

Housing Report

MARCH 2024

Southeast Michigan

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SEMI Highlights

SEMI SF 2024 YTD vs Prior Years						2024 Compared to:			
Through Feb 29th						'20	'21	'22	'23
	2020	2021	2022	2023	2024				
YTD Sales	6,097	6,468	6,123	4,853	4,856	-20%	-25%	-21%	0%
Avg Sale Price	\$223,661	\$254,173	\$274,599	\$273,712	\$291,186	30%	15%	6%	6%
Avg \$/SF	\$132	\$150	\$168	\$167	\$181	37%	21%	8%	9%
Listings Taken	9,446	7,307	7,667	7,312	7,332	-22%	0%	-4%	0%
Pend/UC	7,479	7,306	6,935	6,066	5,953	-20%	-19%	-14%	-2%

◀▶ **YTD SALES**
Even with last month

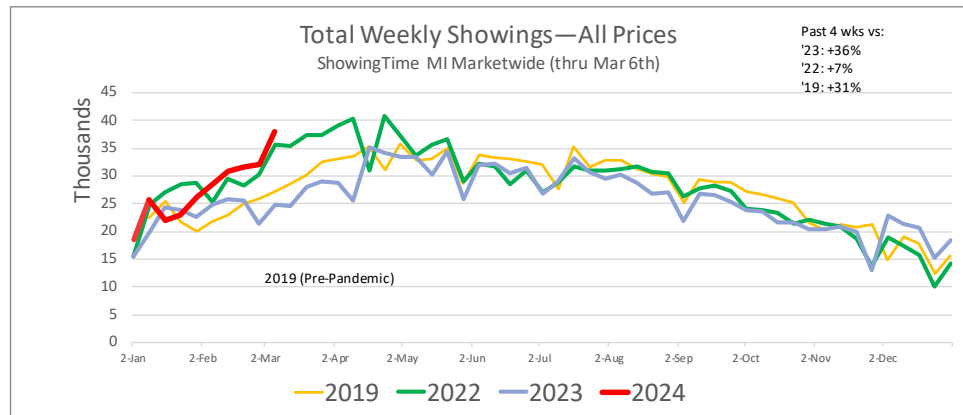
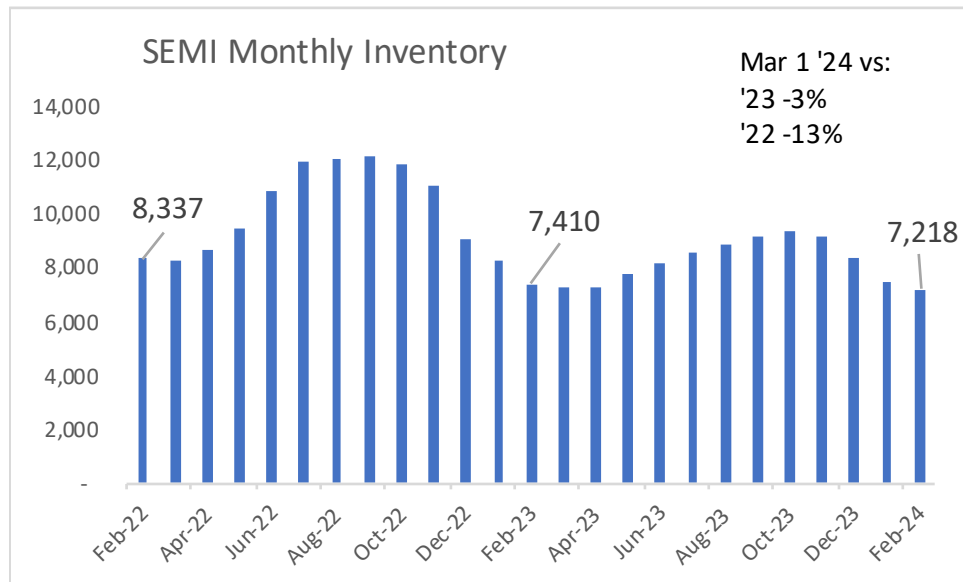
▲ **PRICES**
Up 6% from last month

◀▶ **LISTINGS**
Even with last month

▼ **PENDINGS**
Down 3%

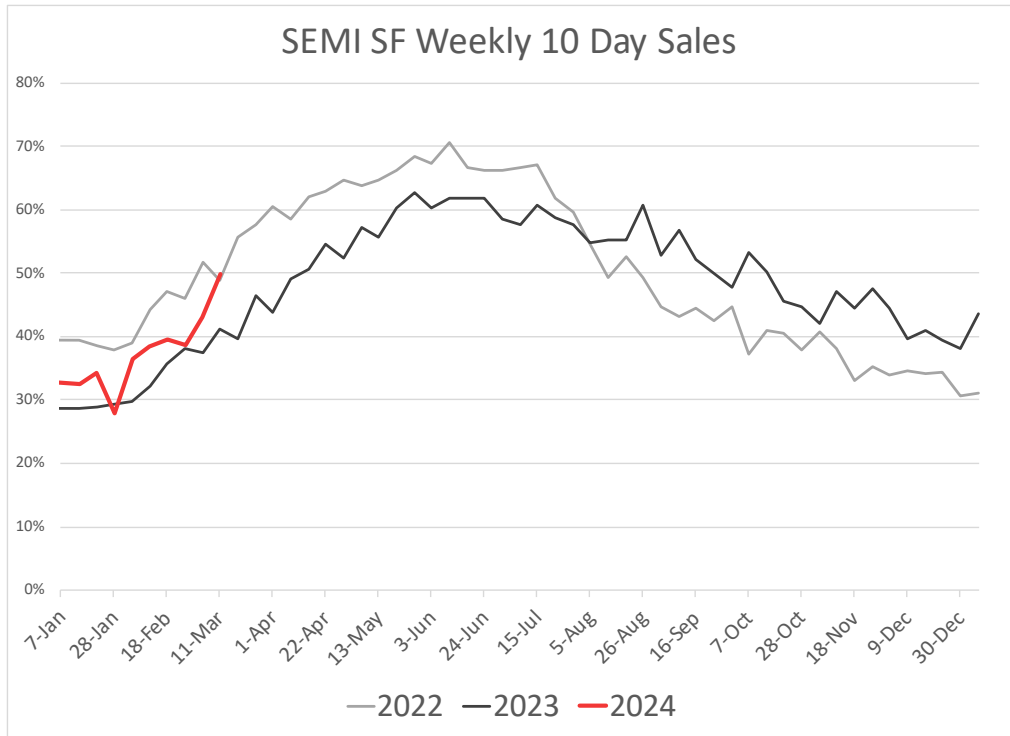
▼ **INVENTORY**
Down 3% from last year

▲ **SHOWINGS**
Up 36% from last year



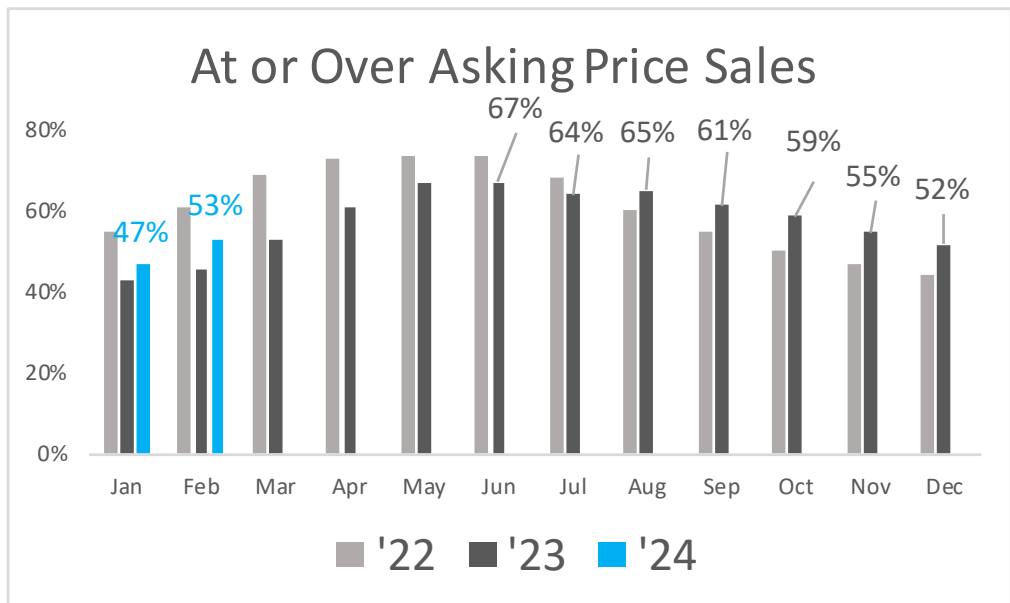
MAR 2024
SEMI HOUSING REPORT

50% of new pendings were under contract within 10 days of being listed.



53% of Feb Closed Sales were at or over asking price:
 47% under
 35% over
 18% at

The percentage will be over 60% by May.



SEMI 5-County Summary

MONTHLY

3,745
FEB NEW LISTINGS
+2% from last month

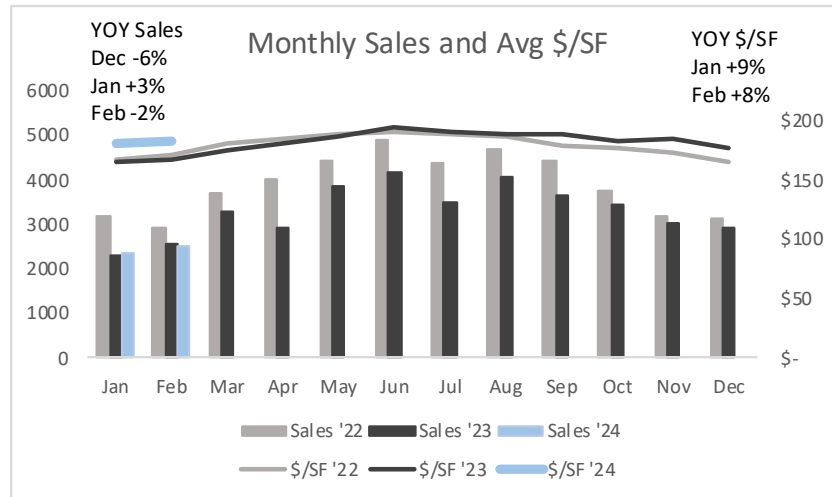
3,048
NEW PENDING
+7% from last month

2,499
CLOSED SALES
+6% from last month

\$182
PRICE PER SQ FT
+1% from last month

\$292K
AVG SALE PRICE
+1% from last month

Closed Single-Family Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	3,417	3,664	3,745	7,361	7,409	1%
New Pendings	2,685	2,857	3,048	5,987	5,905	-1%
Closed Sales	2,927	2,357	2,499	4,853	4,856	0%
Price/SF	\$177	\$181	\$182	\$167	\$181	9%
Avg Price	\$287,817	\$290,377	\$291,950	\$273,712	\$291,186	6%

