

Housing Report

FEBRUARY 2024

Southeast Michigan

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Michigan Property Taxes in a Nutshell

Year	Inflation Rate	Inflation Rate Multipliers
1995	2.6%	1.026
1996	2.8%	1.028
1997	2.8%	1.028
1998	2.7%	1.027
1999	1.6%	1.016
2000	1.9%	1.019
2001	3.2%	1.032
2002	3.2%	1.032
2003	1.5%	1.015
2004	2.3%	1.023
2005	2.3%	1.023
2006	3.3%	1.033
2007	3.7%	1.037
2008	2.3%	1.023
2009	4.4%	1.044
2010	-0.3%	0.997
2011	1.7%	1.017
2012	2.7%	1.027
2013	2.4%	1.024
2014	1.6%	1.016
2015	1.6%	1.016
2016	0.3%	1.003
2017	0.9%	1.009
2018	2.1%	1.021
2019	2.4%	1.024
2020	1.9%	1.019
2021	1.4%	1.014
2022	3.3%	1.033
2023	7.9%	1.079
	(5% Cap)	1.050
2024	5.1%	1.051
	(5% Cap)	1.050

Relevant:

1. Current SEV
2. Does SEV exceed 50% of the True Cash Value of the home?
3. Likely adjustments to next year's SEV based on past year's changes in home prices. Ask Assessor

Irrelevant:

1. Current Taxes
2. Tax amounts paid by neighbors
3. Fairness—while it's not fair to pay 2x the taxes as your neighbor for identical properties, it might be correct and valid depending on the timing of their purchase.

After several years of rapidly rising prices and mild inflation (until the past two years) homebuyers and sellers need to be aware of the potential for a significant jump between existing taxes and future taxes after the sale.

Michigan's Headlee Amendment was passed in 1994. Its goal was to limit tax increases during periods of rapid rising prices so that people with fixed incomes wouldn't be taxed out of their homes. Headlee limits/caps how much a homeowner's taxable assessment can be raised—the lesser of the prior year's rate of inflation or 5%.

State Equalized Values are based on property value. Between 2012 and 2023 property values in Southeast Michigan rose 145%, but capped values (base on inflation) for property owners that remained in their homes during that period rose just 19%.

A seller's current taxes are usually irrelevant as a predictor of future taxes.

Since Headlee, Michigan property tax assessments contain three values:

- **State Equalized Value (SEV):** 50% of the assessor's estimate of the true cash value of the home as of December 31st of the prior year.
- **Capped Value:** Last year's Taxable Value multiplied by the lesser of the inflation rate or 5%.
- **Taxable Value:** The lesser of the SEV or Capped Value.

At some point in the past, an assessor estimated the value of each property. Since then, assessors have mathematically adjusted the value based on their sales statistics for that neighborhood. This may go on for years or decades without an assessor revisiting the property.

When a Home Sells: In Michigan, on January first, after a home sells, the previous owner's Capped Value and Taxable Value are discarded and the SEV (adjusted for last year's statistical gains or losses for that neighborhood) becomes the new starting point.

What a previous seller or their neighbors paid for taxes is irrelevant. What the buyer pays may also be irrelevant unless: 1.) the SEV is greater than 50% of the sale price; and 2.) the new owner can establish that what they paid is the market/true cash value of the property.

January 1st after you buy:

Taxable and Capped Values are discarded.
New cap and taxable values are set equal to the SEV

$$\text{SEV} = \text{Taxable} = \text{Capped}$$

$$\text{Taxes} = \text{Taxable Value} \times \text{Millage Rate}$$

SEMI 5-County Summary

MONTHLY

4,964
JAN NEW LISTINGS
+6% from last month

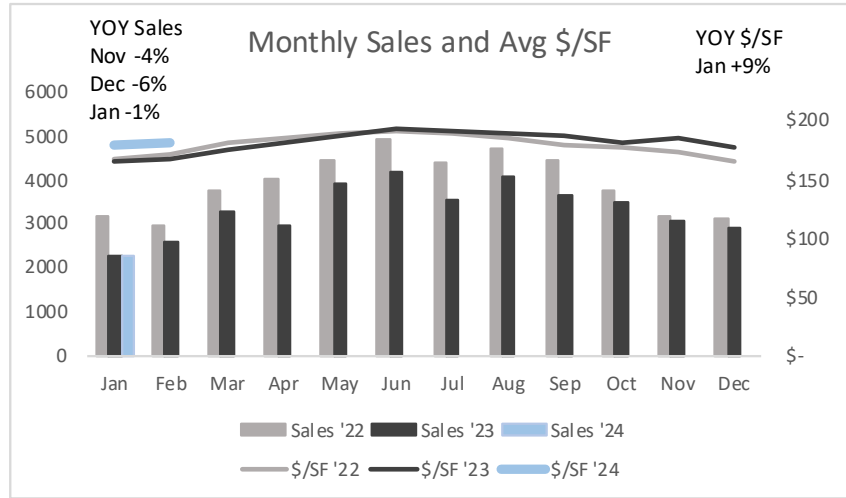
2,955
NEW PENDING
+6% from last month

2,270
CLOSED SALES
-22% from last month

\$181
PRICE PER SQ FT
+2% from last month

\$290K
AVG SALE PRICE
+1% from last month

Closed Single-Family Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	5,301	4,681	4,964	3,896	4,964	27%
New Pendings	3,273	2,784	2,955	3,063	2,955	-4%
Closed Sales	3,039	2,926	2,270	2,290	2,270	-1%
Price/SF	\$184	\$177	\$181	\$166	\$181	9%
Avg Price	\$299,884	\$287,818	\$290,076	\$267,297	\$290,076	9%

<\$250k

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,939	2,835	2,837	2,153	2,837	32%
New Pendings	1,794	1,568	1,617	1,712	1,617	-6%
Closed Sales	1,558	1,567	1,232	1,329	1,232	-7%
Price/SF	\$125	\$126	\$125	\$122	\$125	2%

\$250k-\$500k

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,581	1,246	1,366	1,204	1,366	13%
New Pendings	1,096	921	962	1,026	962	-6%
Closed Sales	1,108	1,021	778	738	778	5%
Price/SF	\$194	\$190	\$195	\$179	\$195	9%

>\$500k

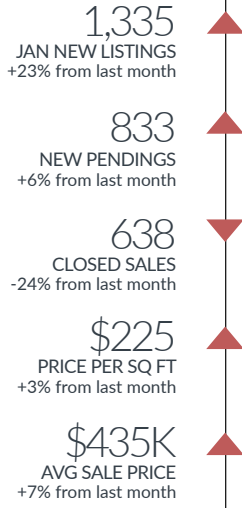
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	781	600	761	539	761	41%
New Pendings	383	295	376	325	376	16%
Closed Sales	373	338	260	223	260	17%
Price/SF	\$259	\$246	\$255	\$237	\$255	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

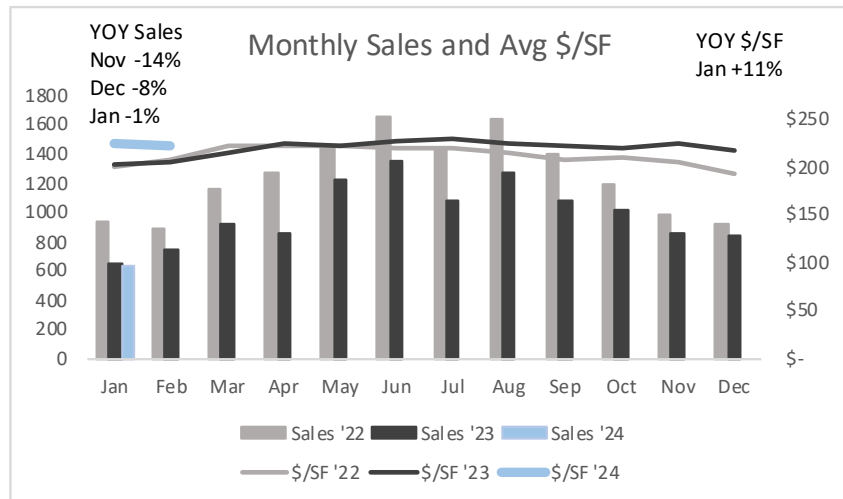
Oakland County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

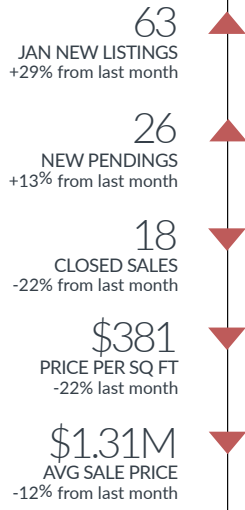
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,470	1,085	1,335	1,015	1,335	32%
New Pendings	916	787	833	867	833	-4%
Closed Sales	852	837	638	643	638	-1%
Price/SF	\$223	\$218	\$225	\$203	\$225	11%
Avg Price	\$422,816	\$407,260	\$435,061	\$388,269	\$435,061	12%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	550	484	485	410	485	18%
New Pendings	409	344	350	400	350	-13%
Closed Sales	345	374	263	304	263	-13%
Price/SF	\$168	\$173	\$169	\$163	\$169	4%
\$300k-\$800k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	733	473	653	507	653	29%
New Pendings	422	387	427	427	427	0%
Closed Sales	447	409	318	298	318	7%
Price/SF	\$213	\$209	\$215	\$199	\$215	8%
>\$800k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	187	128	197	98	197	101%
New Pendings	85	56	56	40	56	40%
Closed Sales	60	54	57	41	57	39%
Price/SF	\$359	\$340	\$330	\$305	\$330	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

