	-11%
Closed Sales	6	6	5	24	19	-21%
Price/SF	\$490	\$434	\$542	\$478	\$482	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Farmington/Farm Hills

Single-Family Homes

## MONTHLY

66  
APR NEW LISTINGS  
-6% from last month

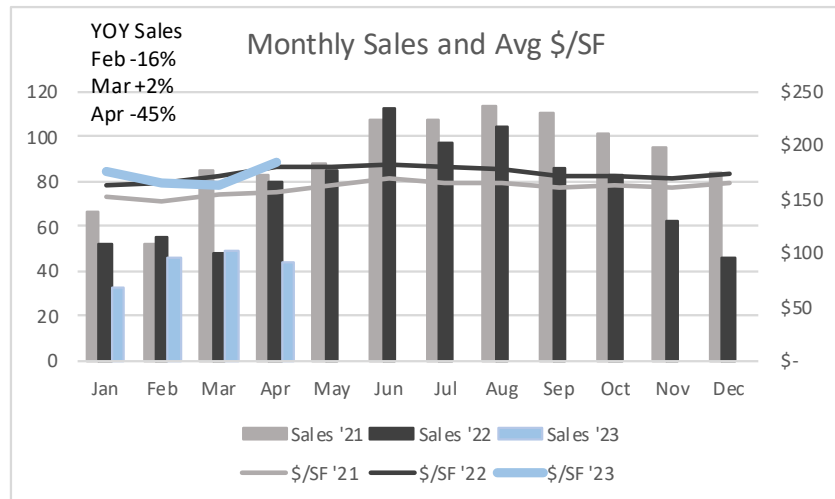
64  
NEW PENDING  
+10% from last month

44  
CLOSED SALES  
-10% from last month

\$184  
PRICE PER SQ FT  
+12% from last month

\$358K  
AVG SALE PRICE  
+5% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	54	70	66	321	245	-24%
New Pendings	43	58	64	265	218	-18%
Closed Sales	46	49	44	235	172	-27%
Price/SF	\$165	\$163	\$184	\$171	\$171	0%
Avg Price	\$360,191	\$342,469	\$358,279	\$353,706	\$354,668	0%

<\$250k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	10	12	63	41	-35%
New Pendings	5	9	12	55	35	-36%
Closed Sales	8	11	8	50	36	-28%
Price/SF	\$133	\$130	\$170	\$153	\$142	-8%

\$250k-\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	28	50	45	218	153	-30%
New Pendings	32	38	45	187	151	-19%
Closed Sales	33	35	30	160	118	-26%
Price/SF	\$170	\$170	\$181	\$170	\$173	2%

>\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	10	9	40	51	28%
New Pendings	6	11	7	23	32	39%
Closed Sales	5	3	6	25	18	-28%
Price/SF	\$169	\$172	\$198	\$191	\$187	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Rochester/Roch Hills

Single-Family Homes

## MONTHLY

79  
APR NEW LISTINGS  
+22% from last month

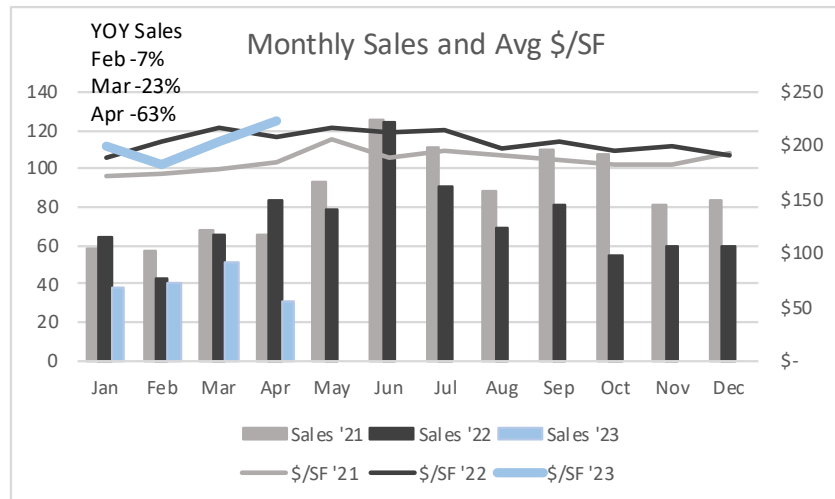
64  
NEW PENDINGs  
+36% from last month

31  
CLOSED SALES  
-39% from last month

\$224  
PRICE PER SQ FT  
+10% from last month

\$586K  
AVG SALE PRICE  
+27% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	60	65	79	339	248	-27%
New Pending	55	47	64	278	211	-24%
Closed Sales	40	51	31	257	160	-38%
Price/SF	\$182	\$203	\$224	\$205	\$202	-2%
Avg Price	\$413,346	\$461,820	\$585,800	\$453,403	\$468,646	3%

