



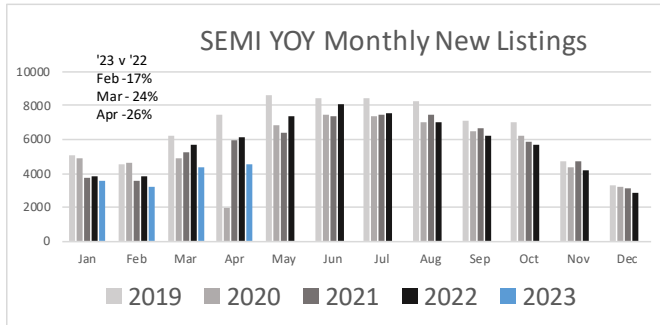
Housing Report

MAY 2023

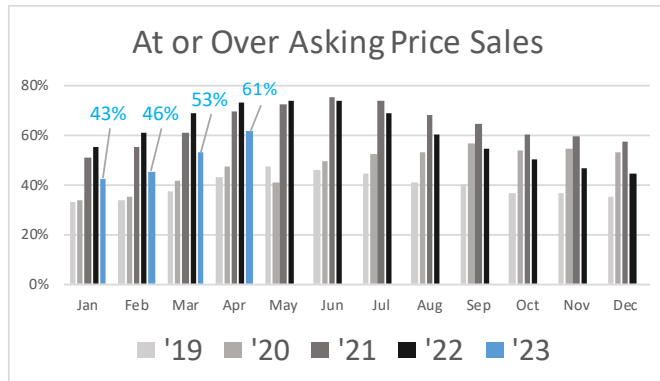


Southeast Michigan

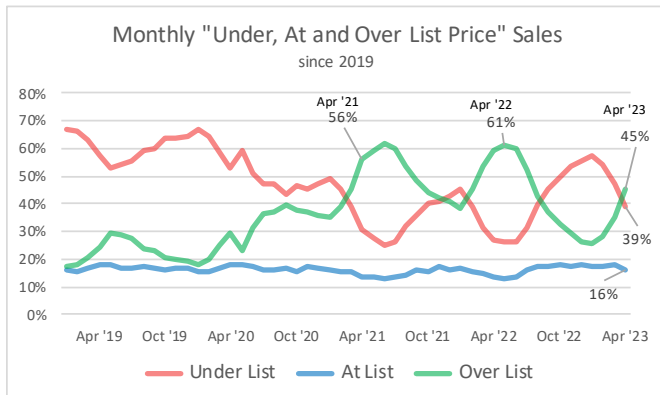
Slow Start—Expecting Stronger Second Half



While projections indicate that the influx of new listings should reach last year's levels during the latter half of this year, there's still a noticeable delay. Buyers continue to face extended waiting periods and intensified competition due to the persistent scarcity of top-quality listings.



While the market frenzy may not be as vigorous as it was the previous year, an impressive 61% of last month's closed sales were at or over the full asking price. Sellers presenting pristine, move-in-ready properties consistently receive their premium asking prices. Buyers fortunate enough to find these outstanding listings must craft equally standout offers to beat their competition.



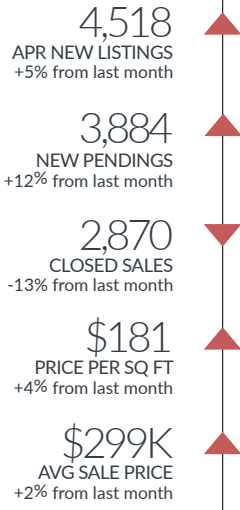
In April, 45% of completed sales surpassed the full asking price, while 16% met it and 39% fell below. Compared to 2022 and 2021, our market cycle is demonstrating a delayed trend this year. We anticipate reaching the peak for over-asking sales in a few months.

Using a Tortoise and the Hare comparison—last year's market had an extremely rapid start but abruptly dropped off in June and through the balance of the year. This year's market has had a slower launch, but business is expected to be more consistent and fade slower in the second half of the year.

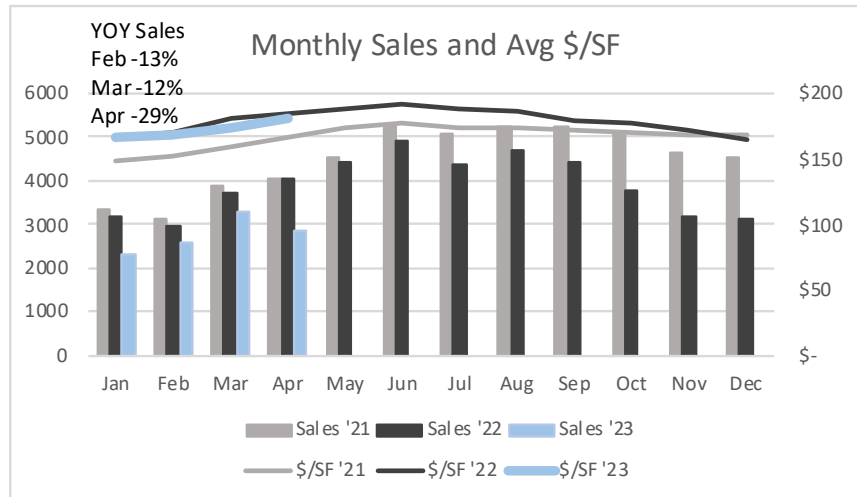


SEMI 5-County Summary

MONTHLY



Closed Single-Family Sales



All Price Ranges						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	3,207	4,318	4,518	19,480	15,601	-20%
New Pending Sales	3,014	3,483	3,884	15,796	13,453	-15%
Closed Sales	2,563	3,288	2,870	13,887	11,011	-21%
Price/SF	\$168	\$174	\$181	\$177	\$173	-2%
Avg Price	\$279,444	\$292,371	\$299,330	\$291,382	\$285,961	-2%
<\$250k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,719	2,223	2,135	10,249	8,049	-21%
New Pending Sales	1,602	1,892	1,939	8,523	7,150	-16%
Closed Sales	1,363	1,724	1,456	7,453	5,872	-21%
Price/SF	\$120	\$122	\$125	\$127	\$122	-4%
\$250k-\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	981	1,399	1,555	6,359	5,048	-21%
New Pending Sales	1,054	1,161	1,401	5,361	4,649	-13%
Closed Sales	929	1,163	1,040	4,786	3,870	-19%
Price/SF	\$180	\$185	\$190	\$186	\$184	-1%
>\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	507	696	828	2,872	2,504	-13%
New Pending Sales	358	430	544	1,912	1,654	-13%
Closed Sales	271	401	374	1,648	1,269	-23%
Price/SF	\$232	\$239	\$248	\$243	\$240	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

