



Housing Report

FEBRUARY 2024

Northwest Michigan

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% (5% Cap)	1.079 1.050
2024	5.1% (5% Cap)	1.051 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

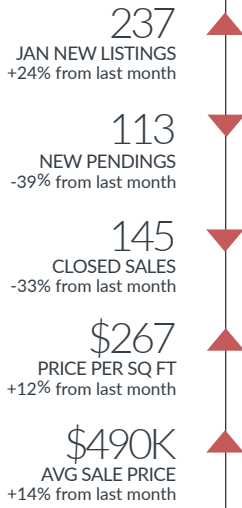
$$\text{SEV} = \text{Taxable} = \text{Capped}$$

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

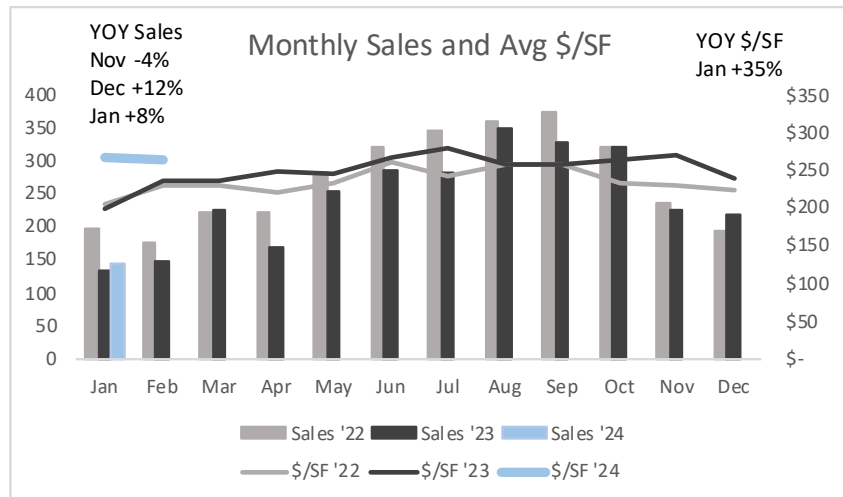
NW 6-County Combined

Waterfront, Non-Waterfront, Condo

MONTHLY



Closed Sales



Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	226	218	145	-27%	8%
	Avg Price	\$496,600	\$430,979	\$489,750	29%	37%
Waterfront	Sales	47	21	27	8%	50%
	Avg Price	\$947,650	\$934,619	\$1,089,126	52%	58%
Non-Waterfront	Sales	141	164	100	-25%	-2%
	Avg Price	\$395,478	\$386,006	\$351,730	5%	15%
Condo	Sales	38	33	18	-54%	29%
	Avg Price	\$313,942	\$333,985	\$357,461	14%	21%

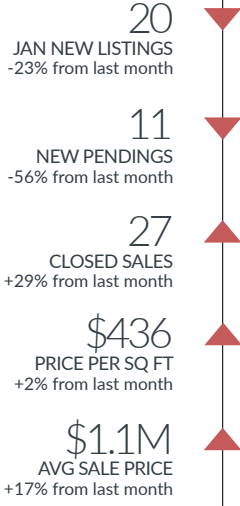
Price Range		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	226	218	145	-27%	8%
	\$/SF	\$271	\$238	\$267	32%	35%
	Avg Price	\$496,600	\$430,979	\$489,750	29%	37%
<\$350k	Sales	108	117	76	-43%	-6%
	\$/SF	\$183	\$180	\$167	7%	21%
\$350k-\$700k	Sales	80	78	48	4%	9%
	\$/SF	\$240	\$230	\$233	20%	6%
>\$700k	Sales	38	23	21	17%	133%
	\$/SF	\$426	\$358	\$501	33%	36%