<\$300k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	7	7	10	56	36	-36%
New Pending	9	5	11	60	36	-40%
Closed Sales	7	10	2	55	29	-47%
Price/SF	\$189	\$186	\$130	\$184	\$181	-2%

\$300k-\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	32	37	43	218	135	-38%
New Pending	36	27	38	179	128	-28%
Closed Sales	29	35	16	161	104	-35%
Price/SF	\$179	\$202	\$207	\$195	\$191	-2%

>\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	21	21	26	65	77	18%
New Pending	10	15	15	39	47	21%
Closed Sales	4	6	13	41	27	-34%
Price/SF	\$194	\$216	\$243	\$238	\$237	-1%

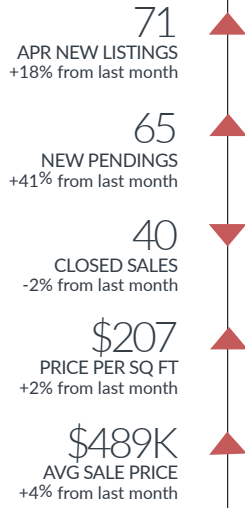
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

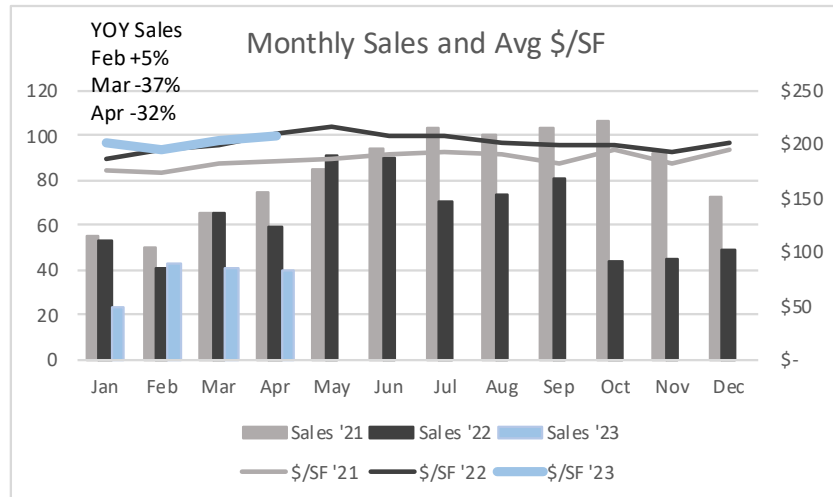
# Troy

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	36	60	71	326	214	-34%
New Pendings	38	46	65	267	191	-28%
Closed Sales	43	41	40	218	147	-33%
Price/SF	\$195	\$203	\$207	\$199	\$202	2%
Avg Price	\$402,041	\$469,552	\$489,343	\$420,107	\$456,087	9%

<\$300k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	7	6	4	65	28	-57%
New Pendings	9	6	4	60	27	-55%
Closed Sales	9	7	5	54	26	-52%
Price/SF	\$186	\$198	\$162	\$182	\$186	2%

\$300k-\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	20	38	44	183	134	-27%
New Pendings	25	30	40	156	124	-21%
Closed Sales	30	26	23	132	91	-31%
Price/SF	\$195	\$194	\$205	\$193	\$196	2%

>\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	9	16	23	78	52	-33%
New Pendings	4	10	21	51	40	-22%
Closed Sales	4	8	12	32	30	-6%
Price/SF	\$203	\$222	\$219	\$225	\$218	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023  
SEMI HOUSING REPORT

# West Bloomfield

Single-Family Homes

## MONTHLY

61  
APR NEW LISTINGS  
-18% from last month

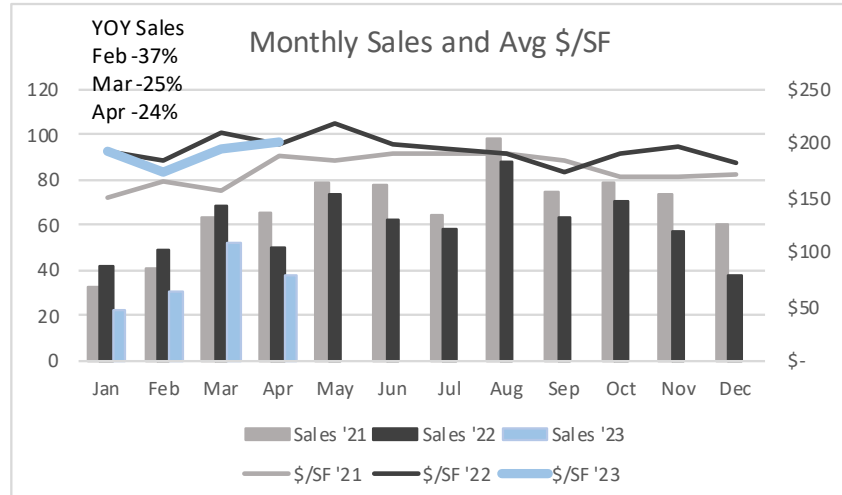
50  
NEW PENDINGS  
+25% from last month