<\$250k

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,063	2,062	1,974	4,047	4,036	0%
New Pendings	1,512	1,541	1,580	3,255	3,121	-4%
Closed Sales	1,567	1,284	1,300	2,692	2,584	-4%
Price/SF	\$126	\$125	\$124	\$121	\$124	3%

\$250k-\$500k

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	940	1,044	1,218	2,240	2,262	1%
New Pendings	899	946	1,076	2,060	2,022	-2%
Closed Sales	1,022	801	862	1,667	1,663	0%
Price/SF	\$190	\$195	\$198	\$179	\$197	10%

>\$500k

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	414	558	553	1,074	1,111	3%
New Pendings	274	370	392	672	762	13%
Closed Sales	338	272	337	494	609	23%
Price/SF	\$246	\$255	\$247	\$234	\$251	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

Oakland County

Single-Family Homes

MONTHLY

977
FEB NEW LISTINGS
-3% from last month

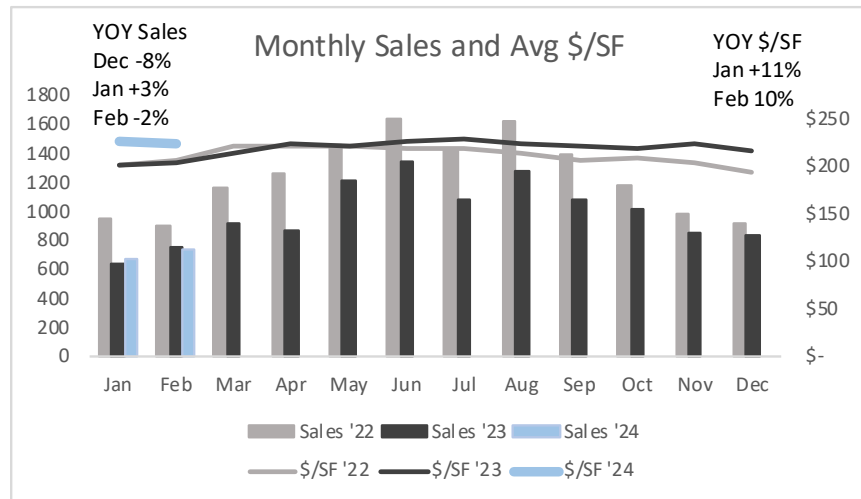
891
NEW PENDING
+9% from last month

733
CLOSED SALES
+11% from last month

\$224
PRICE PER SQ FT
-1% from last month

\$419K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	834	1,003	977	1,989	1,980	0%
New Pending	764	820	891	1,758	1,711	-3%
Closed Sales	837	661	733	1,392	1,394	0%
Price/SF	\$218	\$226	\$224	\$203	\$225	11%
Avg Price	\$407,260	\$437,999	\$419,062	\$390,980	\$428,041	9%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	376	360	354	778	714	-8%
New Pending	337	336	339	784	675	-14%
Closed Sales	374	273	284	639	557	-13%
Price/SF	\$173	\$169	\$171	\$164	\$170	4%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	364	503	479	967	982	2%
New Pending	374	427	474	865	901	4%
Closed Sales	409	328	406	673	734	9%
Price/SF	\$209	\$215	\$222	\$200	\$219	10%

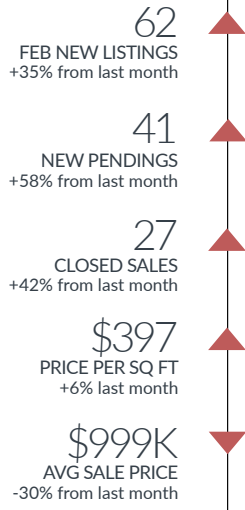
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	94	140	144	244	284	16%
New Pending	53	57	78	109	135	24%
Closed Sales	54	60	43	80	103	29%
Price/SF	\$340	\$330	\$346	\$318	\$336	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

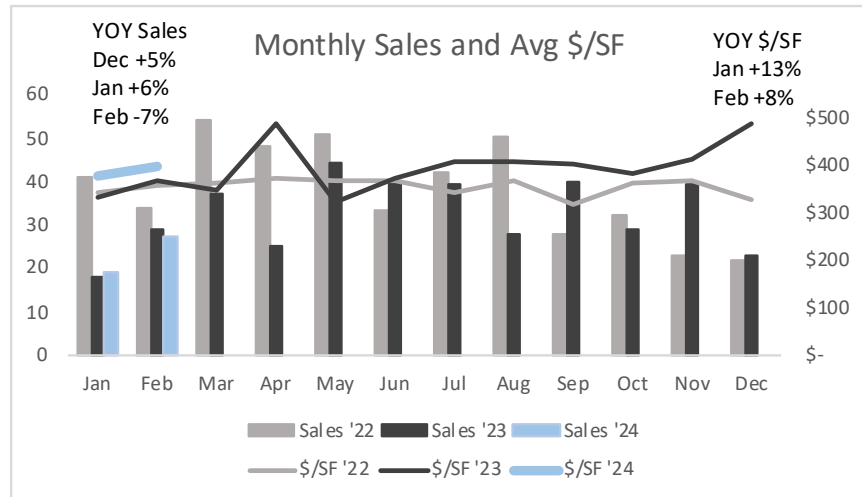
Birm/Bloom Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	46	62	101	108	7%
New Pending	23	26	41	58	67	16%
Closed Sales	23	19	27	47	46	-2%
Price/SF	\$489	\$376	\$397	\$353	\$386	9%
Avg Price	\$1,494,137	\$1,421,179	\$998,926	\$986,237	\$1,173,335	19%
<\$700k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	13	15	36	28	-22%
New Pending	8	11	20	27	31	15%
Closed Sales	8	7	14	21	21	0%
Price/SF	\$281	\$322	\$345	\$278	\$338	22%
\$700k-\$1.4m						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	10	15	23	25	9%
New Pending	8	5	14	17	19	12%
Closed Sales	6	5	6	14	11	-21%
Price/SF	\$331	\$303	\$328	\$329	\$315	-4%
>\$1.4m						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	23	32	42	55	31%
New Pending	7	10	7	14	17	21%
Closed Sales	9	7	7	12	14	17%
Price/SF	\$623	\$415	\$466	\$409	\$436	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

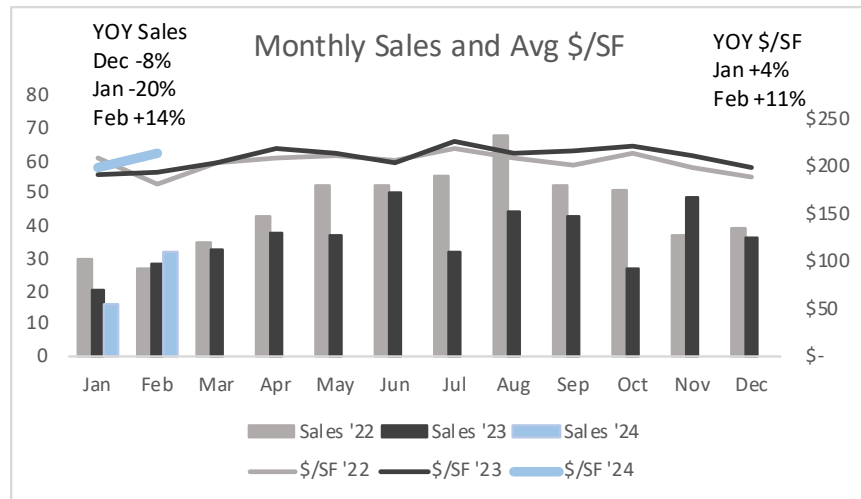
Clarkston

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	33	35	65	68	5%
New Pendings	28	30	28	71	58	-18%
Closed Sales	36	16	32	48	48	0%
Price/SF	\$198	\$198	\$214	\$193	\$209	8%
Avg Price	\$404,319	\$498,859	\$460,035	\$430,965	\$472,976	10%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	2	8	2	18	10	-44%
New Pendings	7	8	1	18	9	-50%
Closed Sales	11	6	6	14	12	-14%
Price/SF	\$158	\$158	\$196	\$178	\$174	-2%
\$300k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	10	27	34	37	9%
New Pendings	14	12	21	39	33	-15%
Closed Sales	19	7	18	26	25	-4%
Price/SF	\$203	\$203	\$205	\$189	\$204	8%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	15	6	13	21	62%
New Pendings	7	10	6	14	16	14%
Closed Sales	6	3	8	8	11	38%
Price/SF	\$217	\$217	\$233	\$211	\$227	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

Commerce/White Lake

Single-Family Homes

MONTHLY

48
FEB NEW LISTINGS
-9% from last month

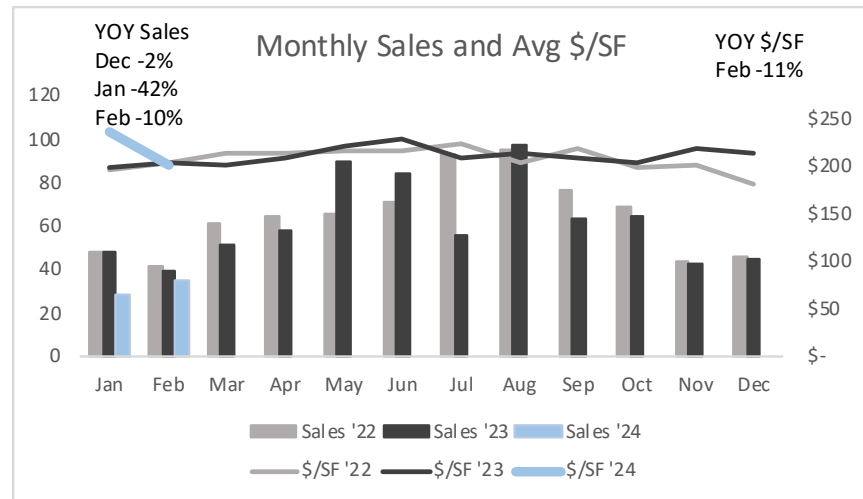
40
NEW PENDING
+5% from last month

35
CLOSED SALES
+25% from last month

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

\$414K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	53	48	115	101	-12%
New Pendings	39	38	40	104	78	-25%
Closed Sales	45	28	35	87	63	-28%
Price/SF	\$214	\$238	\$201	\$201	\$217	8%
Avg Price	\$427,092	\$440,420	\$414,000	\$369,887	\$425,742	15%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	12	12	30	24	-20%
New Pendings	11	11	10	32	21	-34%
Closed Sales	8	7	9	38	16	-58%
Price/SF	\$195	\$243	\$168	\$184	\$197	7%
\$300k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	33	26	61	59	-3%
New Pendings	23	23	23	58	46	-21%
Closed Sales	32	17	21	40	38	-5%
Price/SF	\$206	\$219	\$208	\$193	\$213	10%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	8	10	24	18	-25%
New Pendings	5	4	7	14	11	-21%
Closed Sales	5	4	5	9	9	0%
Price/SF	\$268	\$299	\$207	\$259	\$242	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