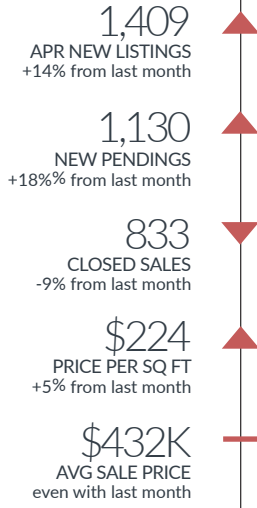


MAY 2023
SEMI HOUSING REPORT

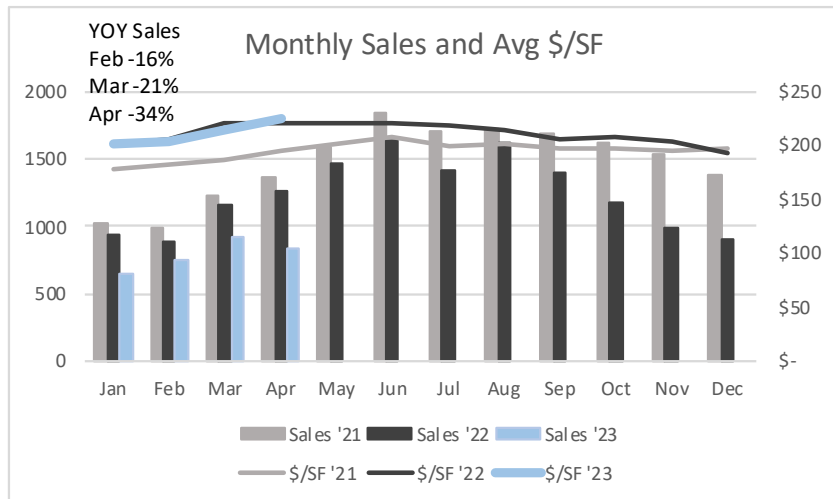
Oakland County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	905	1,237	1,409	5,891	4,507	-23%
New Pendings	899	958	1,130	4,908	3,855	-21%
Closed Sales	749	913	833	4,256	3,138	-26%
Price/SF	\$204	\$215	\$224	\$214	\$212	-1%
Avg Price	\$393,308	\$430,531	\$431,556	\$406,663	\$413,258	2%

<\$300k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	327	425	436	2,279	1,576	-31%
New Pendings	382	392	419	2,186	1,595	-27%
Closed Sales	335	377	338	1,905	1,354	-29%
Price/SF	\$164	\$169	\$173	\$170	\$167	-2%

\$300k-\$800k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	454	649	790	3,006	2,373	-21%
New Pendings	447	489	605	2,381	1,967	-17%
Closed Sales	375	463	426	2,043	1,562	-24%
Price/SF	\$200	\$204	\$211	\$205	\$204	0%

>\$800k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	124	163	183	606	558	-8%
New Pendings	70	77	106	341	293	-14%
Closed Sales	39	73	69	308	222	-28%
Price/SF	\$331	\$314	\$350	\$322	\$325	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Birmingham

Single-Family Homes

MONTHLY

42
APR NEW LISTINGS
-9% from last month

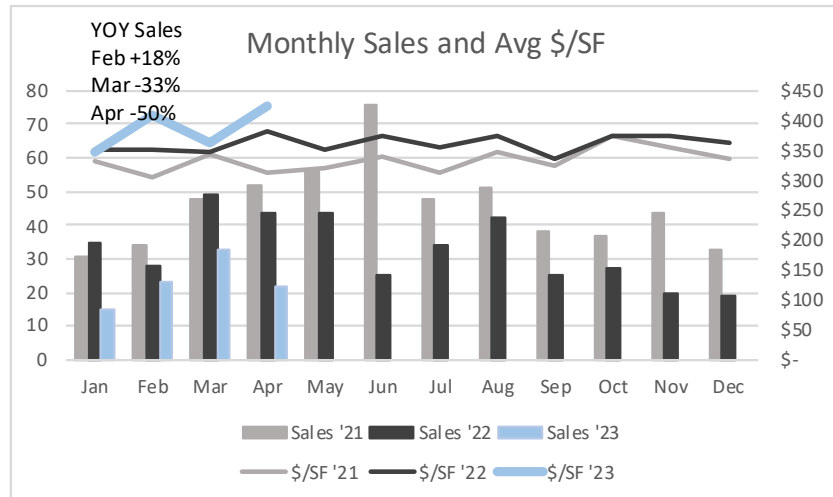
22
NEW PENDING
-35% from last month

22
CLOSED SALES
-33% from last month

\$423
PRICE PER SQ FT
+16% from last month

\$1.1M
AVG SALE PRICE
+25% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	35	46	42	193	157	-19%
New Pendings	26	34	22	161	103	-36%
Closed Sales	23	33	22	156	93	-40%
Price/SF	\$410	\$363	\$423	\$358	\$388	8%
Avg Price	\$998,441	\$884,691	\$1,104,588	\$931,352	\$948,149	2%
<\$700k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	12	9	77	53	-31%
New Pendings	13	13	7	72	43	-40%
Closed Sales	10	16	7	72	42	-42%
Price/SF	\$321	\$294	\$303	\$284	\$300	6%
\$700k-\$1.4m						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	17	14	65	46	-29%
New Pendings	5	15	7	61	35	-43%
Closed Sales	7	11	10	60	32	-47%
Price/SF	\$350	\$360	\$368	\$332	\$359	8%
>\$1.4m						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	17	19	51	58	14%
New Pendings	8	6	8	28	25	-11%
Closed Sales	6	6	5	24	19	-21%
Price/SF	\$490	\$434	\$542	\$478	\$482	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Farmington/Farm Hills

