



# Housing Report

OCTOBER 2024

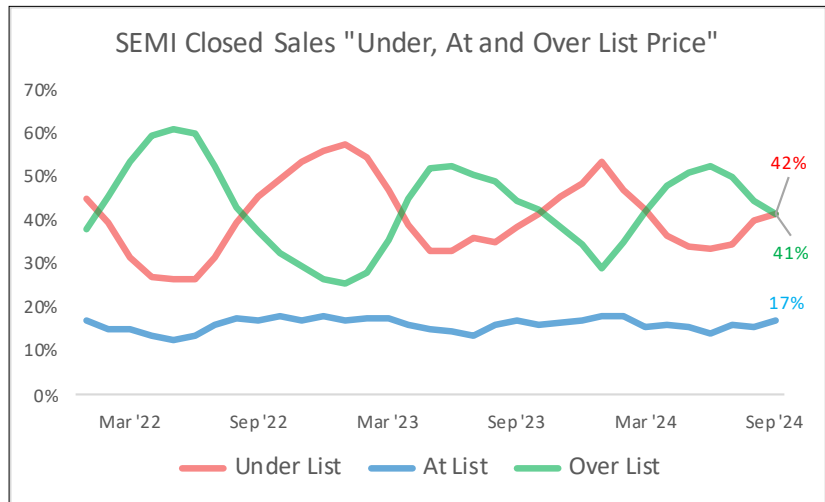
**Southeast Michigan**

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# Buyer Competition Easing

This chart highlights seasonal and yearly shifts in the relationship between list price and closed sale price in Southeast Michigan since 2022. The red line represents the monthly percentage of homes selling below, blue line at, and green line above list price. The over and under list peaks and valleys have been shrinking as the market becomes more balanced.



*58% of September closed sales were at or above full asking price*

Over the past few years, the real estate market has had buyers on an emotional roller coaster. Since 2019, demand has consistently outpaced supply, leading to fierce competition. The best homes were often snapped up with offers well above asking price as soon as they hit the market, creating a feeding frenzied rush for buyers.

As each year progresses, the market pace tends to slow, but not due to a lack of buyers. By mid-year, many prime listings have been picked over, leaving fewer quality options, which leads to market slowdowns and lower year-end prices. The drop in year-end average price reflects inventory quality rather than fading demand or home values.

The good news is that while shortages persist, especially in entry and mid-price ranges, the supply-demand imbalance is easing. There's still a shortage of quality listings, but not as intense as in recent years. The "Under-At-Over" chart highlights this shift, showing slightly lower green mid-season peaks each year. It's still remarkable that 58% of September closed sales were at or above full price.

Looking ahead, buyers might have a little more breathing room, but they'll still need to act quickly when the right home appears. The market is balancing, but the best homes will still attract strong interest—so stay ready!

# SEMI 5-County Summary

## MONTHLY

5,256  
SEP NEW LISTINGS  
-7% from last month

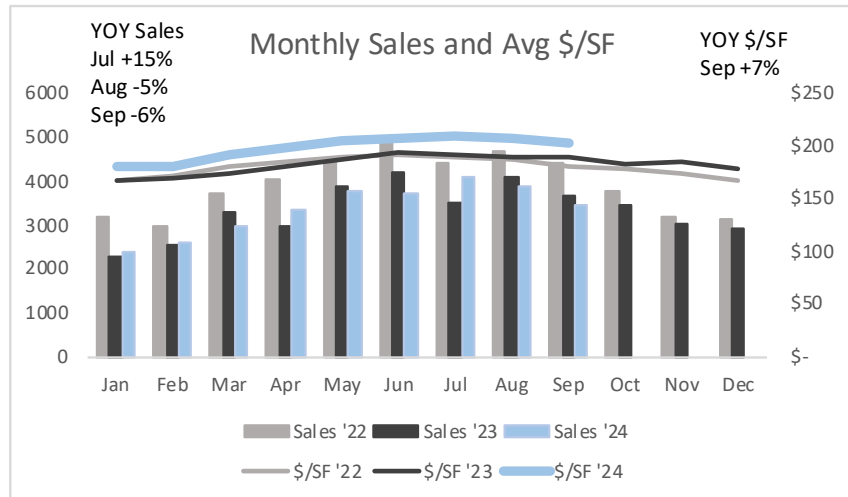
3,669  
NEW PENDING  
-10% from last month

3,434  
CLOSED SALES  
-11% from last month

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

\$338K  
AVG SALE PRICE  
-4% from last month

## Closed Single-Family Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	5,842	5,649	5,256	47,526	46,369	-2%
New Pendlings	3,916	4,083	3,669	32,735	32,726	0%
Closed Sales	4,059	3,848	3,434	30,363	30,054	-1%
Price/SF	\$209	\$207	\$201	\$184	\$199	8%
Avg Price	\$365,443	\$352,841	\$337,637	\$309,619	\$334,701	8%

### <\$250k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,505	2,518	2,376	23,570	21,460	-9%
New Pendlings	1,642	1,845	1,678	16,245	14,942	-8%
Closed Sales	1,576	1,608	1,455	14,569	13,334	-8%
Price/SF	\$134	\$133	\$133	\$126	\$129	2%

### \$250k-\$500k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,177	2,056	1,922	16,025	16,200	1%
New Pendlings	1,598	1,554	1,407	12,011	12,405	3%
Closed Sales	1,653	1,524	1,388	11,474	11,562	1%
Price/SF	\$208	\$209	\$204	\$192	\$205	7%

### >\$500k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,160	1,075	958	7,931	8,709	10%
New Pendlings	676	684	584	4,479	5,379	20%
Closed Sales	830	716	591	4,320	5,158	19%
Price/SF	\$264	\$269	\$265	\$246	\$264	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Oakland County

Single-Family Homes

## MONTHLY

1,585  
SEP NEW LISTINGS  
-3% from last month

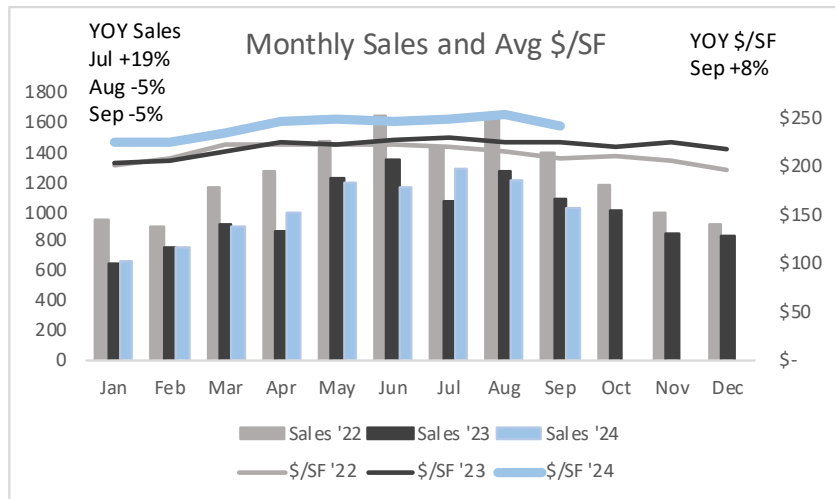
1,073  
NEW PENDINGS  
-11% from last month

1,027  
CLOSED SALES  
-14% from last month

\$241  
PRICE PER SQ FT  
-4% from last month

\$478K  
AVG SALE PRICE  
-6% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,759	1,634	1,585	13,950	13,628	-2%
New Pending	1,216	1,211	1,073	9,834	9,932	1%
Closed Sales	1,279	1,200	1,027	9,151	9,158	0%
Price/SF	\$248	\$252	\$241	\$221	\$242	10%
Avg Price	\$499,402	\$507,421	\$477,811	\$435,438	\$474,608	9%
<b>&lt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	510	461	488	4,750	4,180	-12%
New Pending	383	395	353	3,752	3,370	-10%
Closed Sales	371	350	314	3,366	2,957	-12%
Price/SF	\$182	\$190	\$187	\$172	\$181	5%
<b>\$300k-\$800k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,005	938	873	7,445	7,473	0%
New Pending	712	684	621	5,310	5,626	6%
Closed Sales	768	712	603	5,075	5,275	4%
Price/SF	\$230	\$228	\$223	\$212	\$226	7%
<b>&gt;\$800k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	244	235	224	1,755	1,975	13%
New Pending	121	132	99	772	936	21%
Closed Sales	140	138	110	710	926	30%
Price/SF	\$357	\$368	\$341	\$325	\$351	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

# Birm/Bloom Hills

Single-Family Homes

## MONTHLY

75  
SEP NEW LISTINGS  
+3% from last month

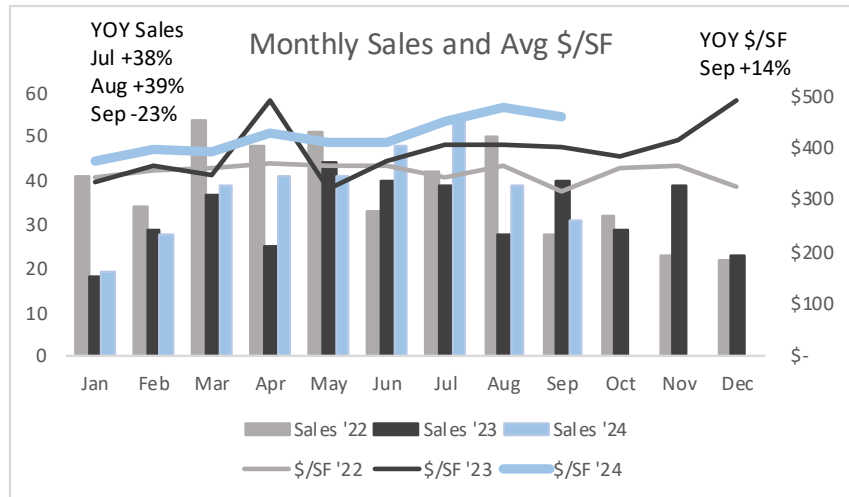
37  
NEW PENDINGS  
-16% from last month

31  
CLOSED SALES  
-21% from last month

\$461  
PRICE PER SQ FT  
-4% from last month

\$1.48M  
AVG SALE PRICE  
-2% from last month

## Closed Sales



## All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	73	75	661	684	3%
New Pending	39	44	37	326	380	17%
Closed Sales	54	39	31	300	340	13%
Price/SF	\$451	\$478	\$461	\$380	\$427	12%
Avg Price	\$1,372,331	\$1,514,213	\$1,478,629	\$1,078,472	\$1,287,722	19%
<b>&lt;\$700k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
Listings Taken	21	18	15	160	163	2%
New Pending	16	9	11	125	131	5%
Closed Sales	20	14	5	117	109	-7%
Price/SF	\$323	\$309	\$293	\$279	\$323	16%
<b>\$700k-\$1.4m</b>						
	Jul '24	Aug '24	Sep '24	YTD		
Listings Taken	21	23	23	228	210	-8%
New Pending	12	21	13	115	136	18%
Closed Sales	17	12	16	106	128	21%
Price/SF	\$366	\$357	\$389	\$332	\$357	7%
<b>&gt;\$1.4m</b>						
	Jul '24	Aug '24	Sep '24	YTD		
Listings Taken	26	32	37	273	311	14%
New Pending	11	14	13	86	113	31%
Closed Sales	17	13	10	77	103	34%
Price/SF	\$546	\$605	\$550	\$477	\$512	7%

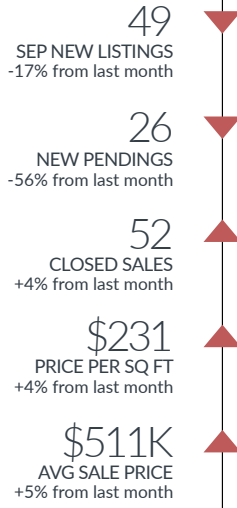
Data source: Realcomp MLS using Great Lakes Repository Data.