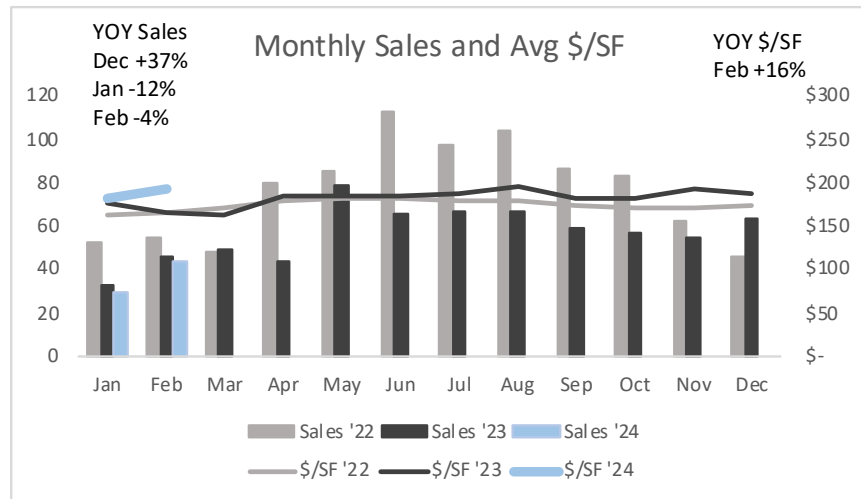
Farmington/Farm Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	42	63	111	105	-5%
New Pending	33	41	52	96	93	-3%
Closed Sales	63	29	44	79	73	-8%
Price/SF	\$188	\$181	\$192	\$169	\$188	11%
Avg Price	\$423,451	\$355,051	\$411,095	\$360,223	\$388,831	8%
<\$250k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	9	13	21	22	5%
New Pending	4	5	7	14	12	-14%
Closed Sales	9	7	4	17	11	-35%
Price/SF	\$160	\$163	\$178	\$140	\$168	21%
\$250k-\$500k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	28	45	58	73	26%
New Pending	23	28	39	68	67	-1%
Closed Sales	32	18	27	53	45	-15%
Price/SF	\$171	\$175	\$193	\$171	\$185	8%
>\$500k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	5	5	32	10	-69%
New Pending	6	8	6	14	14	0%
Closed Sales	22	4	13	9	17	89%
Price/SF	\$214	\$218	\$192	\$186	\$198	7%

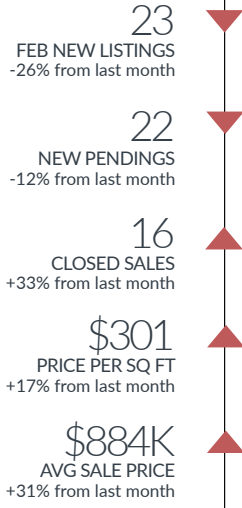
Data source: Realcomp MLS using Great Lakes Repository Data.

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SEMI HOUSING REPORT

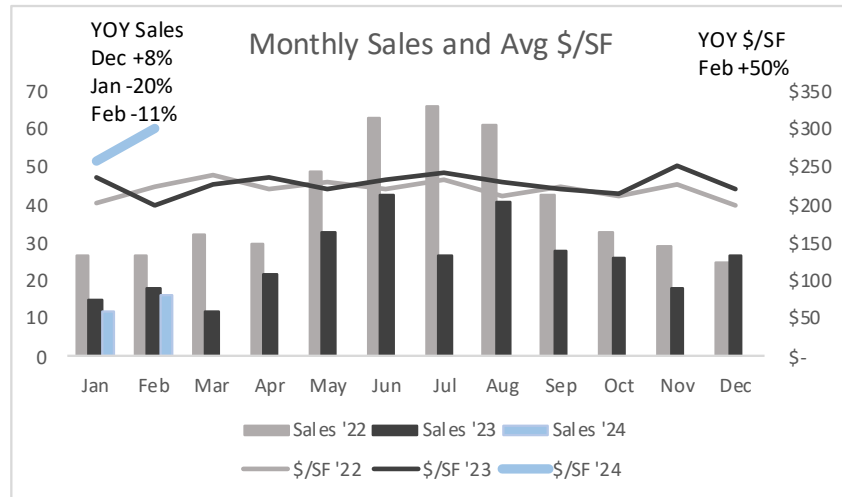
Novi

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	31	23	31	54	74%
New Pending	12	25	22	35	47	34%
Closed Sales	27	12	16	33	28	-15%
Price/SF	\$220	\$258	\$301	\$218	\$284	30%
Avg Price	\$646,935	\$674,706	\$883,688	\$592,544	\$794,124	34%
<\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	2	3	3	5	67%
New Pending	2	2	-	4	2	-50%
Closed Sales	2	1	2	5	3	-40%
Price/SF	\$182	\$234	\$195	\$182	\$207	14%
\$350k-\$700k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	13	9	22	22	0%
New Pending	7	13	12	24	25	4%
Closed Sales	16	6	9	23	15	-35%
Price/SF	\$210	\$262	\$223	\$199	\$237	19%
>\$700k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	16	11	6	27	350%
New Pending	3	10	10	7	20	186%
Closed Sales	9	5	5	5	10	100%
Price/SF	\$235	\$256	\$388	\$293	\$329	13%

Data source: Realcomp MLS using Great Lakes Repository Data.

Rochester/Roch Hills

Single-Family Homes

MONTHLY

41
FEB NEW LISTINGS
-34% from last month

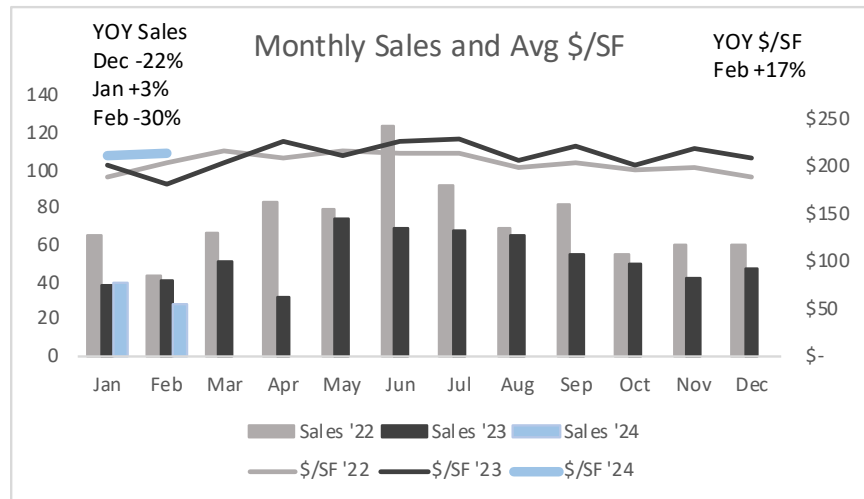
45
NEW PENDING
+13 from last month

28
CLOSED SALES
-28% from last month

\$213
PRICE PER SQ FT
+1% from last month

\$441K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	62	41	108	103	-5%
New Pending	44	40	45	101	85	-16%
Closed Sales	47	39	28	78	67	-14%
Price/SF	\$209	\$211	\$213	\$191	\$212	11%
Avg Price	\$464,272	\$462,726	\$441,193	\$426,547	\$453,727	6%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	8	4	22	12	-45%
New Pending	5	8	6	23	14	-39%
Closed Sales	12	4	6	17	10	-41%
Price/SF	\$179	\$171	\$170	\$186	\$170	-8%
\$300k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	27	29	55	56	2%
New Pending	29	26	29	63	55	-13%
Closed Sales	22	30	17	53	47	-11%
Price/SF	\$216	\$197	\$213	\$180	\$203	13%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	27	8	31	35	13%
New Pending	10	6	10	15	16	7%
Closed Sales	13	5	5	8	10	25%
Price/SF	\$210	\$277	\$232	\$246	\$256	4%

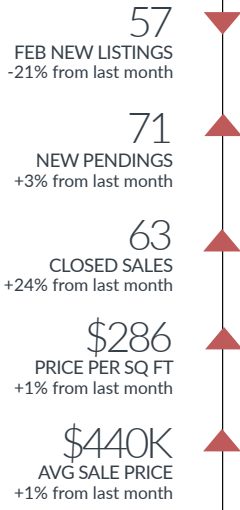
Data source: Realcomp MLS using Great Lakes Repository Data.

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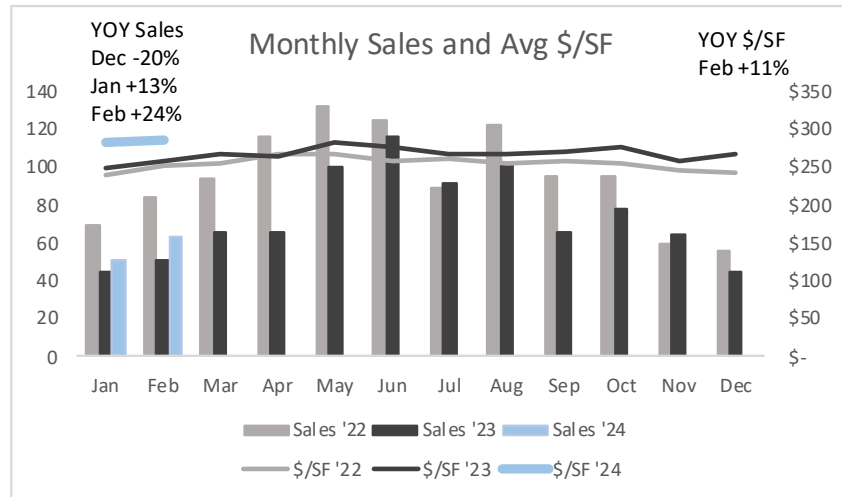
Royal Oak

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	72	57	116	129	11%
New Pendings	52	69	71	131	140	7%
Closed Sales	45	51	63	96	114	19%
Price/SF	\$266	\$283	\$286	\$254	\$285	12%
Avg Price	\$370,406	\$436,176	\$439,651	\$375,662	\$438,096	17%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	24	16	37	40	8%
New Pendings	17	22	18	51	40	-22%
Closed Sales	15	17	13	39	30	-23%
Price/SF	\$222	\$212	\$250	\$216	\$228	5%
\$300k-\$450k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	24	30	31	46	61	33%
New Pendings	22	27	41	53	68	28%
Closed Sales	23	20	28	41	48	17%
Price/SF	\$269	\$299	\$276	\$261	\$285	9%
>\$450k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	18	10	33	28	-15%
New Pendings	13	20	12	27	32	19%
Closed Sales	7	14	22	16	36	125%
Price/SF	\$308	\$309	\$305	\$284	\$307	8%

