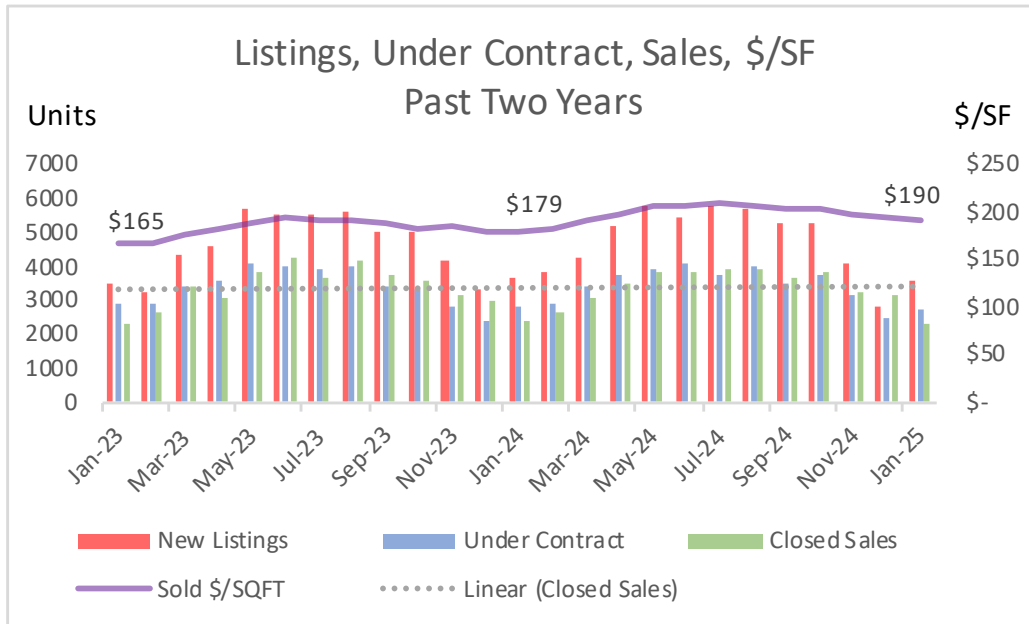


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Will Market Patterns Repeat in 2025?



Every year, we’re bombarded with headlines warning how rising interest rates, inflation, property taxes, or new regulations will wreak havoc on the housing market. Yet, despite the challenges of the past few years, Southeast Michigan’s market has held steady. Sales remained level, inching up about 1%, while home values continued their climb—up 6% last year and 8% in 2023.

With potential tariffs, layoffs, and other economic shifts on the horizon, sensationalized news will continue to stir skepticism. However, history has shown that strong demand and tight supply consistently carry the market through uncertainty. The road ahead may have bumps, but the fundamentals remain solid.

Looking at the chart above, everything starts with new listings. Since the pandemic, buyer demand has stayed strong enough that fresh listings act as the throttle

driving the market. New listings (red columns) will climb through spring, level off in summer, and taper in fall. Under-contract sales (blue columns) closely follow, as eager buyers snap up the best homes as soon as they hit the market. The price-per-square-foot line (\$/SF) peaks with new listings, reflecting competition for prime properties. The year-end price dip doesn’t indicate falling home values. Instead, it reflects the seasonal shift in inventory, as the most desirable homes typically sell earlier in the year. Closed sales (green columns) typically follow under contracts (UCs) by about a month, reflecting the standard 30-day closing timeline. In the first half of the year, UCs usually outpace closed sales, while the reverse tends to happen in the second half.

By understanding these seasonal trends and market fundamentals, buyers and sellers can make informed decisions—no matter the headlines.

SEMI 5-County Summary

MONTHLY

3,553
 JAN NEW LISTINGS
 +24% from last month

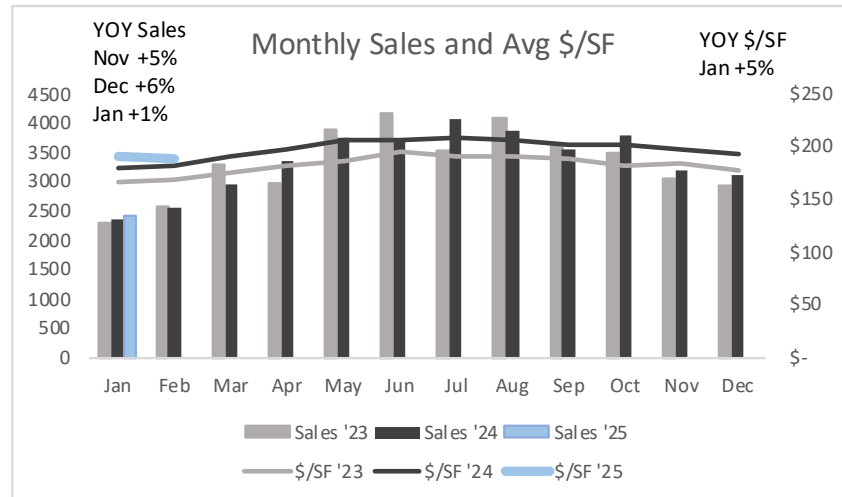
2,775
 NEW PENDING
 +15% from last month

2,395
 CLOSED SALES
 -23% from last month

\$189
 PRICE PER SQ FT
 -2% from last month

\$308K
 AVG SALE PRICE
 -5% from last month

Closed Single-Family Sales



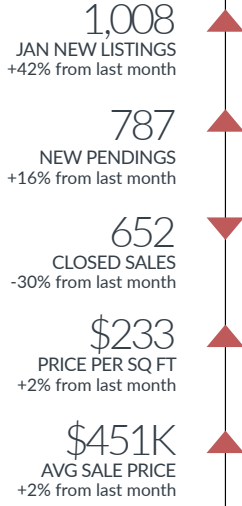
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	4,077	2,858	3,553	4,085	3,553	-13%
New Pendings	3,086	2,417	2,775	2,752	2,775	1%
Closed Sales	3,195	3,092	2,395	2,360	2,395	1%
Price/SF	\$196	\$193	\$189	\$180	\$189	5%
Avg Price	\$325,352	\$322,219	\$307,568	\$290,364	\$307,568	6%
<\$250k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	2,093	1,583	1,765	2,314	1,765	-24%
New Pendings	1,454	1,182	1,390	1,465	1,390	-5%
Closed Sales	1,437	1,396	1,217	1,284	1,217	-5%
Price/SF	\$129	\$127	\$129	\$125	\$129	4%
\$250k-\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	1,392	868	1,184	1,137	1,184	4%
New Pendings	1,197	904	1,002	923	1,002	9%
Closed Sales	1,247	1,238	839	804	839	4%
Price/SF	\$204	\$201	\$199	\$194	\$199	3%
>\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	592	407	604	634	604	-5%
New Pendings	435	331	383	364	383	5%
Closed Sales	511	458	339	272	339	25%
Price/SF	\$260	\$263	\$259	\$254	\$259	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

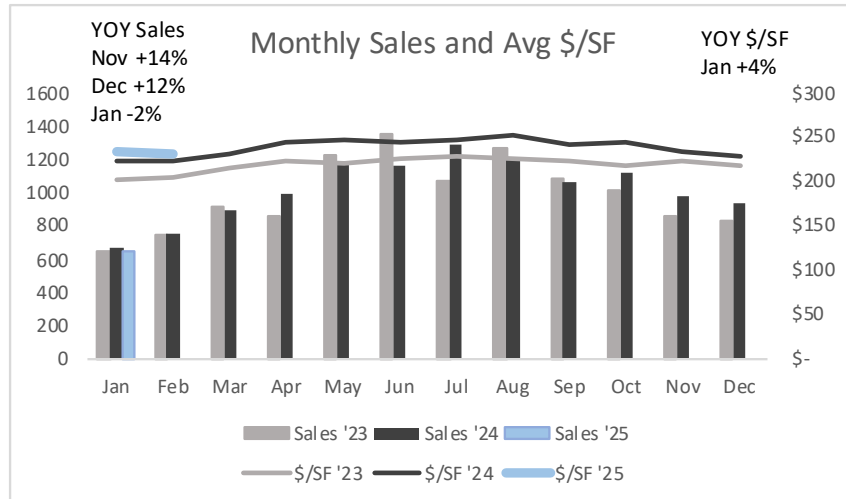
Oakland County

Single-Family Homes

MONTHLY



Closed Sales



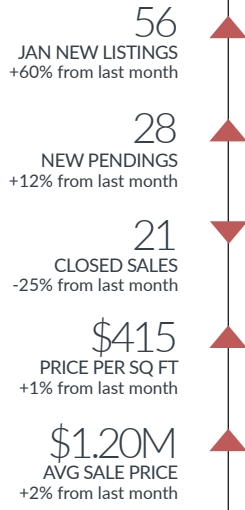
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	1,132	711	1,008	1,116	1,008	-10%
New Pending	899	677	787	815	787	-3%
Closed Sales	974	934	652	664	652	-2%
Price/SF	\$234	\$229	\$233	\$224	\$233	4%
Avg Price	\$450,322	\$440,311	\$450,812	\$437,285	\$450,812	3%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	437	253	335	402	335	-17%
New Pending	313	237	307	330	307	-7%
Closed Sales	336	310	247	276	247	-11%
Price/SF	\$178	\$177	\$176	\$168	\$176	5%
\$300k-\$800k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	560	358	521	548	521	-5%
New Pending	513	376	408	428	408	-5%
Closed Sales	556	550	345	328	345	5%
Price/SF	\$227	\$221	\$223	\$213	\$223	5%
>\$800k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	135	100	152	166	152	-8%
New Pending	73	64	72	57	72	26%
Closed Sales	82	74	60	60	60	0%
Price/SF	\$329	\$327	\$338	\$330	\$338	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

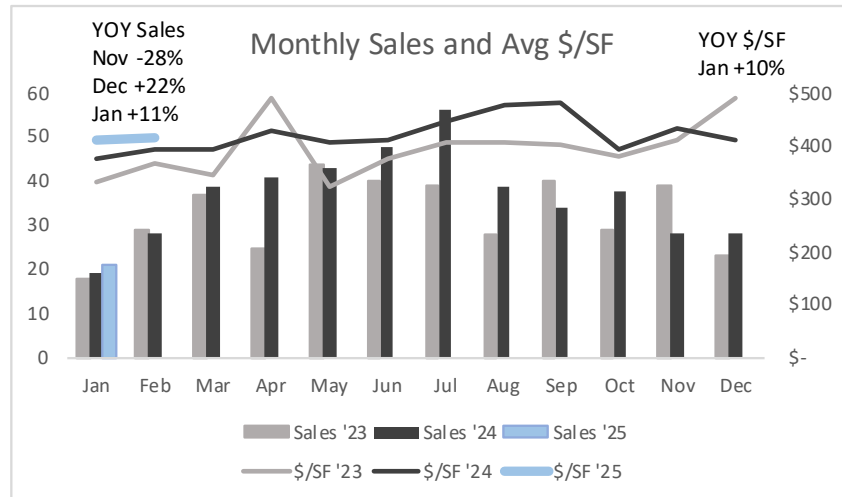
Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	43	35	56	52	56	8%
New Pending	22	25	28	28	28	0%
Closed Sales	28	28	21	19	21	11%
Price/SF	\$435	\$412	\$415	\$376	\$415	10%
Avg Price	\$1,312,529	\$1,173,195	\$1,200,048	\$1,421,179	\$1,200,048	-16%
<\$700k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	10	11	13	14	13	-7%
New Pending	8	8	11	13	11	-15%
Closed Sales	9	10	8	7	8	14%
Price/SF	\$315	\$335	\$260	\$322	\$260	-19%
\$700k-\$1.4m						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	12	10	17	12	17	42%
New Pending	10	11	9	5	9	80%
Closed Sales	10	11	9	5	9	80%
Price/SF	\$386	\$332	\$379	\$303	\$379	25%
>\$1.4m						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	21	14	26	26	26	0%
New Pending	4	6	8	10	8	-20%
Closed Sales	9	7	4	7	4	-43%
Price/SF	\$506	\$512	\$566	\$415	\$566	36%

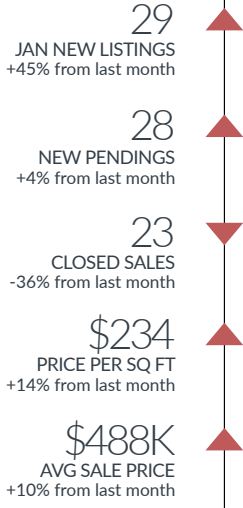
Data source: Realcomp MLS using Great Lakes Repository Data.