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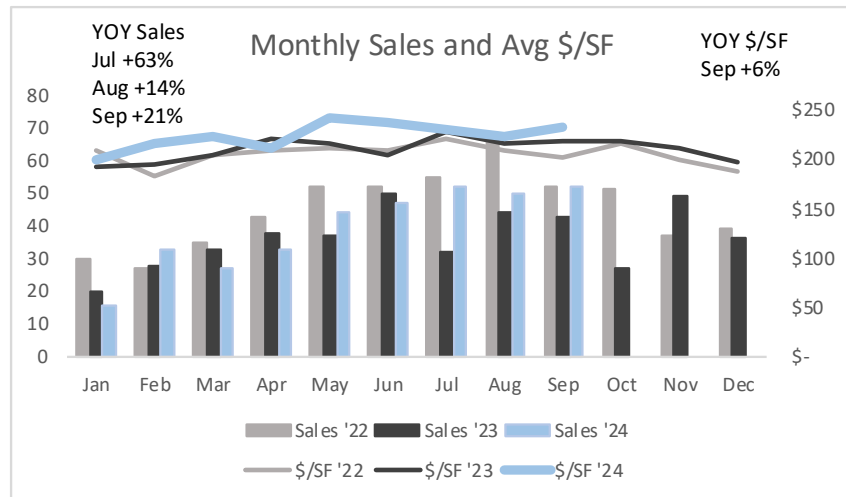
# Clarkston

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	78	59	49	512	496	-3%
New Pending	54	59	26	352	381	8%
Closed Sales	52	50	52	325	354	9%
Price/SF	\$229	\$221	\$231	\$211	\$225	7%
Avg Price	\$528,219	\$487,034	\$510,679	\$471,279	\$489,073	4%
<\$300k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	3	6	105	61	-42%
New Pending	8	5	4	84	56	-33%
Closed Sales	6	8	4	78	51	-35%
Price/SF	\$131	\$209	\$203	\$183	\$190	4%
\$300k-\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	48	33	29	280	290	4%
New Pending	33	41	16	192	237	23%
Closed Sales	26	30	36	172	218	27%
Price/SF	\$212	\$211	\$219	\$201	\$213	6%
>\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	19	23	14	127	145	14%
New Pending	13	13	6	76	88	16%
Closed Sales	20	12	12	75	85	13%
Price/SF	\$257	\$242	\$255	\$236	\$253	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Commerce/White Lake

Single-Family Homes

## MONTHLY

72  
SEP NEW LISTINGS  
-9% from last month

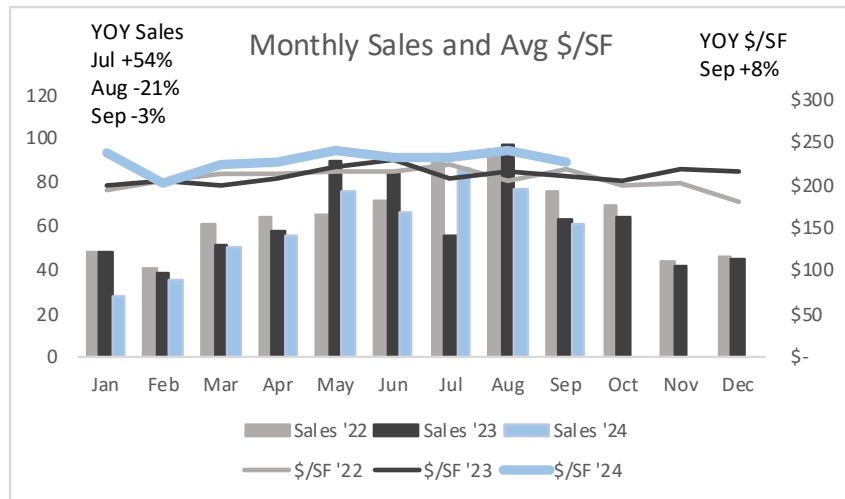
56  
NEW PENDINGS  
-2% from last month

61  
CLOSED SALES  
-21% from last month

\$227  
PRICE PER SQ FT  
-5% from last month

\$449K  
AVG SALE PRICE  
-5% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	103	79	72	870	755	-13%
New Pending	95	57	56	628	573	-9%
Closed Sales	86	77	61	586	534	-9%
Price/SF	\$233	\$240	\$227	\$213	\$231	8%
Avg Price	\$464,215	\$472,232	\$449,126	\$427,941	\$457,989	7%

#### <\$300k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	13	13	206	159	-23%
New Pending	19	17	12	163	142	-13%
Closed Sales	19	17	14	163	123	-25%
Price/SF	\$182	\$204	\$199	\$186	\$191	3%

#### \$300k-\$600k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	51	46	490	425	-13%
New Pending	54	26	37	378	322	-15%
Closed Sales	48	45	32	333	307	-8%
Price/SF	\$230	\$227	\$219	\$204	\$222	9%

#### >\$600k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	15	13	174	171	-2%
New Pending	22	14	7	87	109	25%
Closed Sales	19	15	15	90	104	16%
Price/SF	\$258	\$280	\$249	\$255	\$267	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



# Farmington/Farm Hills

Single-Family Homes

## MONTHLY

86  
SEP NEW LISTINGS  
+2% from last month

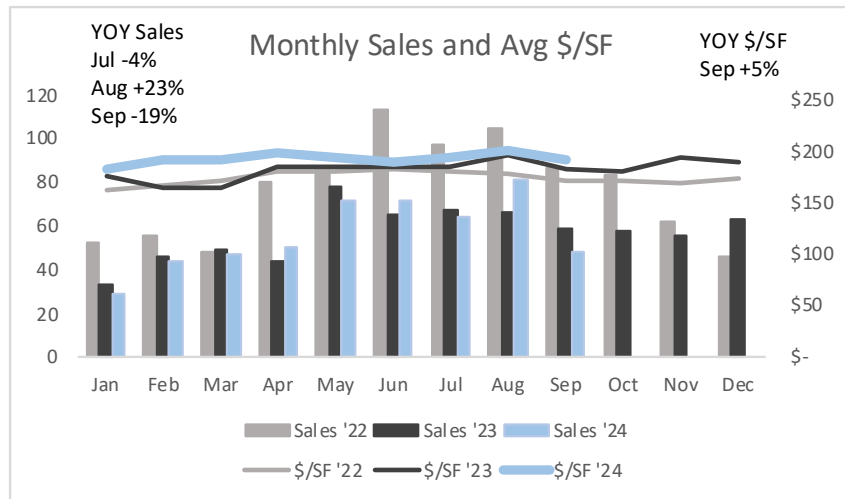
65  
NEW PENDING  
+7% from last month

48  
CLOSED SALES  
-41% from last month

\$190  
PRICE PER SQ FT  
-5% from last month

\$400K  
AVG SALE PRICE  
even with last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	110	84	86	681	761	12%
New Pendings	78	61	65	568	557	-2%
Closed Sales	64	81	48	507	505	0%
Price/SF	\$194	\$201	\$190	\$181	\$193	7%
Avg Price	\$398,460	\$399,995	\$400,283	\$374,409	\$389,843	4%
<b>&lt;\$250k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	3	11	114	111	-3%
New Pendings	10	9	7	94	85	-10%
Closed Sales	7	13	6	84	80	-5%
Price/SF	\$145	\$158	\$158	\$152	\$166	9%
<b>\$250k-\$500k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	70	65	57	441	498	13%
New Pendings	48	42	44	394	372	-6%
Closed Sales	41	44	35	351	309	-12%
Price/SF	\$197	\$205	\$188	\$180	\$193	8%
<b>&gt;\$500k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	16	18	126	152	21%
New Pendings	20	10	14	80	100	25%
Closed Sales	16	24	7	72	116	61%
Price/SF	\$196	\$204	\$210	\$200	\$201	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Novi

Single-Family Homes

## MONTHLY

39  
SEP NEW LISTINGS  
-17% from last month

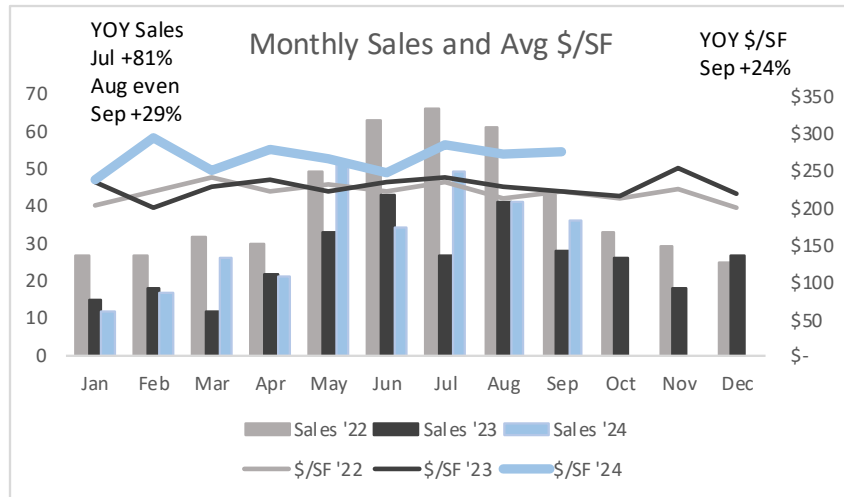
35  
NEW PENDINGS  
-26% from last month

36  
CLOSED SALES  
-12% from last month

\$276  
PRICE PER SQ FT  
+1% from last month

\$777K  
AVG SALE PRICE  
-4% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	58	47	39	357	404	13%
New Pending	34	47	35	273	308	13%
Closed Sales	49	41	36	239	287	20%
Price/SF	\$285	\$272	\$276	\$229	\$270	18%
Avg Price	\$793,371	\$811,199	\$776,634	\$605,964	\$741,700	22%
<b>&lt;\$350k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	8	4	36	47	31%
New Pending	4	2	3	32	30	-6%
Closed Sales	5	1	3	25	24	-4%
Price/SF	\$152	\$181	\$225	\$194	\$179	-7%
<b>\$350k-\$700k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	27	24	202	214	6%
New Pending	19	29	21	173	174	1%
Closed Sales	22	20	19	152	146	-4%
Price/SF	\$238	\$236	\$228	\$217	\$236	9%
<b>&gt;\$700k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	12	11	119	143	20%
New Pending	11	16	11	68	104	53%
Closed Sales	22	20	14	62	117	89%
Price/SF	\$330	\$295	\$315	\$254	\$303	19%

Data source: Realcomp MLS using Great Lakes Repository Data.