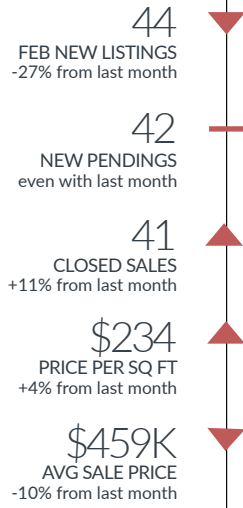
Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

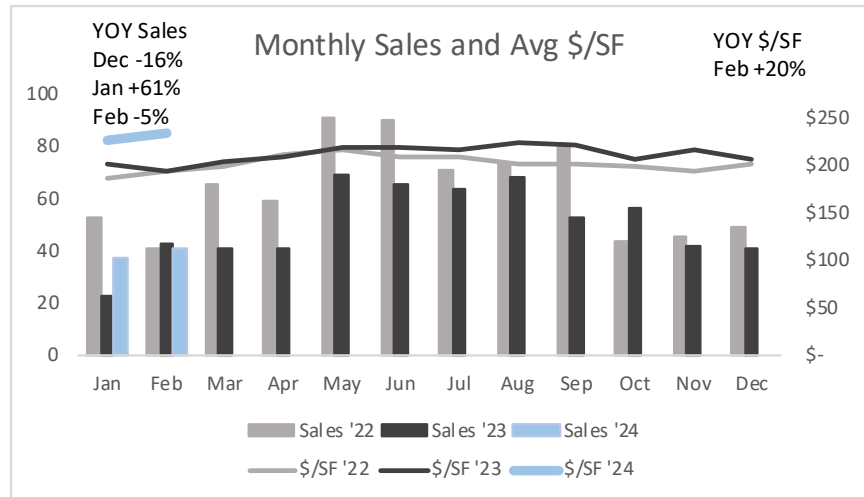
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	52	60	44	92	104	13%
New Pendings	51	42	42	83	84	1%
Closed Sales	41	37	41	66	78	18%
Price/SF	\$207	\$225	\$234	\$197	\$230	16%
Avg Price	\$390,856	\$507,381	\$458,839	\$427,567	\$481,866	13%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	12	11	26	23	-12%
New Pendings	14	14	8	20	22	10%
Closed Sales	16	6	11	14	17	21%
Price/SF	\$178	\$252	\$201	\$190	\$217	15%
\$300k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	23	22	17	53	39	-26%
New Pendings	20	17	24	54	41	-24%
Closed Sales	17	20	19	42	39	-7%
Price/SF	\$200	\$214	\$232	\$192	\$222	15%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	26	16	13	42	223%
New Pendings	17	11	10	9	21	133%
Closed Sales	8	11	11	10	22	120%
Price/SF	\$241	\$234	\$250	\$215	\$241	12%

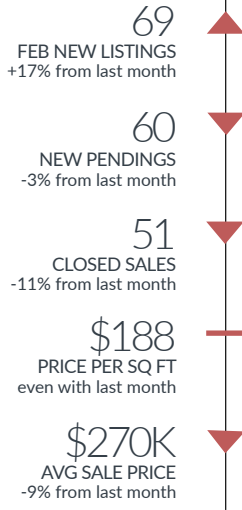
Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

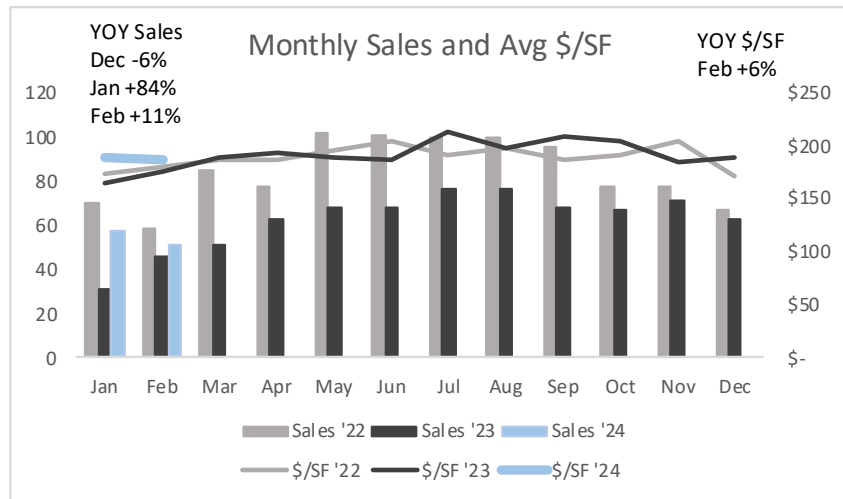
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	69	59	69	109	128	17%
New Pendings	64	62	60	92	122	33%
Closed Sales	63	57	51	77	108	40%
Price/SF	\$188	\$189	\$188	\$171	\$189	10%
Avg Price	\$273,594	\$294,758	\$269,542	\$270,321	\$282,850	5%

<\$200k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	12	13	28	25	-11%
New Pendings	11	16	11	23	27	17%
Closed Sales	14	11	11	23	22	-4%
Price/SF	\$155	\$160	\$155	\$124	\$157	27%

\$200k-\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	43	35	40	53	75	42%
New Pendings	42	39	37	52	76	46%
Closed Sales	38	35	34	41	69	68%
Price/SF	\$191	\$172	\$188	\$167	\$180	7%

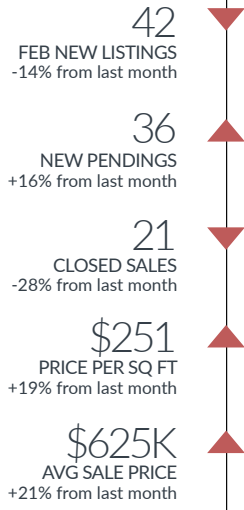
>\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	12	16	28	28	0%
New Pendings	11	7	12	17	19	12%
Closed Sales	11	11	6	13	17	31%
Price/SF	\$201	\$241	\$217	\$229	\$232	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

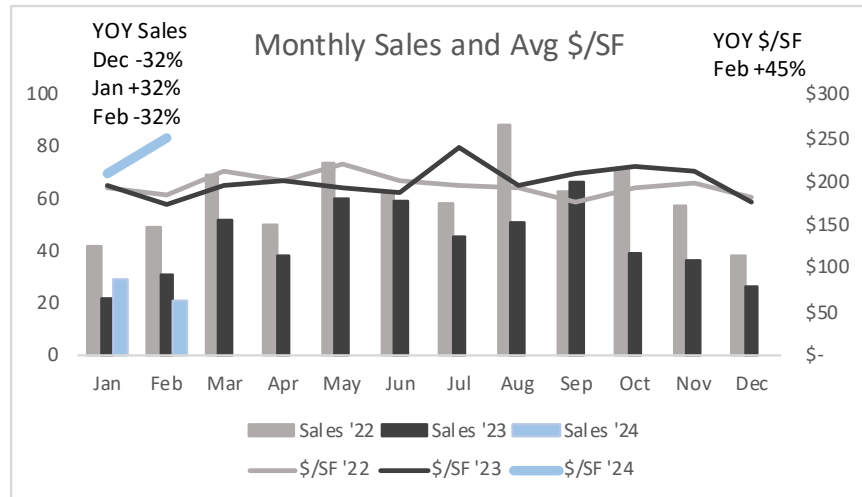
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	49	42	106	91	-14%
New Pendings	31	31	36	91	67	-26%
Closed Sales	26	29	21	53	50	-6%
Price/SF	\$175	\$210	\$251	\$181	\$227	25%
Avg Price	\$449,490	\$515,126	\$624,714	\$473,646	\$561,153	18%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	5	4	10	9	-10%
New Pendings	3	4	2	14	6	-57%
Closed Sales	6	4	2	10	6	-40%
Price/SF	\$187	\$166	\$252	\$153	\$189	23%
\$300k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	26	21	79	47	-41%
New Pendings	23	19	22	59	41	-31%
Closed Sales	15	22	13	32	35	9%
Price/SF	\$166	\$178	\$186	\$166	\$181	9%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	18	17	17	35	106%
New Pendings	5	8	12	18	20	11%
Closed Sales	5	3	6	11	9	-18%
Price/SF	\$189	\$363	\$348	\$227	\$354	56%

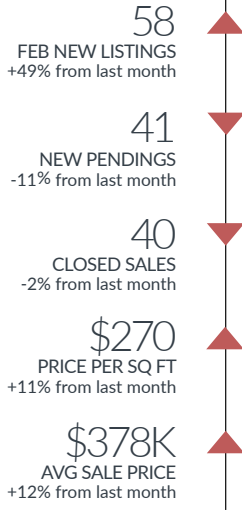
Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

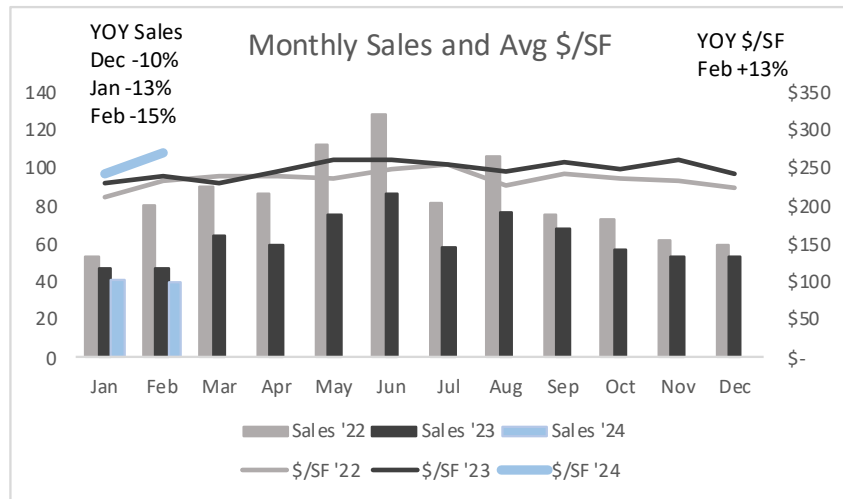
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	54	39	58	100	97	-3%
New Pending	60	46	41	114	87	-24%
Closed Sales	54	41	40	94	81	-14%
Price/SF	\$244	\$244	\$270	\$236	\$257	9%
Avg Price	\$294,535	\$336,995	\$378,413	\$301,085	\$357,448	19%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	6	8	19	14	-26%
New Pending	13	11	6	17	17	0%
Closed Sales	12	7	9	14	16	14%
Price/SF	\$197	\$157	\$201	\$177	\$179	1%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	16	25	47	41	-13%
New Pending	36	17	22	69	39	-43%
Closed Sales	32	22	12	58	34	-41%
Price/SF	\$251	\$234	\$257	\$227	\$242	7%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	17	25	34	42	24%
New Pending	11	18	13	28	31	11%
Closed Sales	10	12	19	22	31	41%
Price/SF	\$254	\$278	\$290	\$267	\$285	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,813
FEB NEW LISTINGS
+3% from last month