Single-Family Homes

MONTHLY

66
APR NEW LISTINGS
-6% from last month

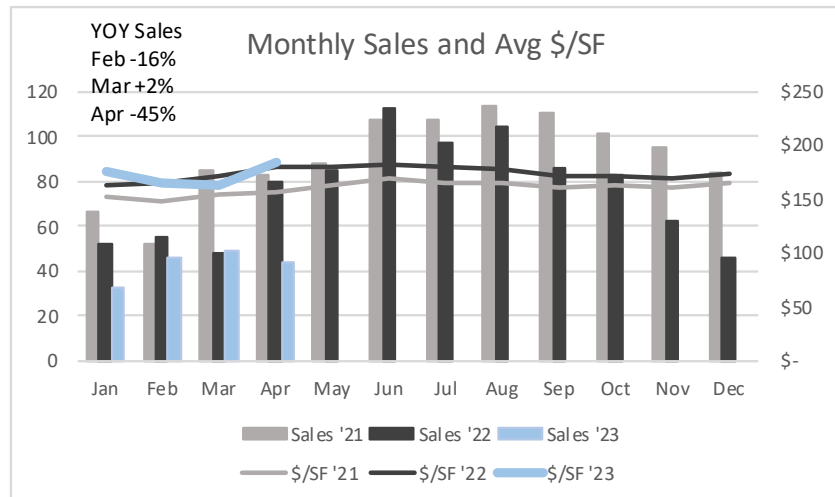
64
NEW PENDINGS
+10% from last month

44
CLOSED SALES
-10% from last month

\$184
PRICE PER SQ FT
+12% from last month

\$358K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	54	70	66	321	245	-24%
New Pendings	43	58	64	265	218	-18%
Closed Sales	46	49	44	235	172	-27%
Price/SF	\$165	\$163	\$184	\$171	\$171	0%
Avg Price	\$360,191	\$342,469	\$358,279	\$353,706	\$354,668	0%

<\$250k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	10	10	12	63	41	-35%
New Pendings	5	9	12	55	35	-36%
Closed Sales	8	11	8	50	36	-28%
Price/SF	\$133	\$130	\$170	\$153	\$142	-8%

\$250k-\$500k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	28	50	45	218	153	-30%
New Pendings	32	38	45	187	151	-19%
Closed Sales	33	35	30	160	118	-26%
Price/SF	\$170	\$170	\$181	\$170	\$173	2%

>\$500k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	16	10	9	40	51	28%
New Pendings	6	11	7	23	32	39%
Closed Sales	5	3	6	25	18	-28%
Price/SF	\$169	\$172	\$198	\$191	\$187	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



Rochester/Roch Hills

Single-Family Homes

MONTHLY

79
APR NEW LISTINGS
+22% from last month

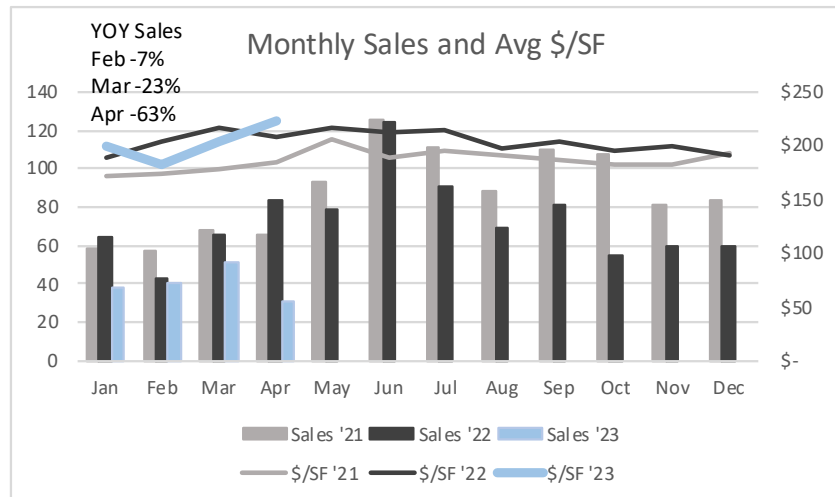
64
NEW PENDING
+36% from last month

31
CLOSED SALES
-39% from last month

\$224
PRICE PER SQ FT
+10% from last month

\$586K
AVG SALE PRICE
+27% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	60	65	79	339	248	-27%
New Pendings	55	47	64	278	211	-24%
Closed Sales	40	51	31	257	160	-38%
Price/SF	\$182	\$203	\$224	\$205	\$202	-2%
Avg Price	\$413,346	\$461,820	\$585,800	\$453,403	\$468,646	3%

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	7	10	56	36	-36%
New Pendings	9	5	11	60	36	-40%
Closed Sales	7	10	2	55	29	-47%
Price/SF	\$189	\$186	\$130	\$184	\$181	-2%

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	32	37	43	218	135	-38%
New Pendings	36	27	38	179	128	-28%
Closed Sales	29	35	16	161	104	-35%
Price/SF	\$179	\$202	\$207	\$195	\$191	-2%

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	21	21	26	65	77	18%
New Pendings	10	15	15	39	47	21%
Closed Sales	4	6	13	41	27	-34%
Price/SF	\$194	\$216	\$243	\$238	\$237	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