# Rochester/Roch Hills

Single-Family Homes

## MONTHLY

82  
SEP NEW LISTINGS  
-11% from last month

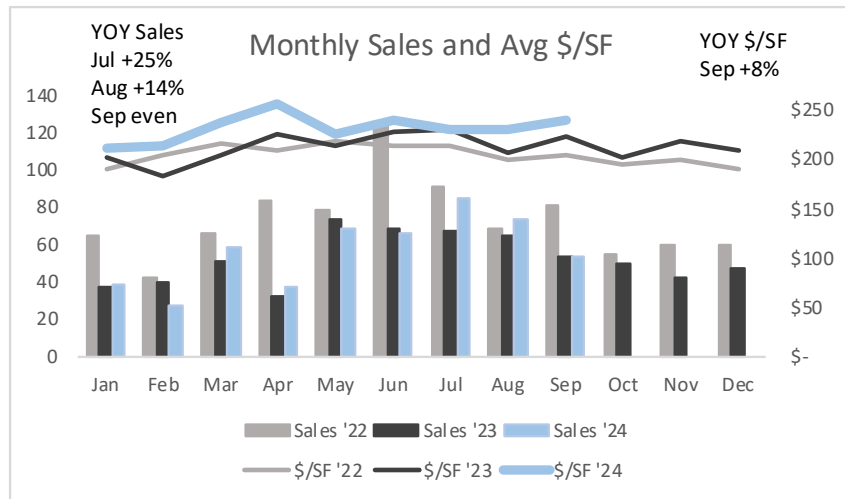
65  
NEW PENDINGS  
-4 from last month

54  
CLOSED SALES  
-27% from last month

\$240  
PRICE PER SQ FT  
+4% from last month

\$573K  
AVG SALE PRICE  
+1% from last month

### Closed Sales



All Price Ranges							
	Jul '24	Aug '24	Sep '24	YTD			
				'23	'24	(+/-)	
Listings Taken	103	92	82	798	755	-5%	
New Pending	69	68	65	514	560	9%	
Closed Sales	84	74	54	490	510	4%	
Price/SF	\$229	\$231	\$240	\$214	\$232	9%	
Avg Price	\$577,303	\$567,815	\$573,264	\$500,565	\$543,096	8%	
<b>&lt;\$300k</b>							
	Jul '24	Aug '24	Sep '24	YTD			
				'23	'24	(+/-)	
Listings Taken	12	10	14	110	92	-16%	
New Pending	11	7	15	80	77	-4%	
Closed Sales	7	10	9	65	59	-9%	
Price/SF	\$160	\$184	\$193	\$185	\$196	6%	
<b>\$300k-\$600k</b>							
	Jul '24	Aug '24	Sep '24	YTD			
				'23	'24	(+/-)	
Listings Taken	56	47	40	432	402	-7%	
New Pending	41	39	34	324	331	2%	
Closed Sales	43	36	27	314	293	-7%	
Price/SF	\$223	\$223	\$216	\$201	\$218	8%	
<b>&gt;\$600k</b>							
	Jul '24	Aug '24	Sep '24	YTD			
				'23	'24	(+/-)	
Listings Taken	35	35	28	256	261	2%	
New Pending	17	22	16	110	152	38%	
Closed Sales	34	28	18	111	158	42%	
Price/SF	\$241	\$243	\$271	\$242	\$254	5%	

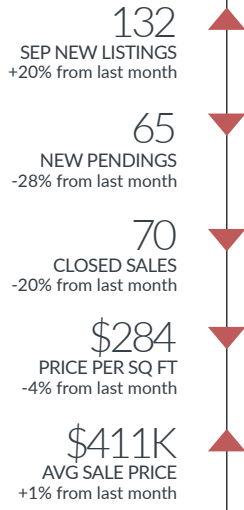
Data source: Realcomp MLS using Great Lakes Repository Data.

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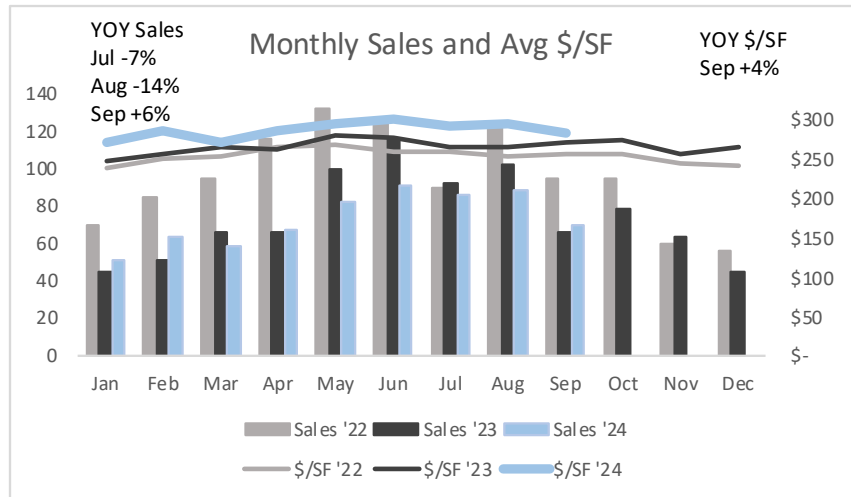
# Royal Oak

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	134	110	132	1,035	971	-6%
New Pendings	87	90	65	751	702	-7%
Closed Sales	86	88	70	704	657	-7%
Price/SF	\$292	\$295	\$284	\$269	\$289	7%
Avg Price	\$419,093	\$405,418	\$410,981	\$396,868	\$418,348	5%
<b>&lt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	27	27	32	314	228	-27%
New Pendings	19	29	16	258	184	-29%
Closed Sales	18	22	16	207	152	-27%
Price/SF	\$261	\$264	\$263	\$236	\$246	4%
<b>\$300k-\$450k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	57	56	441	495	12%
New Pendings	49	46	36	337	371	10%
Closed Sales	50	46	39	344	346	1%
Price/SF	\$294	\$294	\$278	\$271	\$288	6%
<b>&gt;\$450k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	26	44	280	248	-11%
New Pendings	19	15	13	156	147	-6%
Closed Sales	18	20	15	153	159	4%
Price/SF	\$302	\$312	\$302	\$286	\$308	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

# Troy

Single-Family Homes

## MONTHLY

91  
SEP NEW LISTINGS  
+2% from last month

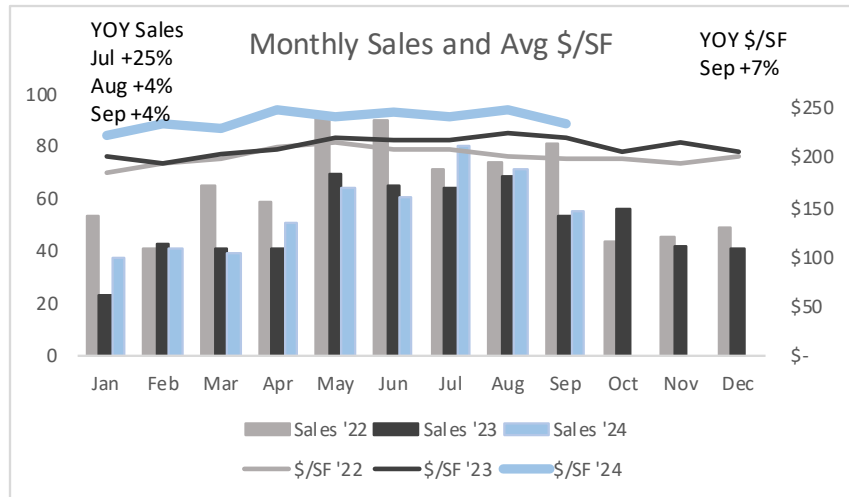
64  
NEW PENDINGS  
-3% from last month

55  
CLOSED SALES  
-23% from last month

\$235  
PRICE PER SQ FT  
-6% from last month

\$534K  
AVG SALE PRICE  
-7% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	100	89	91	663	721	9%
New Pending	65	66	64	487	551	13%
Closed Sales	80	71	55	467	498	7%
Price/SF	\$241	\$249	\$235	\$214	\$240	12%
Avg Price	\$565,448	\$573,268	\$534,051	\$482,416	\$530,440	10%
<b>&lt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	4	3	105	73	-30%
New Pending	3	5	4	71	59	-17%
Closed Sales	3	5	2	58	48	-17%
Price/SF	\$193	\$244	\$157	\$193	\$212	10%
<b>\$300k-\$600k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	60	59	414	397	-4%
New Pending	40	40	43	329	320	-3%
Closed Sales	47	41	36	302	291	-4%
Price/SF	\$228	\$232	\$219	\$207	\$227	10%
<b>&gt;\$600k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	41	25	29	144	251	74%
New Pending	22	21	17	87	172	98%
Closed Sales	30	25	17	107	159	49%
Price/SF	\$257	\$265	\$261	\$232	\$258	11%

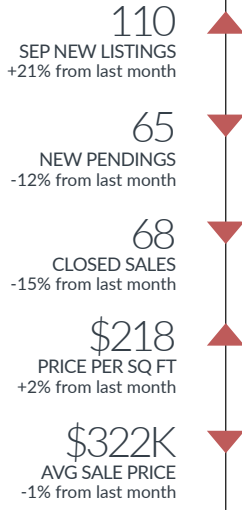
Data source: Realcomp MLS using Great Lakes Repository Data.

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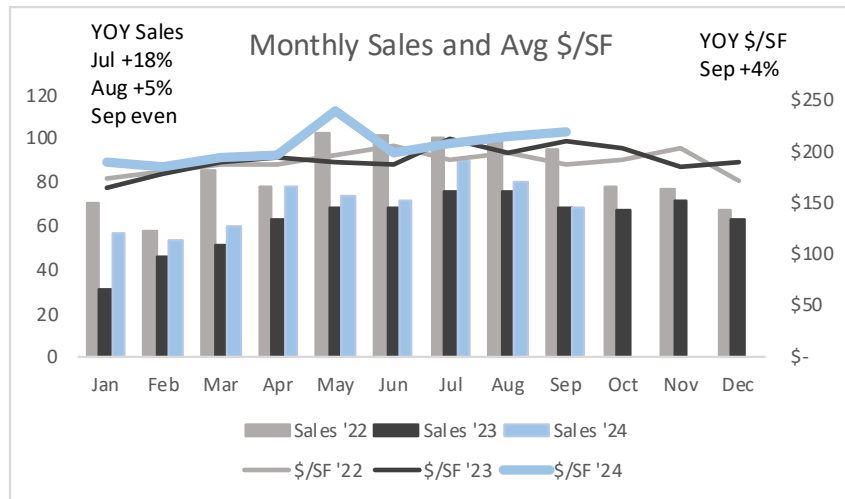
# Waterford

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	105	91	110	796	832	5%
New Pendings	91	74	65	600	658	10%
Closed Sales	90	80	68	547	631	15%
Price/SF	\$208	\$214	\$218	\$194	\$206	7%
Avg Price	\$310,467	\$324,414	\$321,877	\$292,185	\$307,771	5%
<\$200k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	12	12	159	109	-31%
New Pendings	7	14	8	130	103	-21%
Closed Sales	7	5	9	115	86	-25%
Price/SF	\$143	\$140	\$164	\$142	\$148	4%
\$200k-\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	53	68	431	500	16%
New Pendings	57	45	43	347	415	20%
Closed Sales	61	53	42	322	405	26%
Price/SF	\$202	\$198	\$199	\$184	\$193	5%
>\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	26	30	206	223	8%
New Pendings	27	15	14	123	140	14%
Closed Sales	22	22	17	110	140	27%
Price/SF	\$230	\$251	\$265	\$242	\$251	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