38  
CLOSED SALES  
-27% from last month

\$201  
PRICE PER SQ FT  
+3% from last month

\$509K  
AVG SALE PRICE  
-4% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	54	74	61	313	236	-25%
New Pendings	55	40	50	239	181	-24%
Closed Sales	31	52	38	210	143	-32%
Price/SF	\$173	\$196	\$201	\$199	\$192	-3%
Avg Price	\$450,369	\$530,566	\$508,892	\$503,519	\$503,710	0%

<\$300k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	6	5	5	45	20	-56%
New Pendings	8	3	5	48	22	-54%
Closed Sales	5	8	4	38	22	-42%
Price/SF	\$176	\$191	\$142	\$175	\$164	-6%

\$300k-\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	37	45	33	188	152	-19%
New Pendings	34	31	34	146	124	-15%
Closed Sales	21	35	27	126	94	-25%
Price/SF	\$167	\$168	\$168	\$170	\$167	-2%

>\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	11	24	23	80	64	-20%
New Pendings	13	6	11	45	35	-22%
Closed Sales	5	9	7	46	27	-41%
Price/SF	\$189	\$264	\$327	\$253	\$263	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Macomb County

Single-Family Homes

## MONTHLY

878  
APR NEW LISTINGS  
+8% from last month

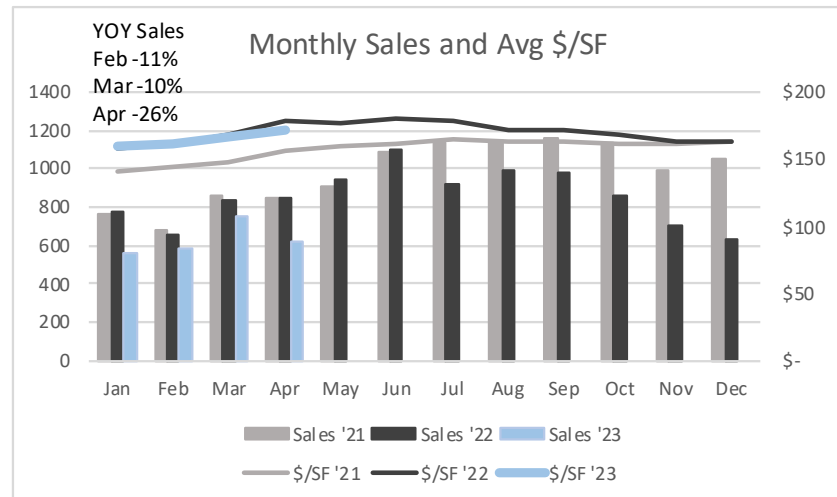
777  
NEW PENDINGs  
+3% from last month

626  
CLOSED SALES  
-17% from last month

\$172  
PRICE PER SQ FT  
+3% from last month

\$279K  
AVG SALE PRICE  
+3% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	621	816	878	4,051	3,099	-24%
New Pending	638	758	777	3,484	2,895	-17%
Closed Sales	583	751	626	3,118	2,522	-19%
Price/SF	\$161	\$166	\$172	\$167	\$165	-1%
Avg Price	\$262,146	\$270,813	\$278,651	\$263,676	\$266,561	1%

<\$200k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	222	271	275	1,489	1,052	-29%
New Pending	245	287	282	1,382	1,087	-21%
Closed Sales	218	271	207	1,254	931	-26%
Price/SF	\$124	\$124	\$126	\$129	\$124	-4%

\$200k-\$400k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	259	365	404	1,711	1,372	-20%
New Pending	289	331	354	1,510	1,311	-13%
Closed Sales	275	342	308	1,360	1,182	-13%
Price/SF	\$170	\$172	\$179	\$174	\$173	-1%

>\$400k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	140	180	199	851	675	-21%
New Pending	104	140	141	592	497	-16%
Closed Sales	90	138	111	504	409	-19%
Price/SF	\$181	\$192	\$193	\$195	\$189	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# St Clair Shores