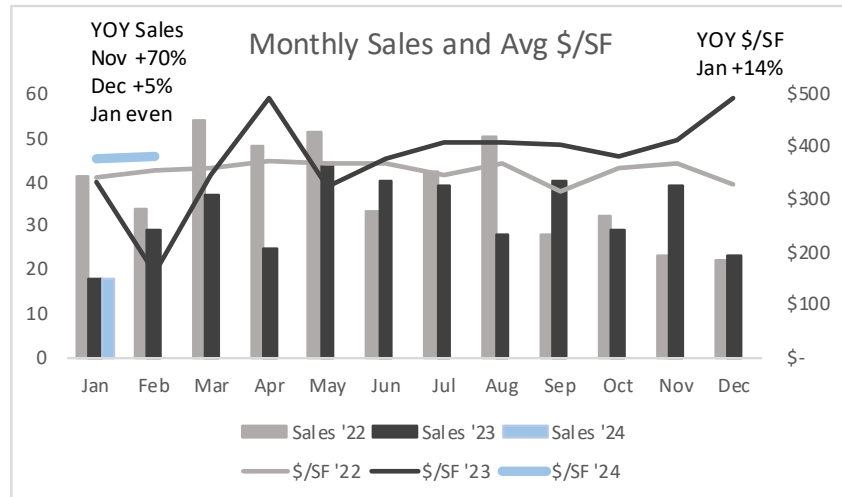
Birm/Bloom Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	49	63	54	63	17%
New Pending	41	23	26	26	26	0%
Closed Sales	39	23	18	18	18	0%
Price/SF	\$413	\$489	\$381	\$333	\$381	14%
Avg Price	\$1,026,634	\$1,494,137	\$1,311,244	\$960,721	\$1,311,244	36%
<\$700k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	12	16	17	16	-6%
New Pending	15	9	11	12	11	-8%
Closed Sales	20	8	7	9	7	-22%
Price/SF	\$331	\$281	\$322	\$292	\$322	11%
\$700k-\$1.4m						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	20	15	16	15	-6%
New Pending	8	7	5	10	5	-50%
Closed Sales	10	6	5	5	5	0%
Price/SF	\$319	\$331	\$303	\$350	\$303	-13%
>\$1.4m						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	17	32	21	32	52%
New Pending	18	7	10	4	10	150%
Closed Sales	9	9	6	4	6	50%
Price/SF	\$539	\$623	\$433	\$347	\$433	25%

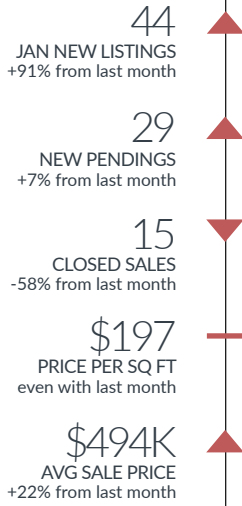
Data source: Realcomp MLS using Great Lakes Repository Data.

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SEMI HOUSING REPORT

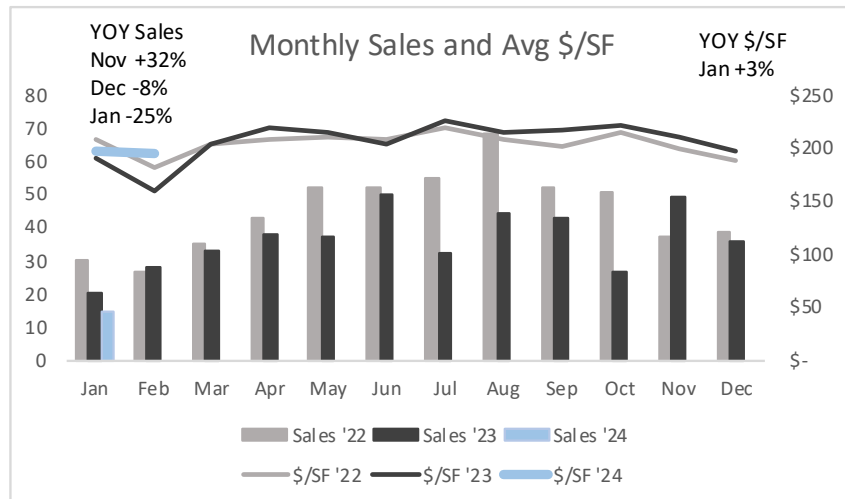
Clarkston

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	60	23	44	35	44	26%
New Pendings	39	27	29	32	29	-9%
Closed Sales	49	36	15	20	15	-25%
Price/SF	\$210	\$198	\$197	\$191	\$197	3%
Avg Price	\$442,712	\$404,319	\$494,467	\$400,071	\$494,467	24%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	2	11	9	11	22%
New Pendings	15	7	8	7	8	14%
Closed Sales	13	11	6	5	6	20%
Price/SF	\$176	\$158	\$158	\$194	\$158	-19%
\$300k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	15	14	21	14	-33%
New Pendings	17	13	11	21	11	-48%
Closed Sales	27	19	6	14	6	-57%
Price/SF	\$198	\$203	\$200	\$189	\$200	6%
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	6	19	5	19	280%
New Pendings	7	7	10	4	10	150%
Closed Sales	9	6	3	1	3	200%
Price/SF	\$259	\$217	\$217	\$208	\$217	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

Commerce/White Lake

Single-Family Homes

MONTHLY

73
JAN NEW LISTINGS
+66% from last month

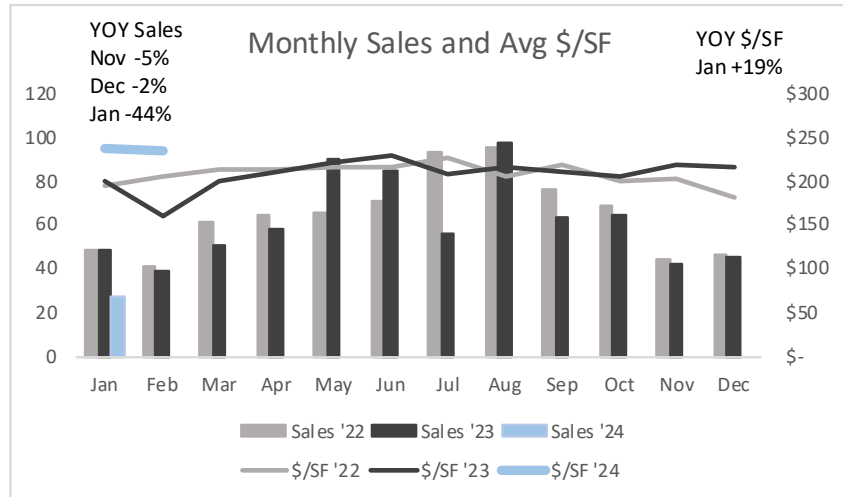
39
NEW PENDINGS
-3% from last month

27
CLOSED SALES
-40% from last month

\$235
PRICE PER SQ FT
+10% from last month

\$440K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	86	44	73	57	73	28%
New Pending	49	40	39	50	39	-22%
Closed Sales	42	45	27	48	27	-44%
Price/SF	\$219	\$214	\$235	\$198	\$235	19%
Avg Price	\$425,700	\$427,092	\$440,146	\$354,414	\$440,146	24%
<\$300k						
Listings Taken	17	12	18	12	18	50%
New Pending	12	9	11	11	11	0%
Closed Sales	15	8	7	24	7	-71%
Price/SF	\$173	\$195	\$243	\$184	\$243	32%
\$300k-\$600k						
Listings Taken	57	24	43	29	43	48%
New Pending	33	26	25	30	25	-17%
Closed Sales	22	32	16	21	16	-24%
Price/SF	\$213	\$206	\$215	\$190	\$215	13%
>\$600k						
Listings Taken	12	8	12	16	12	-25%
New Pending	4	5	3	9	3	-67%
Closed Sales	5	5	4	3	4	33%
Price/SF	\$289	\$268	\$299	\$312	\$299	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.

Farmington/Farm Hills

Single-Family Homes

MONTHLY

51
JAN NEW LISTINGS
+2% from last month

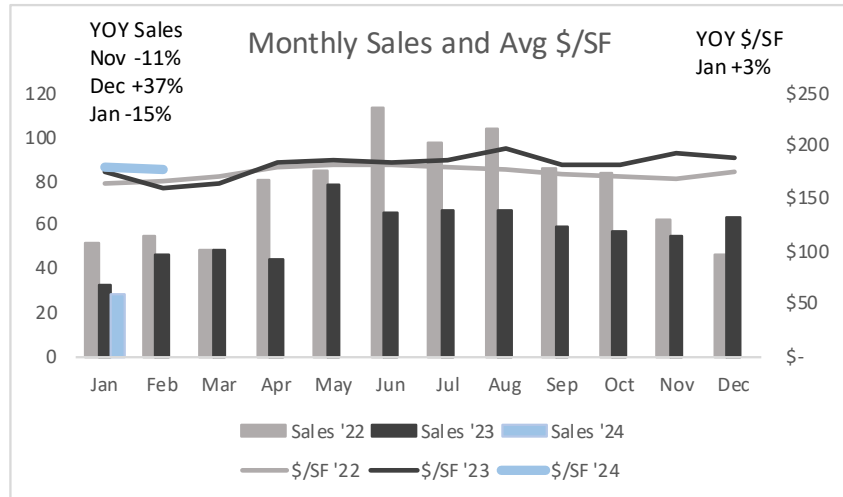
41
NEW PENDING
+14% from last month

28
CLOSED SALES
-56% from last month

\$180
PRICE PER SQ FT
-4% from last month

\$354K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	67	50	51	55	51	-7%
New Pending	44	36	41	53	41	-23%
Closed Sales	55	63	28	33	28	-15%
Price/SF	\$193	\$188	\$180	\$175	\$180	3%
Avg Price	\$411,985	\$423,451	\$354,343	\$360,267	\$354,343	-2%
<\$250k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	9	12	9	12	33%
New Pending	11	4	5	9	5	-44%
Closed Sales	10	9	7	9	7	-22%
Price/SF	\$166	\$160	\$163	\$147	\$163	11%
\$250k-\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	34	32	30	32	7%
New Pending	28	25	28	36	28	-22%
Closed Sales	28	32	17	20	17	-15%
Price/SF	\$174	\$171	\$173	\$173	\$173	0%
>\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	7	7	16	7	-56%
New Pending	5	7	8	8	8	0%
Closed Sales	17	22	4	4	4	0%
Price/SF	\$223	\$214	\$218	\$207	\$218	5%

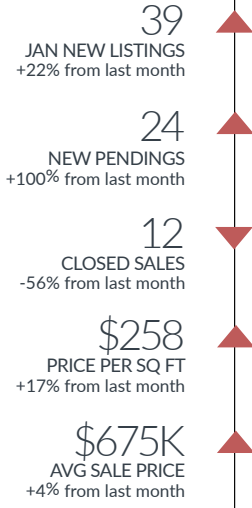
Data source: Realcomp MLS using Great Lakes Repository Data.