# West Bloomfield

Single-Family Homes

## MONTHLY

80  
SEP NEW LISTINGS  
-24% from last month

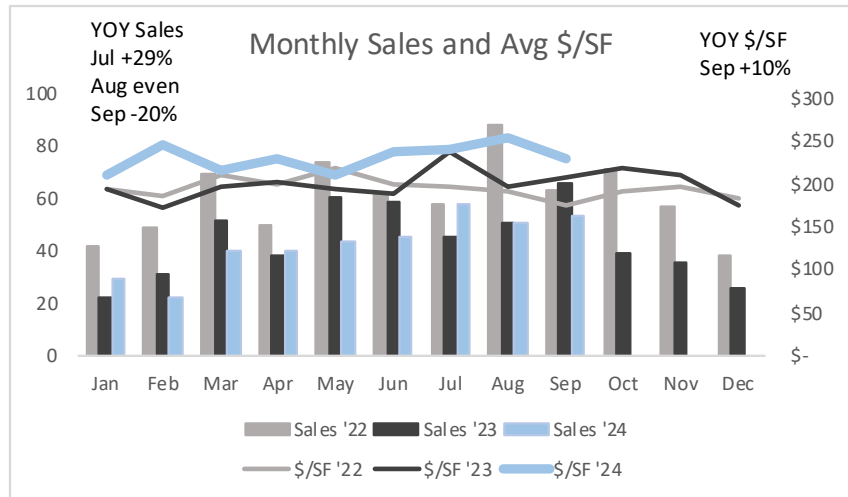
55  
NEW PENDING  
-13% from last month

53  
CLOSED SALES  
+4% from last month

\$229  
PRICE PER SQ FT  
-10% from last month

\$612K  
AVG SALE PRICE  
-11% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	88	105	80	731	668	-9%
New Pending	54	63	55	462	437	-5%
Closed Sales	58	51	53	424	382	-10%
Price/SF	\$241	\$254	\$229	\$199	\$230	16%
Avg Price	\$597,670	\$683,912	\$611,501	\$518,115	\$604,293	17%
<b>&lt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	6	5	12	72	67	-7%
New Pending	8	5	8	60	49	-18%
Closed Sales	9	6	5	54	41	-24%
Price/SF	\$238	\$180	\$228	\$171	\$207	21%
<b>\$300k-\$600k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	44	55	37	432	352	-19%
New Pending	28	41	28	302	264	-13%
Closed Sales	33	31	33	273	233	-15%
Price/SF	\$188	\$183	\$195	\$175	\$187	7%
<b>&gt;\$600k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	45	31	227	249	10%
New Pending	18	17	19	100	124	24%
Closed Sales	16	14	15	97	108	11%
Price/SF	\$311	\$363	\$272	\$254	\$293	15%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

## MONTHLY

105  
SEP NEW LISTINGS  
-3% from last month

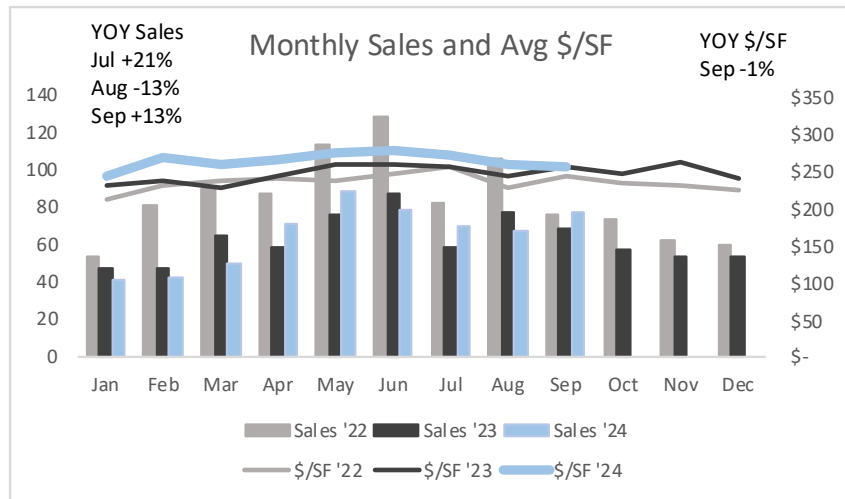
75  
NEW PENDINGS  
-10% from last month

77  
CLOSED SALES  
+15% from last month

\$257  
PRICE PER SQ FT  
-1% from last month

\$337K  
AVG SALE PRICE  
+6% from last month

### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	103	108	105	778	815	5%
New Pending	66	83	75	611	635	4%
Closed Sales	70	67	77	584	585	0%
Price/SF	\$271	\$260	\$257	\$249	\$266	7%
Avg Price	\$336,084	\$318,742	\$337,378	\$328,021	\$344,483	5%
<\$200k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	11	10	10	122	97	-20%
New Pending	10	14	2	98	80	-18%
Closed Sales	11	11	10	82	79	-4%
Price/SF	\$191	\$208	\$204	\$186	\$195	5%
\$200k-\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	56	56	404	424	5%
New Pending	36	41	43	327	338	3%
Closed Sales	38	37	38	302	292	-3%
Price/SF	\$256	\$253	\$238	\$242	\$251	4%
>\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	42	39	252	294	17%
New Pending	20	28	30	186	217	17%
Closed Sales	21	19	29	200	214	7%
Price/SF	\$310	\$285	\$282	\$268	\$293	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



# Wayne County

Single-Family Homes

## MONTHLY

2,195  
SEP NEW LISTINGS  
-7% from last month

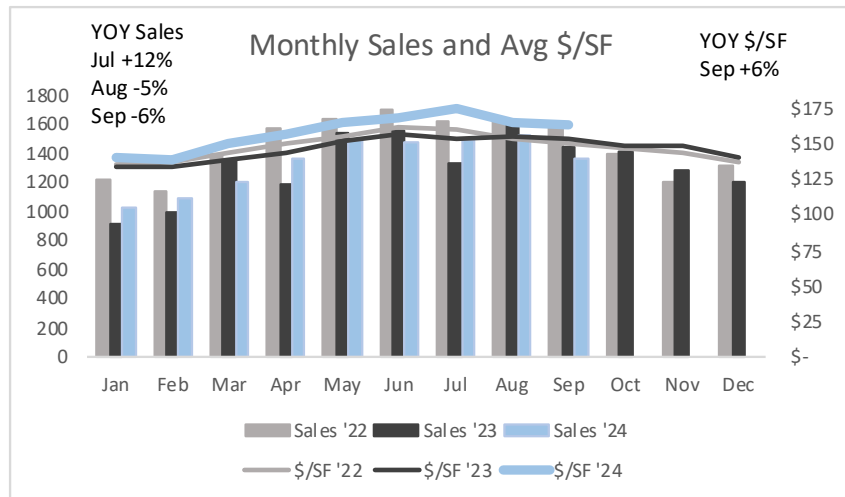
1,508  
NEW PENDING  
-11% from last month

1,364  
CLOSED SALES  
-10% from last month

\$163  
PRICE PER SQ FT  
-2% from last month

\$239K  
AVG SALE PRICE  
-2% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,413	2,370	2,195	20,184	19,832	-2%
New Pending	1,540	1,689	1,508	13,059	13,270	2%
Closed Sales	1,492	1,518	1,364	11,893	12,009	1%
Price/SF	\$175	\$166	\$163	\$148	\$160	8%
Avg Price	\$271,569	\$243,834	\$238,888	\$217,249	\$233,218	7%

#### <\$200k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,294	1,346	1,272	12,937	11,725	-9%
New Pending	788	927	855	7,856	7,433	-5%
Closed Sales	701	752	693	6,878	6,419	-7%
Price/SF	\$102	\$101	\$103	\$97	\$98	1%

#### \$200k-\$500k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	931	837	772	6,019	6,667	11%
New Pending	634	641	548	4,422	4,881	10%
Closed Sales	638	642	563	4,241	4,667	10%
Price/SF	\$196	\$195	\$186	\$180	\$190	6%

#### >\$500k

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	188	187	151	1,228	1,440	17%
New Pending	118	121	105	781	956	22%
Closed Sales	153	124	108	774	923	19%
Price/SF	\$251	\$238	\$245	\$224	\$244	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

# Grosse Pointe

Single-Family Homes

## MONTHLY

64  
SEP NEW LISTINGS  
-10% from last month

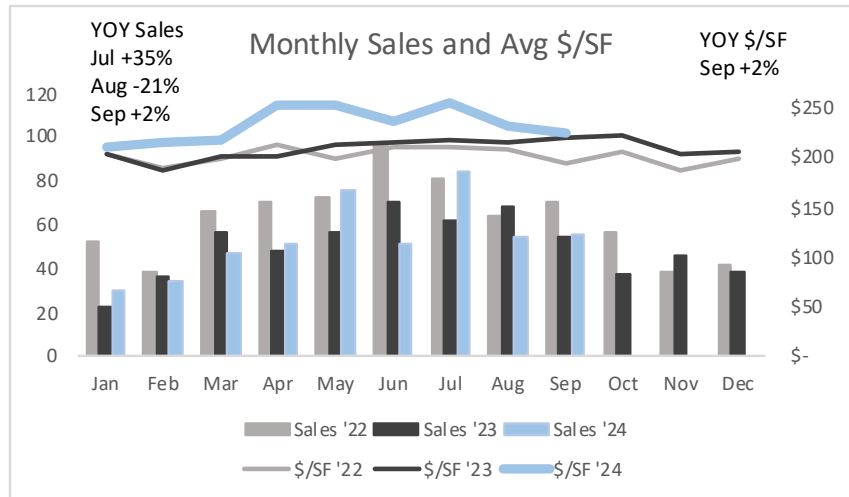
50  
NEW PENDINGS  
-14% from last month

55  
CLOSED SALES  
+2% from last month

\$224  
PRICE PER SQ FT  
-4% from last month

\$470K  
AVG SALE PRICE  
-10% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	89	71	64	755	650	-14%
New Pending	58	58	50	502	503	0%
Closed Sales	84	54	55	474	482	2%
Price/SF	\$255	\$232	\$224	\$210	\$238	13%
Avg Price	\$712,330	\$524,198	\$469,653	\$477,233	\$575,343	21%
<b>&lt;\$350k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	29	25	23	246	193	-22%
New Pending	20	18	20	200	147	-27%
Closed Sales	12	18	22	186	136	-27%
Price/SF	\$210	\$204	\$199	\$188	\$205	9%
<b>\$350k-\$750k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	40	29	387	327	-16%
New Pending	26	35	23	239	262	10%
Closed Sales	48	26	29	226	256	13%
Price/SF	\$228	\$237	\$218	\$210	\$223	6%
<b>&gt;\$750k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	6	12	122	130	7%
New Pending	12	5	7	63	94	49%
Closed Sales	24	10	4	62	90	45%
Price/SF	\$287	\$243	\$308	\$233	\$276	19%

Data source: Realcomp MLS using Great Lakes Repository Data.