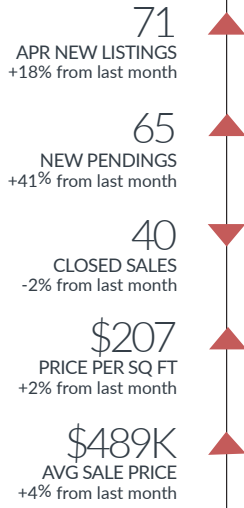


MAY 2023
SEMI HOUSING REPORT

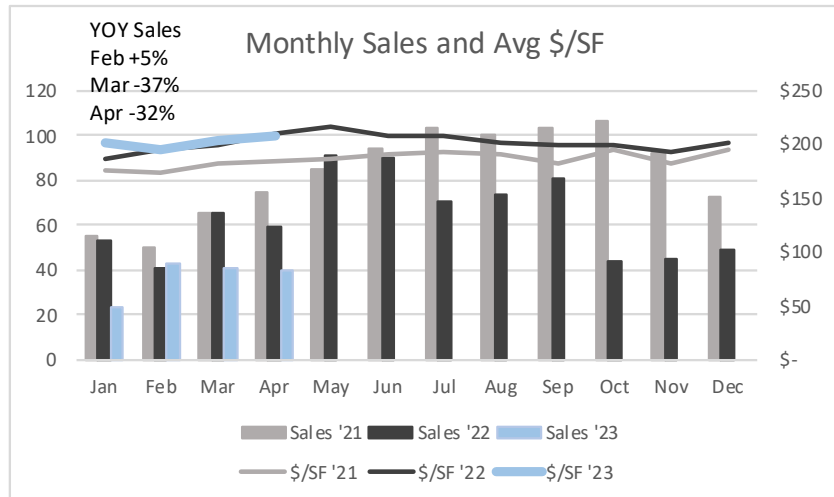
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	36	60	71	326	214	-34%
New Pendings	38	46	65	267	191	-28%
Closed Sales	43	41	40	218	147	-33%
Price/SF	\$195	\$203	\$207	\$199	\$202	2%
Avg Price	\$402,041	\$469,552	\$489,343	\$420,107	\$456,087	9%
<\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	6	4	65	28	-57%
New Pendings	9	6	4	60	27	-55%
Closed Sales	9	7	5	54	26	-52%
Price/SF	\$186	\$198	\$162	\$182	\$186	2%
\$300k-\$600k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	20	38	44	183	134	-27%
New Pendings	25	30	40	156	124	-21%
Closed Sales	30	26	23	132	91	-31%
Price/SF	\$195	\$194	\$205	\$193	\$196	2%
>\$600k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	9	16	23	78	52	-33%
New Pendings	4	10	21	51	40	-22%
Closed Sales	4	8	12	32	30	-6%
Price/SF	\$203	\$222	\$219	\$225	\$218	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



West Bloomfield

Single-Family Homes

MONTHLY

61
APR NEW LISTINGS
-18% from last month

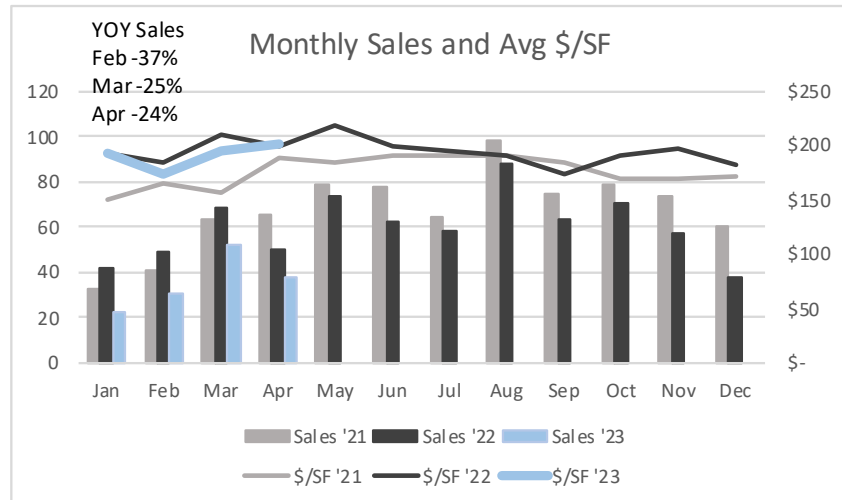
50
NEW PENDING
+25% from last month

38
CLOSED SALES
-27% from last month

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

\$509K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	54	74	61	313	236	-25%
New Pending	55	40	50	239	181	-24%
Closed Sales	31	52	38	210	143	-32%
Price/SF	\$173	\$196	\$201	\$199	\$192	-3%
Avg Price	\$450,369	\$530,566	\$508,892	\$503,519	\$503,710	0%

<\$300k

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	5	5	45	20	-56%
New Pending	8	3	5	48	22	-54%
Closed Sales	5	8	4	38	22	-42%
Price/SF	\$176	\$191	\$142	\$175	\$164	-6%

\$300k-\$600k

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	37	45	33	188	152	-19%
New Pending	34	31	34	146	124	-15%
Closed Sales	21	35	27	126	94	-25%
Price/SF	\$167	\$168	\$168	\$170	\$167	-2%

>\$600k

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	11	24	23	80	64	-20%
New Pending	13	6	11	45	35	-22%
Closed Sales	5	9	7	46	27	-41%
Price/SF	\$189	\$264	\$327	\$253	\$263	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

878
APR NEW LISTINGS
+8% from last month

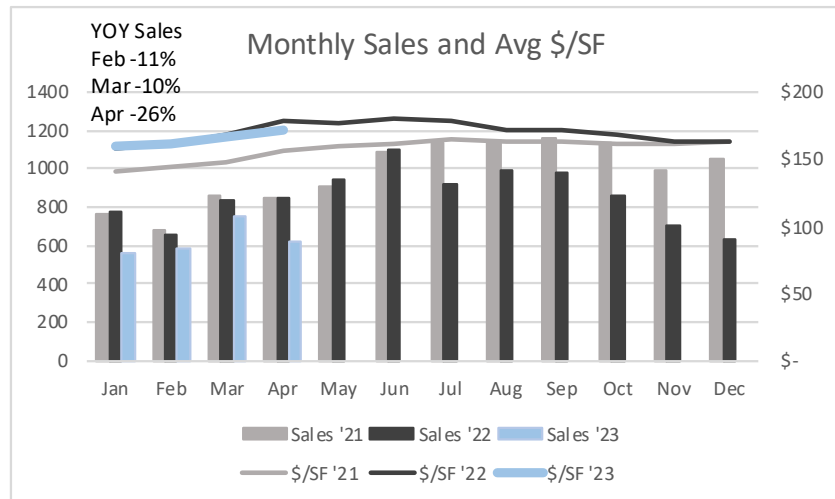
777
NEW PENDINGS
+3% from last month

626
CLOSED SALES
-17% from last month

\$172
PRICE PER SQ FT
+3% from last month

\$279K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	621	816	878	4,051	3,099	-24%
New Pendings	638	758	777	3,484	2,895	-17%
Closed Sales	583	751	626	3,118	2,522	-19%
Price/SF	\$161	\$166	\$172	\$167	\$165	-1%
Avg Price	\$262,146	\$270,813	\$278,651	\$263,676	\$266,561	1%