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SEMI HOUSING REPORT

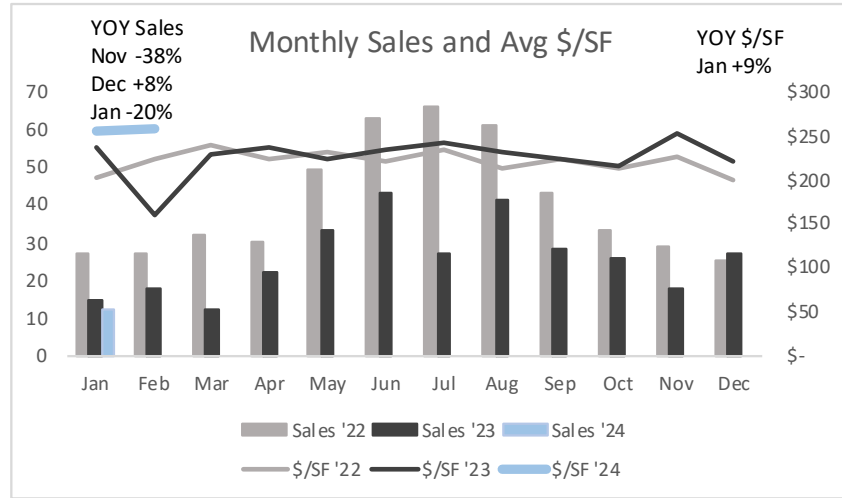
Novi

Single-Family Homes

MONTHLY



Closed Sales



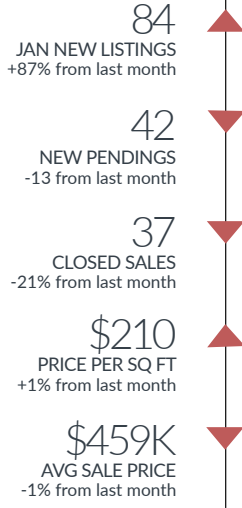
All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	32	39	16	39	144%
New Pending	24	12	24	20	24	20%
Closed Sales	18	27	12	15	12	-20%
Price/SF	\$253	\$220	\$258	\$236	\$258	9%
Avg Price	\$638,889	\$646,935	\$674,706	\$686,693	\$674,706	-2%
<\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	1	4	2	3	2	-33%
New Pending	-	2	2	3	2	-33%
Closed Sales	2	2	1	2	1	-50%
Price/SF	\$172	\$182	\$234	\$210	\$234	11%
\$350k-\$700k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	15	14	11	14	27%
New Pending	16	7	13	15	13	-13%
Closed Sales	9	16	6	10	6	-40%
Price/SF	\$219	\$210	\$262	\$202	\$262	30%
>\$700k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	13	23	2	23	1050%
New Pending	8	3	9	2	9	350%
Closed Sales	7	9	5	3	5	67%
Price/SF	\$290	\$235	\$256	\$315	\$256	-19%

Data source: Realcomp MLS using Great Lakes Repository Data.

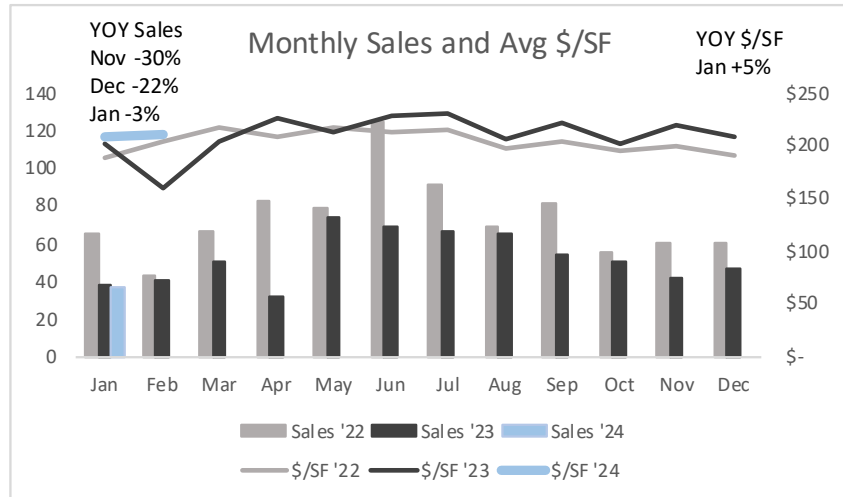
Rochester/Roch Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	82	45	84	43	84	95%
New Pending	44	48	42	46	42	-9%
Closed Sales	42	47	37	38	37	-3%
Price/SF	\$219	\$209	\$210	\$200	\$210	5%
Avg Price	\$476,521	\$464,272	\$459,184	\$440,444	\$459,184	4%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	5	10	12	10	-17%
New Pending	8	5	9	11	9	-18%
Closed Sales	9	12	4	10	4	-60%
Price/SF	\$192	\$179	\$171	\$184	\$171	-7%
\$300k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	46	25	37	23	37	61%
New Pending	26	32	27	27	27	0%
Closed Sales	26	22	29	24	29	21%
Price/SF	\$204	\$216	\$196	\$181	\$196	8%
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	15	37	8	37	363%
New Pending	10	11	6	8	6	-25%
Closed Sales	7	13	4	4	4	0%
Price/SF	\$266	\$210	\$279	\$298	\$279	-6%

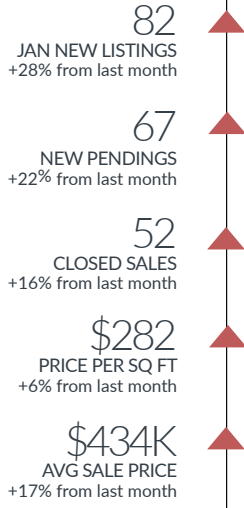
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

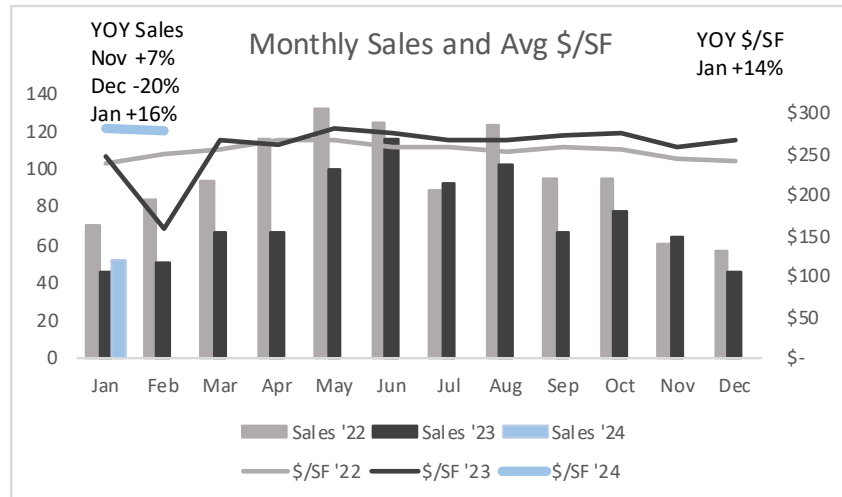
Royal Oak

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	74	64	82	63	82	30%
New Pendings	58	55	67	66	67	2%
Closed Sales	64	45	52	45	52	16%
Price/SF	\$258	\$266	\$282	\$248	\$282	14%
Avg Price	\$358,948	\$370,406	\$433,942	\$358,622	\$433,942	21%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	18	27	24	27	13%
New Pendings	25	18	21	24	21	-13%
Closed Sales	24	15	17	20	17	-15%
Price/SF	\$218	\$222	\$212	\$203	\$212	4%
\$300k-\$450k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	29	34	26	34	31%
New Pendings	23	23	26	29	26	-10%
Closed Sales	26	23	21	19	21	11%
Price/SF	\$266	\$269	\$295	\$263	\$295	12%
>\$450k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	17	21	13	21	62%
New Pendings	10	14	20	13	20	54%
Closed Sales	14	7	14	6	14	133%
Price/SF	\$286	\$308	\$309	\$294	\$309	5%

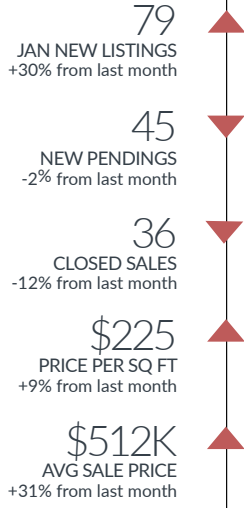
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SEMI HOUSING REPORT

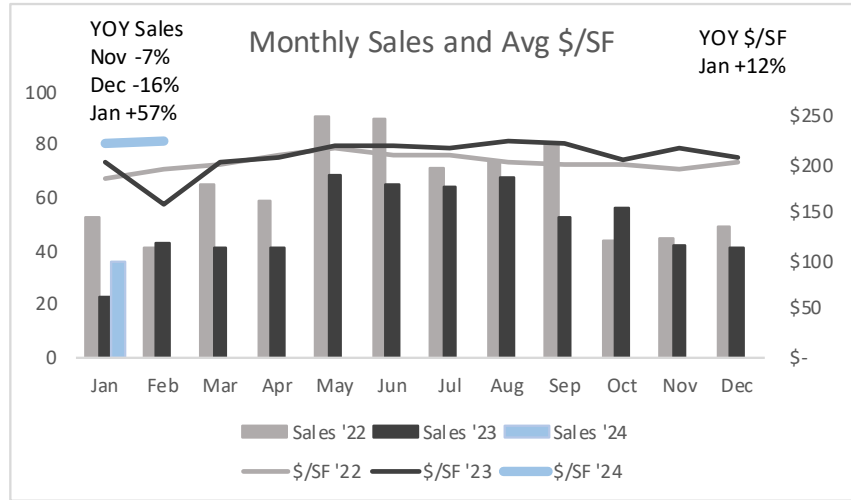
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	55	61	79	49	79	61%
New Pending	36	46	45	42	45	7%
Closed Sales	42	41	36	23	36	57%
Price/SF	\$216	\$207	\$225	\$202	\$225	12%
Avg Price	\$453,465	\$390,856	\$512,100	\$475,290	\$512,100	8%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	22	15	12	15	25%
New Pending	11	12	15	8	15	88%
Closed Sales	4	16	6	5	6	20%
Price/SF	\$216	\$178	\$252	\$198	\$252	27%
\$300k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	28	25	33	25	-24%
New Pending	17	19	19	29	19	-34%
Closed Sales	30	17	19	12	19	58%
Price/SF	\$210	\$200	\$213	\$187	\$213	14%
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	11	39	4	39	875%
New Pending	8	15	11	5	11	120%
Closed Sales	8	8	11	6	11	83%
Price/SF	\$232	\$241	\$234	\$222	\$234	5%