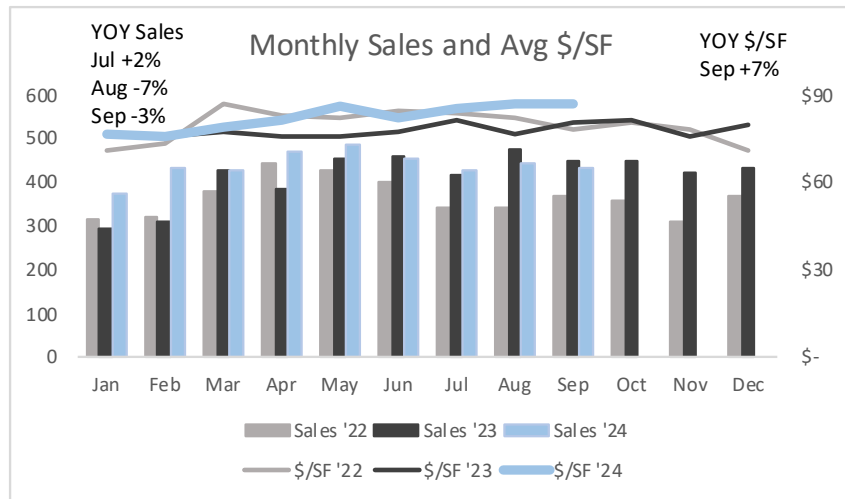
# Detroit Single Family

Single-Family Homes

## MONTHLY

**983**  
 SEP NEW LISTINGS  
 +4% from last month  
  
**560**  
 NEW PENDINGS  
 -1% from last month  
  
**431**  
 CLOSED SALES  
 -3% from last month  
  
**\$86**  
 PRICE PER SQ FT  
 even with last month  
  
**\$116K**  
 AVG SALE PRICE  
 -2% from last month

### Closed Sales



### All Price Ranges

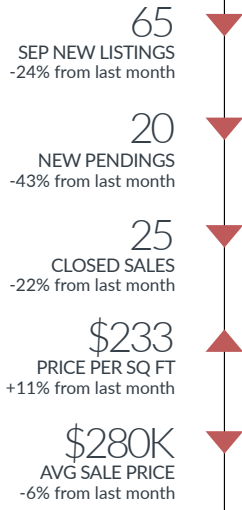
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	910	943	983	8,613	8,438	-2%
New Pending	501	566	560	4,186	4,566	9%
Closed Sales	425	444	431	3,663	3,938	8%
Price/SF	\$85	\$86	\$86	\$78	\$82	6%
Avg Price	\$115,124	\$117,772	\$115,668	\$103,557	\$108,260	5%
<b>&lt;\$100k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	467	498	498	5,562	4,684	-16%
New Pending	250	314	322	2,622	2,639	1%
Closed Sales	234	247	237	2,307	2,331	1%
Price/SF	\$50	\$50	\$53	\$47	\$50	5%
<b>\$100k-\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	403	401	423	2,735	3,357	23%
New Pending	225	232	217	1,420	1,769	25%
Closed Sales	177	175	177	1,212	1,474	22%
Price/SF	\$109	\$109	\$108	\$105	\$109	4%
<b>&gt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	44	62	316	397	26%
New Pending	26	20	21	144	158	10%
Closed Sales	14	22	17	144	133	-8%
Price/SF	\$148	\$160	\$140	\$143	\$154	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

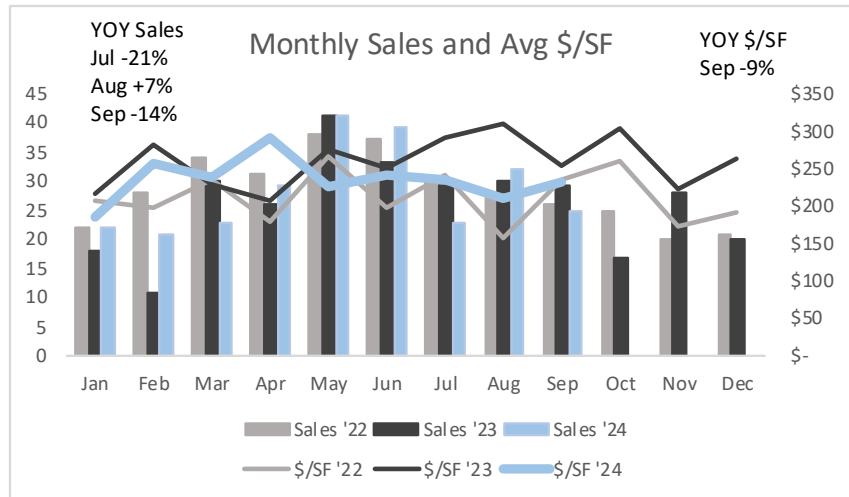
# Detroit Condos

Condos/Lofts

## MONTHLY



### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	77	86	65	673	673	0%
New Pendings	37	35	20	255	270	6%
Closed Sales	23	32	25	247	255	3%
Price/SF	\$236	\$211	\$233	\$259	\$235	-9%
Avg Price	\$352,576	\$297,583	\$280,008	\$328,804	\$295,999	-10%
<\$200k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	29	31	12	211	215	2%
New Pendings	17	12	10	98	100	2%
Closed Sales	8	10	12	88	98	11%
Price/SF	\$113	\$94	\$134	\$110	\$114	3%
\$200k-\$400k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	34	37	249	278	12%
New Pendings	8	16	6	96	108	13%
Closed Sales	7	16	10	94	100	6%
Price/SF	\$231	\$215	\$238	\$243	\$237	-2%
>\$400k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	21	16	213	180	-15%
New Pendings	12	7	4	61	62	2%
Closed Sales	8	6	3	65	57	-12%
Price/SF	\$296	\$308	\$359	\$382	\$342	-11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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# Downriver

Single-Family Homes

## MONTHLY

379  
SEP NEW LISTINGS  
-12% from last month

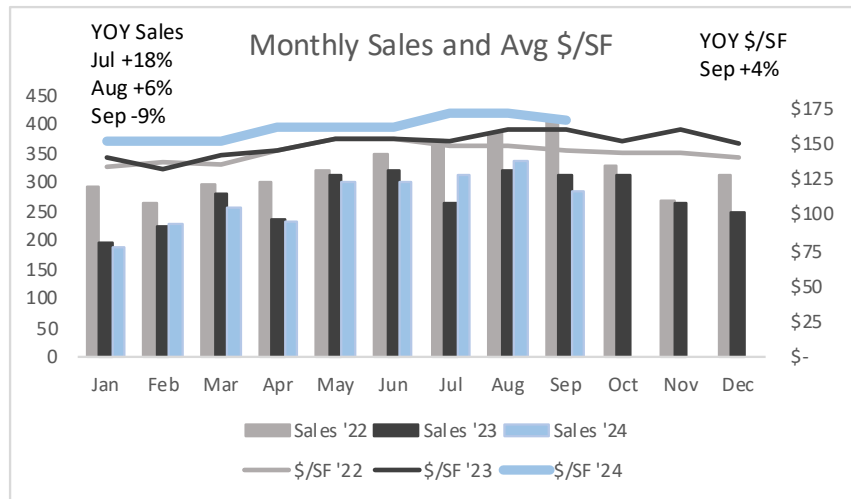
292  
NEW PENDINGS  
-13% from last month

282  
CLOSED SALES  
-16% from last month

\$167K  
PRICE PER SQ FT  
-2% from last month

\$221K  
AVG SALE PRICE  
-1% from last month

### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	442	433	379	3,312	3,388	2%
New Pending	328	337	292	2,650	2,634	-1%
Closed Sales	312	337	282	2,461	2,438	-1%
Price/SF	\$172	\$171	\$167	\$150	\$162	8%
Avg Price	\$230,805	\$223,921	\$221,469	\$202,894	\$212,874	5%
<\$150k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	98	109	83	1,054	902	-14%
New Pending	62	88	55	846	701	-17%
Closed Sales	67	60	61	737	610	-17%
Price/SF	\$123	\$116	\$118	\$107	\$109	2%
\$150k-\$300k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	249	239	234	1,706	1,862	9%
New Pending	208	191	193	1,422	1,516	7%
Closed Sales	175	217	158	1,324	1,406	6%
Price/SF	\$176	\$180	\$173	\$157	\$172	9%
>\$300k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	95	85	62	552	624	13%
New Pending	58	58	44	382	417	9%
Closed Sales	70	60	63	400	422	6%
Price/SF	\$187	\$180	\$182	\$172	\$181	5%

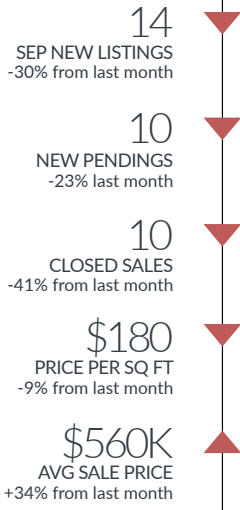
Data source: Realcomp MLS using Great Lakes Repository Data.

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SEMI HOUSING REPORT

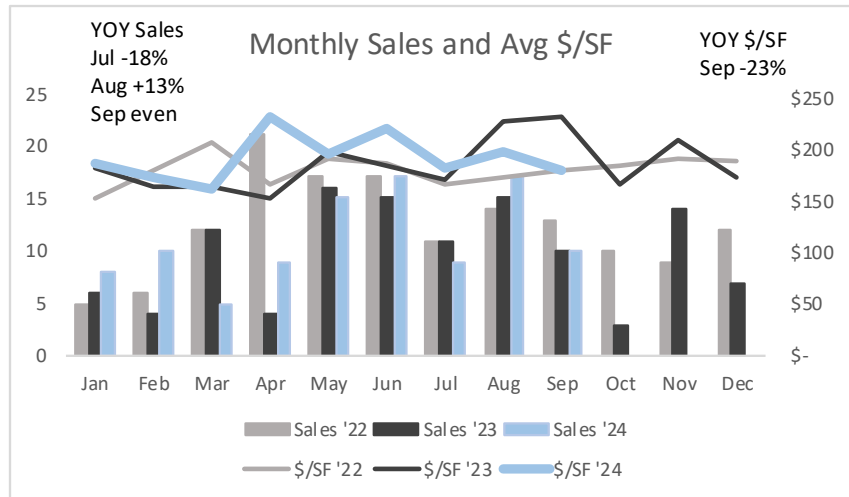
# Grosse Ile

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	20	14	149	139	-7%
New Pendings	14	13	10	89	102	15%
Closed Sales	9	17	10	93	100	8%
Price/SF	\$182	\$198	\$180	\$191	\$196	3%
Avg Price	\$366,267	\$417,125	\$560,450	\$461,808	\$475,597	3%
<\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	5	3	49	36	-27%
New Pendings	7	3	4	32	35	9%
Closed Sales	4	8	2	35	34	-3%
Price/SF	\$172	\$196	\$142	\$155	\$176	13%
\$350k-\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	9	10	59	72	22%
New Pendings	4	7	4	39	46	18%
Closed Sales	5	7	4	38	47	24%
Price/SF	\$187	\$202	\$182	\$183	\$189	3%
>\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	6	1	41	31	-24%
New Pendings	3	3	2	18	21	17%
Closed Sales	-	2	4	20	19	-5%
Price/SF	-	\$191	\$186	\$232	\$223	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.