Single-Family Homes

## MONTHLY

95  
APR NEW LISTINGS  
+32% from last month

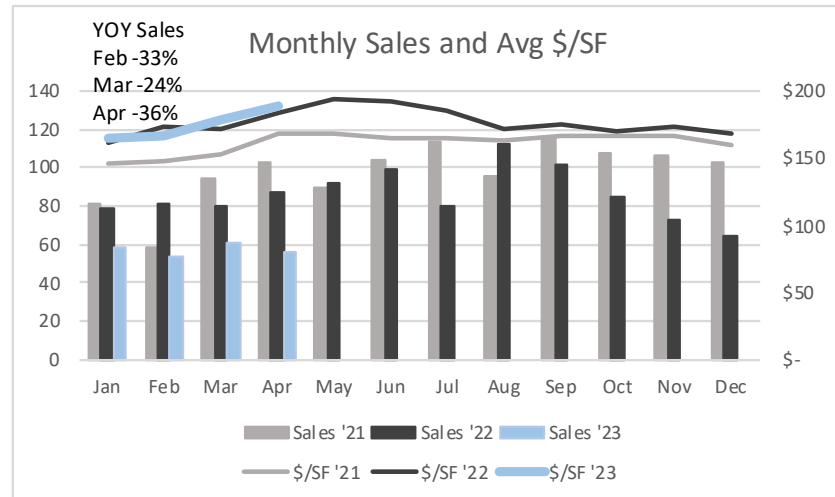
75  
NEW PENDINGS  
+17% from last month

56  
CLOSED SALES  
-8% from last month

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

\$231K  
AVG SALE PRICE  
+5% from last month

## Closed Sales



## All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	48	72	95	382	279	-27%
New Pendings	49	64	75	358	264	-26%
Closed Sales	54	61	56	327	229	-30%
Price/SF	\$167	\$178	\$188	\$173	\$175	1%
Avg Price	\$209,520	\$220,948	\$231,038	\$216,150	\$215,584	0%

<\$175k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	14	6	65	42	-35%
New Pendings	11	11	10	65	48	-26%
Closed Sales	15	12	9	67	50	-25%
Price/SF	\$127	\$126	\$153	\$138	\$131	-5%

\$175k-\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	34	45	72	277	197	-29%
New Pendings	32	47	53	262	185	-29%
Closed Sales	35	42	42	231	162	-30%
Price/SF	\$176	\$185	\$187	\$179	\$181	1%

>\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	4	13	17	40	40	0%
New Pendings	6	6	12	31	31	0%
Closed Sales	4	7	5	29	17	-41%
Price/SF	\$198	\$206	\$229	\$183	\$210	15%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Wayne County

Single-Family Homes

## MONTHLY

1,829  
APR NEW LISTINGS  
-5% from last month

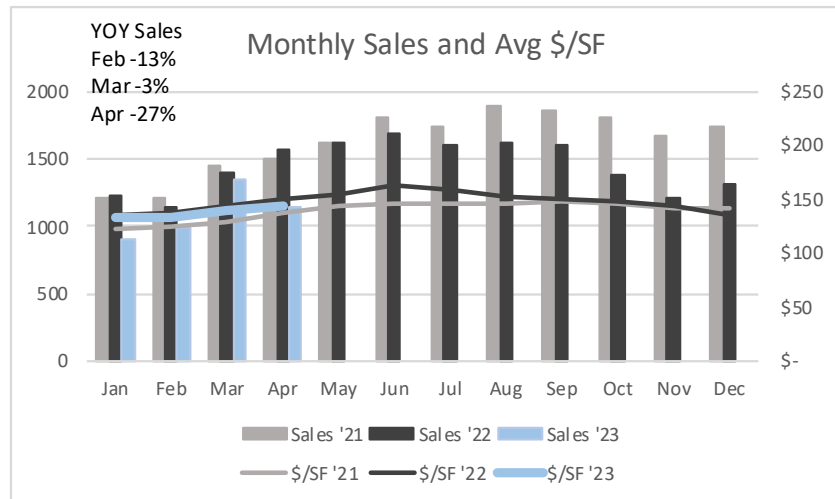
1,627  
NEW PENDINGS  
+11% from last month

1,142  
CLOSED SALES  
-15% from last month

\$143  
PRICE PER SQ FT  
+2% from last month

\$207K  
AVG SALE PRICE  
+1% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,409	1,916	1,829	7,876	6,713	-15%
New Pendings	1,211	1,468	1,627	6,080	5,525	-9%
Closed Sales	990	1,351	1,142	5,329	4,390	-18%
Price/SF	\$133	\$140	\$143	\$142	\$138	-3%
Avg Price	\$192,819	\$204,084	\$206,549	\$206,832	\$198,426	-4%

<\$200k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	997	1,261	1,157	5,235	4,504	-14%
New Pendings	784	972	1,004	3,882	3,562	-8%
Closed Sales	629	843	700	3,320	2,793	-16%
Price/SF	\$90	\$96	\$96	\$101	\$95	-6%

\$200k-\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	345	530	561	2,218	1,826	-18%
New Pendings	372	417	530	1,890	1,677	-11%
Closed Sales	315	428	380	1,724	1,369	-21%
Price/SF	\$169	\$174	\$182	\$171	\$173	1%