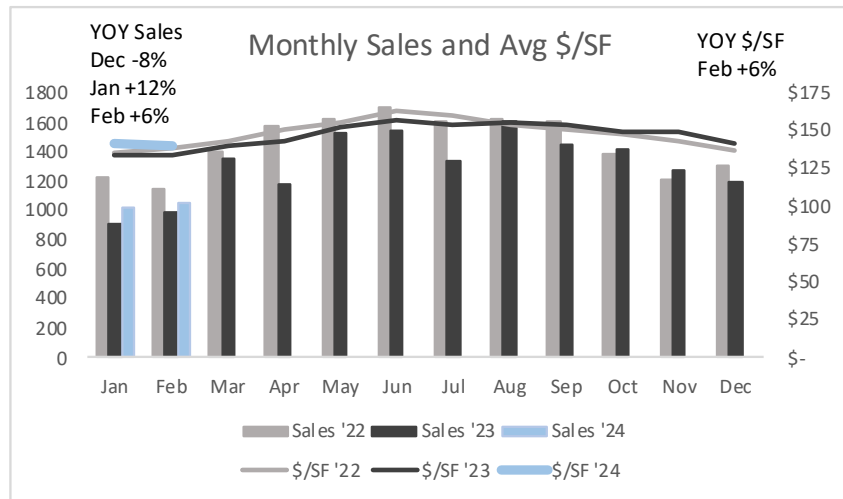
1,306
NEW PENDING
+6% from last month

1,054
CLOSED SALES
+3% from last month

\$141
PRICE PER SQ FT
-1% from last month

\$192K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

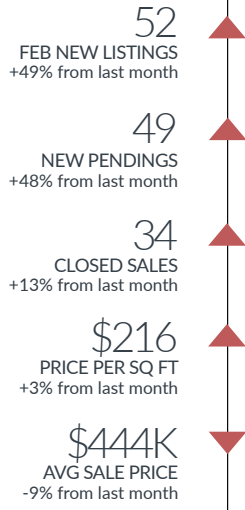
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,810	1,753	1,813	3,246	3,566	10%
New Pending	1,232	1,236	1,306	2,368	2,542	7%
Closed Sales	1,199	1,019	1,054	1,897	2,073	9%
Price/SF	\$141	\$142	\$141	\$133	\$141	6%
Avg Price	\$199,575	\$197,796	\$192,157	\$189,507	\$194,929	3%
<\$200k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,233	1,209	1,154	2,297	2,363	3%
New Pending	808	790	805	1,535	1,595	4%
Closed Sales	718	624	662	1,250	1,286	3%
Price/SF	\$95	\$97	\$93	\$94	\$95	1%
\$200k-\$500k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	486	459	568	792	1,027	30%
New Pending	372	386	442	719	828	15%
Closed Sales	432	355	338	561	693	24%
Price/SF	\$176	\$180	\$187	\$167	\$183	10%
>\$500k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	91	85	91	157	176	12%
New Pending	52	60	59	114	119	4%
Closed Sales	49	40	54	86	94	9%
Price/SF	\$222	\$210	\$221	\$217	\$215	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

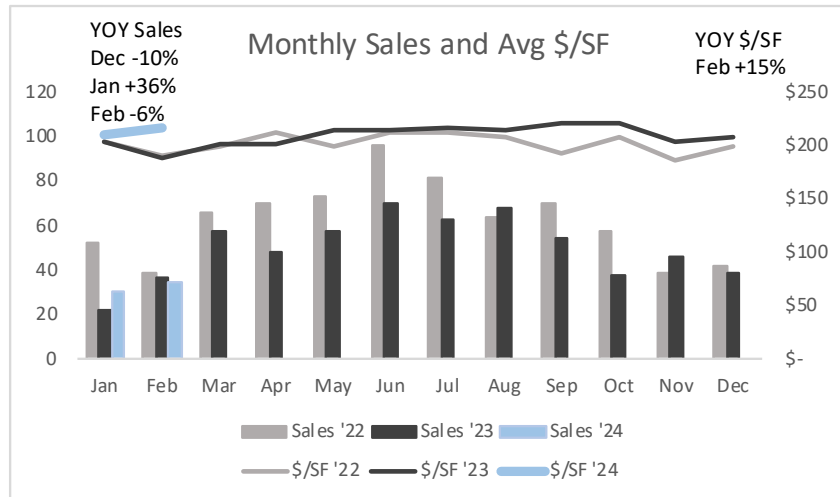
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	35	52	106	87	-18%
New Pending	32	33	49	90	82	-9%
Closed Sales	38	30	34	58	64	10%
Price/SF	\$207	\$210	\$216	\$194	\$213	10%
Avg Price	\$410,915	\$490,156	\$444,315	\$443,322	\$465,803	5%
<\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	16	9	15	39	24	-38%
New Pending	10	11	12	46	23	-50%
Closed Sales	16	10	12	28	22	-21%
Price/SF	\$186	\$213	\$199	\$186	\$205	10%
\$350k-\$750k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	19	24	52	43	-17%
New Pending	18	18	29	36	47	31%
Closed Sales	19	16	20	23	36	57%
Price/SF	\$208	\$204	\$219	\$191	\$212	11%
>\$750k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	7	13	15	20	33%
New Pending	4	4	8	8	12	50%
Closed Sales	3	4	2	7	6	-14%
Price/SF	\$244	\$218	\$242	\$209	\$225	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

Detroit Single Family

MONTHLY

860
FEB NEW LISTINGS
+1% from last month

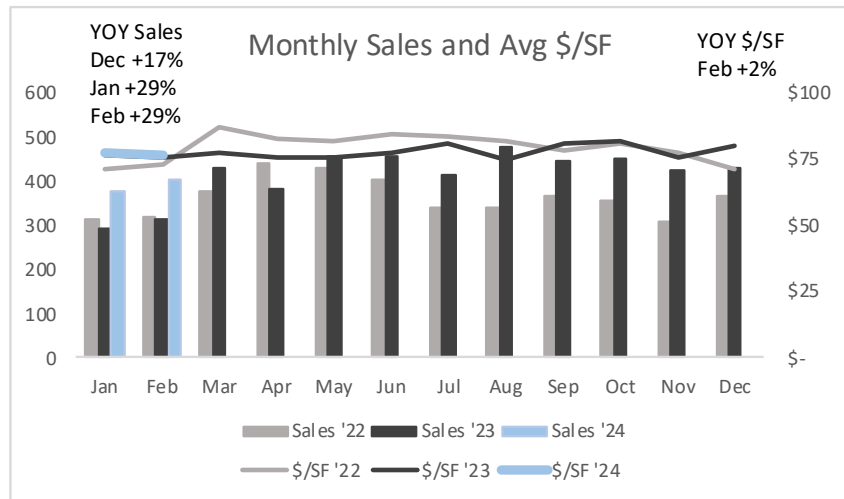
494
NEW PENDINGS
+4% from last month

404
CLOSED SALES
+8% from last month

\$77
PRICE PER SQ FT
even with last month

\$100K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	922	849	860	1,489	1,709	15%
New Pending	488	476	494	777	970	25%
Closed Sales	430	375	404	603	779	29%
Price/SF	\$80	\$77	\$77	\$76	\$77	1%
Avg Price	\$107,533	\$100,640	\$99,599	\$103,391	\$100,100	-3%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	600	529	491	995	1,020	3%
New Pending	305	302	309	511	611	20%
Closed Sales	251	237	253	392	490	25%
Price/SF	\$48	\$47	\$51	\$45	\$49	7%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	297	297	327	448	624	39%
New Pending	176	160	174	246	334	36%
Closed Sales	161	130	142	185	272	47%
Price/SF	\$102	\$112	\$105	\$101	\$108	7%

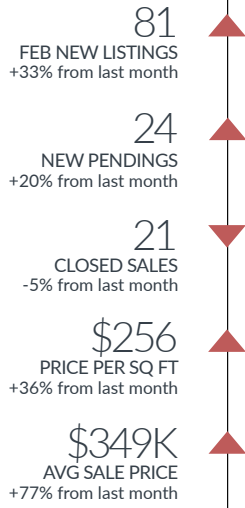
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	23	42	46	65	41%
New Pending	7	14	11	20	25	25%
Closed Sales	18	8	9	26	17	-35%
Price/SF	\$147	\$140	\$145	\$153	\$143	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

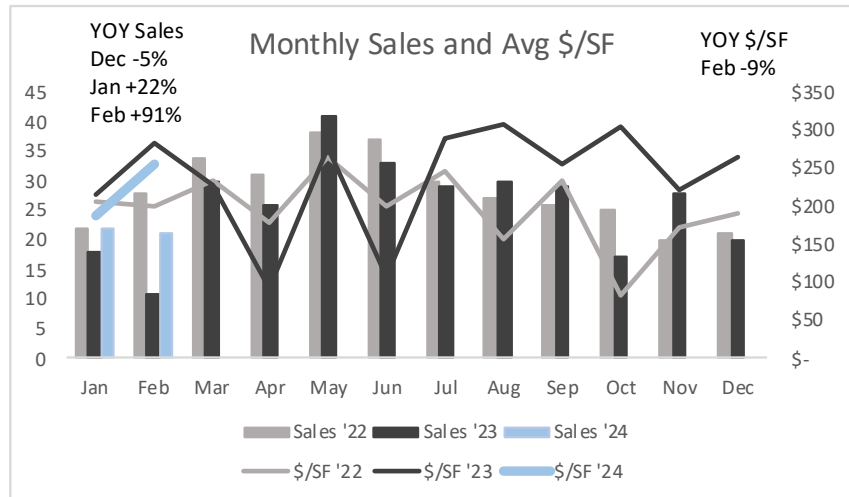
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	61	81	109	142	30%
New Pending	31	20	24	43	44	2%
Closed Sales	20	22	21	29	43	48%
Price/SF	\$264	\$188	\$256	\$245	\$226	-8%
Avg Price	\$371,445	\$197,120	\$348,815	\$300,798	\$271,204	-10%
<\$200k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	24	19	45	43	-4%
New Pending	13	11	6	12	17	42%
Closed Sales	5	14	9	9	23	156%
Price/SF	\$96	\$116	\$100	\$110	\$108	-2%
\$200k-\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	22	31	45	53	18%
New Pending	8	5	13	22	18	-18%
Closed Sales	6	5	7	12	12	0%
Price/SF	\$275	\$236	\$249	\$227	\$244	7%
>\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	15	31	19	46	142%
New Pending	10	4	5	9	9	0%
Closed Sales	9	3	5	8	8	0%
Price/SF	\$309	\$338	\$442	\$353	\$410	16%

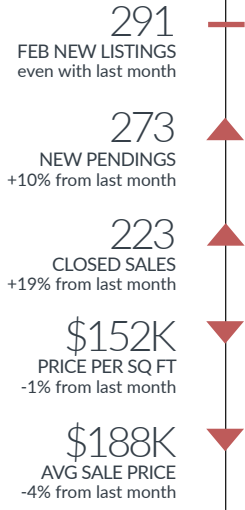
Data source: Realcomp MLS using Great Lakes Repository Data.