<\$200k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	222	271	275	1,489	1,052	-29%
New Pendings	245	287	282	1,382	1,087	-21%
Closed Sales	218	271	207	1,254	931	-26%
Price/SF	\$124	\$124	\$126	\$129	\$124	-4%

\$200k-\$400k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	259	365	404	1,711	1,372	-20%
New Pendings	289	331	354	1,510	1,311	-13%
Closed Sales	275	342	308	1,360	1,182	-13%
Price/SF	\$170	\$172	\$179	\$174	\$173	-1%

>\$400k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	140	180	199	851	675	-21%
New Pendings	104	140	141	592	497	-16%
Closed Sales	90	138	111	504	409	-19%
Price/SF	\$181	\$192	\$193	\$195	\$189	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

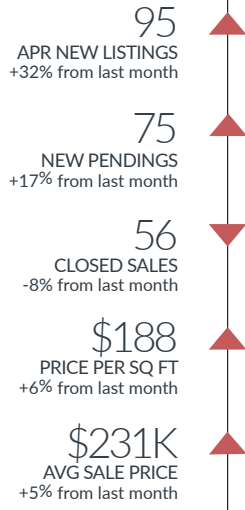


MAY 2023
SEMI HOUSING REPORT

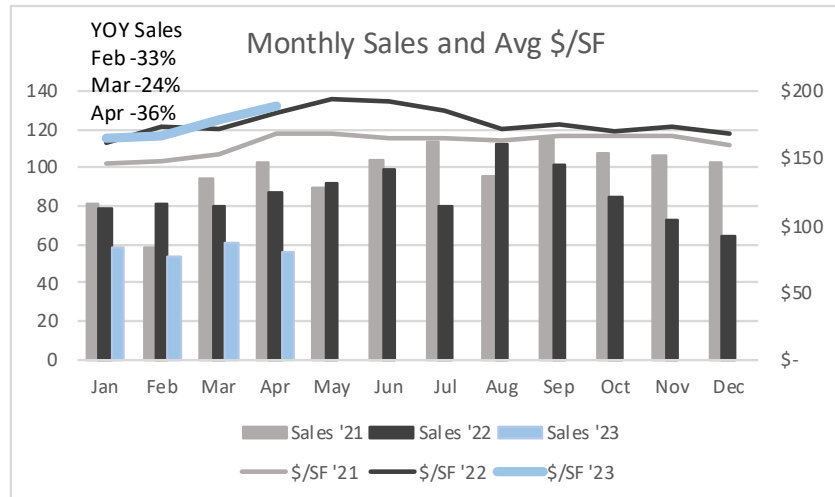
St Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	48	72	95	382	279	-27%
New Pendings	49	64	75	358	264	-26%
Closed Sales	54	61	56	327	229	-30%
Price/SF	\$167	\$178	\$188	\$173	\$175	1%
Avg Price	\$209,520	\$220,948	\$231,038	\$216,150	\$215,584	0%
<\$175k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	14	6	65	42	-35%
New Pendings	11	11	10	65	48	-26%
Closed Sales	15	12	9	67	50	-25%
Price/SF	\$127	\$126	\$153	\$138	\$131	-5%
\$175k-\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	34	45	72	277	197	-29%
New Pendings	32	47	53	262	185	-29%
Closed Sales	35	42	42	231	162	-30%
Price/SF	\$176	\$185	\$187	\$179	\$181	1%
>\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	4	13	17	40	40	0%
New Pendings	6	6	12	31	31	0%
Closed Sales	4	7	5	29	17	-41%
Price/SF	\$198	\$206	\$229	\$183	\$210	15%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,829
APR NEW LISTINGS
-5% from last month

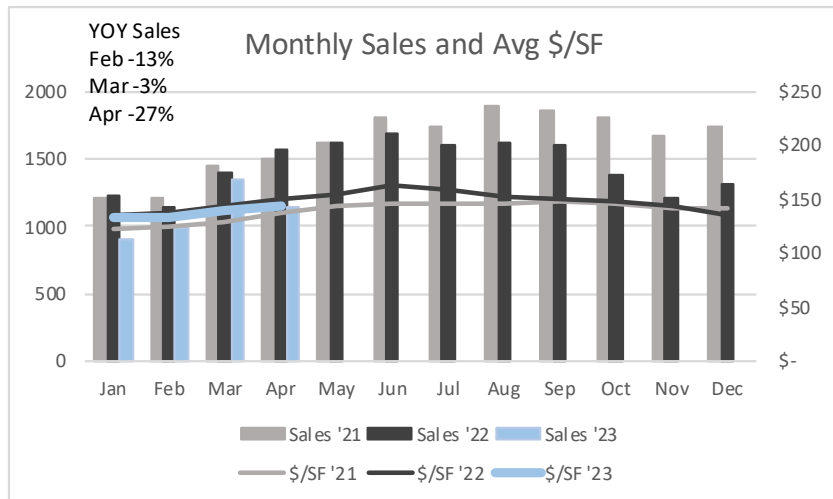
1,627
NEW PENDING
+11% from last month

1,142
CLOSED SALES
-15% from last month

\$143
PRICE PER SQ FT
+2% from last month

\$207K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,409	1,916	1,829	7,876	6,713	-15%
New Pendings	1,211	1,468	1,627	6,080	5,525	-9%
Closed Sales	990	1,351	1,142	5,329	4,390	-18%
Price/SF	\$133	\$140	\$143	\$142	\$138	-3%
Avg Price	\$192,819	\$204,084	\$206,549	\$206,832	\$198,426	-4%
<\$200k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	997	1,261	1,157	5,235	4,504	-14%
New Pendings	784	972	1,004	3,882	3,562	-8%
Closed Sales	629	843	700	3,320	2,793	-16%
Price/SF	\$90	\$96	\$96	\$101	\$95	-6%
\$200k-\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	345	530	561	2,218	1,826	-18%
New Pendings	372	417	530	1,890	1,677	-11%
Closed Sales	315	428	380	1,724	1,369	-21%
Price/SF	\$169	\$174	\$182	\$171	\$173	1%
>\$500k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	67	125	111	423	383	-9%
New Pendings	55	79	93	308	286	-7%
Closed Sales	46	80	62	285	228	-20%
Price/SF	\$212	\$206	\$209	\$220	\$211	-4%

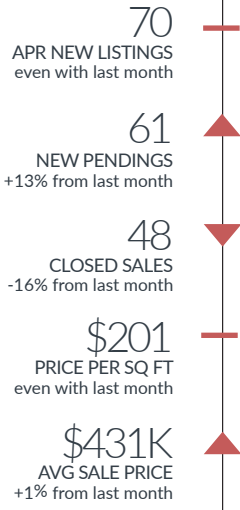
Data source: Realcomp MLS using Great Lakes Repository Data.