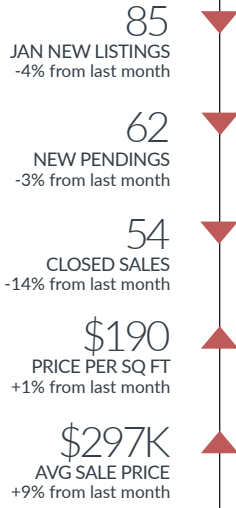
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

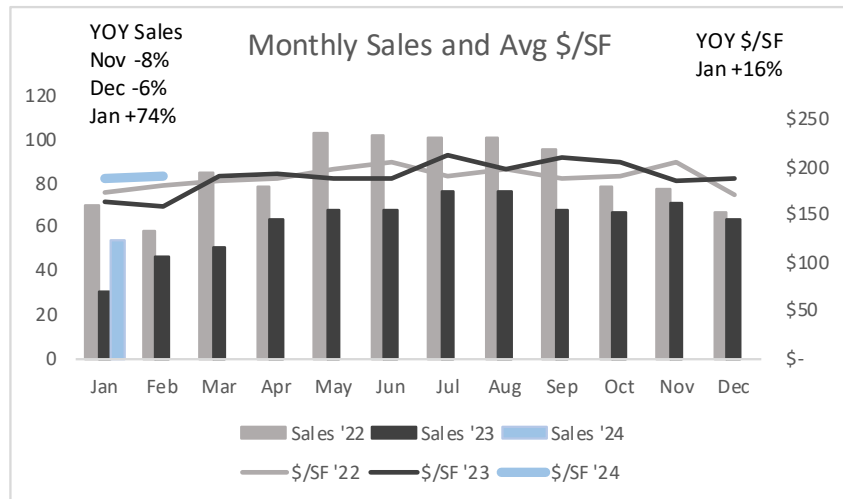
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	108	89	85	56	85	52%
New Pending	76	64	62	46	62	35%
Closed Sales	71	63	54	31	54	74%
Price/SF	\$185	\$188	\$190	\$164	\$190	16%
Avg Price	\$265,857	\$273,594	\$297,254	\$267,035	\$297,254	11%
<\$200k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	15	18	16	18	13%
New Pending	16	12	16	11	16	45%
Closed Sales	21	14	10	9	10	11%
Price/SF	\$142	\$155	\$164	\$120	\$164	36%
\$200k-\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	52	50	25	50	100%
New Pending	44	42	39	24	39	63%
Closed Sales	42	38	34	16	34	113%
Price/SF	\$178	\$191	\$172	\$158	\$172	9%
>\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	22	17	15	17	13%
New Pending	16	10	7	11	7	-36%
Closed Sales	8	11	10	6	10	67%
Price/SF	\$264	\$201	\$243	\$210	\$243	16%

Data source: Realcomp MLS using Great Lakes Repository Data.

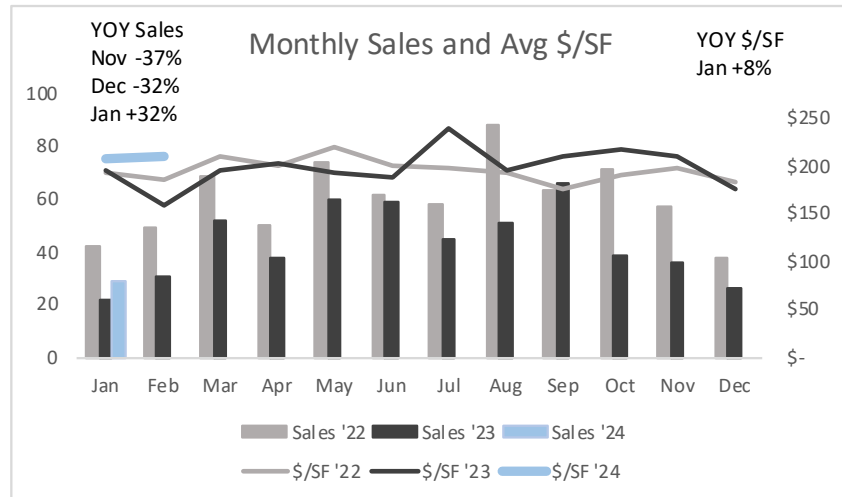
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



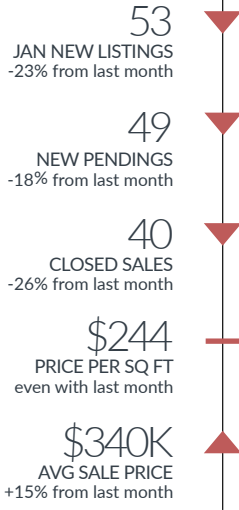
All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	53	46	65	52	65	25%
New Pending	31	32	32	36	32	-11%
Closed Sales	36	26	29	22	29	32%
Price/SF	\$210	\$175	\$210	\$194	\$210	8%
Avg Price	\$569,324	\$449,490	\$515,126	\$506,444	\$515,126	2%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	4	6	4	6	50%
New Pending	7	3	4	6	4	-33%
Closed Sales	4	6	4	5	4	-20%
Price/SF	\$202	\$187	\$166	\$136	\$166	22%
\$300k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	26	36	42	36	-14%
New Pending	16	23	19	25	19	-24%
Closed Sales	23	15	22	11	22	100%
Price/SF	\$167	\$166	\$178	\$164	\$178	9%
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	16	23	6	23	283%
New Pending	8	6	9	5	9	80%
Closed Sales	9	5	3	6	3	-50%
Price/SF	\$278	\$189	\$363	\$263	\$363	38%

Data source: Realcomp MLS using Great Lakes Repository Data.

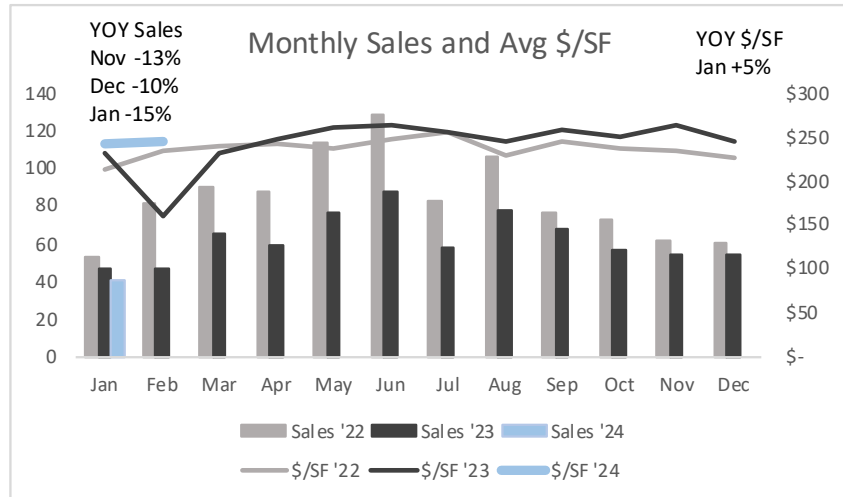
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	94	69	53	59	53	-10%
New Pending	55	60	49	62	49	-21%
Closed Sales	54	54	40	47	40	-15%
Price/SF	\$262	\$244	\$244	\$232	\$244	5%
Avg Price	\$358,184	\$294,535	\$339,595	\$285,700	\$339,595	19%
<\$200k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	15	8	13	8	-38%
New Pending	13	14	11	6	11	83%
Closed Sales	7	12	7	8	7	-13%
Price/SF	\$192	\$197	\$157	\$166	\$157	-6%
\$200k-\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	48	36	25	28	25	-11%
New Pending	30	35	20	40	20	-50%
Closed Sales	26	32	21	30	21	-30%
Price/SF	\$251	\$251	\$234	\$233	\$234	0%
>\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	18	20	18	20	11%
New Pending	12	11	18	16	18	13%
Closed Sales	21	10	12	9	12	33%
Price/SF	\$281	\$254	\$278	\$259	\$278	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,409
JAN NEW LISTINGS
-5% from last month

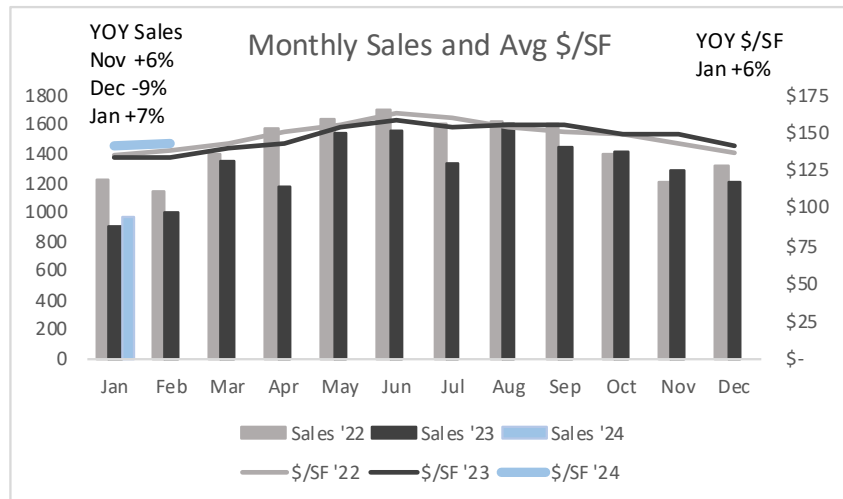
1,293
NEW PENDING
+3% from last month

971
CLOSED SALES
-19% from last month

\$142
PRICE PER SQ FT
even with last month

\$198K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,483	2,537	2,409	1,708	2,409	41%
New Pendings	1,433	1,261	1,293	1,214	1,293	7%
Closed Sales	1,278	1,198	971	907	971	7%
Price/SF	\$149	\$141	\$142	\$134	\$142	6%
Avg Price	\$213,242	\$199,503	\$197,727	\$185,892	\$197,727	6%

<\$200k

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,714	1,757	1,696	1,205	1,696	41%
New Pendings	909	842	833	801	833	4%
Closed Sales	763	718	593	621	593	-5%
Price/SF	\$97	\$95	\$97	\$99	\$97	-2%

\$200k-\$500k

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	651	659	594	419	594	42%
New Pendings	460	361	399	354	399	13%
Closed Sales	446	431	341	246	341	39%
Price/SF	\$184	\$177	\$180	\$164	\$180	9%