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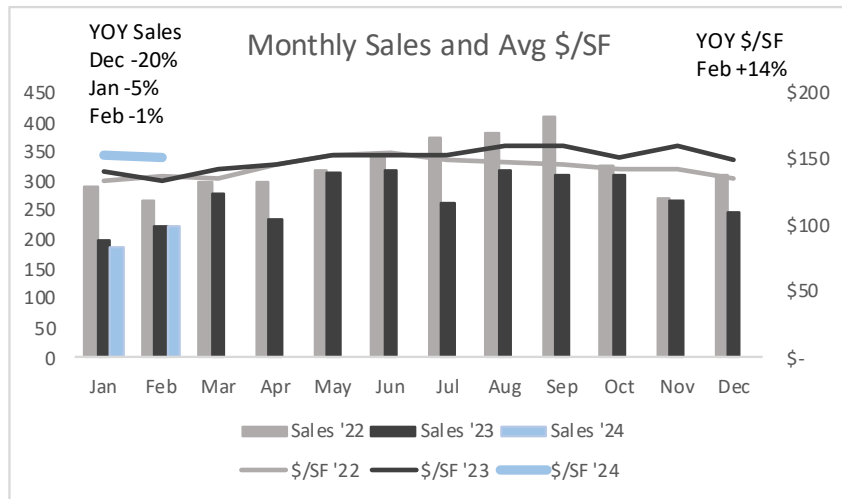
Downriver

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	277	290	291	553	581	5%
New Pending	221	248	273	517	521	1%
Closed Sales	247	188	223	423	411	-3%
Price/SF	\$150	\$153	\$152	\$136	\$153	12%
Avg Price	\$198,635	\$196,332	\$188,252	\$177,473	\$191,948	8%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	102	85	230	187	-19%
New Pending	67	82	86	205	168	-18%
Closed Sales	78	52	80	186	132	-29%
Price/SF	\$111	\$108	\$105	\$102	\$106	4%

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	142	137	160	260	297	14%
New Pending	133	132	148	253	280	11%
Closed Sales	133	113	116	190	229	21%
Price/SF	\$160	\$165	\$168	\$151	\$166	10%

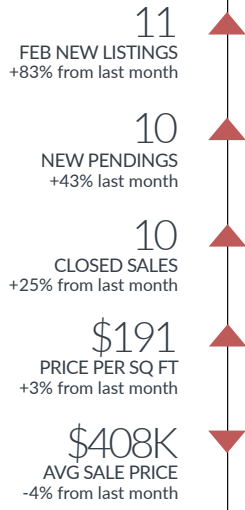
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	51	46	63	97	54%
New Pending	21	34	39	59	73	24%
Closed Sales	36	23	27	47	50	6%
Price/SF	\$169	\$169	\$176	\$166	\$173	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

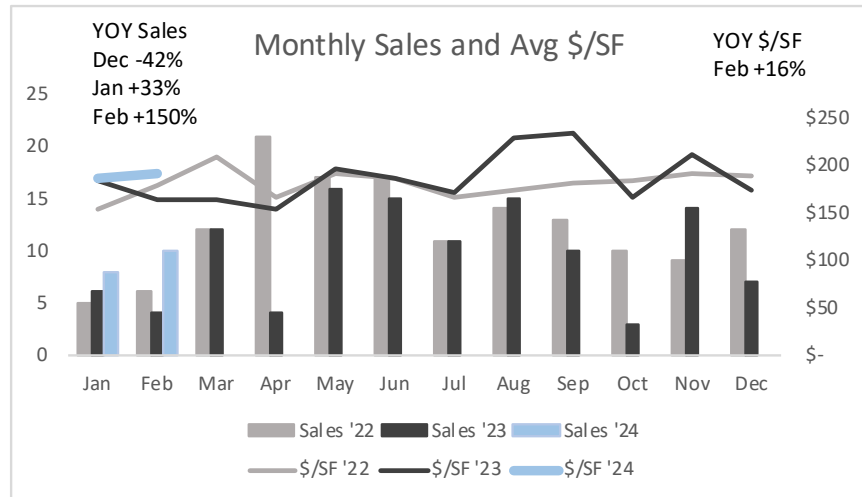
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

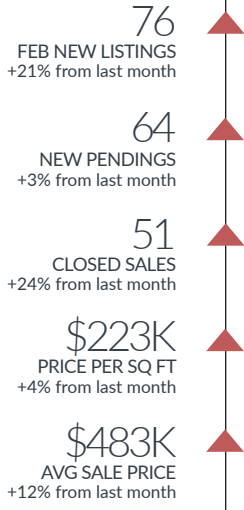
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	6	11	16	17	6%
New Pending	13	7	10	14	17	21%
Closed Sales	7	8	10	10	18	80%
Price/SF	\$174	\$186	\$191	\$174	\$188	8%
Avg Price	\$381,643	\$426,125	\$408,330	\$364,500	\$416,239	14%
<\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	4	2	5	6	20%
New Pending	5	4	3	5	7	40%
Closed Sales	5	3	4	6	7	17%
Price/SF	\$146	\$161	\$258	\$149	\$206	39%
\$350k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	1	6	6	7	17%
New Pending	8	2	7	8	9	13%
Closed Sales	1	4	5	3	9	200%
Price/SF	\$183	\$226	\$167	\$168	\$189	12%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	1	1	3	5	4	-20%
New Pending	—	1	—	1	1	0%
Closed Sales	1	1	1	1	2	100%
Price/SF	\$281	\$151	\$193	\$329	\$167	-49%

Data source: Realcomp MLS using Great Lakes Repository Data.

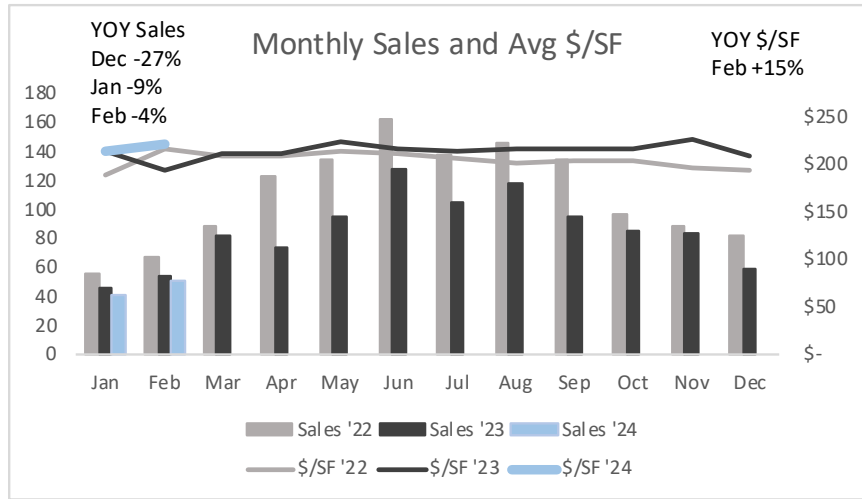
Plymouth/Canton

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	70	63	76	152	139	-9%
New Pending	55	62	64	136	126	-7%
Closed Sales	59	41	51	98	92	-6%
Price/SF	\$209	\$215	\$223	\$202	\$219	8%
Avg Price	\$454,754	\$432,465	\$482,935	\$452,287	\$460,443	2%
<\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
Listings Taken	21	15	25	49	40	-18%
New Pending	19	17	18	39	35	-10%
Closed Sales	15	19	10	34	29	-15%
Price/SF	\$201	\$230	\$205	\$174	\$221	27%
\$350k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
Listings Taken	33	30	40	76	70	-8%
New Pending	24	34	40	68	74	9%
Closed Sales	33	16	30	49	46	-6%
Price/SF	\$208	\$196	\$228	\$197	\$216	10%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
Listings Taken	16	18	11	27	29	7%
New Pending	12	11	6	29	17	-41%
Closed Sales	11	6	11	15	17	13%
Price/SF	\$215	\$230	\$220	\$248	\$224	-10%

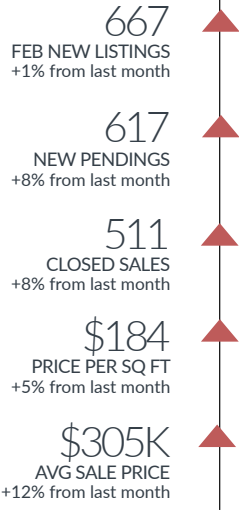
Data source: Realcomp MLS using Great Lakes Repository Data.

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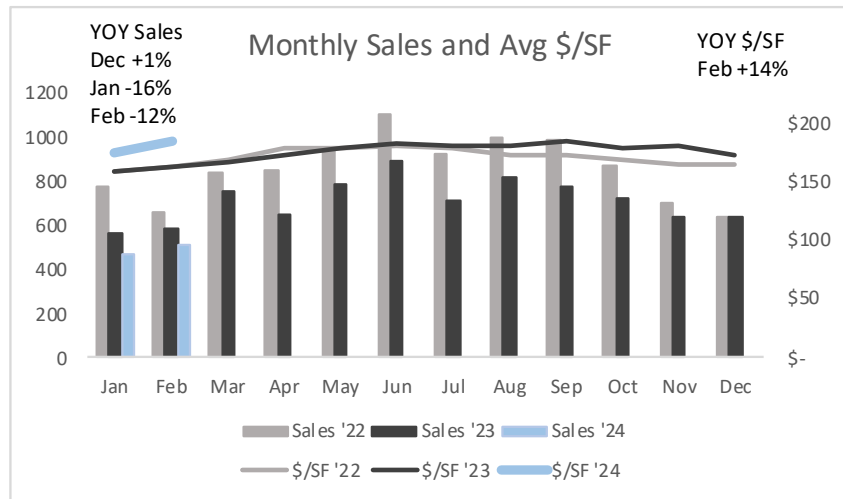
Macomb County

Single-Family Homes

MONTHLY



Closed Sales



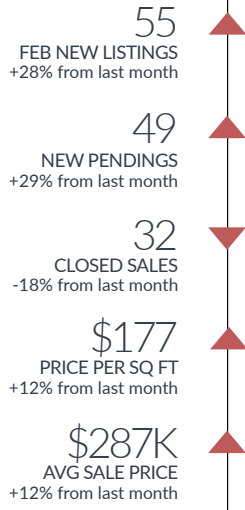
All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	590	659	667	1,551	1,326	-15%
New Pending	488	572	617	1,342	1,189	-11%
Closed Sales	637	473	511	1,145	984	-14%
Price/SF	\$171	\$175	\$184	\$160	\$180	12%
Avg Price	\$272,334	\$271,605	\$304,896	\$257,162	\$288,893	12%
<\$200k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	214	233	190	552	423	-23%
New Pending	176	184	186	507	370	-27%
Closed Sales	215	165	134	453	299	-34%
Price/SF	\$122	\$126	\$133	\$123	\$129	5%
\$200k-\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	248	305	336	663	641	-3%
New Pending	231	287	326	622	613	-1%
Closed Sales	305	232	268	532	500	-6%
Price/SF	\$180	\$181	\$182	\$169	\$181	7%
>\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	128	121	141	336	262	-22%
New Pending	81	101	105	213	206	-3%
Closed Sales	117	76	109	160	185	16%
Price/SF	\$198	\$207	\$212	\$184	\$210	14%

Data source: Realcomp MLS using Great Lakes Repository Data.