Data source: NGLR MLS

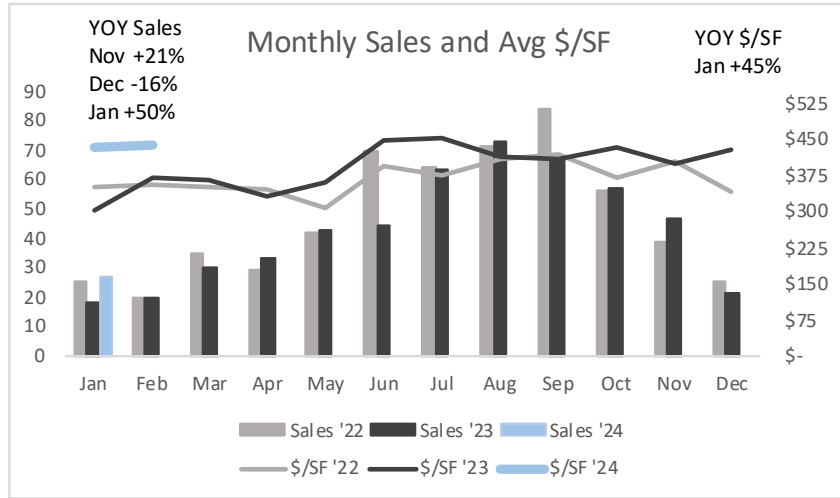
6-County Waterfront

Single Family

MONTHLY



Closed Sales



All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	26	20	34	20	-41%
New Pendings	31	25	11	22	11	-50%
Closed Sales	47	21	27	18	27	50%
Price/SF	\$399	\$427	\$436	\$300	\$436	45%
Avg Price	\$947,650	\$934,619	\$1,089,126	\$689,633	\$1,089,126	58%
<\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	10	7	14	7	-50%
New Pendings	6	14	2	12	2	-83%
Closed Sales	12	8	9	7	9	29%
Price/SF	\$223	\$209	\$163	\$183	\$163	-11%
\$500k-\$1m						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	9	6	6	6	0%
New Pendings	13	4	6	6	6	0%
Closed Sales	24	6	6	7	6	-14%
Price/SF	\$317	\$266	\$254	\$265	\$254	-4%
>\$1m						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	7	7	14	7	-50%
New Pendings	12	7	3	4	3	-25%
Closed Sales	11	7	12	4	12	200%
Price/SF	\$598	\$691	\$634	\$429	\$634	48%

Data source: NGLR MLS

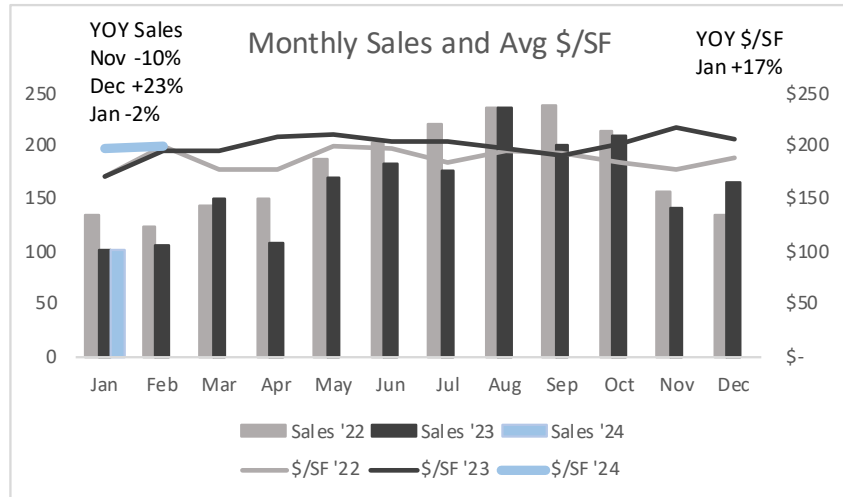
6-County Non-Waterfront

Single Family

MONTHLY



Closed Sales



All Price Ranges

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	169	116	137	137	137	0%
New Pending	130	131	82	119	82	-31%
Closed Sales	141	164	100	102	100	-2%
Price/SF	\$218	\$206	\$200	\$171	\$200	17%
Avg Price	\$395,478	\$386,006	\$351,730	\$306,642	\$351,730	15%

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	69	51	53	56	53	-5%
New Pending	62	55	43	51	43	-16%
Closed Sales	59	66	44	54	44	-19%
Price/SF	\$167	\$153	\$140	\$115	\$140	22%

	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	77	44	62	68	62	-9%
New Pending	56	59	32	60	32	-47%
Closed Sales	59	82	44	43	44	2%
Price/SF	\$209	\$212	\$215	\$203	\$215	6%