>\$500k

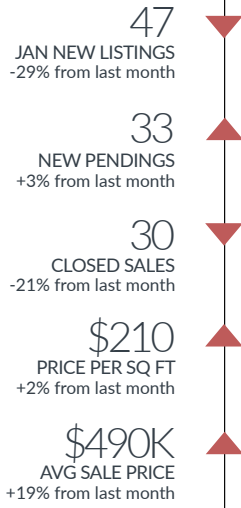
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	118	121	119	84	119	42%
New Pendings	64	58	61	59	61	3%
Closed Sales	69	49	37	40	37	-8%
Price/SF	\$234	\$222	\$209	\$224	\$209	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

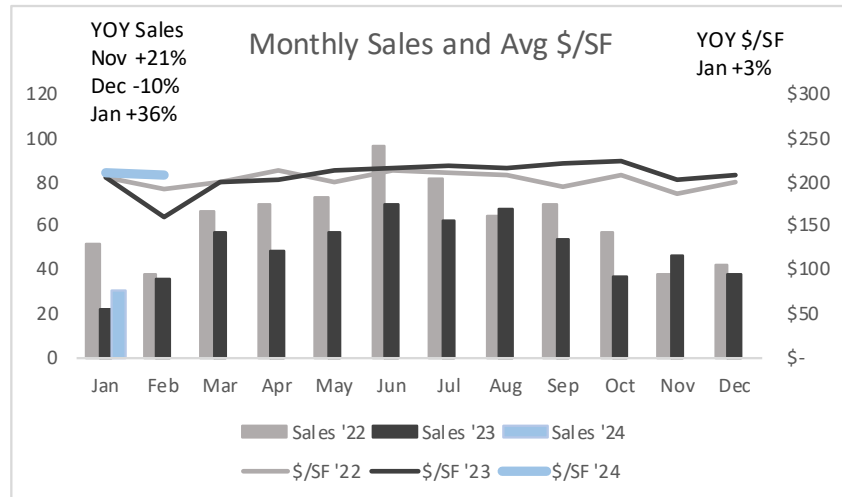
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	66	66	47	55	47	-15%
New Pending	39	32	33	45	33	-27%
Closed Sales	46	38	30	22	30	36%
Price/SF	\$203	\$207	\$210	\$204	\$210	3%
Avg Price	\$533,164	\$410,915	\$490,156	\$459,909	\$490,156	7%
<\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	22	11	22	11	-50%
New Pending	17	10	11	22	11	-50%
Closed Sales	9	16	10	9	10	11%
Price/SF	\$176	\$186	\$213	\$189	\$213	13%
\$350k-\$750k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	24	26	27	26	-4%
New Pending	19	17	18	20	18	-10%
Closed Sales	29	19	16	9	16	78%
Price/SF	\$189	\$208	\$204	\$215	\$204	-5%
>\$750k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	20	10	6	10	67%
New Pending	3	5	4	3	4	33%
Closed Sales	8	3	4	4	4	0%
Price/SF	\$238	\$244	\$218	\$205	\$218	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

Detroit Single Family

Single Family Homes

MONTHLY

1,220
JAN NEW LISTINGS
-13% from last month

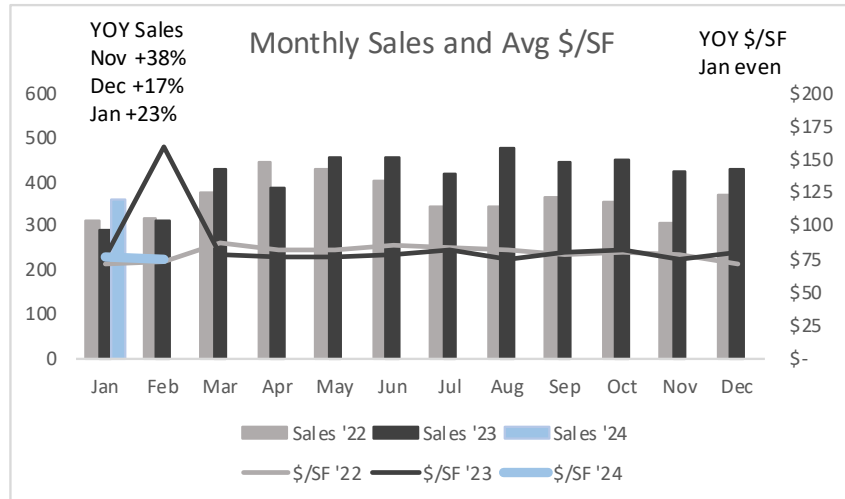
510
NEW PENDING
-2% from last month

358
CLOSED SALES
-17% from last month

\$76
PRICE PER SQ FT
-5% from last month

\$100K
AVG SALE PRICE
-7% from last month

Closed Sales



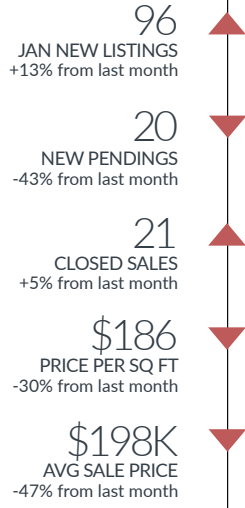
All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,271	1,410	1,220	808	1,220	51%
New Pending	574	520	510	406	510	26%
Closed Sales	423	430	358	291	358	23%
Price/SF	\$75	\$80	\$76	\$77	\$76	0%
Avg Price	\$98,882	\$107,533	\$100,074	\$105,946	\$100,074	-6%
<\$100k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	754	911	749	520	749	44%
New Pending	353	320	322	274	322	18%
Closed Sales	276	251	226	180	226	26%
Price/SF	\$48	\$48	\$46	\$46	\$46	1%
\$100k-\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	466	453	437	260	437	68%
New Pending	199	193	173	125	173	38%
Closed Sales	133	161	124	94	124	32%
Price/SF	\$103	\$102	\$111	\$102	\$111	10%
>\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	46	34	28	34	21%
New Pending	22	7	15	7	15	114%
Closed Sales	14	18	8	17	8	-53%
Price/SF	\$141	\$147	\$140	\$131	\$140	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

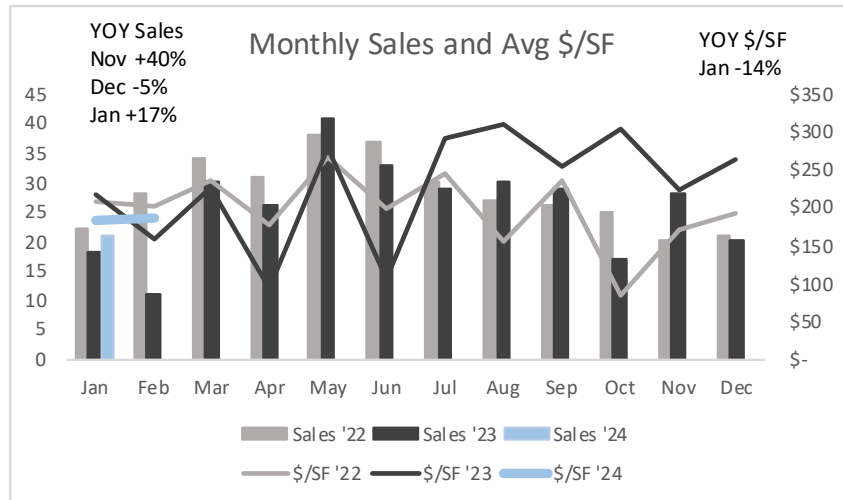
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	85	96	56	96	71%
New Pendings	19	35	20	22	20	-9%
Closed Sales	28	20	21	18	21	17%
Price/SF	\$223	\$264	\$186	\$217	\$186	-14%
Avg Price	\$277,083	\$371,445	\$198,412	\$246,286	\$198,412	-19%
<\$200k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	39	38	24	38	58%
New Pendings	6	16	11	5	11	120%
Closed Sales	10	5	13	7	13	86%
Price/SF	\$97	\$96	\$108	\$100	\$108	8%
\$200k-\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	29	33	21	33	57%
New Pendings	9	8	5	9	5	-44%
Closed Sales	14	6	5	8	5	-38%
Price/SF	\$272	\$275	\$236	\$222	\$236	6%
>\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	17	25	11	25	127%
New Pendings	4	11	4	8	4	-50%
Closed Sales	4	9	3	3	3	0%
Price/SF	\$267	\$309	\$338	\$339	\$338	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

389
JAN NEW LISTINGS
+7% from last month

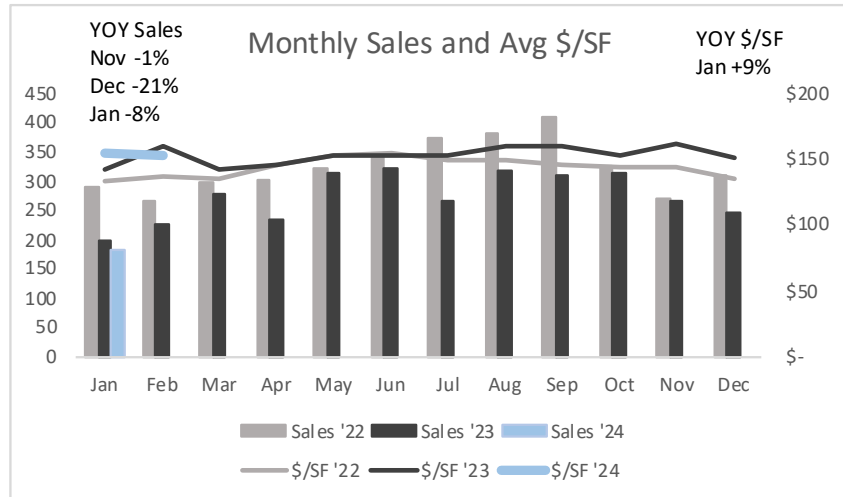
254
NEW PENDING
+17% from last month

183
CLOSED SALES
-26% from last month

\$154K
PRICE PER SQ FT
+3% from last month

\$194K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	379	362	389	295	389	32%
New Pending	254	217	254	270	254	-6%
Closed Sales	266	246	183	198	183	-8%
Price/SF	\$160	\$150	\$154	\$141	\$154	9%
Avg Price	\$204,189	\$198,284	\$194,210	\$173,426	\$194,210	12%
<\$150k						
	Nov '23	Dec '23	Jan '24	YTD		
Listings Taken	134	115	144	113	144	27%
New Pending	85	67	83	104	83	-20%
Closed Sales	69	78	51	89	51	-43%
Price/SF	\$115	\$111	\$108	\$111	\$108	-3%
\$150k-\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
Listings Taken	189	167	176	148	176	19%
New Pending	136	125	137	141	137	-3%
Closed Sales	157	132	111	87	111	28%
Price/SF	\$166	\$160	\$166	\$150	\$166	10%
>\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
Listings Taken	56	80	69	34	69	103%
New Pending	33	25	34	25	34	36%
Closed Sales	40	36	21	22	21	-5%
Price/SF	\$184	\$169	\$172	\$172	\$172	0%