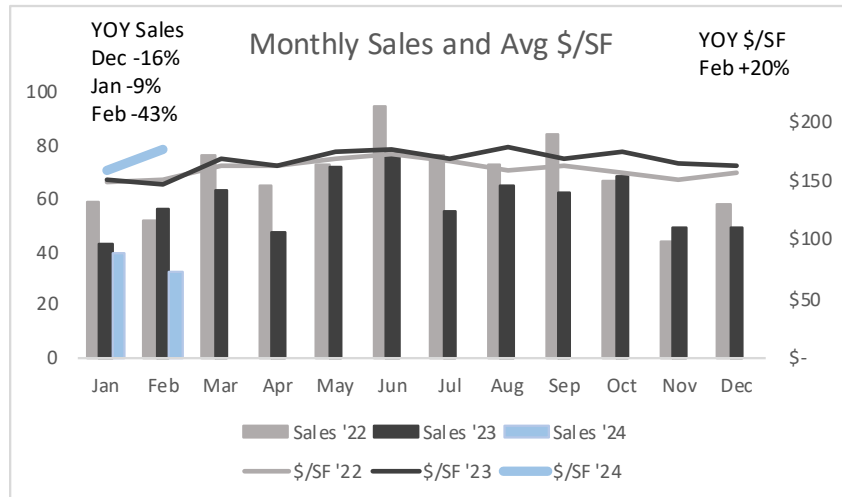
Clinton Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	43	55	108	98	-9%
New Pendings	43	38	49	117	87	-26%
Closed Sales	49	39	32	99	71	-28%
Price/SF	\$163	\$158	\$177	\$149	\$166	12%
Avg Price	\$270,396	\$256,754	\$286,763	\$254,422	\$270,279	6%
<\$200k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	8	7	39	15	-62%
New Pendings	9	8	7	36	15	-58%
Closed Sales	9	8	4	27	12	-56%
Price/SF	\$131	\$108	\$153	\$116	\$121	4%
\$200k-\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	30	44	57	74	30%
New Pendings	32	27	40	74	67	-9%
Closed Sales	37	29	26	67	55	-18%
Price/SF	\$166	\$166	\$178	\$159	\$172	8%
>\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	5	4	12	9	-25%
New Pendings	2	3	2	7	5	-29%
Closed Sales	3	2	2	5	4	-20%
Price/SF	\$176	\$186	\$186	\$139	\$186	34%

Data source: Realcomp MLS using Great Lakes Repository Data.

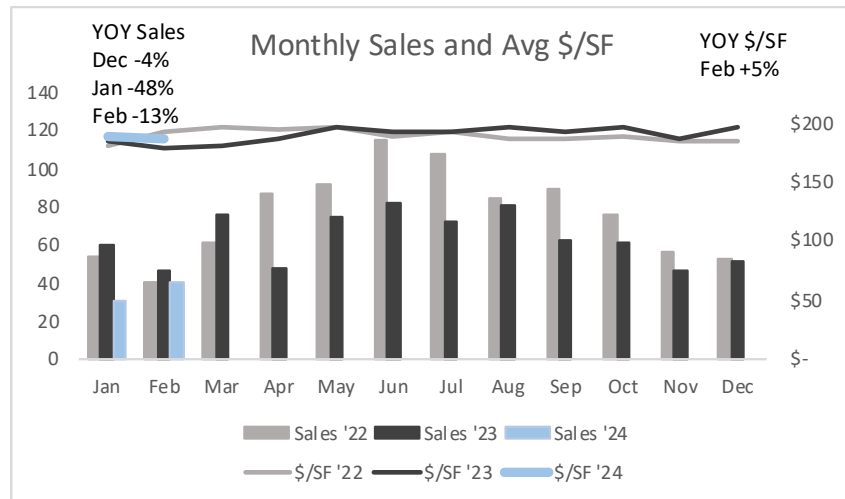
Macomb Township

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	65	63	154	128	-17%
New Pending	34	50	60	111	110	-1%
Closed Sales	51	31	40	106	71	-33%
Price/SF	\$196	\$189	\$188	\$182	\$188	4%
Avg Price	\$464,598	\$415,373	\$456,093	\$426,242	\$438,314	3%
<\$350k						
Listings Taken	7	11	13	34	24	-29%
New Pending	3	12	12	24	24	0%
Closed Sales	7	7	10	26	17	-35%
Price/SF	\$195	\$162	\$174	\$173	\$169	-2%
\$350k-\$600k						
Listings Taken	19	32	45	100	77	-23%
New Pending	26	29	36	81	65	-20%
Closed Sales	40	20	27	69	47	-32%
Price/SF	\$194	\$192	\$191	\$177	\$191	8%
>\$600k						
Listings Taken	12	22	5	20	27	35%
New Pending	5	9	12	6	21	250%
Closed Sales	4	4	3	11	7	-36%
Price/SF	\$217	\$200	\$191	\$216	\$196	-9%

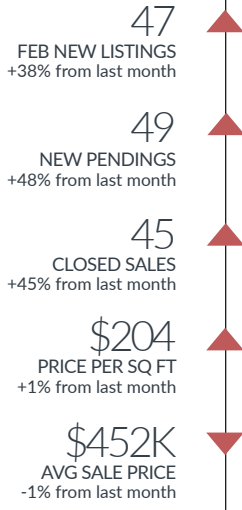
Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

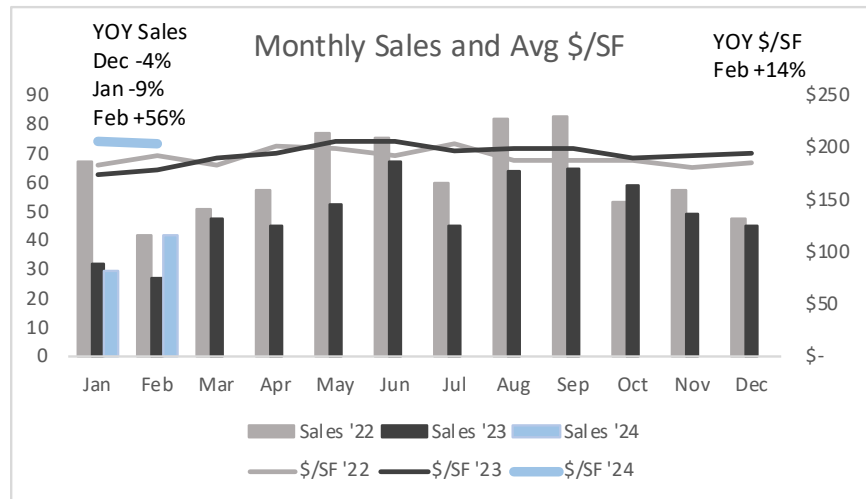
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

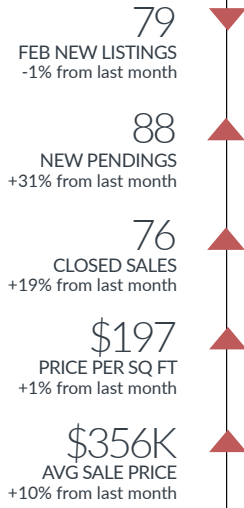
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	34	47	116	81	-30%
New Pending	30	33	49	78	82	5%
Closed Sales	45	29	42	59	71	20%
Price/SF	\$195	\$205	\$204	\$176	\$204	16%
Avg Price	\$452,129	\$458,681	\$452,158	\$403,578	\$454,822	13%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	13	6	19	19	0%
New Pending	7	12	11	25	23	-8%
Closed Sales	8	6	13	24	19	-21%
Price/SF	\$193	\$180	\$160	\$150	\$166	11%
\$300k-\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	16	23	48	39	-19%
New Pending	18	12	23	34	35	3%
Closed Sales	28	19	19	22	38	73%
Price/SF	\$182	\$191	\$193	\$173	\$192	11%
>\$600k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	5	18	49	23	-53%
New Pending	5	9	15	19	24	26%
Closed Sales	9	4	10	13	14	8%
Price/SF	\$225	\$266	\$241	\$201	\$248	23%

Data source: Realcomp MLS using Great Lakes Repository Data.

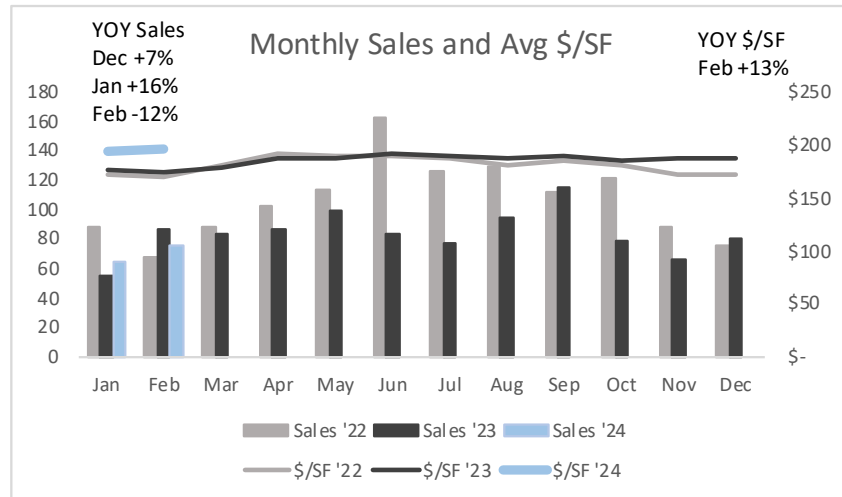
Sterling Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

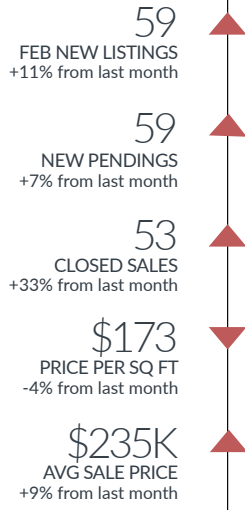
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	70	80	79	177	159	-10%
New Pendings	72	67	88	165	155	-6%
Closed Sales	81	64	76	141	140	-1%
Price/SF	\$188	\$194	\$197	\$175	\$195	12%
Avg Price	\$322,449	\$323,170	\$355,822	\$306,547	\$340,896	11%
<\$250k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	10	14	28	24	-14%
New Pendings	9	8	13	37	21	-43%
Closed Sales	16	9	6	29	15	-48%
Price/SF	\$175	\$202	\$232	\$164	\$214	30%
\$250k-\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	56	58	120	114	-5%
New Pendings	53	44	70	112	114	2%
Closed Sales	50	44	46	97	90	-7%
Price/SF	\$186	\$191	\$192	\$174	\$191	10%
>\$400k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	14	7	29	21	-28%
New Pendings	10	15	5	16	20	25%
Closed Sales	15	11	24	15	35	133%
Price/SF	\$200	\$200	\$199	\$191	\$199	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