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SEMI HOUSING REPORT

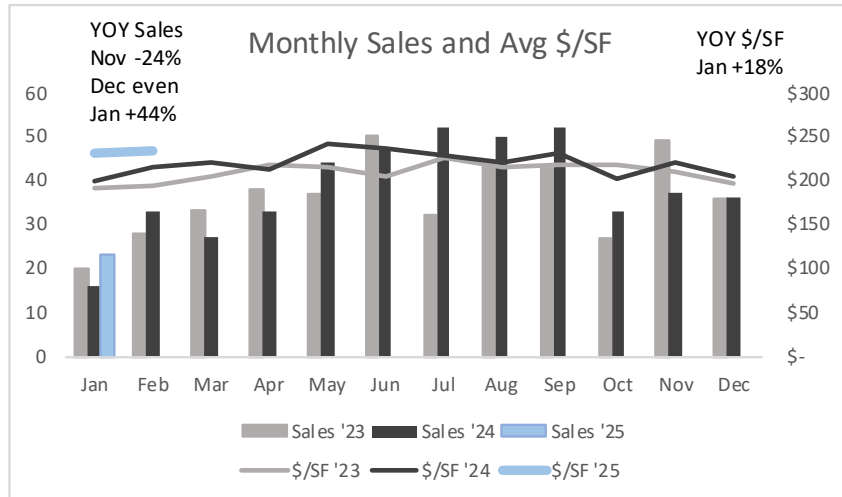
Clarkston

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	29	20	29	40	29	-28%
New Pendings	29	27	28	30	28	-7%
Closed Sales	37	36	23	16	23	44%
Price/SF	\$220	\$205	\$234	\$198	\$234	18%
Avg Price	\$491,284	\$442,713	\$488,354	\$498,859	\$488,354	-2%

	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	10	4	5	8	5	-38%
New Pendings	7	3	11	8	11	38%
Closed Sales	3	9	4	6	4	-33%
Price/SF	\$172	\$196	\$195	\$158	\$195	24%

	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	13	11	13	12	13	8%
New Pendings	17	18	9	12	9	-25%
Closed Sales	23	20	13	7	13	86%
Price/SF	\$207	\$204	\$224	\$203	\$224	10%

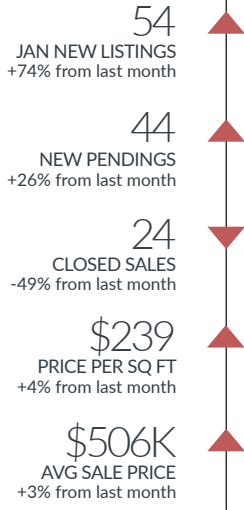
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	6	5	11	20	11	-45%
New Pendings	5	6	8	10	8	-20%
Closed Sales	11	7	6	3	6	100%
Price/SF	\$242	\$212	\$260	\$217	\$260	20%

Data source: Realcomp MLS using Great Lakes Repository Data.

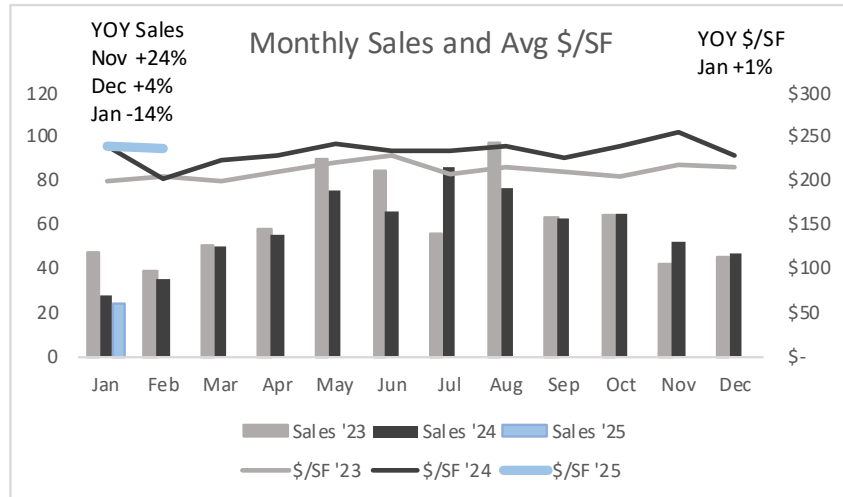
Commerce/White Lake

Single-Family Homes

MONTHLY



Closed Sales



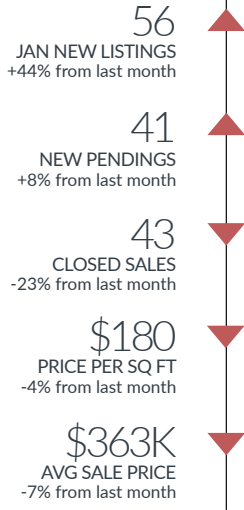
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	57	31	54	56	54	-4%
New Pending	49	35	44	35	44	26%
Closed Sales	52	47	24	28	24	-14%
Price/SF	\$254	\$229	\$239	\$238	\$239	1%
Avg Price	\$521,652	\$492,904	\$506,421	\$440,420	\$506,421	15%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	7	8	14	12	14	17%
New Pending	5	5	16	10	16	60%
Closed Sales	9	4	8	7	8	14%
Price/SF	\$203	\$245	\$177	\$243	\$177	-27%
\$300k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	28	16	25	32	25	-22%
New Pending	29	19	22	21	22	5%
Closed Sales	28	32	7	17	7	-59%
Price/SF	\$233	\$200	\$209	\$219	\$209	-5%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	22	7	15	12	15	25%
New Pending	15	11	6	4	6	50%
Closed Sales	15	11	9	4	9	125%
Price/SF	\$292	\$287	\$285	\$299	\$285	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.

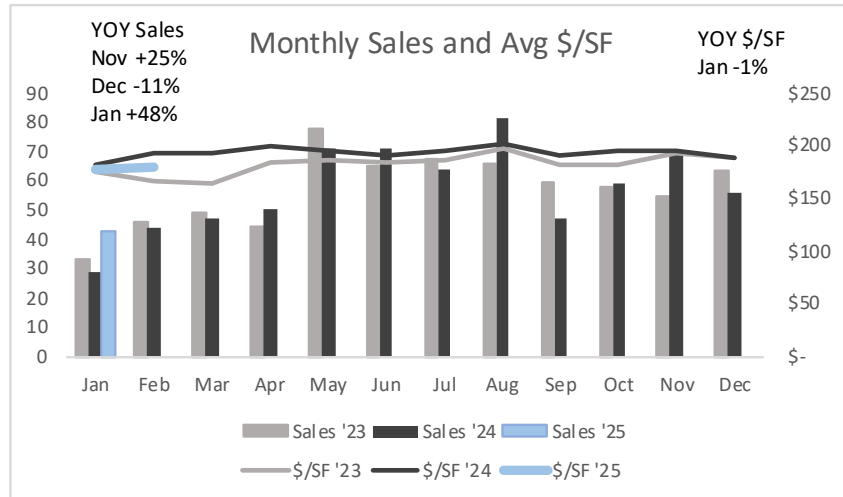
Farmington/Farmington Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	56	39	56	47	56	19%
New Pendings	57	38	41	41	41	0%
Closed Sales	69	56	43	29	43	48%
Price/SF	\$196	\$188	\$180	\$181	\$180	-1%
Avg Price	\$383,625	\$391,536	\$363,449	\$355,051	\$363,449	2%
<\$250k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	6	5	8	8	8	0%
New Pendings	6	3	8	5	8	60%
Closed Sales	8	5	9	7	9	29%
Price/SF	\$170	\$125	\$138	\$163	\$138	-16%
\$250k-\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	42	26	37	34	37	9%
New Pendings	42	31	29	28	29	4%
Closed Sales	51	42	29	18	29	61%
Price/SF	\$196	\$193	\$184	\$175	\$184	5%
>\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	8	8	11	5	11	120%
New Pendings	9	4	4	8	4	-50%
Closed Sales	10	9	5	4	5	25%
Price/SF	\$202	\$185	\$194	\$218	\$194	-11%

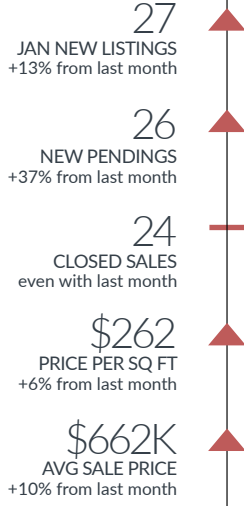
Data source: Realcomp MLS using Great Lakes Repository Data.

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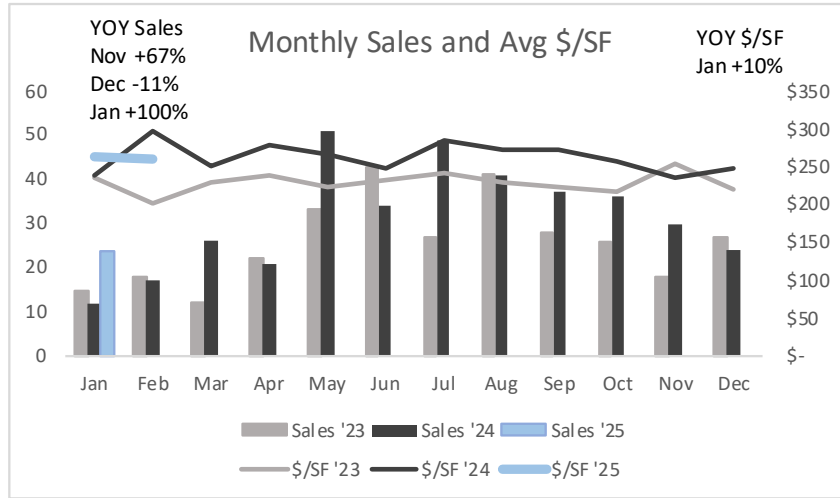
Novi

Single-Family Homes

MONTHLY



Closed Sales



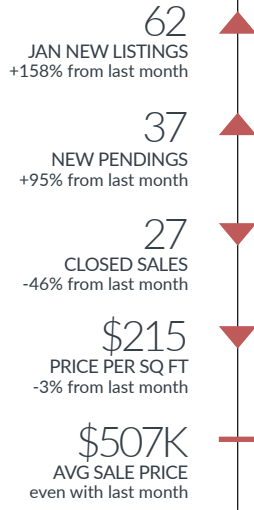
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	25	24	27	32	27	-16%
New Pendings	24	19	26	25	26	4%
Closed Sales	30	24	24	12	24	100%
Price/SF	\$236	\$247	\$262	\$239	\$262	10%
Avg Price	\$512,078	\$603,850	\$661,671	\$674,706	\$661,671	-2%
<\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	4	5	4	2	4	100%
New Pendings	2	2	4	2	4	100%
Closed Sales	6	4	5	1	5	400%
Price/SF	\$228	\$198	\$187	\$234	\$187	-20%
\$350k-\$750k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	20	9	14	17	14	-18%
New Pendings	19	15	14	15	14	-7%
Closed Sales	21	15	14	7	14	100%
Price/SF	\$232	\$231	\$227	\$214	\$227	6%
>\$750k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	1	10	9	13	9	-31%
New Pendings	3	2	8	8	8	0%
Closed Sales	3	5	5	4	5	25%
Price/SF	\$256	\$292	\$335	\$269	\$335	24%

Data source: Realcomp MLS using Great Lakes Repository Data.