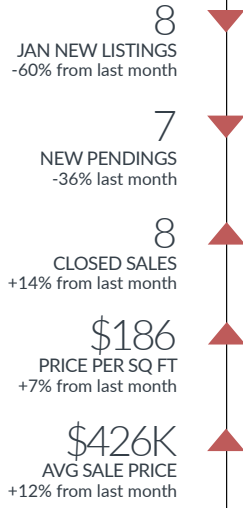
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

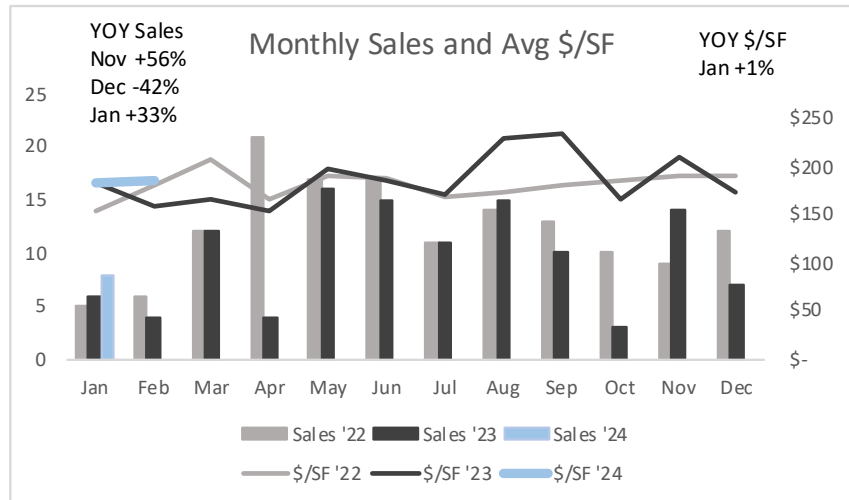
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



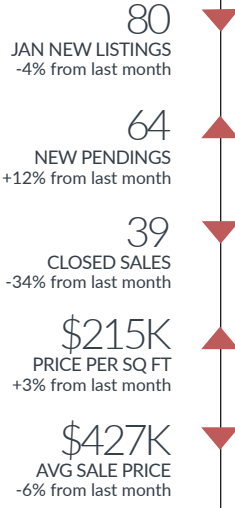
All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	20	8	10	8	-20%
New Pending	15	11	7	5	7	40%
Closed Sales	14	7	8	6	8	33%
Price/SF	\$210	\$174	\$186	\$183	\$186	1%
Avg Price	\$426,250	\$381,643	\$426,125	\$325,167	\$426,125	31%
<\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	6	5	4	5	25%
New Pending	10	4	4	3	4	33%
Closed Sales	7	5	3	5	3	-40%
Price/SF	\$165	\$146	\$161	\$149	\$161	8%
\$350k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	13	2	3	2	-33%
New Pending	2	7	2	2	2	0%
Closed Sales	4	1	4	-	4	-
Price/SF	\$192	\$183	\$226	-	\$226	-
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	1	1	3	1	-67%
New Pending	3	-	1	-	1	-
Closed Sales	3	1	1	1	1	0%
Price/SF	\$317	\$281	\$151	\$329	\$151	-54%

Data source: Realcomp MLS using Great Lakes Repository Data.

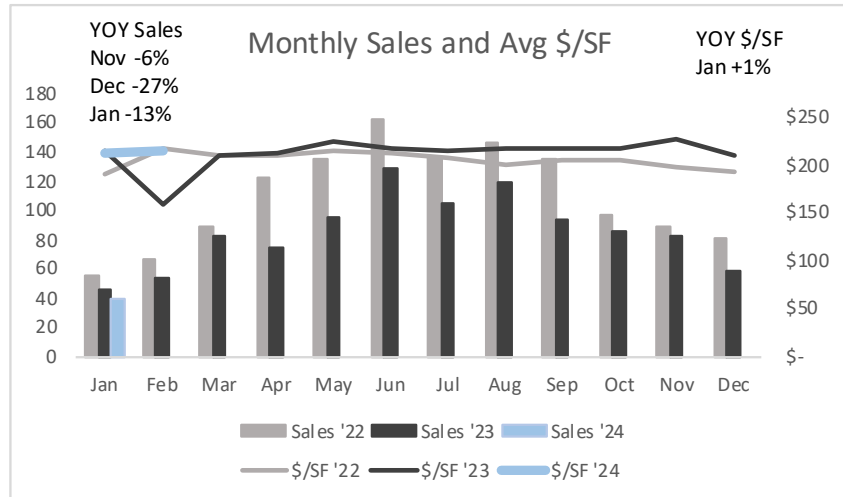
Plymouth/Canton

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	87	83	80	77	80	4%
New Pending	71	57	64	64	64	0%
Closed Sales	83	59	39	45	39	-13%
Price/SF	\$227	\$209	\$215	\$213	\$215	1%
Avg Price	\$455,630	\$454,754	\$427,054	\$473,622	\$427,054	-10%
<\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	22	17	19	17	-11%
New Pending	16	18	17	17	17	0%
Closed Sales	24	15	19	14	19	36%
Price/SF	\$214	\$201	\$230	\$178	\$230	29%
\$350k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	40	36	41	36	-12%
New Pending	40	26	36	32	36	13%
Closed Sales	48	33	14	26	14	-46%
Price/SF	\$227	\$208	\$193	\$195	\$193	-1%
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	21	27	17	27	59%
New Pending	15	13	11	15	11	-27%
Closed Sales	11	11	6	5	6	20%
Price/SF	\$241	\$215	\$230	\$358	\$230	-36%

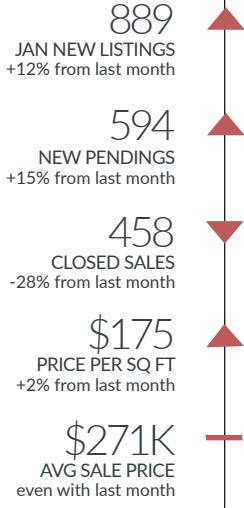
Data source: Realcomp MLS using Great Lakes Repository Data.

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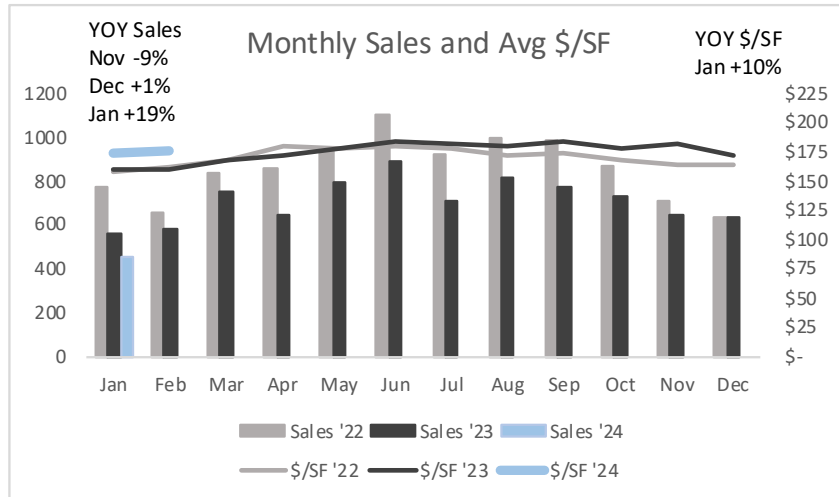
Macomb County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	920	797	889	890	889	0%
New Pendings	667	517	594	720	594	-18%
Closed Sales	639	637	458	562	458	-19%
Price/SF	\$181	\$171	\$175	\$159	\$175	10%
Avg Price	\$293,065	\$272,334	\$271,209	\$251,991	\$271,209	8%
<\$200k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	306	284	319	310	319	3%
New Pendings	241	182	198	270	198	-27%
Closed Sales	201	215	161	235	161	-31%
Price/SF	\$128	\$122	\$127	\$121	\$127	4%
\$200k-\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	417	308	400	380	400	5%
New Pendings	311	243	291	336	291	-13%
Closed Sales	318	305	223	257	223	-13%
Price/SF	\$181	\$180	\$181	\$169	\$181	7%
>\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	197	205	170	200	170	-15%
New Pendings	115	92	105	114	105	-8%
Closed Sales	120	117	74	70	74	6%
Price/SF	\$213	\$198	\$207	\$187	\$207	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