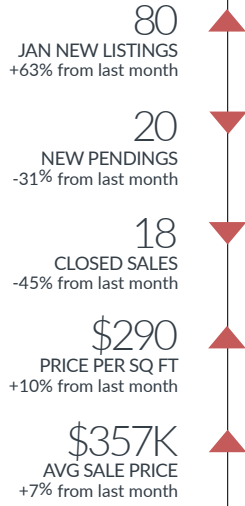
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	21	22	13	22	69%
New Pending	12	17	7	8	7	-13%
Closed Sales	23	16	12	5	12	140%
Price/SF	\$289	\$267	\$272	\$258	\$272	5%

Data source: NGLR MLS

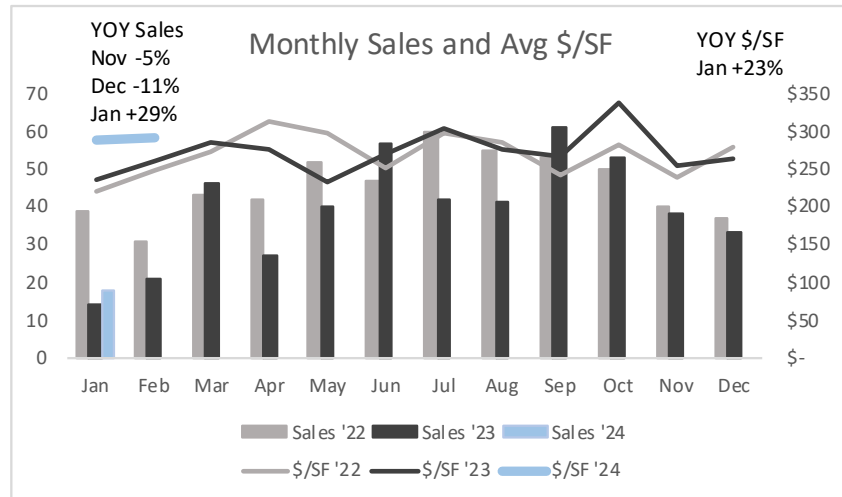
FEB 2024
NW HOUSING REPORT

Condo

MONTHLY



Closed Sales

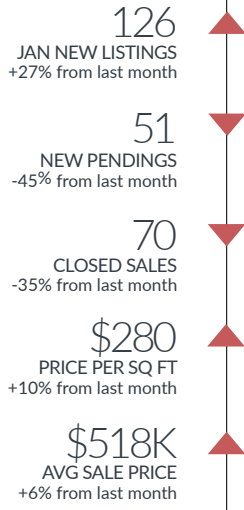


All Price Ranges						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	52	49	80	44	80	82%
New Pendings	27	29	20	24	20	-17%
Closed Sales	38	33	18	14	18	29%
Price/SF	\$255	\$262	\$290	\$236	\$290	23%
Avg Price	\$313,942	\$333,985	\$357,461	\$295,521	\$357,461	21%
<\$250k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	19	25	21	25	19%
New Pendings	11	9	4	14	4	-71%
Closed Sales	14	9	4	7	4	-43%
Price/SF	\$158	\$155	\$246	\$172	\$246	43%
\$250k-\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	27	27	18	27	50%
New Pendings	13	19	13	10	13	30%
Closed Sales	20	19	10	6	10	67%
Price/SF	\$299	\$297	\$264	\$306	\$264	-14%
>\$500k						
	Nov '23	Dec '23	Jan '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	3	28	5	28	460%
New Pendings	3	1	3	-	3	#DIV/0!
Closed Sales	4	5	4	1	4	300%
Price/SF	\$313	\$292	\$356	\$251	\$356	42%