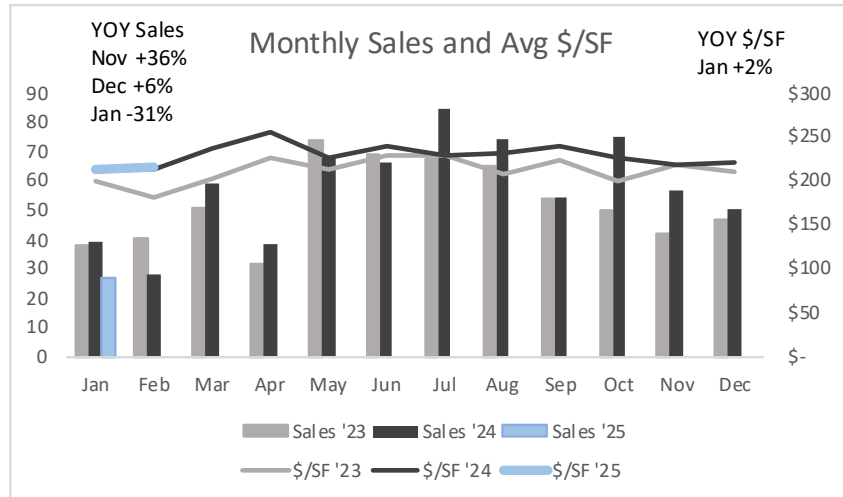
Rochester/Rochester Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	47	24	62	68	62	-9%
New Pending	56	19	37	40	37	-8%
Closed Sales	57	50	27	39	27	-31%
Price/SF	\$219	\$221	\$215	\$211	\$215	2%
Avg Price	\$516,298	\$504,510	\$506,963	\$462,726	\$506,963	10%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	6	1	7	10	7	-30%
New Pending	6	2	7	8	7	-13%
Closed Sales	8	7	4	4	4	0%
Price/SF	\$185	\$179	\$169	\$171	\$169	-1%
\$300k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	23	16	31	29	31	7%
New Pending	32	11	25	26	25	-4%
Closed Sales	33	28	18	30	18	-40%
Price/SF	\$216	\$219	\$199	\$197	\$199	1%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	18	7	24	29	24	-17%
New Pending	18	6	5	6	5	-17%
Closed Sales	16	15	5	5	5	0%
Price/SF	\$228	\$231	\$276	\$277	\$276	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

Royal Oak

Single-Family Homes

MONTHLY

49
JAN NEW LISTINGS
-17% from last month

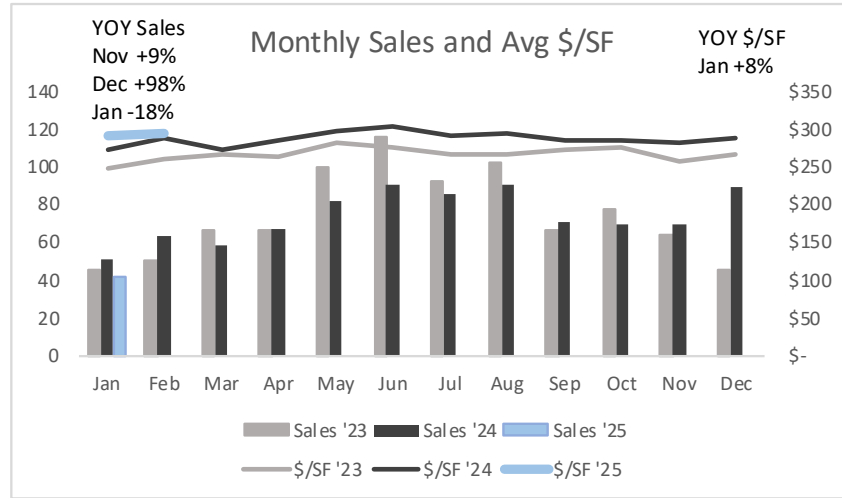
57
NEW PENDINGS
-2% from last month

42
CLOSED SALES
-53% from last month

\$295
PRICE PER SQ FT
+2% from last month

\$414K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	75	59	49	79	49	-38%
New Pending	70	58	57	70	57	-19%
Closed Sales	70	89	42	51	42	-18%
Price/SF	\$281	\$288	\$295	\$272	\$295	8%
Avg Price	\$415,503	\$442,914	\$414,007	\$436,176	\$414,007	-5%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	24	18	15	27	15	-44%
New Pending	19	15	15	23	15	-35%
Closed Sales	21	20	14	17	14	-18%
Price/SF	\$246	\$225	\$258	\$197	\$258	31%
\$300k-\$450k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	37	25	26	34	26	-24%
New Pending	31	30	31	27	31	15%
Closed Sales	30	44	17	20	17	-15%
Price/SF	\$288	\$277	\$294	\$275	\$294	7%
>\$450k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	14	16	8	18	8	-56%
New Pending	20	13	11	20	11	-45%
Closed Sales	19	25	11	14	11	-21%
Price/SF	\$293	\$325	\$316	\$309	\$316	2%

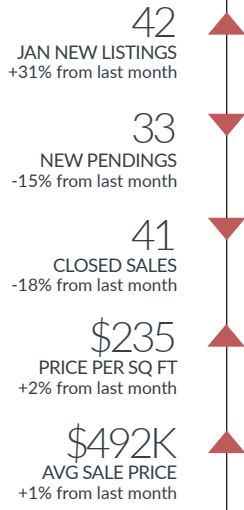
Data source: Realcomp MLS using Great Lakes Repository Data.

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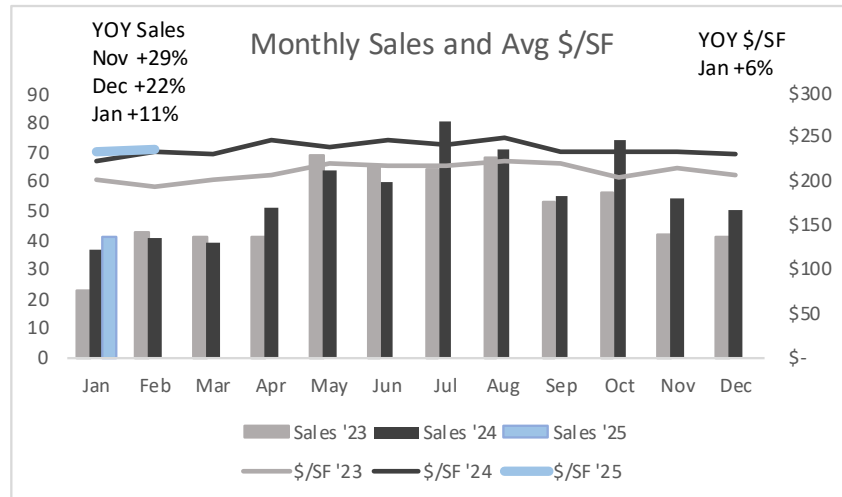
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	63	32	42	67	42	-37%
New Pending	48	39	33	41	33	-20%
Closed Sales	54	50	41	37	41	11%
Price/SF	\$233	\$230	\$235	\$222	\$235	6%
Avg Price	\$547,065	\$485,428	\$491,922	\$507,381	\$491,922	-3%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	7	3	3	12	3	-75%
New Pending	4	4	4	13	4	-69%
Closed Sales	6	5	5	6	5	-17%
Price/SF	\$207	\$218	\$227	\$211	\$227	8%
\$300k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	41	22	22	23	22	-4%
New Pending	33	28	22	17	22	29%
Closed Sales	30	36	24	20	24	20%
Price/SF	\$220	\$219	\$224	\$214	\$224	5%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	15	7	17	32	17	-47%
New Pending	11	7	7	11	7	-36%
Closed Sales	18	9	12	11	12	9%
Price/SF	\$251	\$258	\$248	\$234	\$248	6%

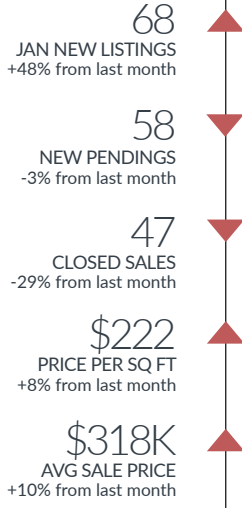
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2025
SEMI HOUSING REPORT

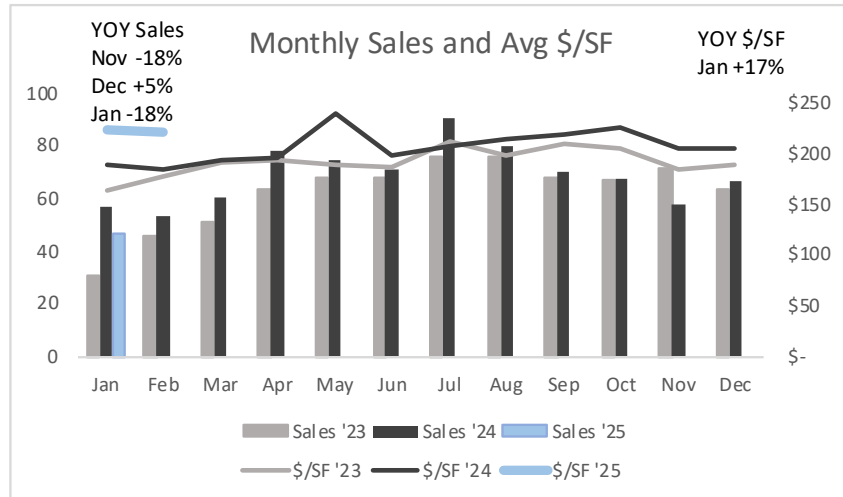
Waterford

Single-Family Homes

MONTHLY



Closed Sales



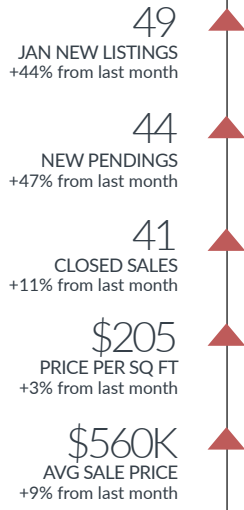
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	86	46	68	63	68	8%
New Pending	59	60	58	61	58	-5%
Closed Sales	58	66	47	57	47	-18%
Price/SF	\$206	\$205	\$222	\$189	\$222	17%
Avg Price	\$298,396	\$289,324	\$318,043	\$294,758	\$318,043	8%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	13	7	8	13	8	-38%
New Pending	9	9	9	15	9	-40%
Closed Sales	7	14	3	11	3	-73%
Price/SF	\$152	\$166	\$210	\$160	\$210	31%
\$200k-\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	52	22	50	38	50	32%
New Pending	41	37	43	39	43	10%
Closed Sales	39	41	33	35	33	-6%
Price/SF	\$194	\$196	\$192	\$172	\$192	12%
>\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	21	17	10	12	10	-17%
New Pending	9	14	6	7	6	-14%
Closed Sales	12	11	11	11	11	0%
Price/SF	\$248	\$248	\$290	\$241	\$290	21%

Data source: Realcomp MLS using Great Lakes Repository Data.

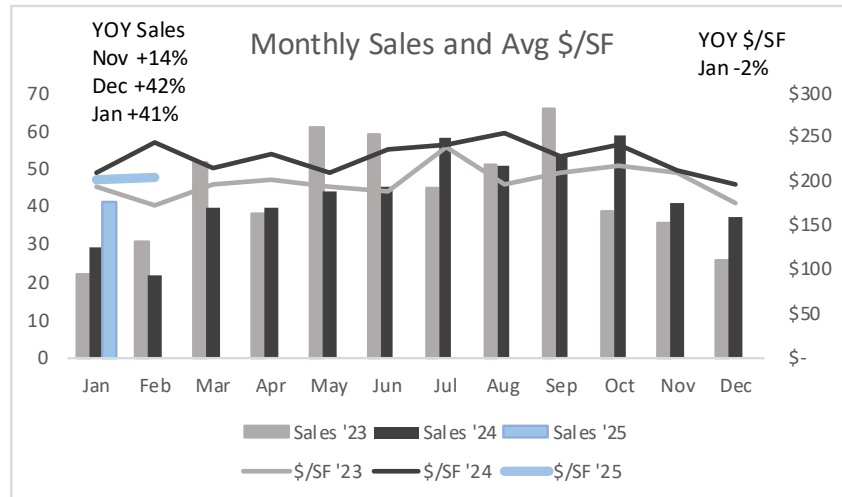
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



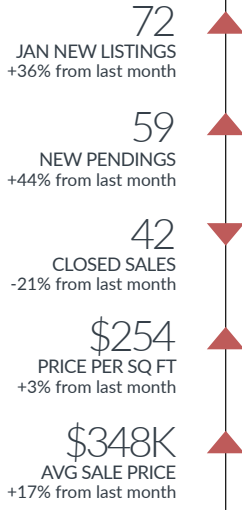
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	53	34	49	54	49	-9%
New Pending	45	30	44	32	44	38%
Closed Sales	41	37	41	29	41	41%
Price/SF	\$213	\$198	\$205	\$210	\$205	-2%
Avg Price	\$537,749	\$513,224	\$559,942	\$515,126	\$559,942	9%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	9	6	4	5	4	-20%
New Pending	8	1	5	4	5	25%
Closed Sales	8	6	5	4	5	25%
Price/SF	\$171	\$187	\$185	\$166	\$185	12%
\$300k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	28	17	25	31	25	-19%
New Pending	25	22	20	20	20	0%
Closed Sales	22	21	21	22	21	-5%
Price/SF	\$193	\$190	\$188	\$178	\$188	5%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	16	11	20	18	20	11%
New Pending	12	7	19	8	19	138%
Closed Sales	11	10	15	3	15	400%
Price/SF	\$247	\$210	\$221	\$363	\$221	-39%

Data source: Realcomp MLS using Great Lakes Repository Data.