# Dearborn/Dbrn Hghts

Single-Family Homes

## MONTHLY

176  
SEP NEW LISTINGS  
-5% from last month

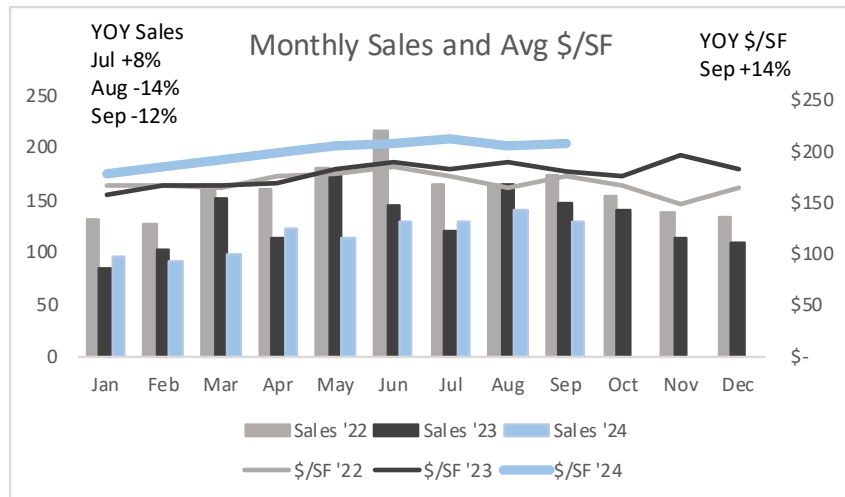
125  
NEW PENDINGS  
-19% from last month

130  
CLOSED SALES  
-8% from last month

\$207K  
PRICE PER SQ FT  
+2% from last month

\$266K  
AVG SALE PRICE  
-2% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	205	185	176	1,848	1,588	-14%
New Pending	132	154	125	1,261	1,123	-11%
Closed Sales	129	141	130	1,202	1,053	-12%
Price/SF	\$211	\$204	\$207	\$178	\$200	12%
Avg Price	\$293,806	\$271,738	\$266,135	\$240,659	\$269,048	12%
<b>&lt;\$175k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	34	38	33	529	322	-39%
New Pending	25	36	29	403	256	-36%
Closed Sales	22	39	32	374	244	-35%
Price/SF	\$162	\$152	\$151	\$130	\$145	12%
<b>\$175k-\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	110	101	87	882	793	-10%
New Pending	75	83	70	628	607	-3%
Closed Sales	66	66	66	590	533	-10%
Price/SF	\$202	\$201	\$205	\$180	\$194	8%
<b>&gt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	61	46	56	437	473	8%
New Pending	32	35	26	230	260	13%
Closed Sales	41	36	32	238	276	16%
Price/SF	\$232	\$235	\$239	\$212	\$232	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

# Livonia

Single-Family Homes

## MONTHLY

106  
SEP NEW LISTINGS  
-27% from last month

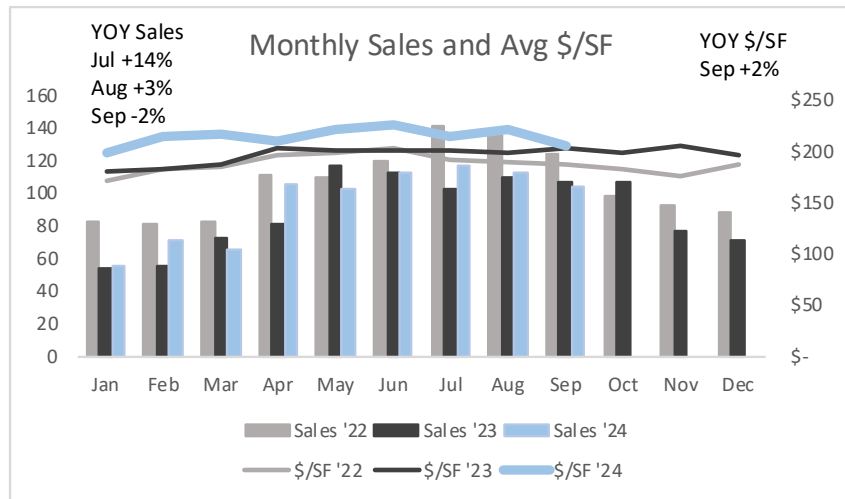
101  
NEW PENDING  
-17% from last month

104  
CLOSED SALES  
-7% from last month

\$206K  
PRICE PER SQ FT  
-7% from last month

\$335K  
AVG SALE PRICE  
-1% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	159	145	106	996	1,086	9%
New Pending	118	121	101	882	910	3%
Closed Sales	116	112	104	809	843	4%
Price/SF	\$214	\$222	\$206	\$197	\$215	9%
Avg Price	\$330,664	\$337,646	\$334,661	\$300,674	\$326,288	9%
<b>&lt;\$250k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	4	5	4	78	36	-54%
New Pending	2	3	2	67	26	-61%
Closed Sales	2	2	3	60	24	-60%
Price/SF	\$130	\$163	\$160	\$146	\$152	5%
<b>\$250k-\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	72	60	52	508	515	1%
New Pending	58	52	47	474	428	-10%
Closed Sales	41	46	35	393	337	-14%
Price/SF	\$212	\$224	\$212	\$200	\$213	6%
<b>&gt;\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	83	80	50	410	535	30%
New Pending	58	66	52	341	456	34%
Closed Sales	73	64	66	356	482	35%
Price/SF	\$216	\$222	\$205	\$200	\$218	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



# Plymouth/Canton

Single-Family Homes

## MONTHLY

130  
SEP NEW LISTINGS  
-17% from last month

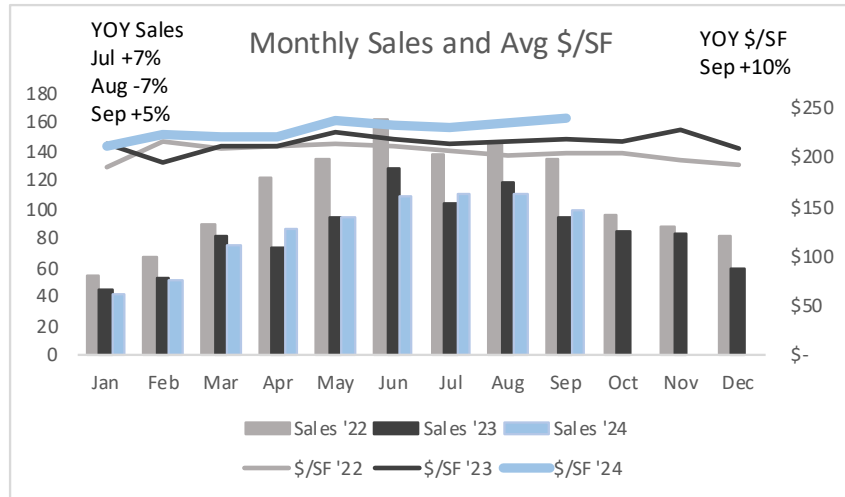
106  
NEW PENDINGS  
-8% from last month

99  
CLOSED SALES  
-10% from last month

\$238K  
PRICE PER SQ FT  
+2% from last month

\$481K  
AVG SALE PRICE  
-5% from last month

### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	159	156	130	1,093	1,141	4%
New Pending	111	115	106	864	874	1%
Closed Sales	111	110	99	793	776	-2%
Price/SF	\$230	\$234	\$238	\$214	\$229	7%
Avg Price	\$486,137	\$506,588	\$480,705	\$472,509	\$491,477	4%
<\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	24	21	271	224	-17%
New Pending	31	26	18	231	193	-16%
Closed Sales	23	23	20	197	163	-17%
Price/SF	\$201	\$215	\$209	\$200	\$211	5%
\$350k-\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	87	73	573	624	9%
New Pending	56	63	58	460	496	8%
Closed Sales	63	59	57	436	435	0%
Price/SF	\$229	\$222	\$227	\$212	\$222	5%
>\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	45	36	249	293	18%
New Pending	24	26	30	173	185	7%
Closed Sales	25	28	22	160	178	11%
Price/SF	\$243	\$255	\$272	\$227	\$248	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

# Macomb County

Single-Family Homes

## MONTHLY

1,028  
SEP NEW LISTINGS  
-8% from last month

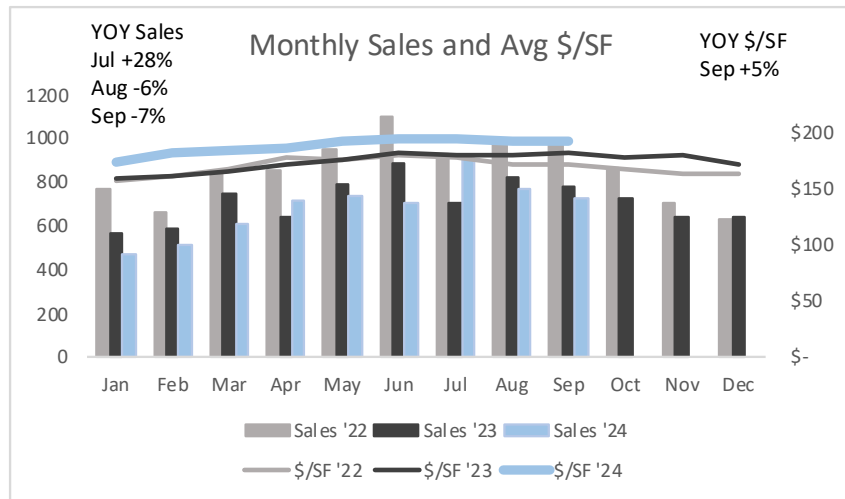
745  
NEW PENDING  
-6% from last month

723  
CLOSED SALES  
-6% from last month

\$193  
PRICE PER SQ FT  
even with last month

\$319K  
AVG SALE PRICE  
+1% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,165	1,113	1,028	9,209	8,945	-3%
New Pending	801	793	745	6,850	6,599	-4%
Closed Sales	905	767	723	6,513	6,151	-6%
Price/SF	\$195	\$193	\$193	\$175	\$190	9%
Avg Price	\$327,554	\$316,024	\$319,076	\$285,941	\$311,515	9%
<b>&lt;\$200k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	323	283	279	2,920	2,472	-15%
New Pending	206	196	199	2,298	1,769	-23%
Closed Sales	214	189	181	2,053	1,582	-23%
Price/SF	\$132	\$129	\$130	\$126	\$130	3%
<b>\$200k-\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	536	550	502	4,216	4,205	0%
New Pending	412	402	373	3,292	3,321	1%
Closed Sales	450	394	349	3,210	3,127	-3%
Price/SF	\$194	\$193	\$195	\$180	\$191	6%
<b>&gt;\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	306	280	247	2,073	2,268	9%
New Pending	183	195	173	1,260	1,509	20%
Closed Sales	241	184	193	1,250	1,442	15%
Price/SF	\$218	\$220	\$217	\$199	\$215	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

# Clinton Twp

Single-Family Homes

## MONTHLY

70  
SEP NEW LISTINGS  
-30% from last month

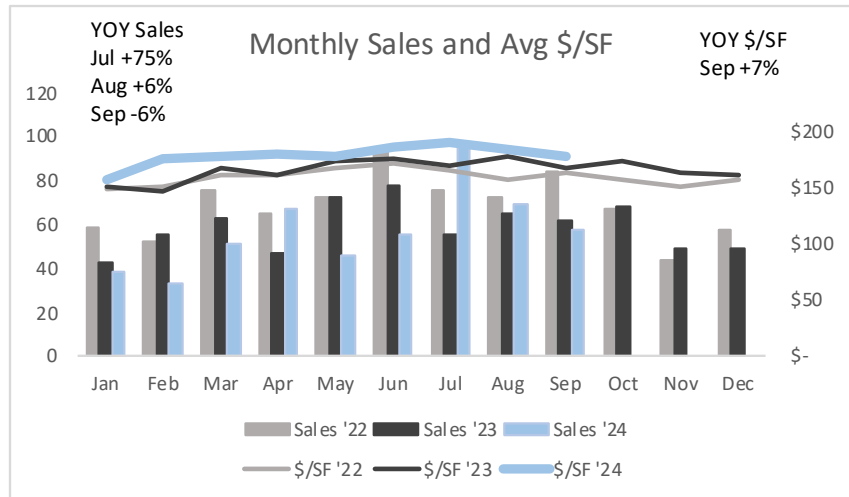
59  
NEW PENDINGS  
-12% from last month

58  
CLOSED SALES  
-16% from last month

\$179  
PRICE PER SQ FT  
-3% from last month

\$262K  
AVG SALE PRICE  
-19% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	92	100	70	710	706	-1%
New Pending	70	67	59	562	550	-2%
Closed Sales	96	69	58	541	515	-5%
Price/SF	\$192	\$185	\$179	\$167	\$181	8%
Avg Price	\$330,697	\$325,132	\$262,056	\$283,149	\$304,664	8%
<b>&lt;\$200k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	25	18	181	135	-25%
New Pending	9	20	15	144	100	-31%
Closed Sales	9	8	19	114	85	-25%
Price/SF	\$138	\$127	\$126	\$141	\$130	-8%
<b>\$200k-\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	57	61	43	428	454	6%
New Pending	52	41	36	350	376	7%
Closed Sales	65	49	33	357	349	-2%
Price/SF	\$189	\$186	\$199	\$171	\$185	8%
<b>&gt;\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	14	9	101	117	16%
New Pending	9	6	8	68	74	9%
Closed Sales	22	12	6	70	81	16%
Price/SF	\$204	\$197	\$181	\$173	\$196	13%