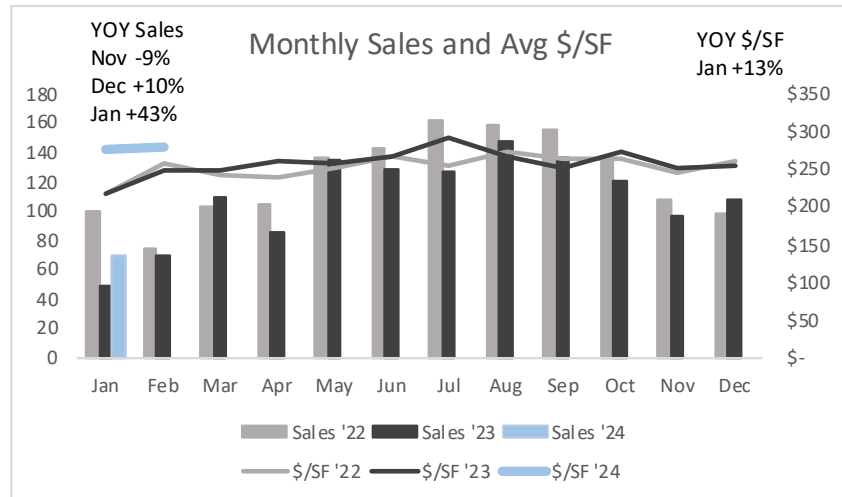
Data source: NGLR MLS

Grand Traverse County

MONTHLY



Closed Sales



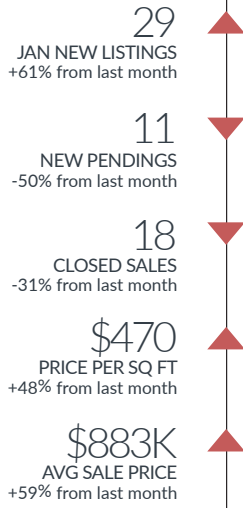
Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	97	108	70	-30%	43%
	Avg Price	\$486,754	\$488,149	\$518,355	30%	21%
Waterfront	Sales	19	9	11	0%	120%
	Avg Price	\$823,674	\$1,071,500	\$1,181,364	133%	30%
Non-Waterfront	Sales	57	80	47	-27%	21%
	Avg Price	\$430,578	\$447,289	\$402,828	3%	6%
Condo	Sales	21	19	12	-52%	140%
	Avg Price	\$334,400	\$383,868	\$363,075	-2%	11%

Price Range		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	97	108	70	-30%	43%
	\$/SF	\$251	\$253	\$280	29%	29%
	Avg Price	\$486,754	\$488,149	\$518,355	30%	21%
<\$350k	Sales	38	51	31	-47%	35%
	\$/SF	\$206	\$212	\$219	14%	24%
\$350k-\$700k	Sales	44	43	30	-6%	36%
	\$/SF	\$225	\$246	\$234	10%	14%
>\$700k	Sales	15	14	9	0%	125%
	\$/SF	\$352	\$304	\$475	69%	27%

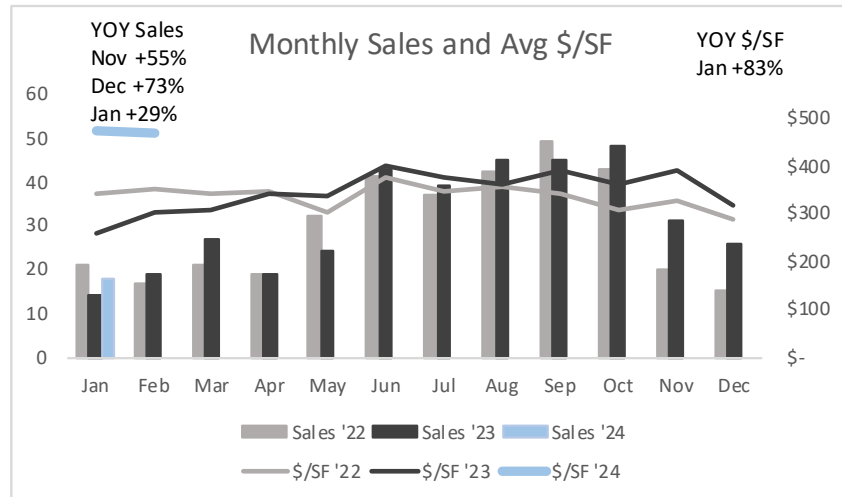
Data source: NGLR MLS

Leelanau County

MONTHLY



Closed Sales

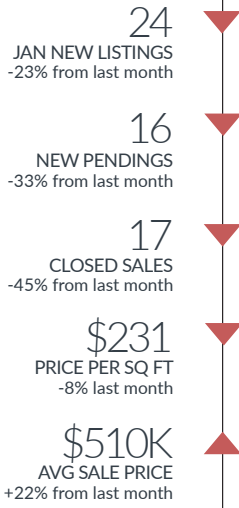


Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	31	26	18	-14%	29%
	Avg Price	\$755,206	\$555,954	\$883,016	28%	77%
Waterfront	Sales	9	2	5	67%	400%
	Avg Price	\$1,117,000	\$1,800,000	\$1,958,000	-20%	355%
Non-Waterfront	Sales	18	19	9	-25%	-18%
	Avg Price	\$654,528	\$507,042	\$499,642	-2%	1%
Condo	Sales	4	5	4	-33%	100%
	Avg Price	\$394,225	\$244,200	\$401,875	129%	-27%