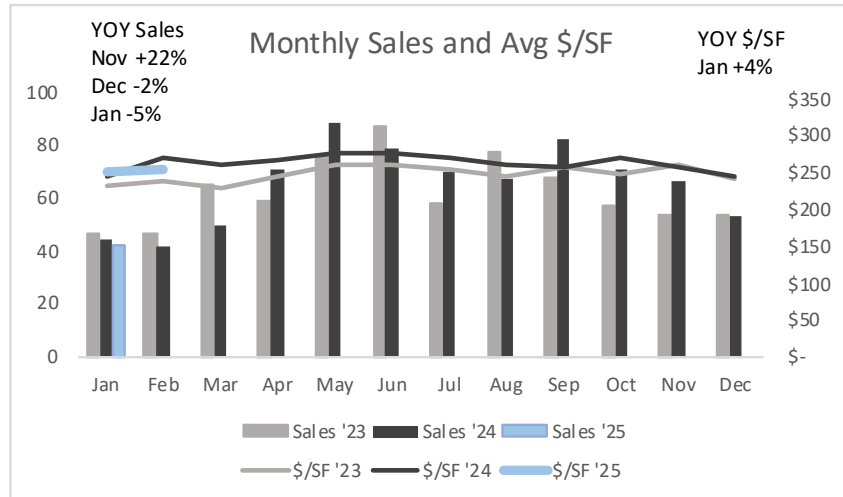
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



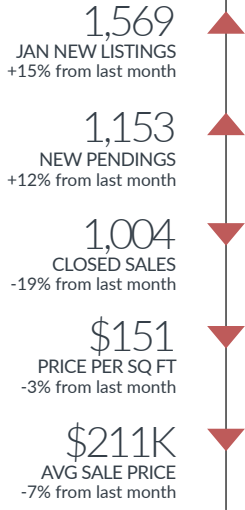
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	70	53	72	43	72	67%
New Pendings	63	41	59	46	59	28%
Closed Sales	66	53	42	44	42	-5%
Price/SF	\$258	\$247	\$254	\$244	\$254	4%
Avg Price	\$309,714	\$298,278	\$348,214	\$333,109	\$348,214	5%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	14	7	8	7	8	14%
New Pendings	11	4	8	11	8	-27%
Closed Sales	9	11	6	7	6	-14%
Price/SF	\$193	\$192	\$169	\$157	\$169	7%
\$200k-\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	38	29	38	19	38	100%
New Pendings	27	25	32	17	32	88%
Closed Sales	37	26	22	25	22	-12%
Price/SF	\$254	\$235	\$253	\$237	\$253	7%
>\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	18	17	26	17	26	53%
New Pendings	25	12	19	18	19	6%
Closed Sales	20	16	14	12	14	17%
Price/SF	\$280	\$285	\$271	\$278	\$271	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

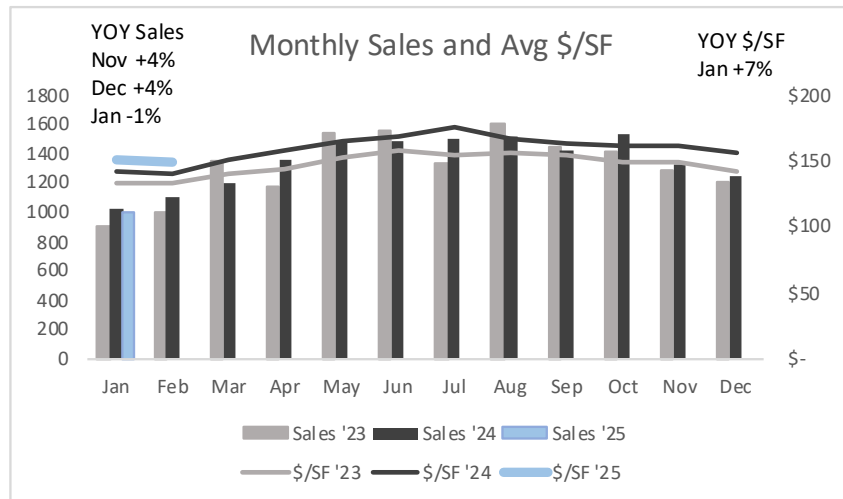
Wayne County

Single-Family Homes

MONTHLY



Closed Sales



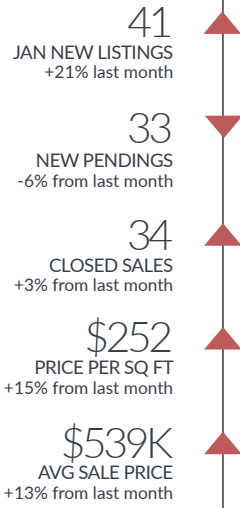
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	1,827	1,364	1,569	1,949	1,569	-19%
New Pending	1,288	1,029	1,153	1,154	1,153	0%
Closed Sales	1,323	1,247	1,004	1,019	1,004	-1%
Price/SF	\$161	\$156	\$151	\$141	\$151	7%
Avg Price	\$232,332	\$227,644	\$210,982	\$197,796	\$210,982	7%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	1,150	906	976	1,372	976	-29%
New Pending	744	623	679	738	679	-8%
Closed Sales	691	696	586	624	586	-6%
Price/SF	\$100	\$98	\$98	\$97	\$98	2%
\$200k-\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	593	394	514	486	514	6%
New Pending	463	358	422	359	422	18%
Closed Sales	534	474	362	355	362	2%
Price/SF	\$187	\$186	\$185	\$179	\$185	4%
>\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	84	64	79	91	79	-13%
New Pending	81	48	52	57	52	-9%
Closed Sales	98	77	56	40	56	40%
Price/SF	\$247	\$255	\$243	\$210	\$243	16%

Data source: Realcomp MLS using Great Lakes Repository Data.

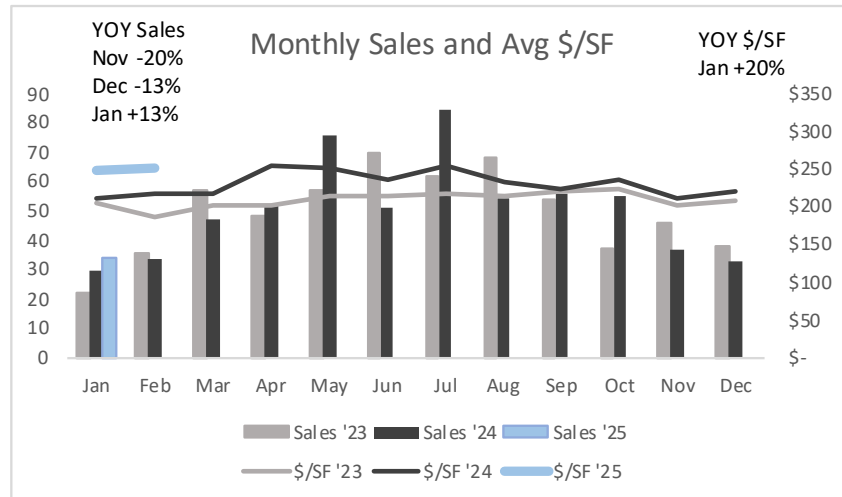
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



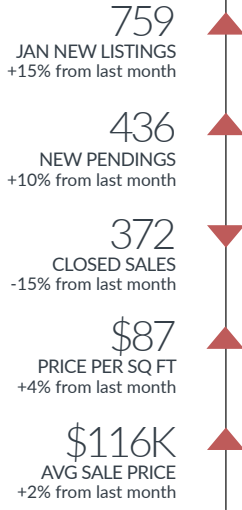
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	48	34	41	39	41	5%
New Pendings	35	35	33	32	33	3%
Closed Sales	37	33	34	30	34	13%
Price/SF	\$210	\$219	\$252	\$210	\$252	20%
Avg Price	\$534,744	\$478,693	\$539,379	\$490,156	\$539,379	10%
<\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	16	15	19	9	19	111%
New Pendings	12	12	14	11	14	27%
Closed Sales	9	11	13	10	13	30%
Price/SF	\$169	\$187	\$199	\$213	\$199	-6%
\$350k-\$750k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	24	13	17	19	17	-11%
New Pendings	19	19	13	17	13	-24%
Closed Sales	24	18	15	16	15	-6%
Price/SF	\$202	\$217	\$227	\$204	\$227	11%
>\$750k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	8	6	5	11	5	-55%
New Pendings	4	4	6	4	6	50%
Closed Sales	4	4	6	4	6	50%
Price/SF	\$262	\$252	\$336	\$218	\$336	54%

Data source: Realcomp MLS using Great Lakes Repository Data.

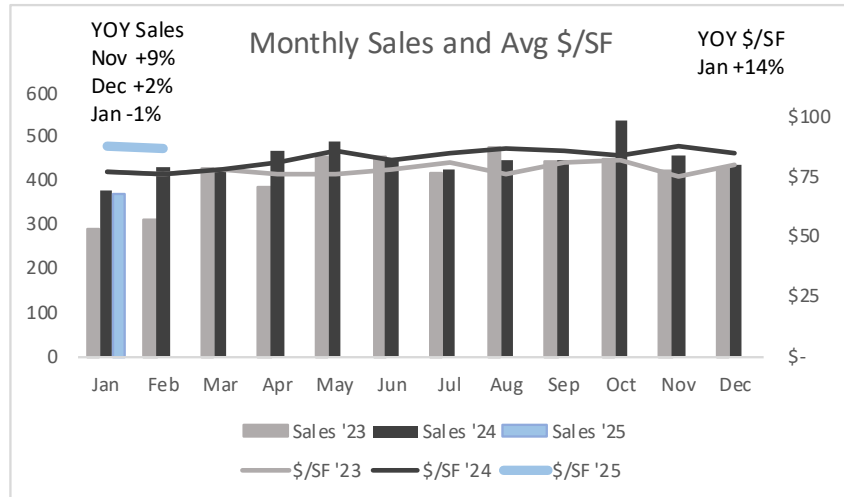
Detroit Single-Family

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

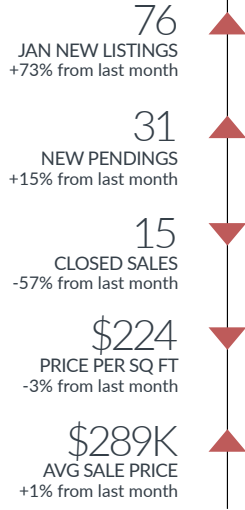
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	821	660	759	971	759	-22%
New Pendings	455	398	436	436	436	0%
Closed Sales	459	437	372	375	372	-1%
Price/SF	\$87	\$84	\$87	\$77	\$87	14%
Avg Price	\$117,574	\$114,001	\$115,854	\$100,640	\$115,854	15%
<\$100k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	391	351	391	598	391	-35%
New Pendings	252	242	237	277	237	-14%
Closed Sales	247	240	219	237	219	-8%
Price/SF	\$52	\$51	\$50	\$47	\$50	7%
\$100k-\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	394	277	322	352	322	-9%
New Pendings	182	132	178	148	178	20%
Closed Sales	192	178	131	130	131	1%
Price/SF	\$110	\$107	\$115	\$111	\$115	3%
>\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	36	32	46	21	46	119%
New Pendings	21	24	21	11	21	91%
Closed Sales	20	19	22	8	22	175%
Price/SF	\$135	\$130	\$155	\$140	\$155	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