>\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	67	125	111	423	383	-9%
New Pendings	55	79	93	308	286	-7%
Closed Sales	46	80	62	285	228	-20%
Price/SF	\$212	\$206	\$209	\$220	\$211	-4%

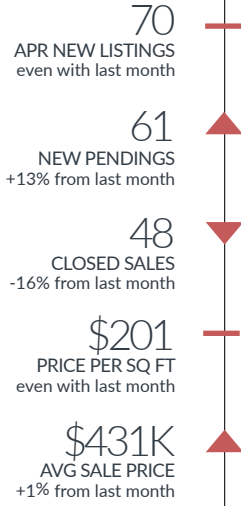
Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

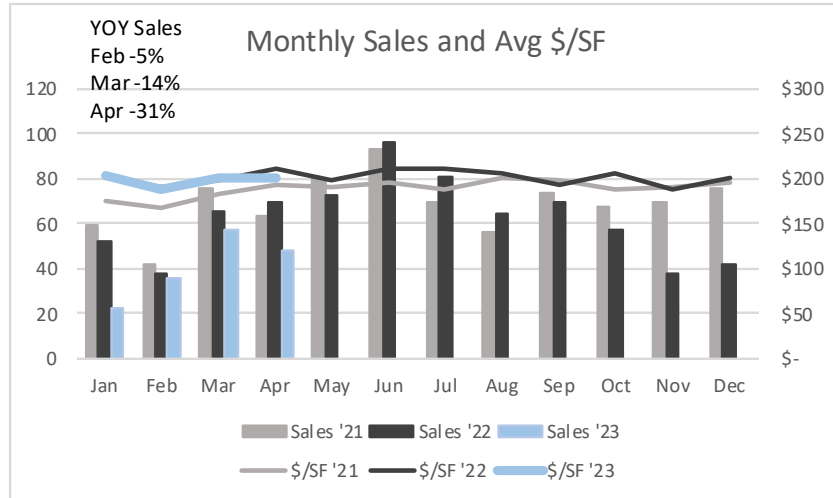
# Grosse Pointe

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	43	70	70	290	235	-19%
New Pendings	45	54	61	248	205	-17%
Closed Sales	36	57	48	226	163	-28%
Price/SF	\$187	\$201	\$201	\$203	\$198	-2%
Avg Price	\$433,185	\$426,895	\$430,884	\$454,951	\$433,915	-5%

<\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	28	29	112	93	-17%
New Pendings	24	27	24	109	97	-11%
Closed Sales	19	27	24	97	79	-19%
Price/SF	\$185	\$176	\$197	\$176	\$186	5%

\$350k-\$750k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	19	32	29	144	107	-26%
New Pendings	16	20	30	121	86	-29%
Closed Sales	14	24	18	111	65	-41%
Price/SF	\$180	\$215	\$199	\$196	\$202	3%

>\$750k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	8	10	12	34	35	3%
New Pendings	5	7	7	18	22	22%
Closed Sales	3	6	6	18	19	6%
Price/SF	\$213	\$208	\$211	\$271	\$209	-23%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Detroit

Single-Family Homes

## MONTHLY

735  
APR NEW LISTINGS  
-14% from last month

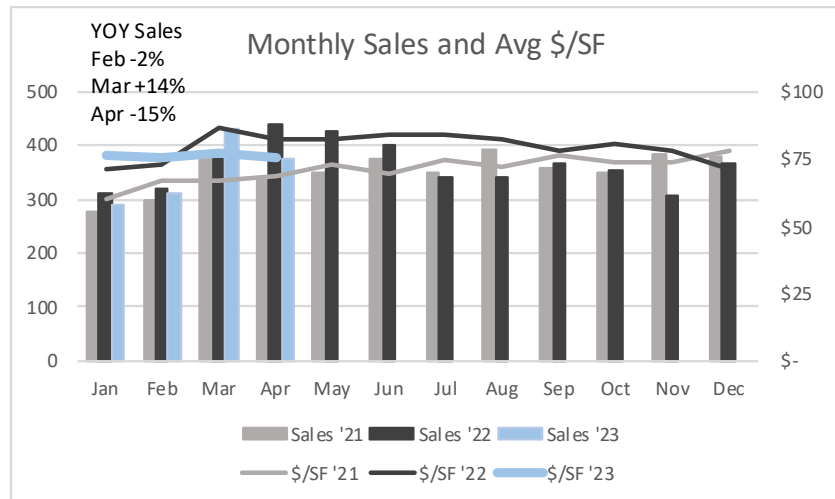
549  
NEW PENDINGs  
+4% from last month

376  
CLOSED SALES  
-12% from last month

\$76  
PRICE PER SQ FT  
-2% from last month

\$102K  
AVG SALE PRICE  
-2% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	617	853	735	3,019	2,925	-3%
New Pending	408	530	549	1,826	1,888	3%
Closed Sales	312	429	376	1,448	1,408	-3%
Price/SF	\$76	\$77	\$76	\$79	\$76	-3%
Avg Price	\$101,008	\$103,227	\$101,598	\$110,534	\$102,862	-7%