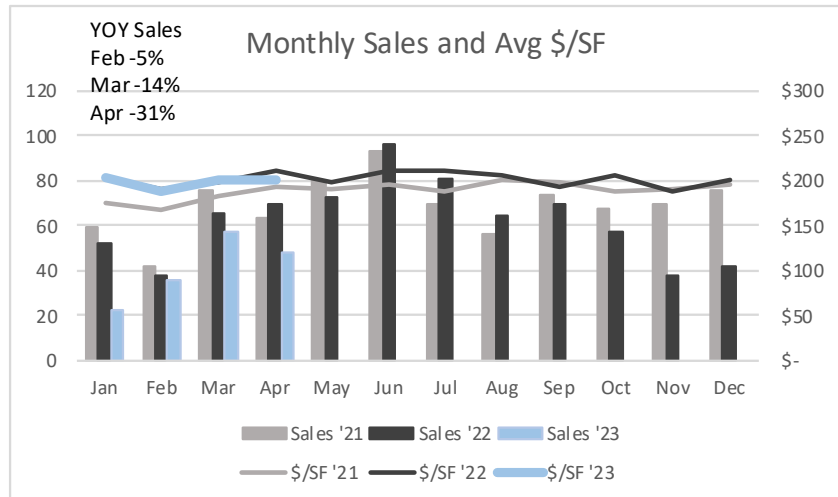
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	43	70	70	290	235	-19%
New Pendings	45	54	61	248	205	-17%
Closed Sales	36	57	48	226	163	-28%
Price/SF	\$187	\$201	\$201	\$203	\$198	-2%
Avg Price	\$433,185	\$426,895	\$430,884	\$454,951	\$433,915	-5%
<\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	28	29	112	93	-17%
New Pendings	24	27	24	109	97	-11%
Closed Sales	19	27	24	97	79	-19%
Price/SF	\$185	\$176	\$197	\$176	\$186	5%
\$350k-\$750k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	19	32	29	144	107	-26%
New Pendings	16	20	30	121	86	-29%
Closed Sales	14	24	18	111	65	-41%
Price/SF	\$180	\$215	\$199	\$196	\$202	3%
>\$750k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	8	10	12	34	35	3%
New Pendings	5	7	7	18	22	22%
Closed Sales	3	6	6	18	19	6%
Price/SF	\$213	\$208	\$211	\$271	\$209	-23%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Detroit

Single-Family Homes

MONTHLY

735
APR NEW LISTINGS
-14% from last month

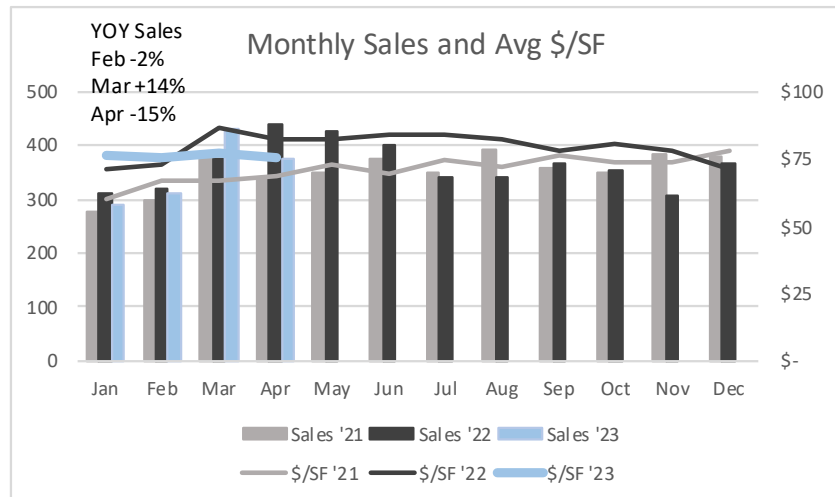
549
NEW PENDING
+4% from last month

376
CLOSED SALES
-12% from last month

\$76
PRICE PER SQ FT
-2% from last month

\$102K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	617	853	735	3,019	2,925	-3%
New Pendings	408	530	549	1,826	1,888	3%
Closed Sales	312	429	376	1,448	1,408	-3%
Price/SF	\$76	\$77	\$76	\$79	\$76	-3%
Avg Price	\$101,008	\$103,227	\$101,598	\$110,534	\$102,862	-7%
<\$100k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	434	562	452	2,012	1,915	-5%
New Pendings	265	337	358	1,119	1,229	10%
Closed Sales	212	284	240	906	916	1%
Price/SF	\$45	\$49	\$48	\$47	\$47	1%
\$100k-\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	166	257	256	892	905	1%
New Pendings	130	173	179	628	607	-3%
Closed Sales	91	128	120	484	433	-11%
Price/SF	\$101	\$104	\$102	\$102	\$102	0%
>\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	34	27	115	105	-9%
New Pendings	13	20	12	79	52	-34%
Closed Sales	9	17	16	58	59	2%
Price/SF	\$187	\$142	\$134	\$159	\$145	-9%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Detroit