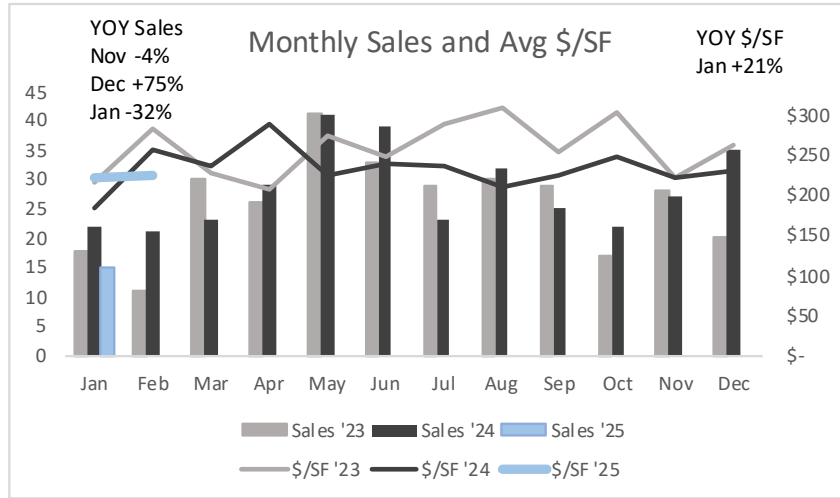
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	48	44	76	66	76	15%
New Pending	28	27	31	18	31	72%
Closed Sales	27	35	15	22	15	-32%
Price/SF	\$222	\$230	\$224	\$185	\$224	21%
Avg Price	\$305,296	\$287,009	\$288,907	\$197,120	\$288,907	47%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	29	16	28	26	28	8%
New Pending	9	17	13	10	13	30%
Closed Sales	8	14	5	14	5	-64%
Price/SF	\$106	\$123	\$122	\$116	\$122	5%
\$200k-\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	12	19	30	22	30	36%
New Pending	11	7	11	4	11	175%
Closed Sales	12	12	7	5	7	40%
Price/SF	\$217	\$216	\$221	\$222	\$221	0%
>\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	7	9	18	18	18	0%
New Pending	8	3	7	4	7	75%
Closed Sales	7	9	3	3	3	0%
Price/SF	\$292	\$331	\$328	\$338	\$328	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2025
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

254
JAN NEW LISTINGS
+17% from last month

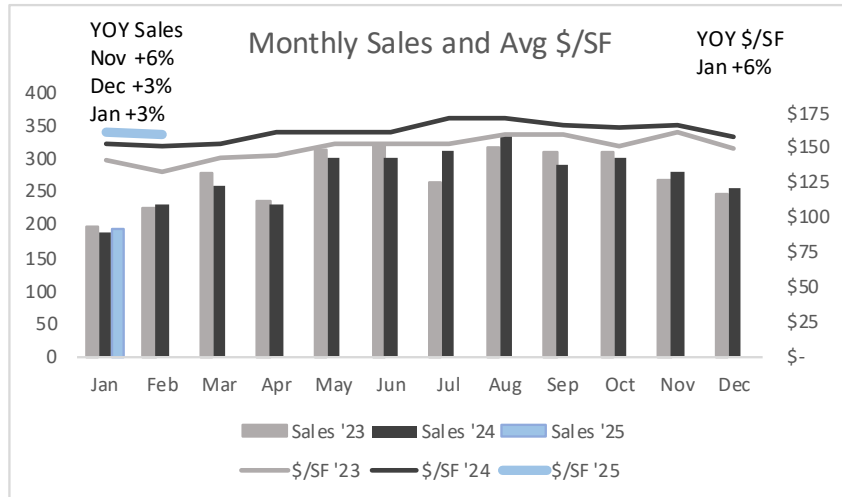
230
NEW PENDING
+24% from last month

194
CLOSED SALES
-24% from last month

\$161K
PRICE PER SQ FT
+2% from last month

\$201K
AVG SALE PRICE
-3% from last month

Closed Sales



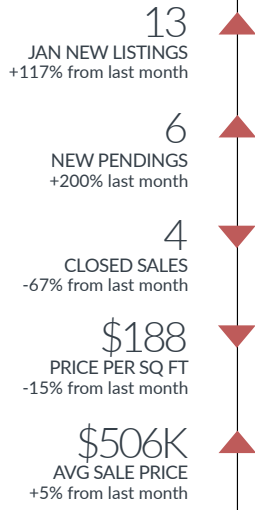
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	313	218	254	315	254	-19%
New Pendings	261	185	230	239	230	-4%
Closed Sales	281	255	194	188	194	3%
Price/SF	\$166	\$158	\$161	\$152	\$161	6%
Avg Price	\$211,094	\$207,877	\$200,944	\$196,332	\$200,944	2%
<\$150k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	84	59	63	120	63	-48%
New Pendings	84	49	63	78	63	-19%
Closed Sales	68	68	49	52	49	-6%
Price/SF	\$103	\$114	\$119	\$106	\$119	13%
\$150k-\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	188	127	158	147	158	7%
New Pendings	144	107	136	128	136	6%
Closed Sales	174	150	117	113	117	4%
Price/SF	\$178	\$166	\$165	\$164	\$165	0%
>\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	41	32	33	48	33	-31%
New Pendings	33	29	31	33	31	-6%
Closed Sales	39	37	28	23	28	22%
Price/SF	\$187	\$180	\$188	\$169	\$188	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

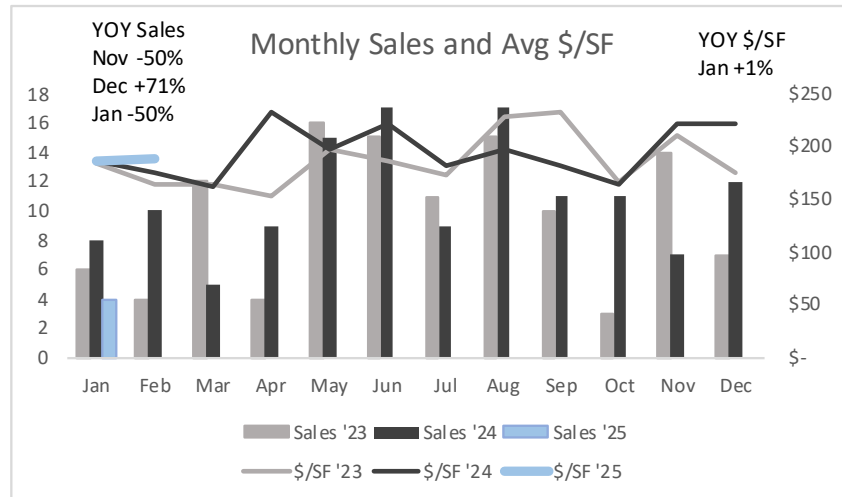
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	11	6	13	7	13	86%
New Pending	13	2	6	6	6	0%
Closed Sales	7	12	4	8	4	-50%
Price/SF	\$222	\$220	\$188	\$186	\$188	1%
Avg Price	\$504,286	\$482,325	\$506,225	\$426,125	\$506,225	19%
<\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	5	1	3	5	3	-40%
New Pending	3	-	2	4	2	-50%
Closed Sales	2	2	-	3	-	-100%
Price/SF	\$216	\$180	#DIV/0!	\$161	#DIV/0!	#DIV/0!
\$350k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	5	3	8	1	8	700%
New Pending	10	1	3	1	3	200%
Closed Sales	2	9	4	4	4	0%
Price/SF	\$182	\$191	\$188	\$226	\$188	-17%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	1	2	2	1	2	100%
New Pending	-	1	1	1	1	0%
Closed Sales	3	1	-	1	-	-100%
Price/SF	\$250	\$495	#DIV/0!	\$151	#DIV/0!	#DIV/0!

Data source: Realcomp MLS using Great Lakes Repository Data.

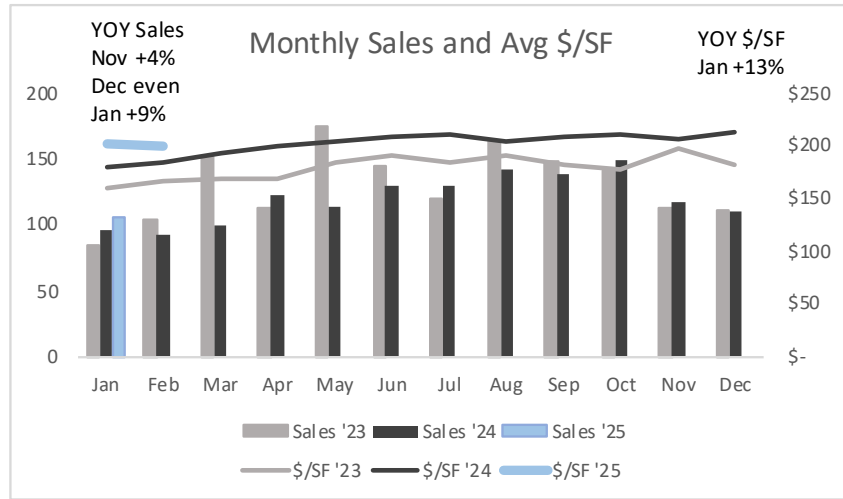
Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	151	125	132	172	132	-23%
New Pending	118	103	109	100	109	9%
Closed Sales	117	110	105	96	105	9%
Price/SF	\$207	\$213	\$202	\$179	\$202	13%
Avg Price	\$270,339	\$301,711	\$264,981	\$244,101	\$264,981	9%
<\$175k						
Listings Taken	31	25	23	47	23	-51%
New Pending	29	26	21	31	21	-32%
Closed Sales	24	19	25	28	25	-11%
Price/SF	\$150	\$135	\$136	\$132	\$136	3%
\$175k-\$300k						
Listings Taken	68	64	64	84	64	-24%
New Pending	52	48	61	56	61	9%
Closed Sales	60	49	54	52	54	4%
Price/SF	\$192	\$201	\$188	\$177	\$188	6%
>\$300k						
Listings Taken	52	36	45	41	45	10%
New Pending	37	29	27	13	27	108%
Closed Sales	33	42	26	16	26	63%
Price/SF	\$246	\$241	\$259	\$227	\$259	14%

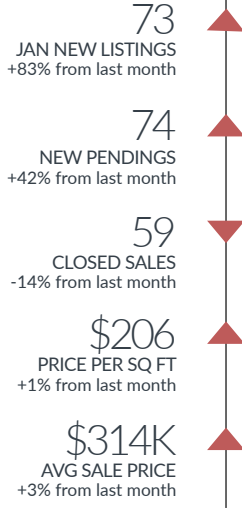
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2025
SEMI HOUSING REPORT

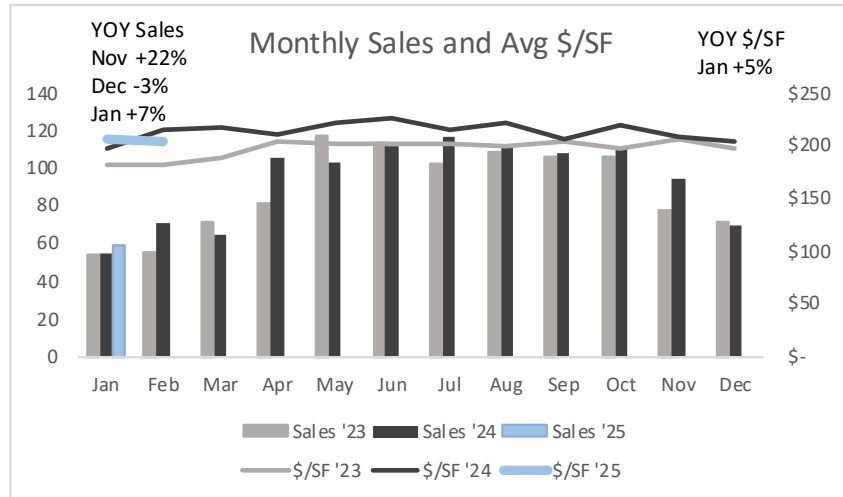
Livonia

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	89	40	73	84	73	-13%
New Pending	79	52	74	70	74	6%
Closed Sales	94	69	59	55	59	7%
Price/SF	\$209	\$204	\$206	\$197	\$206	5%
Avg Price	\$321,663	\$305,349	\$313,938	\$310,016	\$313,938	1%
<\$250k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	20	7	17	29	17	-41%
New Pending	13	10	16	22	16	-27%
Closed Sales	18	16	12	16	12	-25%
Price/SF	\$174	\$175	\$192	\$192	\$192	0%
\$250k-\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	56	25	44	38	44	16%
New Pending	53	35	45	39	45	15%
Closed Sales	62	42	37	30	37	23%
Price/SF	\$222	\$209	\$212	\$204	\$212	4%
>\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	13	8	12	17	12	-29%
New Pending	13	7	13	9	13	44%
Closed Sales	14	11	10	9	10	11%
Price/SF	\$196	\$214	\$201	\$187	\$201	7%