<\$100k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	434	562	452	2,012	1,915	-5%
New Pending	265	337	358	1,119	1,229	10%
Closed Sales	212	284	240	906	916	1%
Price/SF	\$45	\$49	\$48	\$47	\$47	1%

\$100k-\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	166	257	256	892	905	1%
New Pending	130	173	179	628	607	-3%
Closed Sales	91	128	120	484	433	-11%
Price/SF	\$101	\$104	\$102	\$102	\$102	0%

>\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	34	27	115	105	-9%
New Pending	13	20	12	79	52	-34%
Closed Sales	9	17	16	58	59	2%
Price/SF	\$187	\$142	\$134	\$159	\$145	-9%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

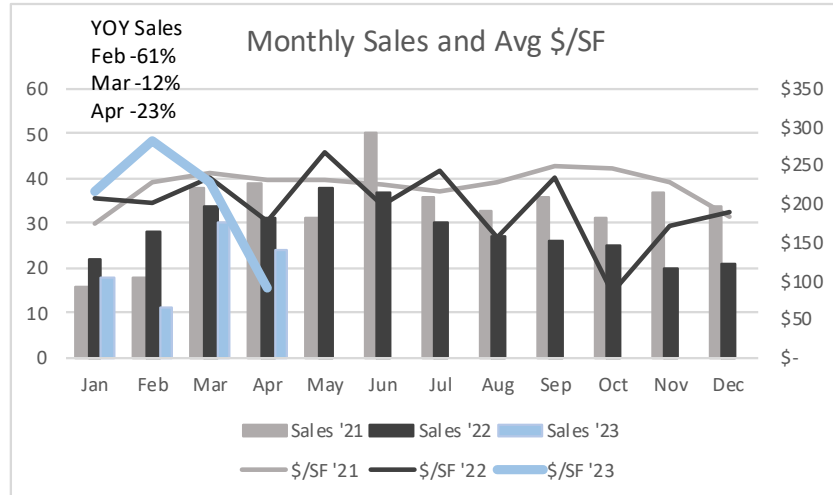
# Detroit

Condos/Lofts

## MONTHLY



### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	48	55	83	282	233	-17%
New Pendings	25	30	47	137	121	-12%
Closed Sales	11	30	24	115	83	-28%
Price/SF	\$282	\$227	\$92	\$206	\$165	-20%
Avg Price	\$390,000	\$302,340	\$276,119	\$257,669	\$294,219	14%

<\$200k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	20	15	23	80	79	-1%
New Pendings	8	12	14	47	37	-21%
Closed Sales	2	13	8	41	30	-27%
Price/SF	\$132	\$109	\$75	\$112	\$99	-11%

\$200k-\$400k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	18	35	139	92	-34%
New Pendings	13	10	21	63	53	-16%
Closed Sales	4	11	12	58	35	-40%
Price/SF	\$238	\$212	\$62	\$214	\$121	-44%

>\$400k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	22	25	63	62	-2%
New Pendings	4	8	12	27	31	15%
Closed Sales	5	6	4	16	18	13%
Price/SF	\$362	\$373	\$297	\$312	\$345	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Downriver

Single-Family Homes

## MONTHLY

307  
APR NEW LISTINGS  
-1% from last month

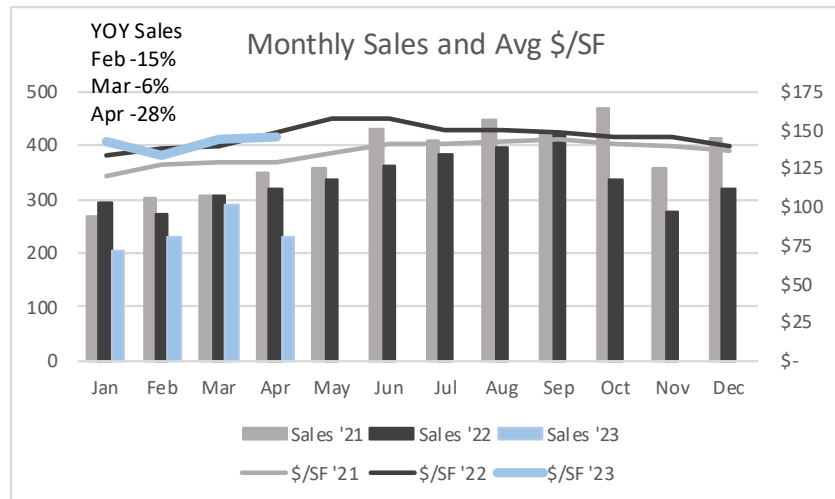
308  
NEW PENDINGS  
+8% from last month