Clinton Twp

Single-Family Homes

MONTHLY

58
JAN NEW LISTINGS
+18% from last month

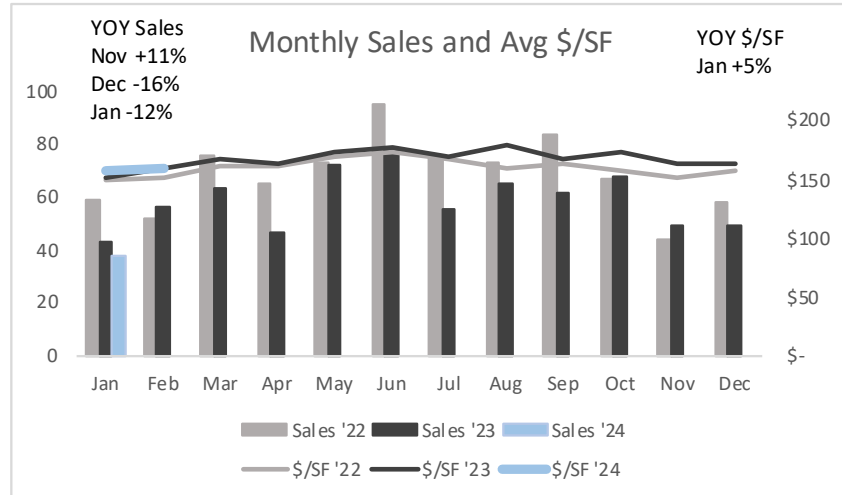
39
NEW PENDING
-15% from last month

38
CLOSED SALES
-22% from last month

\$159
PRICE PER SQ FT
-2% from last month

\$255K
AVG SALE PRICE
-6% from last month

Closed Sales



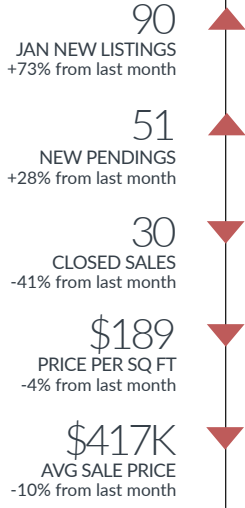
All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	86	49	58	60	58	-3%
New Pendings	57	46	39	54	39	-28%
Closed Sales	49	49	38	43	38	-12%
Price/SF	\$164	\$163	\$159	\$151	\$159	5%
Avg Price	\$251,129	\$270,396	\$255,221	\$254,347	\$255,221	0%
<\$200k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	12	12	21	12	-43%
New Pendings	15	9	8	19	8	-58%
Closed Sales	16	9	8	10	8	-20%
Price/SF	\$136	\$131	\$108	\$114	\$108	-5%
\$200k-\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	24	40	36	40	11%
New Pendings	38	34	28	31	28	-10%
Closed Sales	29	37	28	33	28	-15%
Price/SF	\$173	\$166	\$168	\$159	\$168	5%
>\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	13	6	3	6	100%
New Pendings	4	3	3	4	3	-25%
Closed Sales	4	3	2	-	2	#DIV/0!
Price/SF	\$167	\$176	\$186	#DIV/0!	\$186	#DIV/0!

Data source: Realcomp MLS using Great Lakes Repository Data.

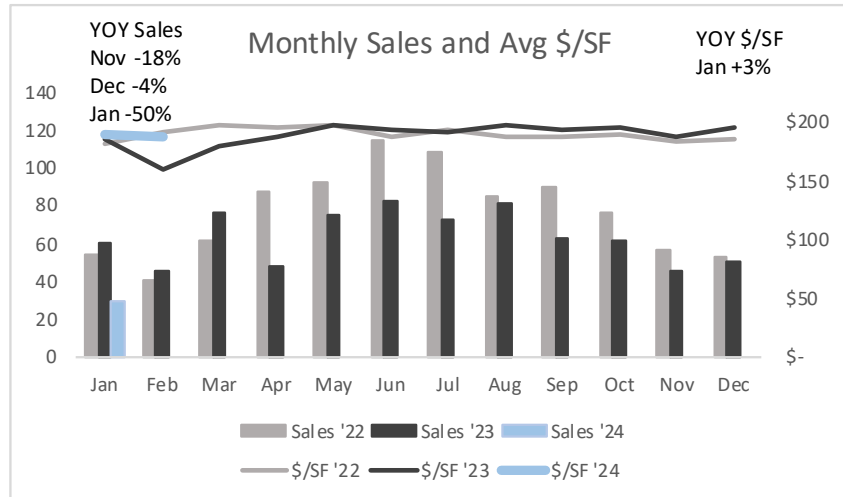
Macomb Township

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	52	90	70	90	29%
New Pendings	57	40	51	56	51	-9%
Closed Sales	46	51	30	60	30	-50%
Price/SF	\$187	\$196	\$189	\$184	\$189	3%
Avg Price	\$406,103	\$464,598	\$417,119	\$415,603	\$417,119	0%
<\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	11	14	18	14	-22%
New Pendings	12	3	12	11	12	9%
Closed Sales	15	7	7	16	7	-56%
Price/SF	\$181	\$195	\$162	\$173	\$162	-7%
\$350k-\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	26	42	42	42	0%
New Pendings	43	31	29	40	29	-28%
Closed Sales	31	40	19	37	19	-49%
Price/SF	\$189	\$194	\$192	\$179	\$192	7%
>\$600k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	15	34	10	34	240%
New Pendings	2	6	10	5	10	100%
Closed Sales	-	4	4	7	4	-43%
Price/SF	#DIV/0!	\$217	\$200	\$223	\$200	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

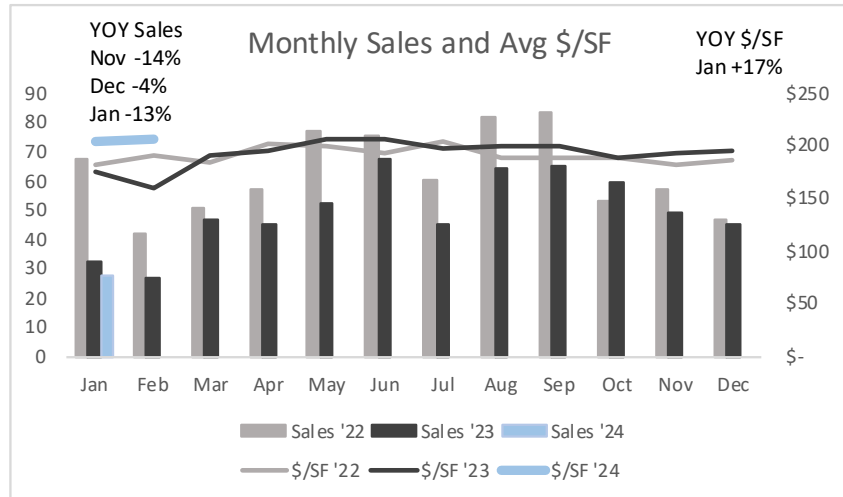
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	66	51	39	89	39	-56%
New Pending	52	31	33	34	33	-3%
Closed Sales	49	45	28	32	28	-13%
Price/SF	\$192	\$195	\$205	\$174	\$205	17%
Avg Price	\$419,523	\$452,129	\$454,786	\$396,638	\$454,786	15%

<\$300k				YTD		
	Nov '23	Dec '23	Jan '24	'23	'24	(+/-)
Listings Taken	14	10	14	10	14	40%
New Pending	10	7	12	10	12	20%
Closed Sales	17	8	6	15	6	-60%
Price/SF	\$181	\$193	\$180	\$149	\$180	21%

\$300k-\$600k				YTD		
	Nov '23	Dec '23	Jan '24	'23	'24	(+/-)
Listings Taken	29	16	18	24	18	-25%
New Pending	34	19	12	12	12	0%
Closed Sales	22	28	18	11	18	64%
Price/SF	\$181	\$182	\$190	\$173	\$190	10%

>\$600k				YTD		
	Nov '23	Dec '23	Jan '24	'23	'24	(+/-)
Listings Taken	23	25	7	55	7	-87%
New Pending	8	5	9	12	9	-25%
Closed Sales	10	9	4	6	4	-33%
Price/SF	\$217	\$225	\$266	\$203	\$266	31%

Data source: Realcomp MLS using Great Lakes Repository Data.

Sterling Heights

Single-Family Homes

MONTHLY

107
JAN NEW LISTINGS
+3% from last month

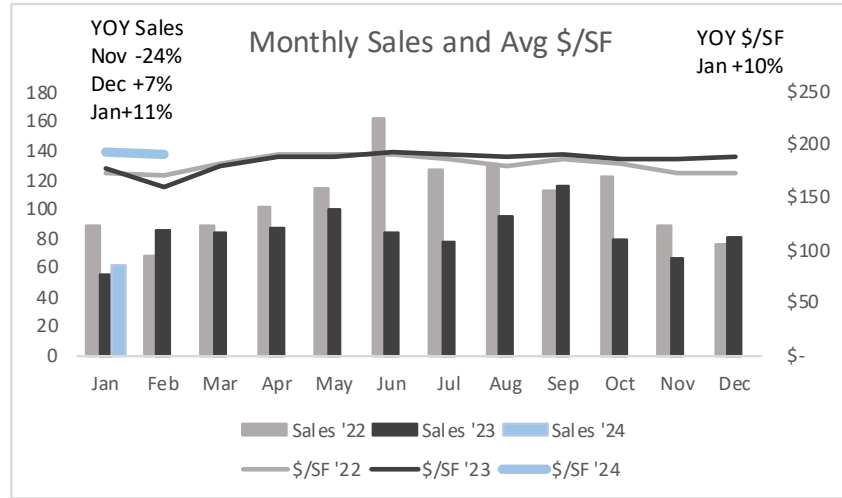
69
NEW PENDING
-5% from last month

61
CLOSED SALES
-25% from last month

\$193
PRICE PER SQ FT
+3% from last month

\$323K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

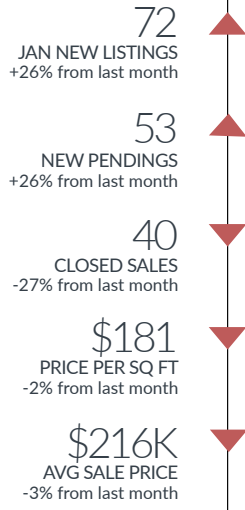
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	100	104	107	101	107	6%
New Pending	75	73	69	96	69	-28%
Closed Sales	67	81	61	55	61	11%
Price/SF	\$187	\$188	\$193	\$176	\$193	10%
Avg Price	\$332,319	\$322,449	\$323,121	\$296,195	\$323,121	9%
<\$250k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	6	10	13	10	-23%
New Pending	16	9	8	25	8	-68%
Closed Sales	12	16	9	16	9	-44%
Price/SF	\$169	\$175	\$202	\$167	\$202	21%
\$250k-\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	54	56	74	70	74	6%
New Pending	49	52	46	61	46	-25%
Closed Sales	43	50	41	33	41	24%
Price/SF	\$184	\$186	\$189	\$175	\$189	8%
>\$400k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	42	23	18	23	28%
New Pending	10	12	15	10	15	50%
Closed Sales	12	15	11	6	11	83%
Price/SF	\$202	\$200	\$200	\$192	\$200	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