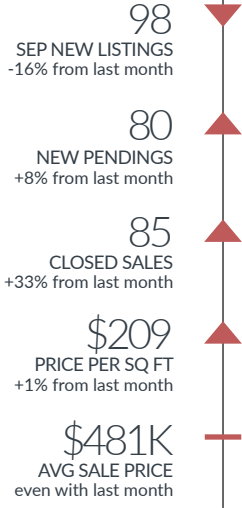
Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

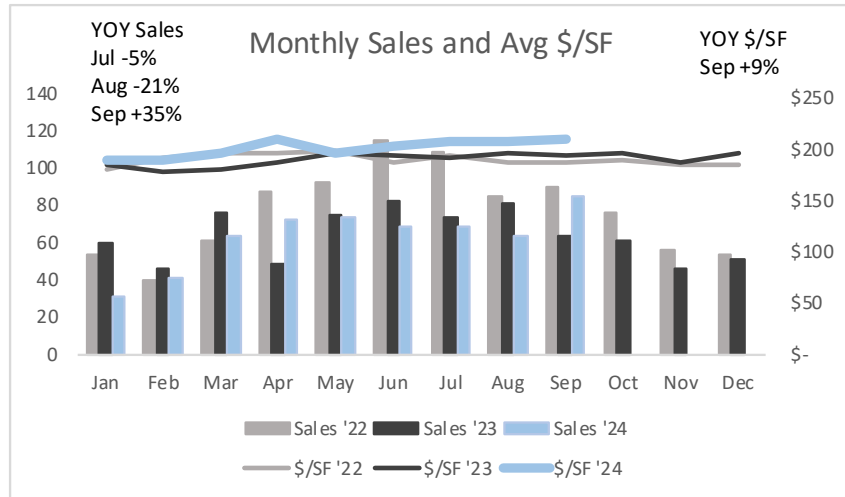
# Macomb Twp

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	102	116	98	873	842	-4%
New Pendings	66	74	80	624	622	0%
Closed Sales	69	64	85	604	566	-6%
Price/SF	\$207	\$208	\$209	\$190	\$202	7%
Avg Price	\$499,173	\$482,115	\$481,083	\$442,303	\$475,565	8%
<\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	9	12	14	168	104	-38%
New Pendings	6	12	14	120	92	-23%
Closed Sales	4	9	8	115	77	-33%
Price/SF	\$212	\$171	\$155	\$173	\$169	-2%
\$350k-\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	76	88	71	638	590	-8%
New Pendings	48	51	57	469	437	-7%
Closed Sales	54	41	64	445	406	-9%
Price/SF	\$208	\$210	\$208	\$190	\$203	7%
>\$600k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	16	13	67	148	121%
New Pendings	12	11	9	35	93	166%
Closed Sales	11	14	13	44	83	89%
Price/SF	\$203	\$215	\$236	\$212	\$213	1%

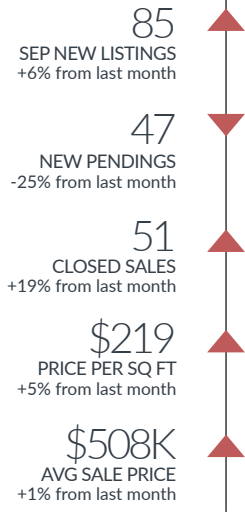
Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

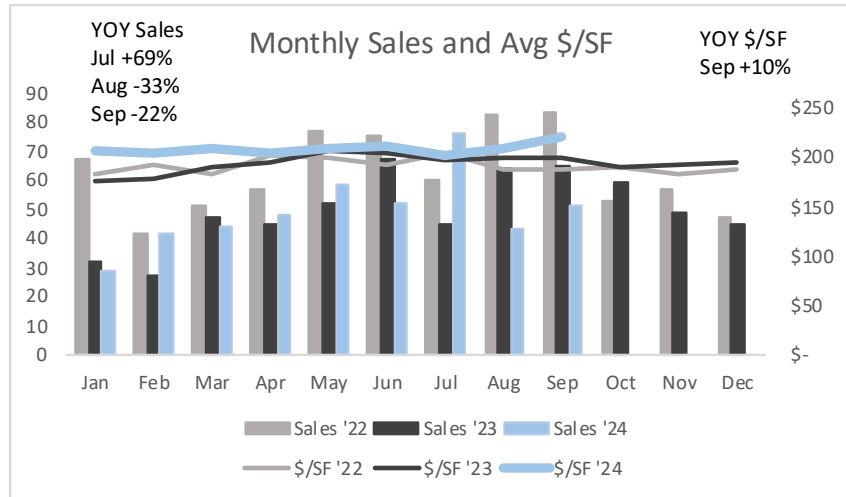
# Shelby Twp

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	77	80	85	690	668	-3%
New Pendings	52	63	47	470	486	3%
Closed Sales	76	43	51	444	443	0%
Price/SF	\$201	\$209	\$219	\$196	\$207	6%
Avg Price	\$467,361	\$501,712	\$508,230	\$460,052	\$480,736	4%
<b>&lt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	13	20	117	117	0%
New Pendings	9	10	11	104	99	-5%
Closed Sales	13	5	8	94	81	-14%
Price/SF	\$163	\$119	\$185	\$171	\$174	2%
<b>\$300k-\$600k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	41	40	382	338	-12%
New Pendings	28	33	24	262	252	-4%
Closed Sales	49	25	26	243	248	2%
Price/SF	\$190	\$190	\$199	\$187	\$194	4%
<b>&gt;\$600k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	26	25	191	213	12%
New Pendings	15	20	12	104	135	30%
Closed Sales	14	13	17	107	114	7%
Price/SF	\$239	\$251	\$249	\$220	\$237	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

# Sterling Heights

Single-Family Homes

## MONTHLY

133  
SEP NEW LISTINGS  
-1% from last month

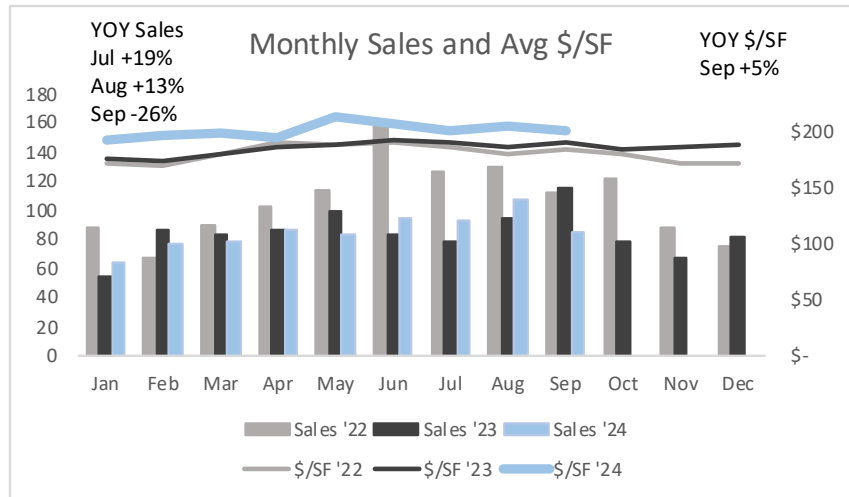
91  
NEW PENDINGS  
-15% from last month

85  
CLOSED SALES  
-21% from last month

\$201  
PRICE PER SQ FT  
-2% from last month

\$351K  
AVG SALE PRICE  
+6% from last month

## Closed Sales



## All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	148	135	133	1,091	1,070	-2%
New Pending	97	107	91	823	812	-1%
Closed Sales	93	107	85	783	768	-2%
Price/SF	\$202	\$205	\$201	\$186	\$202	9%
Avg Price	\$361,208	\$330,478	\$351,410	\$316,144	\$343,528	9%
<b>&lt;\$250k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	2	3	-	37	17	-54%
New Pending	2	1	-	34	15	-56%
Closed Sales	2	4	-	25	14	-44%
Price/SF	\$122	\$148	#DIV/0!	\$144	\$139	-4%
<b>\$250k-\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	120	105	110	840	851	1%
New Pending	86	84	72	680	660	-3%
Closed Sales	72	86	64	653	604	-8%
Price/SF	\$201	\$202	\$204	\$185	\$202	9%
<b>&gt;\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	27	23	214	202	-6%
New Pending	9	22	19	109	137	26%
Closed Sales	19	17	21	105	150	43%
Price/SF	\$209	\$222	\$195	\$194	\$206	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

# St. Clair Shores

Single-Family Homes

## MONTHLY

101  
SEP NEW LISTINGS  
-10% from last month

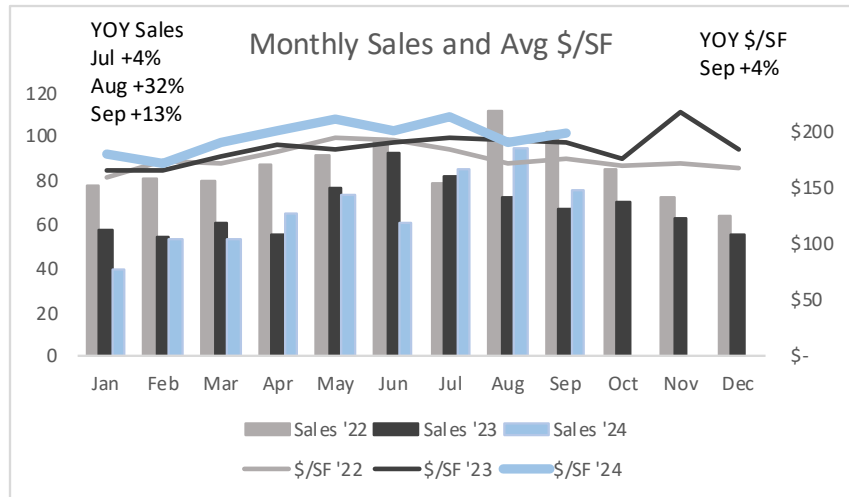
79  
NEW PENDINGS  
-7% from last month

76  
CLOSED SALES  
-20% from last month

\$199  
PRICE PER SQ FT  
+4% from last month

\$261K  
AVG SALE PRICE  
+3% from last month

### Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	135	112	101	817	822	1%
New Pending	87	85	79	650	647	0%
Closed Sales	85	95	76	620	602	-3%
Price/SF	\$214	\$191	\$199	\$185	\$198	7%
Avg Price	\$278,906	\$254,882	\$261,354	\$237,438	\$254,841	7%
<\$200k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	24	23	250	169	-32%
New Pending	20	20	15	213	135	-37%
Closed Sales	13	23	18	186	112	-40%
Price/SF	\$150	\$148	\$146	\$150	\$149	-1%
\$200k-\$275k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	68	64	44	411	454	10%
New Pending	43	45	39	329	373	13%
Closed Sales	46	44	37	325	349	7%
Price/SF	\$206	\$198	\$206	\$192	\$199	4%
>\$275k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	24	34	156	199	28%
New Pending	24	20	25	108	139	29%
Closed Sales	26	28	21	109	141	29%
Price/SF	\$246	\$207	\$219	\$206	\$221	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