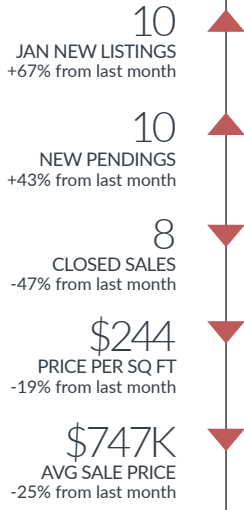
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2025
SEMI HOUSING REPORT

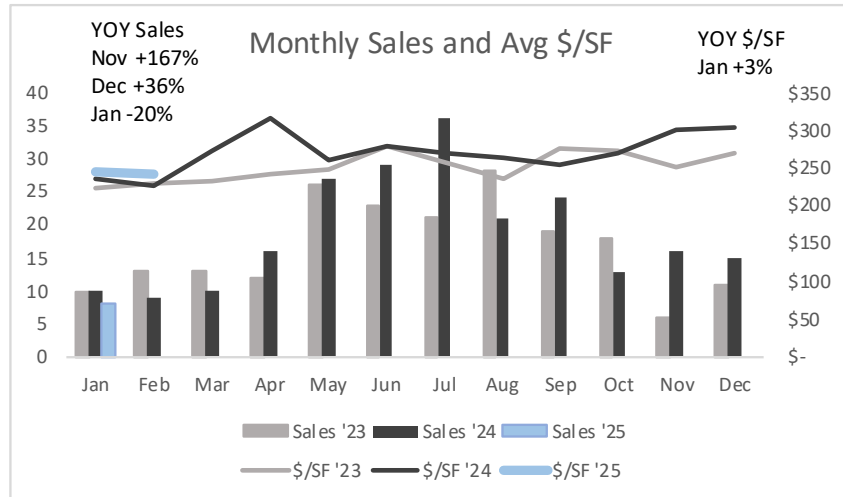
Northville

Single-Family Homes

MONTHLY



Closed Sales



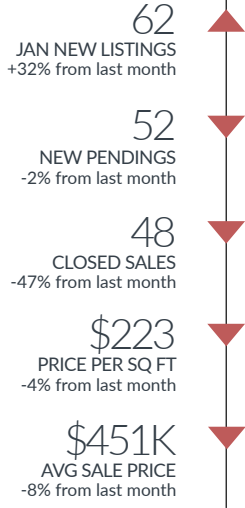
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	14	6	10	18	10	-44%
New Pendings	16	7	10	13	10	-23%
Closed Sales	16	15	8	10	8	-20%
Price/SF	\$299	\$302	\$244	\$237	\$244	3%
Avg Price	\$1,015,617	\$998,000	\$747,344	\$774,400	\$747,344	-3%
<\$700k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	4	-	3	10	3	-70%
New Pendings	6	3	2	8	2	-75%
Closed Sales	6	8	2	5	2	-60%
Price/SF	\$240	\$220	\$221	\$219	\$221	1%
\$700k-\$1m						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	3	4	3	4	3	-25%
New Pendings	3	3	4	4	4	0%
Closed Sales	5	2	5	4	5	25%
Price/SF	\$226	\$295	\$235	\$245	\$235	-4%
>\$1m						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	7	2	4	4	4	0%
New Pendings	7	1	4	1	4	300%
Closed Sales	5	5	1	1	1	0%
Price/SF	\$384	\$382	\$304	\$257	\$304	18%

Data source: Realcomp MLS using Great Lakes Repository Data.

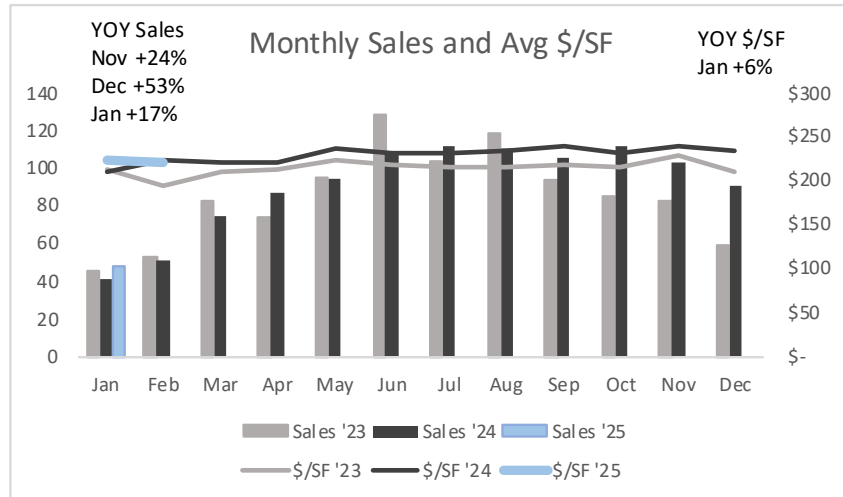
Plymouth/Canton

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	81	47	62	67	62	-7%
New Pendings	90	53	52	59	52	-12%
Closed Sales	103	90	48	41	48	17%
Price/SF	\$239	\$233	\$223	\$211	\$223	6%
Avg Price	\$488,490	\$490,348	\$451,413	\$432,465	\$451,413	4%
<\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	19	13	21	18	21	17%
New Pendings	15	15	15	16	15	-6%
Closed Sales	16	17	12	19	12	-37%
Price/SF	\$220	\$220	\$195	\$215	\$195	-9%
\$350k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	45	21	31	30	31	3%
New Pendings	55	30	29	33	29	-12%
Closed Sales	69	56	27	16	27	69%
Price/SF	\$236	\$217	\$229	\$196	\$229	16%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	17	13	10	19	10	-47%
New Pendings	20	8	8	10	8	-20%
Closed Sales	18	17	9	6	9	50%
Price/SF	\$254	\$272	\$229	\$230	\$229	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

Macomb County

Single-Family Homes

MONTHLY

690
JAN NEW LISTINGS
+18% from last month

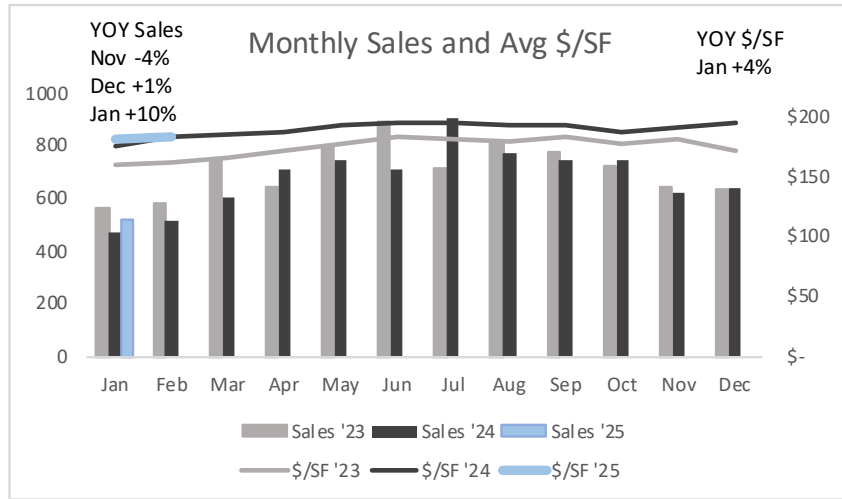
577
NEW PENDING
+11% from last month

519
CLOSED SALES
-19% from last month

\$183
PRICE PER SQ FT
-6% from last month

\$297K
AVG SALE PRICE
-6% from last month

Closed Sales



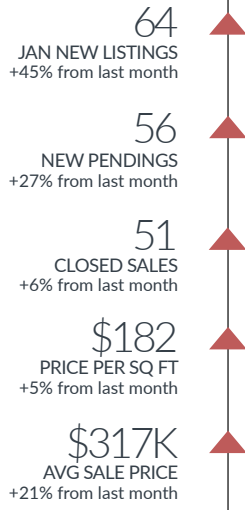
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	800	584	690	738	690	-7%
New Pendings	621	520	577	558	577	3%
Closed Sales	618	642	519	473	519	10%
Price/SF	\$191	\$194	\$183	\$175	\$183	4%
Avg Price	\$313,813	\$315,453	\$296,838	\$271,605	\$296,838	9%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	238	185	201	260	201	-23%
New Pendings	157	153	177	179	177	-1%
Closed Sales	159	158	149	165	149	-10%
Price/SF	\$129	\$129	\$132	\$126	\$132	5%
\$200k-\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	394	300	331	337	331	-2%
New Pendings	347	263	282	280	282	1%
Closed Sales	320	351	272	232	272	17%
Price/SF	\$187	\$188	\$187	\$181	\$187	3%
>\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	168	99	158	141	158	12%
New Pendings	117	104	118	99	118	19%
Closed Sales	139	133	98	76	98	29%
Price/SF	\$225	\$236	\$207	\$207	\$207	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

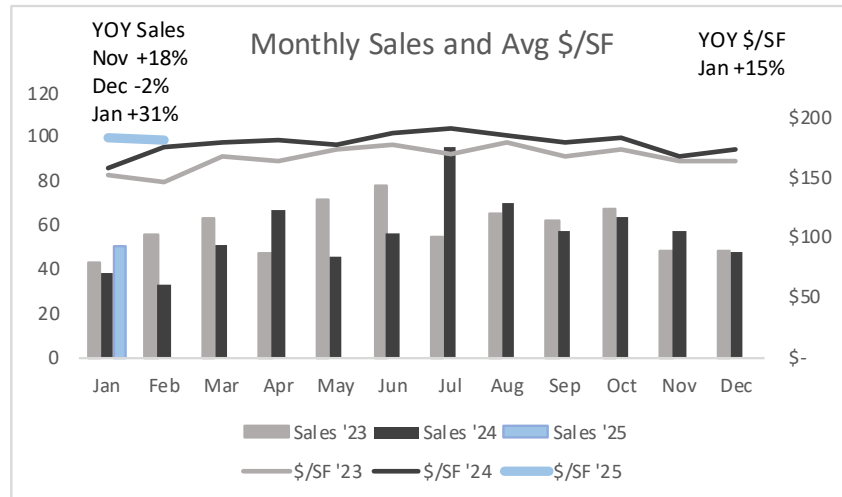
Clinton Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	68	44	64	49	64	31%
New Pendings	48	44	56	37	56	51%
Closed Sales	58	48	51	39	51	31%
Price/SF	\$168	\$174	\$182	\$158	\$182	15%
Avg Price	\$292,503	\$260,866	\$316,525	\$256,754	\$316,525	23%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	14	9	8	10	8	-20%
New Pendings	8	8	10	8	10	25%
Closed Sales	11	13	7	8	7	-13%
Price/SF	\$95	\$133	\$114	\$108	\$114	6%
\$200k-\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	49	28	47	32	47	47%
New Pendings	36	33	40	26	40	54%
Closed Sales	40	33	35	29	35	21%
Price/SF	\$172	\$186	\$179	\$166	\$179	8%
>\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	5	7	9	7	9	29%
New Pendings	4	3	6	3	6	100%
Closed Sales	7	2	9	2	9	350%
Price/SF	\$211	\$176	\$215	\$186	\$215	15%

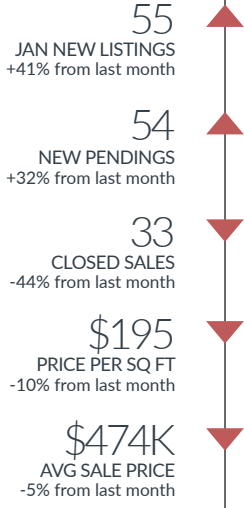
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2025
SEMI HOUSING REPORT