229  
CLOSED SALES  
-21% from last month

\$146K  
PRICE PER SQ FT  
+1% from last month

\$201K  
AVG SALE PRICE  
-4% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	251	309	307	1,413	1,148	-19%
New Pendings	260	284	308	1,257	1,134	-10%
Closed Sales	229	291	229	1,196	953	-20%
Price/SF	\$134	\$144	\$146	\$140	\$142	1%
Avg Price	\$185,269	\$209,642	\$201,171	\$189,650	\$194,953	3%

<\$150k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	105	105	90	563	406	-28%
New Pendings	101	102	95	514	407	-21%
Closed Sales	97	100	73	468	360	-23%
Price/SF	\$94	\$105	\$105	\$108	\$103	-4%

\$150k-\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	109	140	164	603	550	-9%
New Pendings	116	139	155	558	553	-1%
Closed Sales	103	136	121	568	450	-21%
Price/SF	\$151	\$152	\$155	\$148	\$152	3%

>\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	37	64	53	247	192	-22%
New Pendings	43	43	58	185	174	-6%
Closed Sales	29	55	35	160	143	-11%
Price/SF	\$162	\$165	\$166	\$167	\$167	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

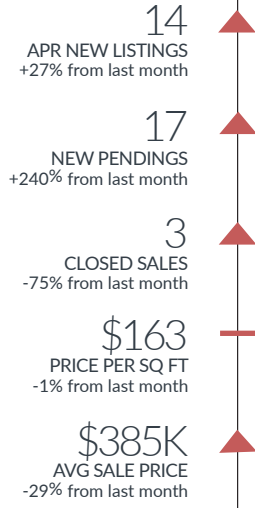


MAY 2023  
SEMI HOUSING REPORT

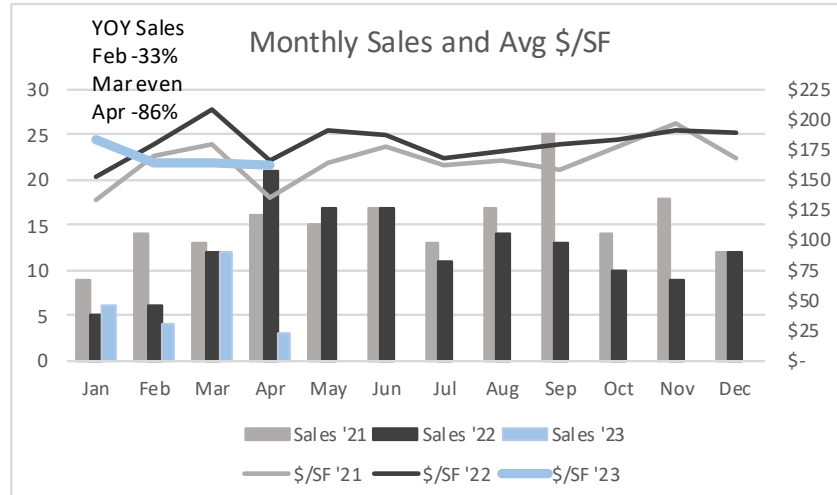
# Grosse Ile

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	11	14	70	40	-43%
New Pendings	9	5	17	53	36	-32%
Closed Sales	4	12	3	44	25	-43%
Price/SF	\$164	\$165	\$163	\$176	\$167	-5%
Avg Price	\$423,500	\$541,292	\$384,833	\$464,231	\$451,800	-3%

<\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	1	2	5	20	12	-40%
New Pendings	2	1	4	20	10	-50%
Closed Sales	1	4	1	12	11	-8%
Price/SF	\$149	\$145	\$118	\$164	\$144	-12%

\$350k-\$600k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	3	6	6	33	18	-45%
New Pendings	6	2	9	26	19	-27%
Closed Sales	3	4	2	26	9	-65%
Price/SF	\$168	\$176	\$180	\$172	\$174	1%

>\$600k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	2	3	3	17	10	-41%
New Pendings	1	2	4	7	7	0%
Closed Sales	-	4	-	6	5	-17%
Price/SF	#DIV/0!	\$166	#DIV/0!	\$195	\$182	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# Livingston County