OCT 2024  
SEMI HOUSING REPORT

# Warren

Single-Family Homes

## MONTHLY

**201**  
SEP NEW LISTINGS  
-7% from last month

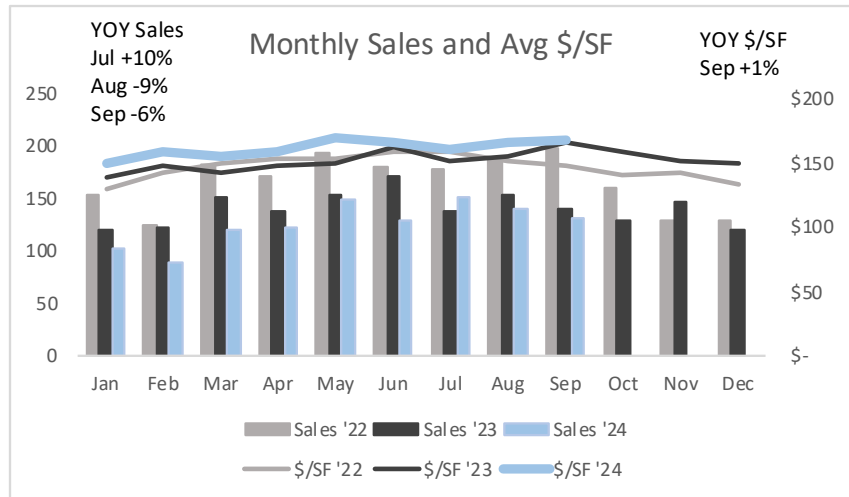
**144**  
NEW PENDING  
+2% from last month

**131**  
CLOSED SALES  
-6% from last month

**\$168**  
PRICE PER SQ FT  
+1% from last month

**\$206K**  
AVG SALE PRICE  
+1% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	226	216	201	1,729	1,737	0%
New Pendings	166	141	144	1,367	1,228	-10%
Closed Sales	152	139	131	1,285	1,136	-12%
Price/SF	\$161	\$167	\$168	\$152	\$163	7%
Avg Price	\$195,506	\$203,283	\$206,328	\$186,664	\$195,689	5%
<b>&lt;\$125k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	65	35	42	452	401	-11%
New Pendings	43	22	31	338	282	-17%
Closed Sales	45	28	29	338	275	-19%
Price/SF	\$95	\$98	\$88	\$92	\$97	6%
<b>\$125k-\$250k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	99	102	101	885	863	-2%
New Pendings	71	75	71	748	618	-17%
Closed Sales	57	65	57	662	534	-19%
Price/SF	\$167	\$166	\$177	\$162	\$168	3%
<b>&gt;\$250k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	79	58	392	473	21%
New Pendings	52	44	42	281	328	17%
Closed Sales	50	46	45	285	327	15%
Price/SF	\$190	\$196	\$193	\$176	\$190	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



# Livingston County

Single-Family Homes

## MONTHLY

252  
SEP NEW LISTINGS  
-17% from last month

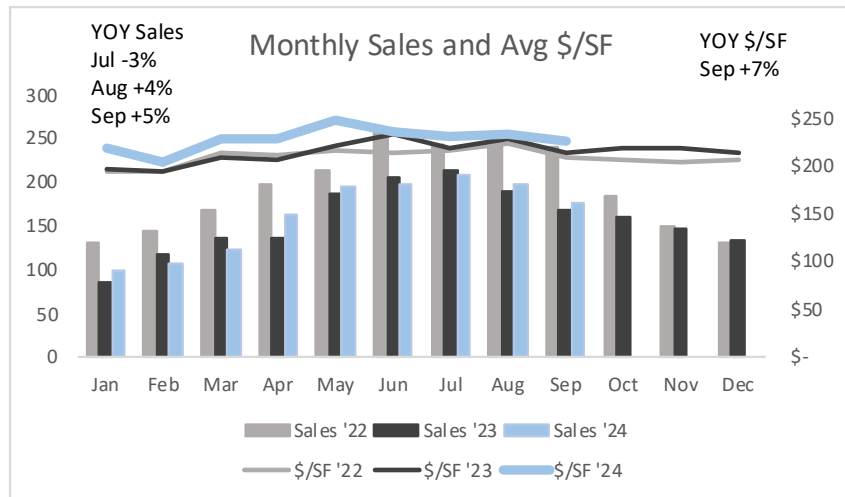
184  
NEW PENDING  
-12% from last month

176  
CLOSED SALES  
-11% from last month

\$226  
PRICE PER SQ FT  
-3% from last month

\$421K  
AVG SALE PRICE  
-8% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	291	302	252	2,144	2,169	1%
New Pending	193	210	184	1,545	1,583	2%
Closed Sales	207	197	176	1,435	1,464	2%
Price/SF	\$230	\$232	\$226	\$216	\$230	6%
Avg Price	\$469,564	\$457,538	\$420,881	\$422,438	\$450,300	7%
<b>&lt;\$300k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	49	60	39	457	412	-10%
New Pending	42	51	32	373	331	-11%
Closed Sales	34	45	30	328	283	-14%
Price/SF	\$155	\$160	\$139	\$170	\$166	-3%
<b>\$300k-\$500k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	141	146	124	1,033	990	-4%
New Pending	91	106	106	806	801	-1%
Closed Sales	107	87	100	758	742	-2%
Price/SF	\$219	\$216	\$228	\$204	\$214	5%
<b>&gt;\$500k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	101	96	89	654	767	17%
New Pending	60	53	46	366	451	23%
Closed Sales	66	65	46	349	439	26%
Price/SF	\$261	\$270	\$257	\$257	\$269	4%

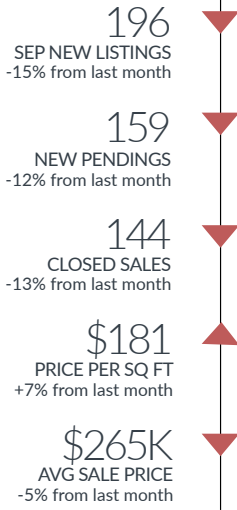
Data source: Realcomp MLS using Great Lakes Repository Data.

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SEMI HOUSING REPORT

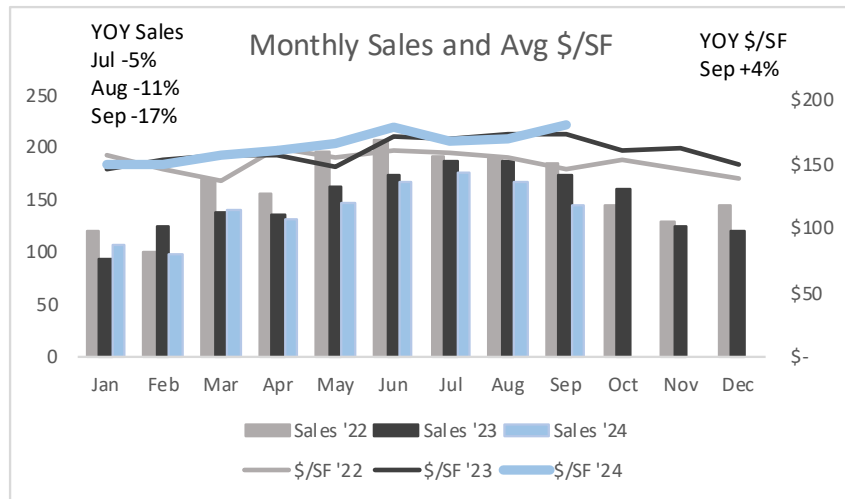
# St. Clair County

Single-Family Homes

## MONTHLY



## Closed Sales



All Price Ranges						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	214	230	196	2,039	1,795	-12%
New Pending	166	180	159	1,447	1,342	-7%
Closed Sales	176	166	144	1,371	1,272	-7%
Price/SF	\$168	\$169	\$181	\$163	\$166	2%
Avg Price	\$260,130	\$278,073	\$264,752	\$265,490	\$264,599	0%
<\$175k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	18	21	262	207	-21%
New Pending	25	24	14	172	149	-13%
Closed Sales	18	17	21	172	160	-7%
Price/SF	\$82	\$72	\$82	\$72	\$75	4%
\$175k-\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	104	73	742	714	-4%
New Pending	61	74	65	630	572	-9%
Closed Sales	68	67	57	589	530	-10%
Price/SF	\$143	\$141	\$154	\$135	\$140	4%
>\$350k						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	110	108	102	1,035	874	-16%
New Pending	80	82	80	645	621	-4%
Closed Sales	90	82	66	610	582	-5%
Price/SF	\$190	\$196	\$215	\$196	\$197	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

# SEMI Condos

## MONTHLY

982  
SEP NEW LISTINGS  
-6% from last month

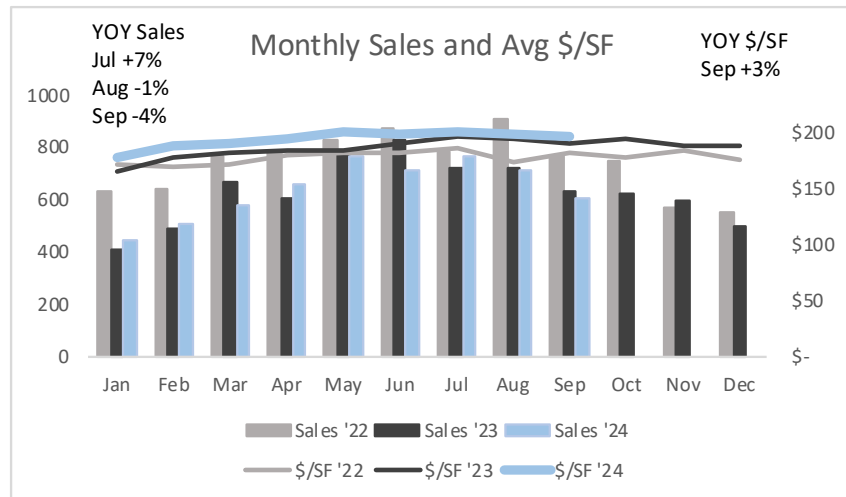
722  
NEW PENDING  
+1% from last month

606  
CLOSED SALES  
-15% from last month

\$197  
PRICE PER SQ FT  
-1% from last month

\$292K  
AVG SALE PRICE  
+3% from last month

### Closed Sales



### All Price Ranges

	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,031	1,044	982	8,189	8,353	2%
New Pending	698	718	722	6,164	6,191	0%
Closed Sales	764	709	606	5,835	5,740	-2%
Price/SF	\$201	\$200	\$197	\$187	\$196	5%
Avg Price	\$281,262	\$283,975	\$292,123	\$260,152	\$275,067	6%
<b>&lt;\$200k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	340	353	312	2,899	2,712	-6%
New Pending	230	247	246	2,399	2,107	-12%
Closed Sales	237	228	190	2,222	1,905	-14%
Price/SF	\$138	\$137	\$142	\$133	\$137	3%
<b>\$200k-\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	509	511	498	3,818	4,153	9%
New Pending	360	368	360	2,946	3,159	7%
Closed Sales	415	361	321	2,839	2,954	4%
Price/SF	\$195	\$196	\$176	\$187	\$191	3%
<b>&gt;\$400k</b>						
	Jul '24	Aug '24	Sep '24	YTD		
				'23	'24	(+/-)
Listings Taken	182	180	172	1,472	1,488	1%
New Pending	108	103	116	819	925	13%
Closed Sales	112	120	95	774	881	14%
Price/SF	\$280	\$269	\$302	\$265	\$269	1%

Data source: Realcomp MLS using Great Lakes Repository Data.