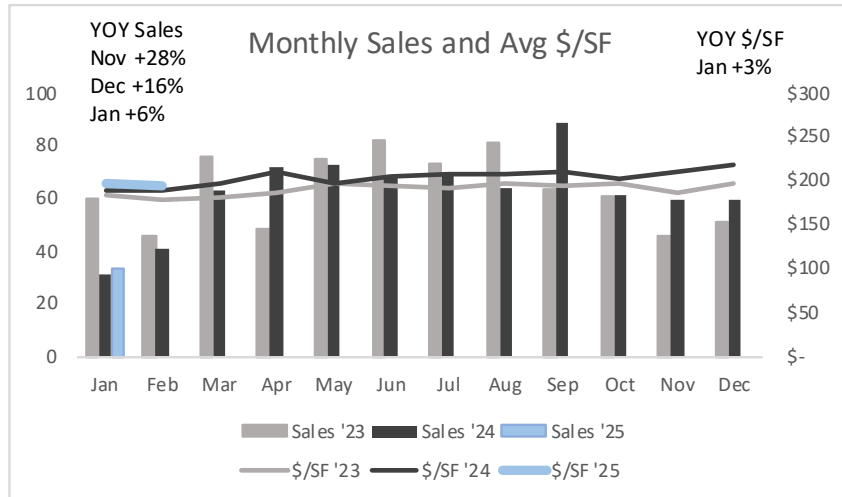
Macomb Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	68	39	55	68	55	-19%
New Pendings	43	41	54	48	54	13%
Closed Sales	59	59	33	31	33	6%
Price/SF	\$210	\$217	\$195	\$189	\$195	3%
Avg Price	\$500,998	\$496,597	\$473,526	\$415,373	\$473,526	14%
<\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	9	6	6	13	6	-54%
New Pendings	6	4	6	11	6	-45%
Closed Sales	7	7	3	7	3	-57%
Price/SF	\$209	\$187	\$113	\$162	\$113	-30%
\$350k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	41	20	35	32	35	9%
New Pendings	32	25	35	28	35	25%
Closed Sales	43	40	26	20	26	30%
Price/SF	\$206	\$216	\$198	\$192	\$198	3%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	18	13	14	23	14	-39%
New Pendings	5	12	13	9	13	44%
Closed Sales	9	12	4	4	4	0%
Price/SF	\$225	\$228	\$216	\$200	\$216	8%

Data source: Realtor MLS using Great Lakes Repository Data.

Shelby Twp

Single-Family Homes

MONTHLY

39
JAN NEW LISTINGS
+34% from last month

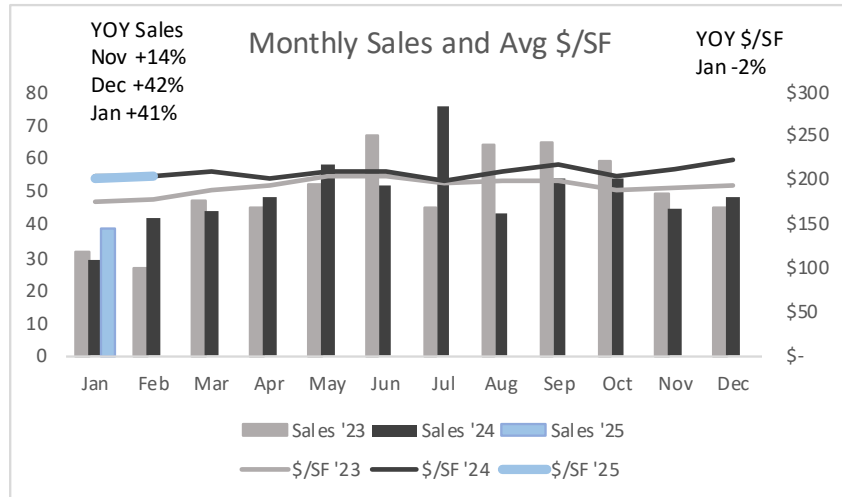
36
NEW PENDING
-8% from last month

39
CLOSED SALES
-19% from last month

\$202
PRICE PER SQ FT
-10% from last month

\$506K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	62	29	39	36	39	8%
New Pendings	39	39	36	32	36	13%
Closed Sales	45	48	39	29	39	34%
Price/SF	\$212	\$223	\$202	\$205	\$202	-2%
Avg Price	\$472,767	\$505,170	\$506,354	\$458,681	\$506,354	10%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	14	8	9	14	9	-36%
New Pendings	5	8	8	12	8	-33%
Closed Sales	10	9	6	6	6	0%
Price/SF	\$192	\$164	\$196	\$180	\$196	9%
\$300k-\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	30	12	13	17	13	-24%
New Pendings	24	23	18	11	18	64%
Closed Sales	23	27	21	19	21	11%
Price/SF	\$190	\$209	\$188	\$191	\$188	-2%
>\$600k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	18	9	17	5	17	240%
New Pendings	10	8	10	9	10	11%
Closed Sales	12	12	12	4	12	200%
Price/SF	\$249	\$268	\$219	\$266	\$219	-18%

Data source: Realcomp MLS using Great Lakes Repository Data.

Sterling Heights

Single-Family Homes

MONTHLY

63
JAN NEW LISTINGS
-26% from last month

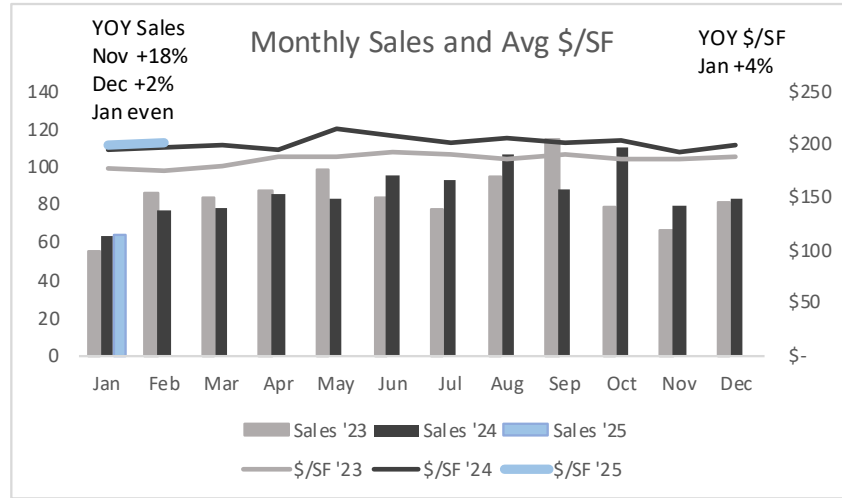
57
NEW PENDINGS
-19% from last month

64
CLOSED SALES
-23% from last month

\$202
PRICE PER SQ FT
+2% from last month

\$333K
AVG SALE PRICE
+1% from last month

Closed Sales



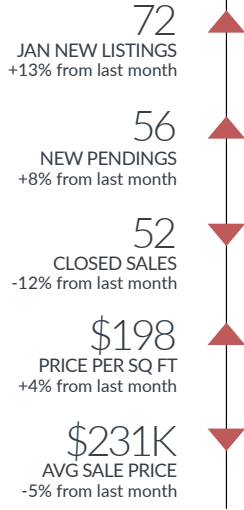
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	102	85	63	84	63	-25%
New Pending	84	70	57	65	57	-12%
Closed Sales	79	83	64	64	64	0%
Price/SF	\$192	\$199	\$202	\$194	\$202	4%
Avg Price	\$318,361	\$330,958	\$333,098	\$323,170	\$333,098	3%
<\$250k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	9	13	4	12	4	-67%
New Pending	10	11	4	8	4	-50%
Closed Sales	7	9	6	9	6	-33%
Price/SF	\$137	\$181	\$196	\$202	\$196	-3%
\$250k-\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	73	60	52	55	52	-5%
New Pending	62	50	47	42	47	12%
Closed Sales	64	62	48	44	48	9%
Price/SF	\$194	\$199	\$201	\$191	\$201	5%
>\$400k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	20	12	7	17	7	-59%
New Pending	12	9	6	15	6	-60%
Closed Sales	8	12	10	11	10	-9%
Price/SF	\$207	\$205	\$206	\$200	\$206	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

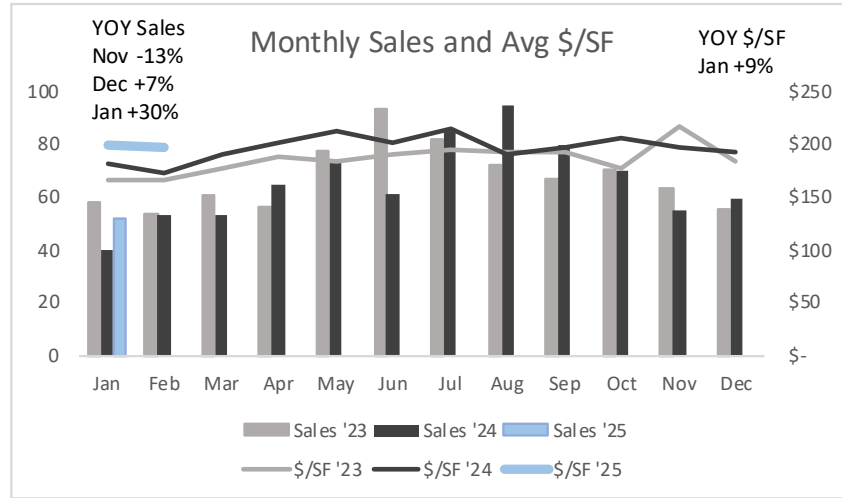
St. Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	69	64	72	58	72	24%
New Pending	64	52	56	54	56	4%
Closed Sales	55	59	52	40	52	30%
Price/SF	\$197	\$192	\$198	\$181	\$198	9%
Avg Price	\$248,234	\$243,073	\$230,698	\$215,610	\$230,698	7%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	12	10	16	18	16	-11%
New Pending	12	16	9	19	9	-53%
Closed Sales	13	13	15	13	15	15%
Price/SF	\$151	\$140	\$156	\$156	\$156	0%
\$200k-\$275k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	35	39	34	32	34	6%
New Pending	37	29	32	27	32	19%
Closed Sales	28	32	27	25	27	8%
Price/SF	\$203	\$195	\$218	\$194	\$218	13%
>\$275k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	22	15	22	8	22	175%
New Pending	15	7	15	8	15	88%
Closed Sales	14	14	10	2	10	400%
Price/SF	\$217	\$220	\$206	\$172	\$206	20%

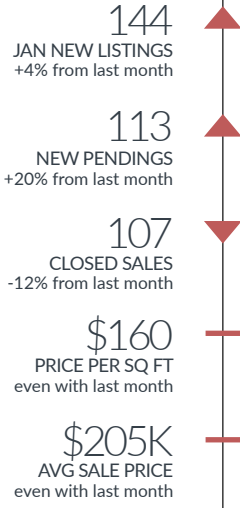
Data source: Realcomp MLS using Great Lakes Repository Data.