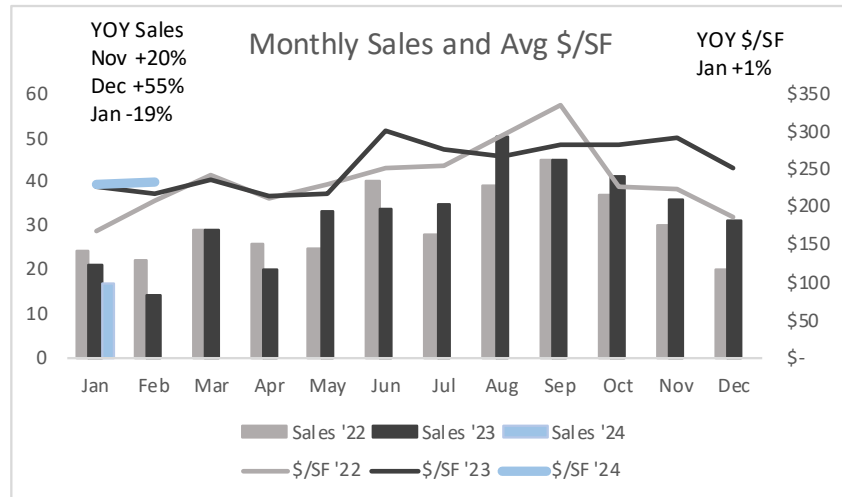
Price Range		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	31	26	18	-14%	29%
	\$/SF	\$389	\$317	\$470	38%	83%
	Avg Price	\$755,206	\$555,954	\$883,016	28%	77%
<\$500k	Sales	10	16	9	-31%	-10%
	\$/SF	\$265	\$255	\$252	53%	8%
\$500k-\$1m	Sales	15	8	5	25%	67%
	\$/SF	\$363	\$259	\$307	8%	14%
>\$1m	Sales	6	2	4	0%	300%
	\$/SF	\$541	\$1,082	\$973	49%	168%

Antrim County

MONTHLY



Closed Sales



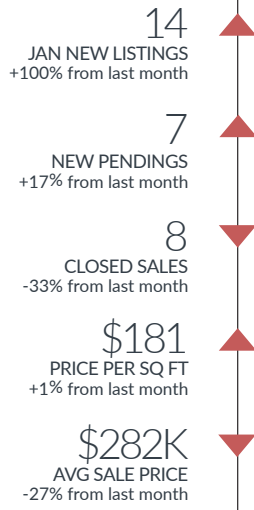
Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	36	31	17	-29%	-19%
	Avg Price	\$513,164	\$416,406	\$509,694	38%	29%
Waterfront	Sales	9	5	7	40%	40%
	Avg Price	\$1,174,933	\$899,600	\$776,629	24%	-17%
Non-Waterfront	Sales	17	20	8	-43%	-33%
	Avg Price	\$311,588	\$321,530	\$344,813	8%	47%
Condo	Sales	10	6	2	-60%	-50%
	Avg Price	\$260,250	\$330,000	\$234,950	-6%	21%

Price Range		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	36	31	17	-29%	-19%
	\$/SF	\$293	\$250	\$231	37%	1%
	Avg Price	\$513,164	\$416,406	\$509,694	38%	29%
<\$250k	Sales	15	9	8	-27%	-33%
	\$/SF	\$126	\$115	\$135	17%	11%
\$250k-\$500k	Sales	13	16	4	-20%	-20%
	\$/SF	\$214	\$222	\$165	5%	-27%
>\$500k	Sales	8	6	5	-38%	25%
	\$/SF	\$511	\$422	\$326	63%	-11%