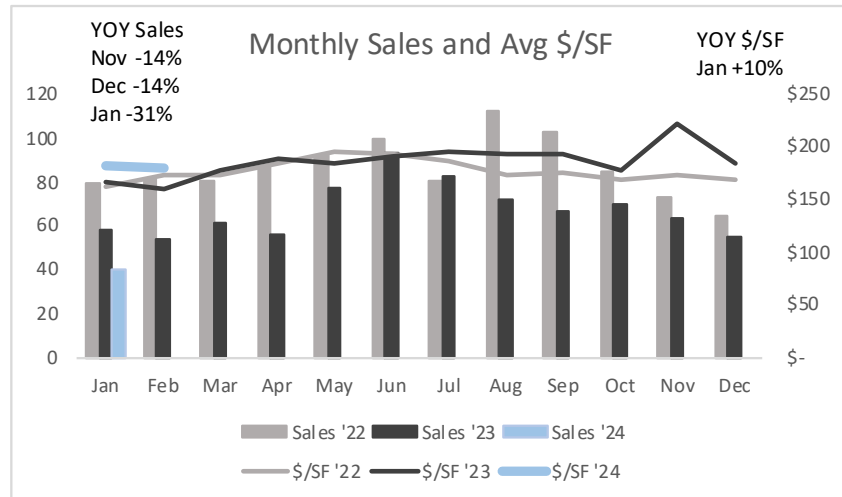
St Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	57	72	73	72	-1%
New Pending	61	42	53	79	53	-33%
Closed Sales	63	55	40	58	40	-31%
Price/SF	\$221	\$184	\$181	\$165	\$181	10%
Avg Price	\$303,969	\$222,571	\$215,610	\$200,670	\$215,610	7%
<\$175k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	7	9	12	9	-25%
New Pending	5	10	9	18	9	-50%
Closed Sales	13	9	7	14	7	-50%
Price/SF	\$142	\$130	\$139	\$126	\$139	10%
\$175k-\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	53	43	56	55	56	2%
New Pending	50	30	37	54	37	-31%
Closed Sales	40	41	31	43	31	-28%
Price/SF	\$203	\$193	\$190	\$175	\$190	8%
>\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	7	7	6	7	17%
New Pending	6	2	7	7	7	0%
Closed Sales	10	5	2	1	2	100%
Price/SF	\$294	\$201	\$172	\$202	\$172	-15%

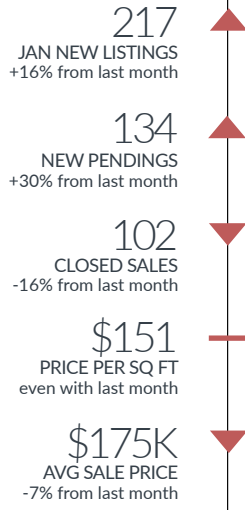
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

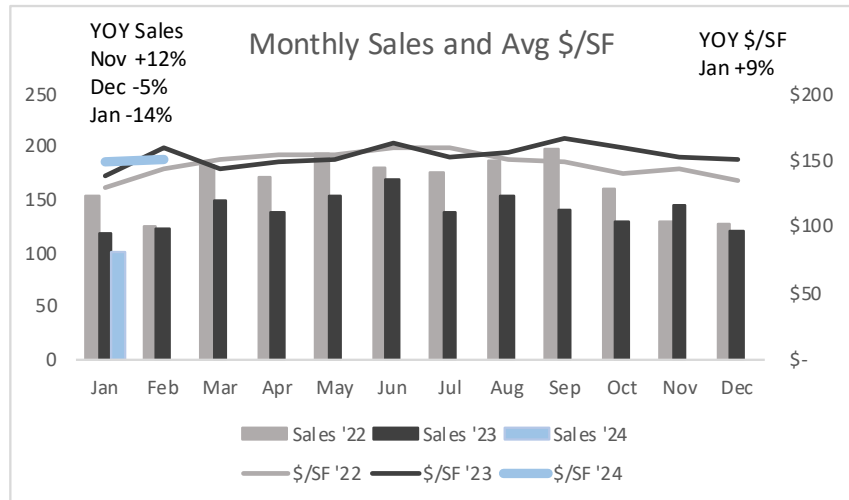
Warren

Single-Family Homes

MONTHLY



Closed Sales



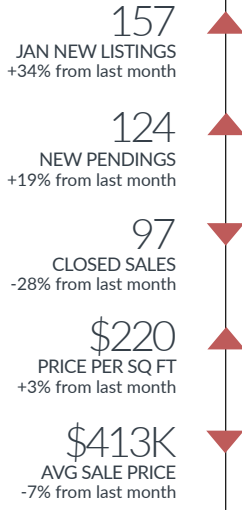
All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	189	187	217	175	217	24%
New Pending	134	103	134	162	134	-17%
Closed Sales	145	121	102	119	102	-14%
Price/SF	\$153	\$151	\$151	\$139	\$151	9%
Avg Price	\$189,507	\$187,390	\$174,953	\$161,386	\$174,953	8%
<\$125k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	57	56	46	56	22%
New Pending	37	29	39	44	39	-11%
Closed Sales	38	37	33	41	33	-20%
Price/SF	\$97	\$96	\$98	\$87	\$98	12%
\$125k-\$250k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	108	98	127	97	127	31%
New Pending	73	51	71	95	71	-25%
Closed Sales	68	58	49	68	49	-28%
Price/SF	\$159	\$162	\$166	\$156	\$166	6%
>\$250k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	32	34	32	34	6%
New Pending	24	23	24	23	24	4%
Closed Sales	39	26	20	10	20	100%
Price/SF	\$177	\$176	\$177	\$174	\$177	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

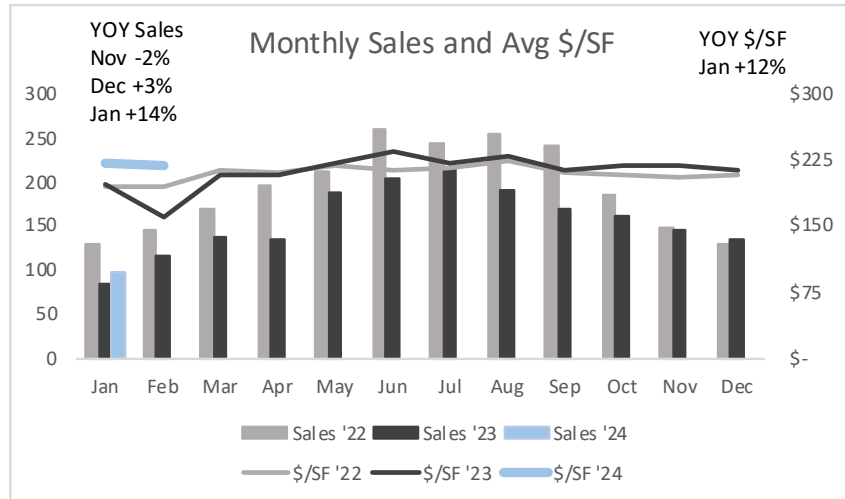
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	216	117	157	136	157	15%
New Pending	132	104	124	133	124	-7%
Closed Sales	146	134	97	85	97	14%
Price/SF	\$218	\$213	\$220	\$196	\$220	12%
Avg Price	\$414,937	\$445,579	\$412,554	\$366,460	\$412,554	13%
<\$300k						
	Nov '23	Dec '23	Jan '24	YTD		
Listings Taken	53	29	31	38	31	-18%
New Pending	37	29	24	39	24	-38%
Closed Sales	34	32	19	28	19	-32%
Price/SF	\$166	\$158	\$174	\$168	\$174	4%
\$300k-\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
Listings Taken	104	57	85	69	85	23%
New Pending	67	51	79	69	79	14%
Closed Sales	83	65	53	43	53	23%
Price/SF	\$210	\$202	\$205	\$195	\$205	5%
>\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
Listings Taken	59	31	41	29	41	41%
New Pending	28	24	21	25	21	-16%
Closed Sales	29	37	25	14	25	79%
Price/SF	\$263	\$250	\$268	\$227	\$268	18%

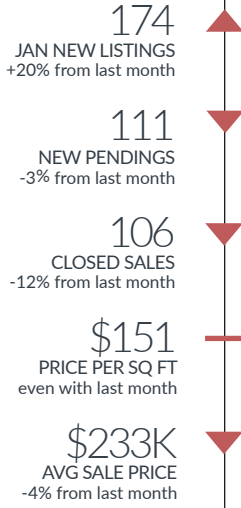
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2024
SEMI HOUSING REPORT

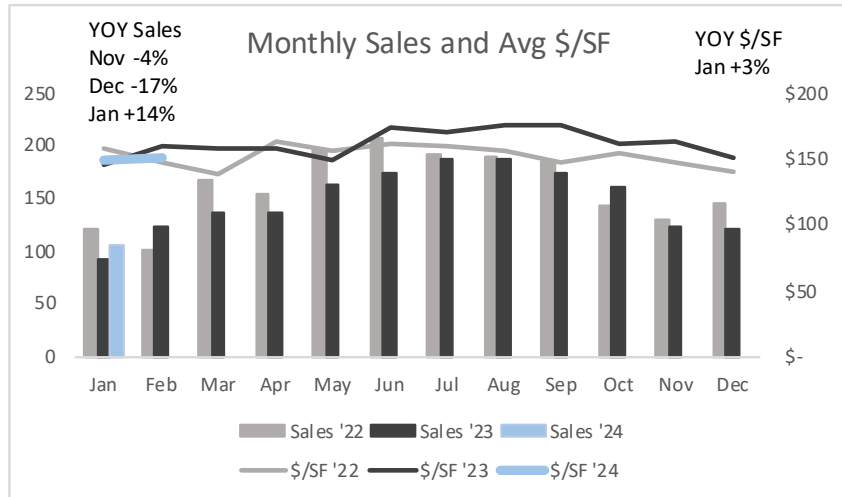
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	212	145	174	147	174	18%
New Pending	125	115	111	129	111	-14%
Closed Sales	124	120	106	93	106	14%
Price/SF	\$163	\$151	\$151	\$146	\$151	3%
Avg Price	\$247,864	\$242,417	\$232,821	\$226,681	\$232,821	3%
<\$175k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	36	53	43	53	23%
New Pending	52	34	33	43	33	-23%
Closed Sales	44	43	39	39	39	0%
Price/SF	\$97	\$107	\$100	\$98	\$100	2%
\$175k-\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	105	82	82	74	82	11%
New Pending	53	60	62	57	62	9%
Closed Sales	53	57	54	40	54	35%
Price/SF	\$164	\$161	\$155	\$151	\$155	3%
>\$350k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	46	27	39	30	39	30%
New Pending	20	21	16	29	16	-45%
Closed Sales	27	20	13	14	13	-7%
Price/SF	\$220	\$178	\$219	\$208	\$219	5%

Data source: Realcomp MLS using Great Lakes Repository Data.