Single-Family Homes

## MONTHLY

228  
APR NEW LISTINGS  
+27% from last month

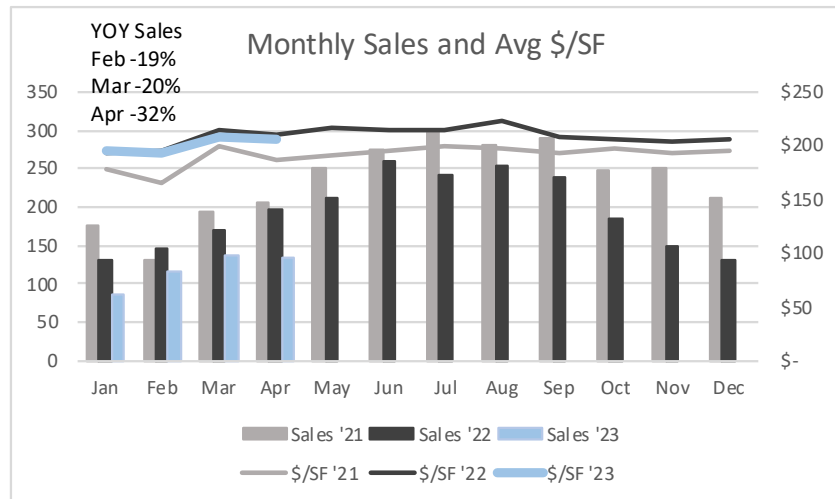
188  
NEW PENDINGS  
+36% from last month

133  
CLOSED SALES  
-2% from last month

\$207K  
PRICE PER SQ FT  
-1% from last month

\$418K  
AVG SALE PRICE  
+8% from last month

### Closed Sales



### All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	140	179	228	880	674	-23%
New Pendings	142	138	188	729	600	-18%
Closed Sales	117	136	133	640	471	-26%
Price/SF	\$194	\$208	\$207	\$205	\$202	-1%
Avg Price	\$395,406	\$388,292	\$418,088	\$410,910	\$394,533	-4%

<\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	37	44	46	212	164	-23%
New Pendings	35	33	46	193	153	-21%
Closed Sales	31	40	27	186	126	-32%
Price/SF	\$167	\$167	\$141	\$168	\$161	-4%

\$300k-\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	62	84	106	416	316	-24%
New Pendings	79	76	95	350	318	-9%
Closed Sales	67	71	77	300	258	-14%
Price/SF	\$188	\$207	\$201	\$195	\$198	2%

>\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	41	51	76	252	194	-23%
New Pendings	28	29	47	186	129	-31%
Closed Sales	19	25	29	154	87	-44%
Price/SF	\$234	\$245	\$253	\$239	\$243	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAY 2023  
SEMI HOUSING REPORT

# St Clair County

Single-Family Homes

## MONTHLY

174  
APR NEW LISTINGS  
+2% from last month

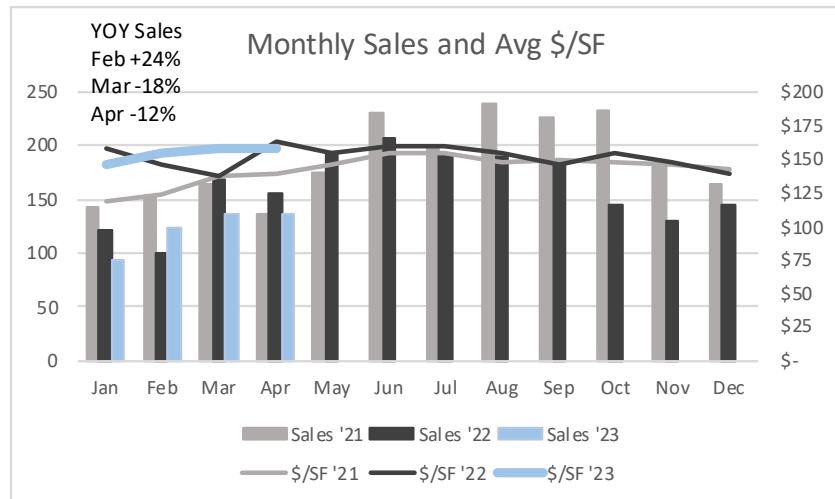
162  
NEW PENDINGS  
+1% from last month

136  
CLOSED SALES  
-1% from last month

\$158  
PRICE PER SQ FT  
+1% from last month

\$248K  
AVG SALE PRICE  
-7% from last month

## Closed Sales



## All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	132	170	174	782	608	-22%
New Pendings	124	161	162	595	578	-3%
Closed Sales	124	137	136	544	490	-10%
Price/SF	\$154	\$157	\$158	\$151	\$155	2%
Avg Price	\$255,186	\$265,211	\$247,575	\$235,917	\$250,466	6%

<\$175k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	30	62	51	270	182	-33%
New Pendings	36	55	54	245	189	-23%
Closed Sales	41	42	49	218	171	-22%
Price/SF	\$102	\$101	\$107	\$103	\$102	-1%

\$175k-\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	61	64	77	332	267	-20%
New Pendings	67	70	74	247	269	9%
Closed Sales	59	71	58	233	228	-2%
Price/SF	\$149	\$148	\$164	\$154	\$152	-1%

>\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	41	44	46	180	159	-12%
New Pendings	21	36	34	103	120	17%
Closed Sales	24	24	29	93	91	-2%
Price/SF	\$207	\$223	\$195	\$201	\$208	3%

Data source: Realcomp MLS using Great Lakes Repository Data.