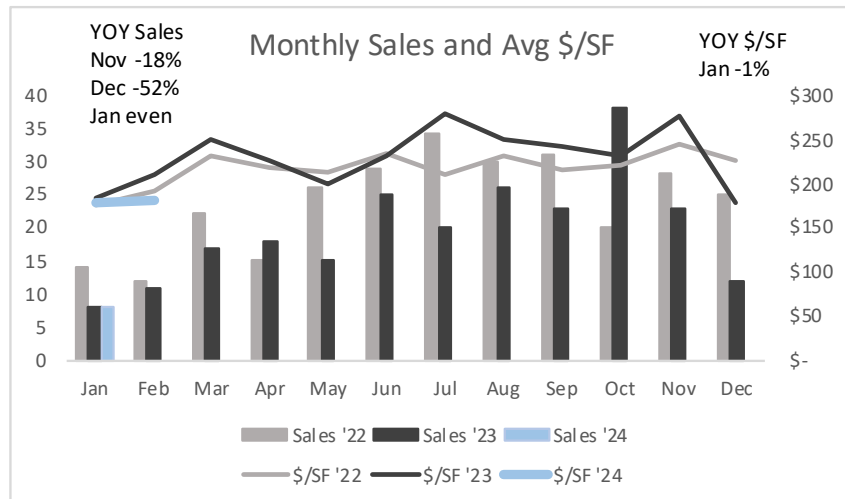
Data source: NGLR MLS

Benzie County

MONTHLY



Closed Sales



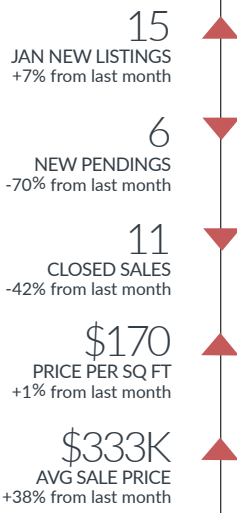
Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	23	12	8	-43%	0%
	Avg Price	\$567,681	\$384,450	\$281,500	-3%	-20%
Waterfront	Sales	6	0	0	-100%	-100%
	Avg Price	\$1,099,862	-	-	-	-
Non-Waterfront	Sales	16	11	8	-20%	33%
	Avg Price	\$388,094	\$394,264	\$281,500	-9%	-15%
Condo	Sales	1	1	0	-100%	-100%
	Avg Price	\$248,000	\$276,500	-	-	-

Price Range		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	23	12	8	-43%	0%
	\$/SF	\$277	\$179	\$181	4%	-1%
	Avg Price	\$567,681	\$384,450	\$281,500	-3%	-20%
<\$250k	Sales	4	0	4	-33%	0%
	\$/SF	\$194	-	\$146	8%	5%
\$250k-\$500k	Sales	12	10	3	-63%	50%
	\$/SF	\$211	\$189	\$193	-3%	4%
>\$500k	Sales	7	2	1	-	-50%
	\$/SF	\$349	\$153	\$234	-	7%