Condos/Lofts

MONTHLY

83
APR NEW LISTINGS
+51% from last month

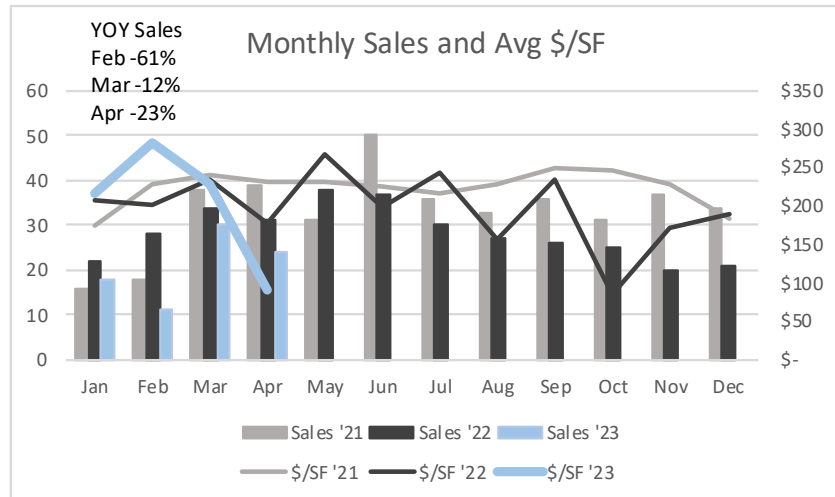
47
NEW PENDINGS
+57% from last month

24
CLOSED SALES
-20% from last month

\$92
PRICE PER SQ FT
-60% from last month

\$276K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	48	55	83	282	233	-17%
New Pendings	25	30	47	137	121	-12%
Closed Sales	11	30	24	115	83	-28%
Price/SF	\$282	\$227	\$92	\$206	\$165	-20%
Avg Price	\$390,000	\$302,340	\$276,119	\$257,669	\$294,219	14%
<\$200k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	20	15	23	80	79	-1%
New Pendings	8	12	14	47	37	-21%
Closed Sales	2	13	8	41	30	-27%
Price/SF	\$132	\$109	\$75	\$112	\$99	-11%
\$200k-\$400k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	18	35	139	92	-34%
New Pendings	13	10	21	63	53	-16%
Closed Sales	4	11	12	58	35	-40%
Price/SF	\$238	\$212	\$62	\$214	\$121	-44%
>\$400k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	22	25	63	62	-2%
New Pendings	4	8	12	27	31	15%
Closed Sales	5	6	4	16	18	13%
Price/SF	\$362	\$373	\$297	\$312	\$345	11%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

307
APR NEW LISTINGS
-1% from last month

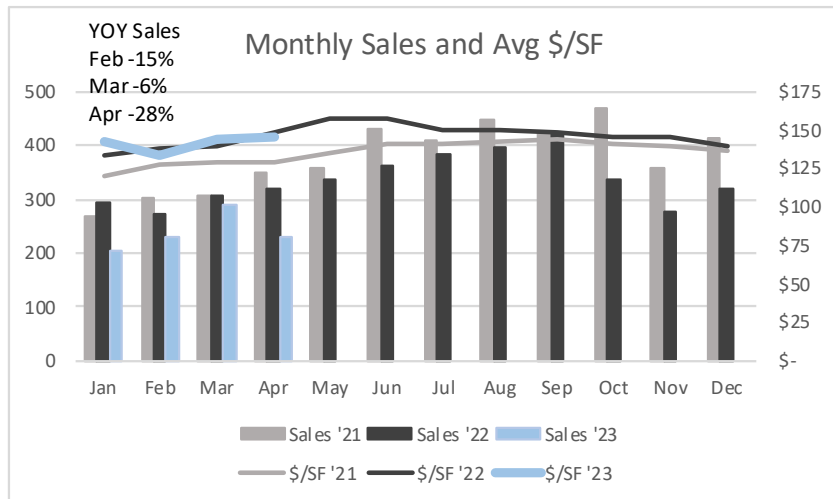
308
NEW PENDING
+8% from last month

229
CLOSED SALES
-21% from last month

\$146K
PRICE PER SQ FT
+1% from last month

\$201K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	251	309	307	1,413	1,148	-19%
New Pending	260	284	308	1,257	1,134	-10%
Closed Sales	229	291	229	1,196	953	-20%
Price/SF	\$134	\$144	\$146	\$140	\$142	1%
Avg Price	\$185,269	\$209,642	\$201,171	\$189,650	\$194,953	3%
<\$150k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	105	105	90	563	406	-28%
New Pending	101	102	95	514	407	-21%
Closed Sales	97	100	73	468	360	-23%
Price/SF	\$94	\$105	\$105	\$108	\$103	-4%
\$150k-\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	109	140	164	603	550	-9%
New Pending	116	139	155	558	553	-1%
Closed Sales	103	136	121	568	450	-21%
Price/SF	\$151	\$152	\$155	\$148	\$152	3%
>\$300k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	37	64	53	247	192	-22%
New Pending	43	43	58	185	174	-6%
Closed Sales	29	55	35	160	143	-11%
Price/SF	\$162	\$165	\$166	\$167	\$167	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

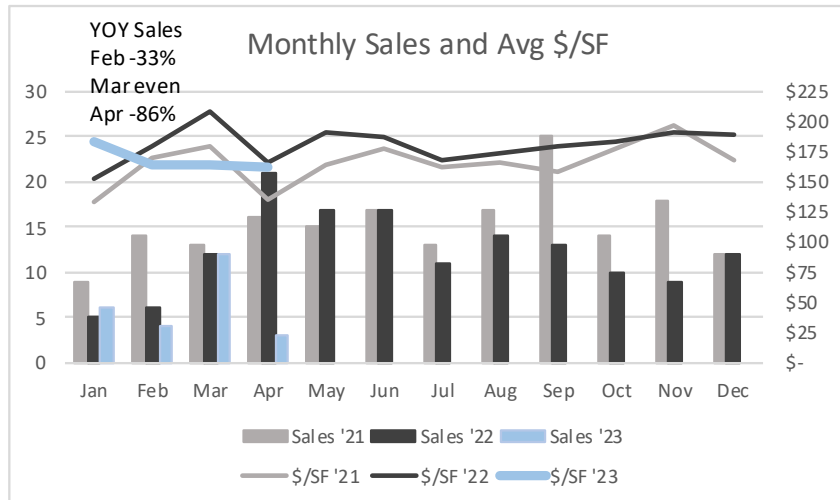
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	11	14	70	40	-43%
New Pendings	9	5	17	53	36	-32%
Closed Sales	4	12	3	44	25	-43%
Price/SF	\$164	\$165	\$163	\$176	\$167	-5%
Avg Price	\$423,500	\$541,292	\$384,833	\$464,231	\$451,800	-3%