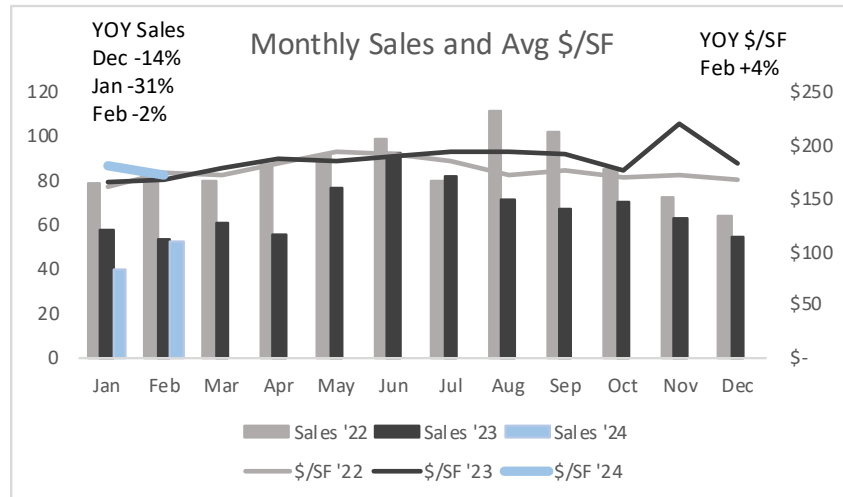
St Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	53	59	125	112	-10%
New Pendings	43	55	59	128	114	-11%
Closed Sales	55	40	53	112	93	-17%
Price/SF	\$184	\$181	\$173	\$166	\$176	6%
Avg Price	\$222,571	\$215,610	\$234,560	\$204,937	\$226,410	10%
<\$175k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	7	2	22	9	-59%
New Pendings	11	9	2	28	11	-61%
Closed Sales	9	7	7	29	14	-52%
Price/SF	\$130	\$139	\$100	\$127	\$117	-8%
\$175k-\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	43	47	97	90	-7%
New Pendings	31	42	56	93	98	5%
Closed Sales	44	32	41	82	73	-11%
Price/SF	\$192	\$187	\$185	\$176	\$186	6%
>\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	3	10	6	13	117%
New Pendings	1	4	1	7	5	-29%
Closed Sales	2	1	5	1	6	500%
Price/SF	\$227	\$220	\$178	\$223	\$183	-18%

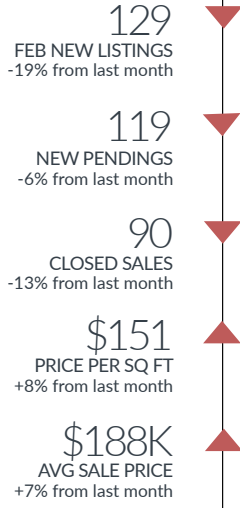
Data source: Realcomp MLS using Great Lakes Repository Data.

MAR 2024
SEMI HOUSING REPORT

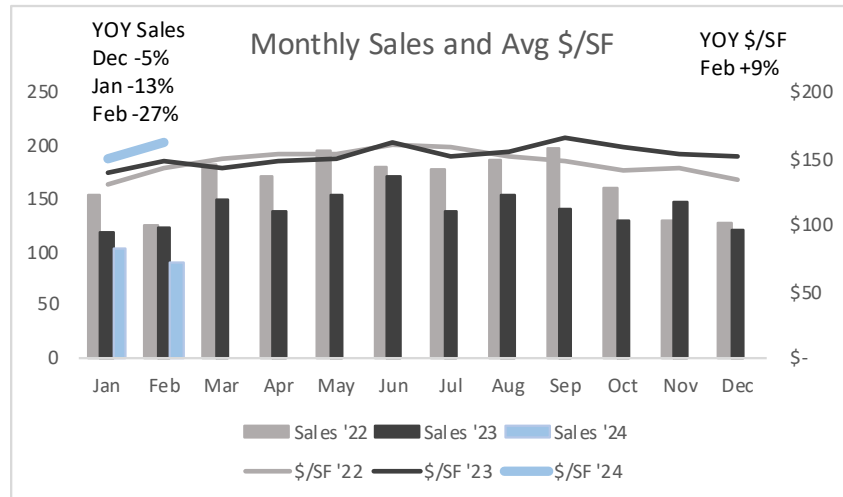
Warren

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

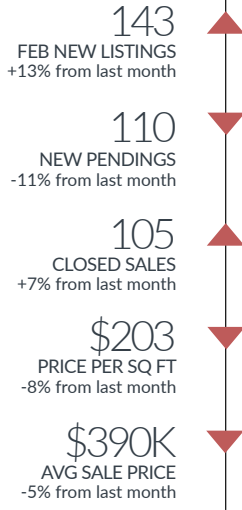
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	144	160	129	302	289	-4%
New Pending	94	126	119	289	245	-15%
Closed Sales	121	103	90	242	193	-20%
Price/SF	\$151	\$150	\$161	\$143	\$155	8%
Avg Price	\$187,390	\$174,808	\$187,860	\$172,027	\$180,895	5%
<\$125k						
	Dec '23	Jan '24	Feb '24	YTD		
Listings Taken	50	39	33	83	72	-13%
New Pending	29	36	32	74	68	-8%
Closed Sales	37	33	23	73	56	-23%
Price/SF	\$96	\$98	\$100	\$87	\$99	13%
\$125k-\$250k						
	Dec '23	Jan '24	Feb '24	YTD		
Listings Taken	69	95	67	162	162	0%
New Pending	42	66	63	169	129	-24%
Closed Sales	58	50	46	139	96	-31%
Price/SF	\$162	\$164	\$172	\$159	\$168	5%
>\$250k						
	Dec '23	Jan '24	Feb '24	YTD		
Listings Taken	25	26	29	57	55	-4%
New Pending	23	24	24	46	48	4%
Closed Sales	26	20	21	30	41	37%
Price/SF	\$176	\$177	\$182	\$167	\$180	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

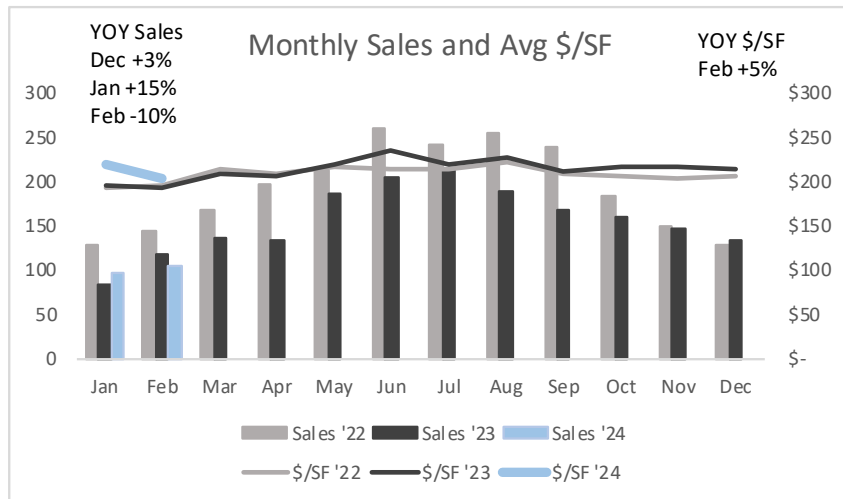
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	80	127	143	279	270	-3%
New Pending	95	123	110	268	233	-13%
Closed Sales	134	98	105	202	203	0%
Price/SF	\$213	\$220	\$203	\$195	\$211	8%
Avg Price	\$445,579	\$410,192	\$390,338	\$383,225	\$399,922	4%
<\$300k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	29	36	76	65	-14%
New Pending	28	25	33	74	58	-22%
Closed Sales	32	20	28	59	48	-19%
Price/SF	\$158	\$171	\$160	\$167	\$164	-2%
\$300k-\$500k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	66	52	136	118	-13%
New Pending	45	77	48	146	125	-14%
Closed Sales	65	53	58	110	111	1%
Price/SF	\$202	\$206	\$199	\$190	\$203	6%
>\$500k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	32	55	67	87	30%
New Pending	22	21	29	48	50	4%
Closed Sales	37	25	19	33	44	33%
Price/SF	\$250	\$268	\$248	\$231	\$259	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

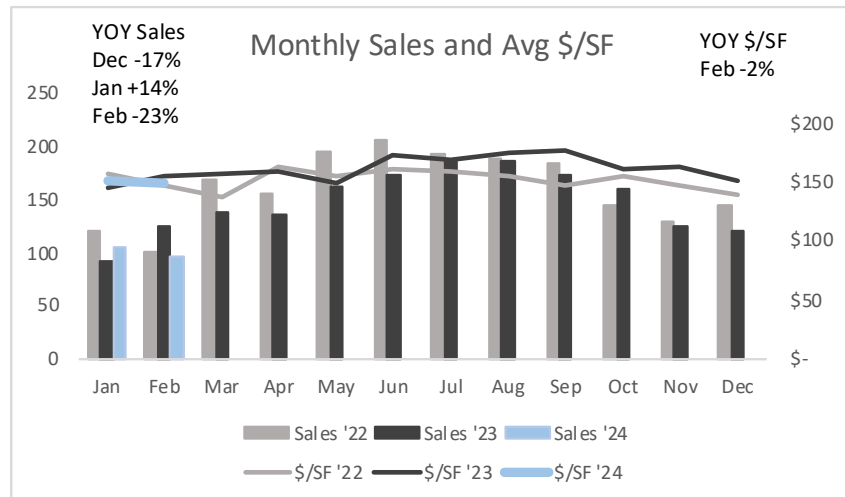
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	103	122	145	296	267	-10%
New Pendings	106	106	124	251	230	-8%
Closed Sales	120	106	96	217	202	-7%
Price/SF	\$151	\$151	\$150	\$151	\$151	0%
Avg Price	\$242,417	\$232,821	\$240,513	\$242,969	\$236,476	-3%
<\$175k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	39	43	75	82	9%
New Pendings	29	34	40	78	74	-5%
Closed Sales	43	39	27	80	66	-18%
Price/SF	\$107	\$100	\$102	\$100	\$101	1%
\$175k-\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	59	58	63	147	121	-18%
New Pendings	56	57	53	123	110	-11%
Closed Sales	57	54	53	99	107	8%
Price/SF	\$161	\$155	\$150	\$150	\$152	2%
>\$350k						
	Dec '23	Jan '24	Feb '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	25	39	74	64	-14%
New Pendings	21	15	31	50	46	-8%
Closed Sales	20	13	16	38	29	-24%
Price/SF	\$178	\$219	\$195	\$208	\$206	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.