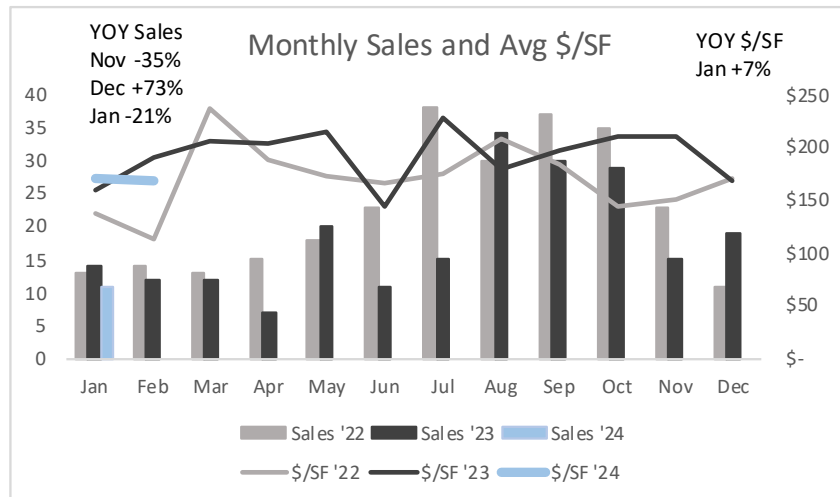
Data source: NGLR MLS

Kalkaska County

MONTHLY



Closed Sales



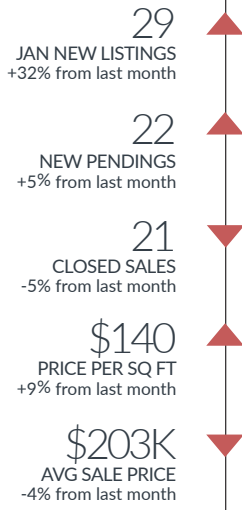
Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs.	
					'22	'23
All Combined	Sales	15	19	11	-15%	-21%
	Avg Price	\$302,393	\$241,824	\$333,068	69%	42%
Waterfront	Sales	1	4	2	-33%	0%
	Avg Price	\$341,000	\$347,875	\$252,500	-13%	-48%
Non-Waterfront	Sales	14	15	9	-10%	-25%
	Avg Price	\$299,636	\$213,543	\$350,972	107%	83%
Condo	Sales	0	0	0	-	-
	Avg Price	-	-	-	-	-

Price Range		Closed Sales by Price Range			YTD '24 vs.	
		Nov '23	Dec '23	Jan '24	'22	'23
All Combined	Sales	15	19	11	-15%	-21%
	\$/SF	\$210	\$169	\$170	25%	7%
	Avg Price	\$302,393	\$241,824	\$333,068	69%	42%
<\$200k	Sales	1	6	1	-86%	-83%
	\$/SF	\$203	\$91	\$112	28%	18%
\$200k-\$400k	Sales	12	12	8	60%	14%
	\$/SF	\$225	\$193	\$180	18%	11%
>\$400k	Sales	2	1	2	100%	100%
	\$/SF	\$172	\$198	\$162	-51%	-53%

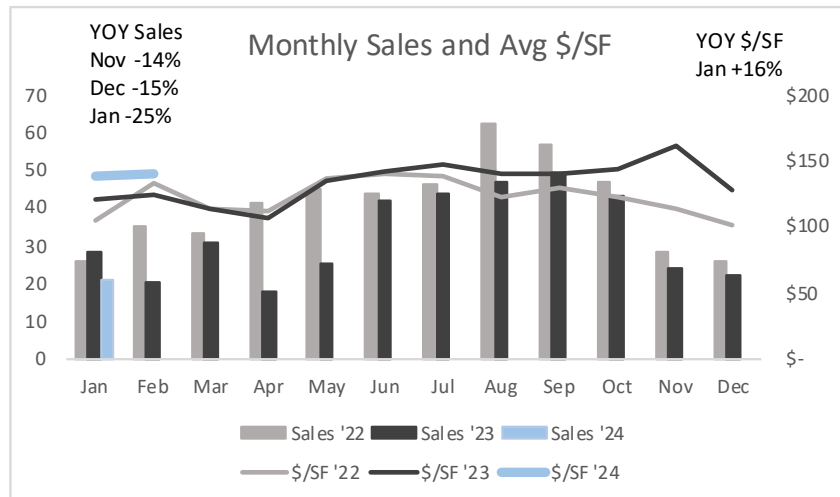
Data source: NGLR MLS

Wexford County

MONTHLY



Closed Sales



Property Type		Nov '23	Dec '23	Jan '24	YTD '24 vs. '22 '23	
All Combined	Sales	24	22	21	-19%	-25%
	Avg Price	\$230,779	\$211,903	\$202,573	6%	3%
Waterfront	Sales	3	1	2	0%	-50%
	Avg Price	\$440,733	\$494,000	\$340,000	2%	17%
Non-Waterfront	Sales	19	19	19	-21%	-14%
	Avg Price	\$196,658	\$206,177	\$188,107	5%	5%
Condo	Sales	2	2	0	-	-100%
	Avg Price	\$240,000	\$125,250	-	-	-

Price Range		Closed Sales by Price Range			YTD '24 vs. '22 '23	
		Nov '23	Dec '23	Jan '24	'22	'23
All Combined	Sales	24	22	21	-19%	-25%
	\$/SF	\$161	\$128	\$140	34%	16%
	Avg Price	\$230,779	\$211,903	\$202,573	6%	3%
<\$200k	Sales	10	10	11	-27%	-39%
	\$/SF	\$104	\$104	\$93	11%	3%
\$200k-\$400k	Sales	12	11	8	-27%	0%
	\$/SF	\$179	\$136	\$150	20%	8%
>\$400k	Sales	2	1	2	-	0%
	\$/SF	\$302	\$176	\$300	-	41%

Data source: NGLR MLS