<\$350k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	1	2	5	20	12	-40%
New Pendings	2	1	4	20	10	-50%
Closed Sales	1	4	1	12	11	-8%
Price/SF	\$149	\$145	\$118	\$164	\$144	-12%

\$350k-\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	3	6	6	33	18	-45%
New Pendings	6	2	9	26	19	-27%
Closed Sales	3	4	2	26	9	-65%
Price/SF	\$168	\$176	\$180	\$172	\$174	1%

>\$600k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	2	3	3	17	10	-41%
New Pendings	1	2	4	7	7	0%
Closed Sales	-	4	-	6	5	-17%
Price/SF	#DIV/0!	\$166	#DIV/0!	\$195	\$182	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

228
 APR NEW LISTINGS
 +27% from last month

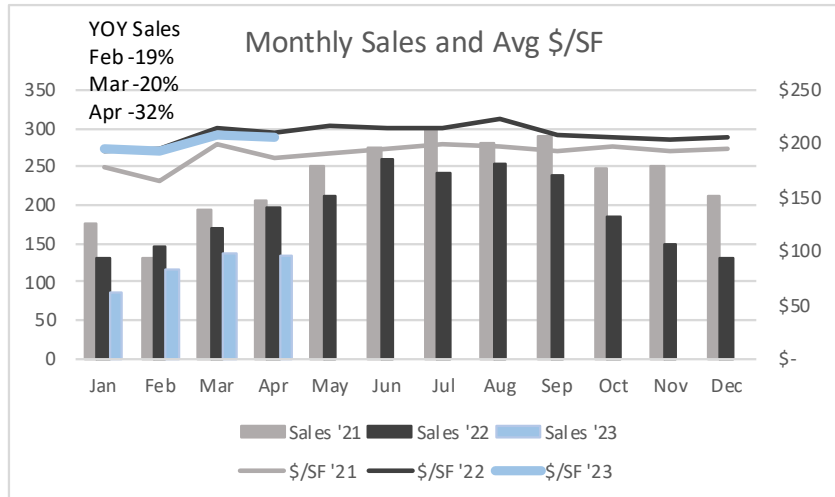
188
 NEW PENDING
 +36% from last month

133
 CLOSED SALES
 -2% from last month

\$207K
 PRICE PER SQ FT
 -1% from last month

\$418K
 AVG SALE PRICE
 +8% from last month

Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	140	179	228	880	674	-23%
New Pending	142	138	188	729	600	-18%
Closed Sales	117	136	133	640	471	-26%
Price/SF	\$194	\$208	\$207	\$205	\$202	-1%
Avg Price	\$395,406	\$388,292	\$418,088	\$410,910	\$394,533	-4%

<\$300k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	37	44	46	212	164	-23%
New Pending	35	33	46	193	153	-21%
Closed Sales	31	40	27	186	126	-32%
Price/SF	\$167	\$167	\$141	\$168	\$161	-4%

\$300k-\$500k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	62	84	106	416	316	-24%
New Pending	79	76	95	350	318	-9%
Closed Sales	67	71	77	300	258	-14%
Price/SF	\$188	\$207	\$201	\$195	\$198	2%

>\$500k				YTD		
	Feb '23	Mar '23	Apr '23	'22	'23	(+/-)
Listings Taken	41	51	76	252	194	-23%
New Pending	28	29	47	186	129	-31%
Closed Sales	19	25	29	154	87	-44%
Price/SF	\$234	\$245	\$253	\$239	\$243	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2023
SEMI HOUSING REPORT

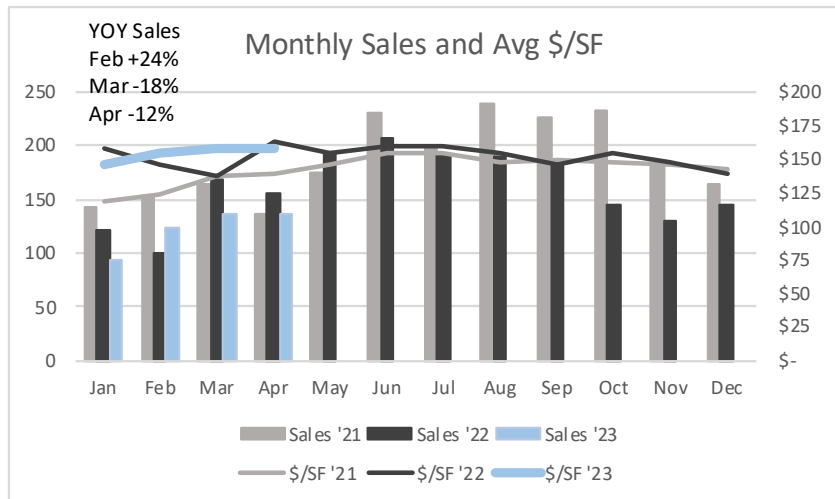
St Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	132	170	174	782	608	-22%
New Pending	124	161	162	595	578	-3%
Closed Sales	124	137	136	544	490	-10%
Price/SF	\$154	\$157	\$158	\$151	\$155	2%
Avg Price	\$255,186	\$265,211	\$247,575	\$235,917	\$250,466	6%
<\$175k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	30	62	51	270	182	-33%
New Pending	36	55	54	245	189	-23%
Closed Sales	41	42	49	218	171	-22%
Price/SF	\$102	\$101	\$107	\$103	\$102	-1%
\$175k-\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	61	64	77	332	267	-20%
New Pending	67	70	74	247	269	9%
Closed Sales	59	71	58	233	228	-2%
Price/SF	\$149	\$148	\$164	\$154	\$152	-1%
>\$350k						
	Feb '23	Mar '23	Apr '23	YTD		
				'22	'23	(+/-)
Listings Taken	41	44	46	180	159	-12%
New Pending	21	36	34	103	120	17%
Closed Sales	24	24	29	93	91	-2%
Price/SF	\$207	\$223	\$195	\$201	\$208	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