FEB 2025
SEMI HOUSING REPORT

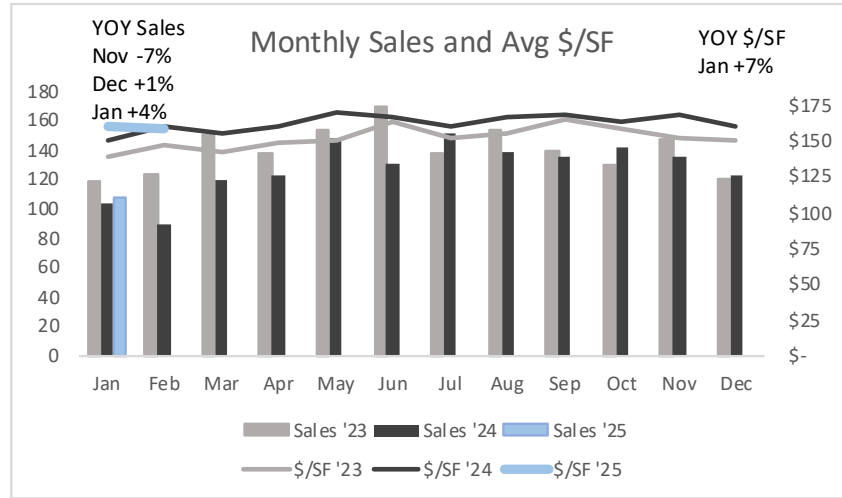
Warren

Single-Family Homes

MONTHLY



Closed Sales



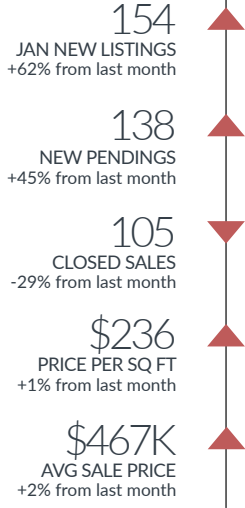
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	162	138	144	187	144	-23%
New Pending	128	94	113	123	113	-8%
Closed Sales	136	122	107	103	107	4%
Price/SF	\$168	\$160	\$160	\$150	\$160	7%
Avg Price	\$206,568	\$204,859	\$204,808	\$174,808	\$204,808	17%
<\$125k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	30	27	33	43	33	-23%
New Pending	24	21	25	36	25	-31%
Closed Sales	32	26	21	33	21	-36%
Price/SF	\$106	\$99	\$97	\$98	\$97	-1%
\$125k-\$250k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	82	78	72	106	72	-32%
New Pending	61	50	60	64	60	-6%
Closed Sales	58	54	52	50	52	4%
Price/SF	\$171	\$162	\$159	\$164	\$159	-3%
>\$250k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	50	33	39	38	39	3%
New Pending	43	23	28	23	28	22%
Closed Sales	46	42	34	20	34	70%
Price/SF	\$190	\$182	\$184	\$177	\$184	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

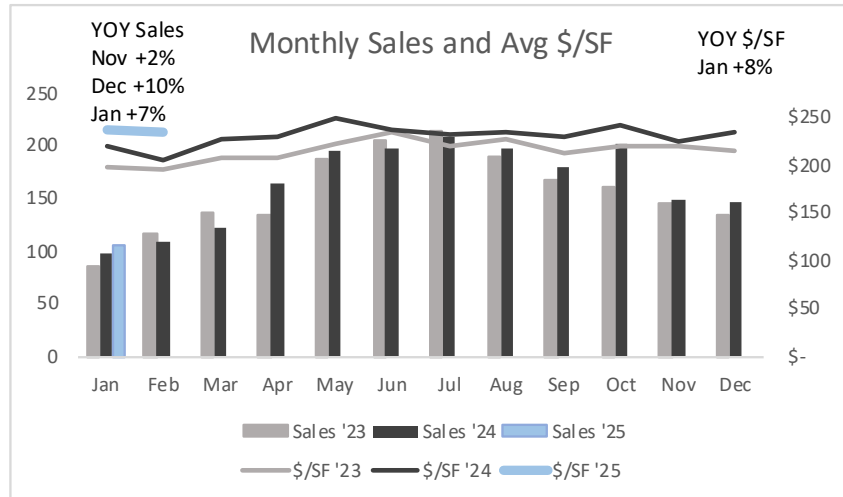
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

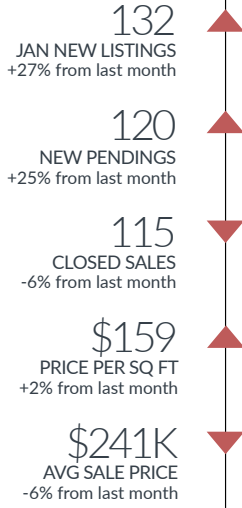
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	182	95	154	129	154	19%
New Pending	149	95	138	119	138	16%
Closed Sales	149	147	105	98	105	7%
Price/SF	\$223	\$233	\$236	\$218	\$236	8%
Avg Price	\$426,770	\$458,926	\$467,044	\$410,192	\$467,044	14%
<\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	35	24	34	29	34	17%
New Pending	31	17	28	24	28	17%
Closed Sales	39	28	18	20	18	-10%
Price/SF	\$157	\$169	\$159	\$171	\$159	-7%
\$300k-\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	95	42	60	69	60	-13%
New Pending	77	49	68	75	68	-9%
Closed Sales	66	73	54	53	54	2%
Price/SF	\$225	\$217	\$215	\$202	\$215	6%
>\$500k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	52	29	60	31	60	94%
New Pending	41	29	42	20	42	110%
Closed Sales	44	46	33	25	33	32%
Price/SF	\$252	\$268	\$284	\$268	\$284	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

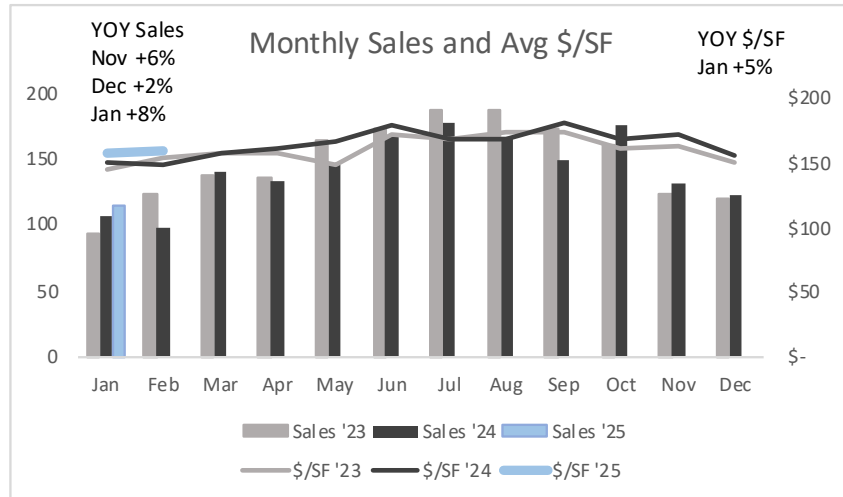
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	136	104	132	153	132	-14%
New Pendings	129	96	120	106	120	13%
Closed Sales	131	122	115	106	115	8%
Price/SF	\$172	\$156	\$159	\$151	\$159	5%
Avg Price	\$274,691	\$255,710	\$241,488	\$232,821	\$241,488	4%
<\$175k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	44	31	42	51	42	-18%
New Pendings	33	27	40	33	40	21%
Closed Sales	34	37	37	39	37	-5%
Price/SF	\$104	\$91	\$107	\$100	\$107	7%
\$175k-\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	63	49	54	70	54	-23%
New Pendings	67	49	50	57	50	-12%
Closed Sales	64	58	56	54	56	4%
Price/SF	\$169	\$157	\$158	\$155	\$158	2%
>\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	29	24	36	32	36	13%
New Pendings	29	20	30	16	30	88%
Closed Sales	33	27	22	13	22	69%
Price/SF	\$215	\$206	\$209	\$219	\$209	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.

Genesee County

Single-Family Homes

MONTHLY

384
 JAN NEW LISTINGS
 +42% from last month

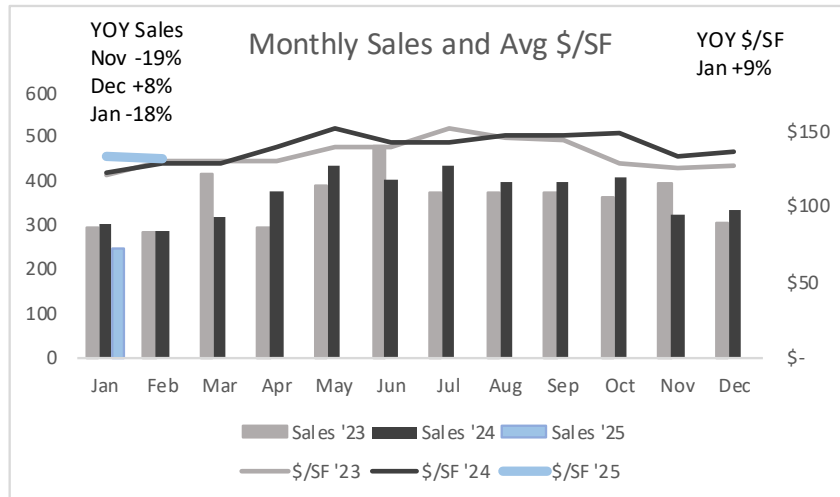
327
 NEW PENDING
 +35% from last month

246
 CLOSED SALES
 -26% from last month

\$133
 PRICE PER SQ FT
 -3% from last month

\$197K
 AVG SALE PRICE
 -7% from last month

Closed Sales



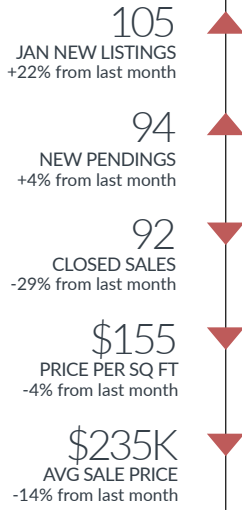
All Price Ranges						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	465	270	384	376	384	2%
New Pendings	357	242	327	323	327	1%
Closed Sales	323	333	246	301	246	-18%
Price/SF	\$133	\$137	\$133	\$122	\$133	9%
Avg Price	\$198,732	\$212,320	\$196,673	\$181,109	\$196,673	9%
<\$150k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	239	129	159	190	159	-16%
New Pendings	133	88	134	132	134	2%
Closed Sales	124	119	99	137	99	-28%
Price/SF	\$63	\$67	\$69	\$66	\$69	4%
\$150k-\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	162	94	128	129	128	-1%
New Pendings	163	101	124	137	124	-9%
Closed Sales	137	157	102	121	102	-16%
Price/SF	\$145	\$141	\$139	\$141	\$139	-1%
>\$300k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	64	47	97	57	97	70%
New Pendings	61	53	69	54	69	28%
Closed Sales	62	57	45	43	45	5%
Price/SF	\$188	\$198	\$194	\$177	\$194	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

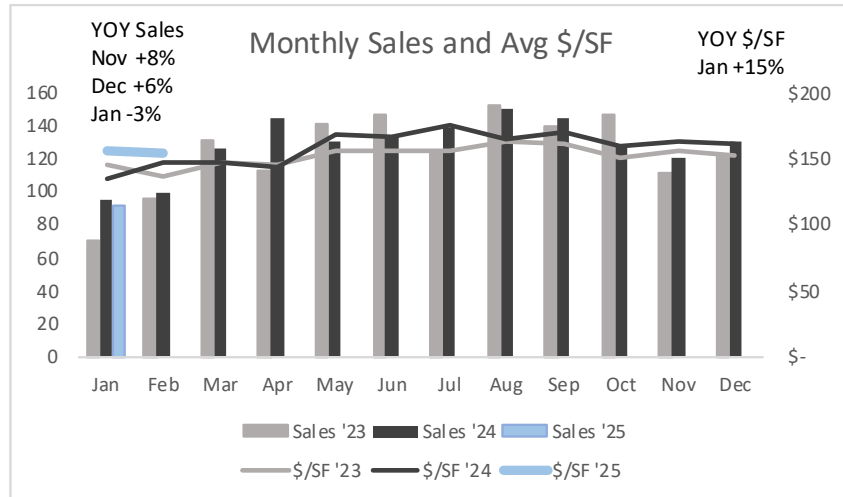
Monroe County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	135	86	105	112	105	-6%
New Pendings	118	90	94	108	94	-13%
Closed Sales	120	130	92	95	92	-3%
Price/SF	\$163	\$161	\$155	\$135	\$155	15%
Avg Price	\$308,544	\$273,727	\$235,141	\$222,607	\$235,141	6%
<\$200k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	50	42	32	41	32	-22%
New Pendings	39	36	34	36	34	-6%
Closed Sales	39	38	34	46	34	-26%
Price/SF	\$109	\$117	\$122	\$110	\$122	11%
\$200k-\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	56	31	44	46	44	-4%
New Pendings	53	37	43	52	43	-17%
Closed Sales	54	59	48	39	48	23%
Price/SF	\$155	\$165	\$164	\$149	\$164	10%
>\$350k						
	Nov '24	Dec '24	Jan '25	YTD		
				'23	'24	(+/-)
Listings Taken	29	13	29	25	29	16%
New Pendings	26	17	17	20	17	-15%
Closed Sales	27	33	10	10	10	0%
Price/SF	\$203	\$182	\$181	\$146	\$181	24%

Data source: Realcomp MLS using Great Lakes Repository Data.