



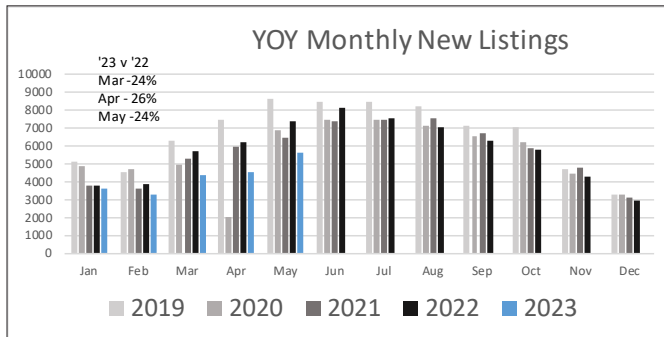
# Housing Report

JUNE 2023

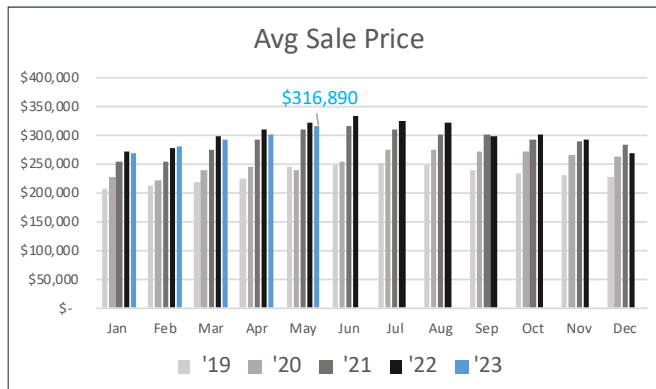


Southeast Michigan

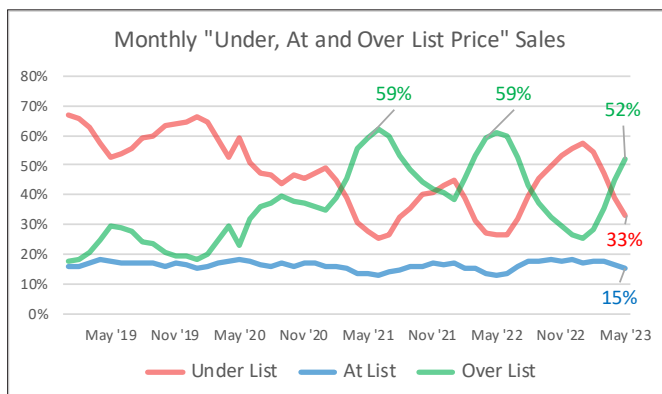
# Demand Keeps Market Stable and Strong



This year's 20% YTD decline in sales is directly linked to the scarcity of new listings—down 21% YTD and slightly more in recent months. Buyers continue to wait for move-in-ready listings, especially in the more affordable price ranges. In May, we saw 24% fewer homes listed compared to the same time last year, a decrease of 1,741 homes. Current demand consistently exceeds available supply.



Buyer demand remains stable and high. Southeast Michigan YTD sales and average price are down 20% and 2% respectively, but both are the result of depleted inventory levels—quantity and quality. Premium listings sell for higher prices, when inventory levels are lower and picked over, average prices decline. When seen in the full context of the inventory situation, the 2% decline in YTD average sale price indicates that our historic high values are stable and holding.

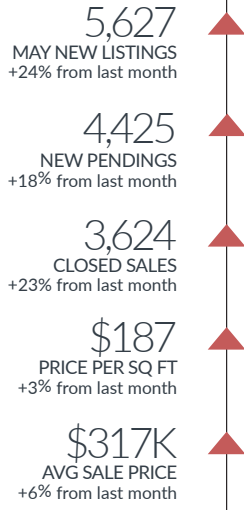


Over half of the sales in May closed above the full asking price, while another 15% matched it. Although the May percentage of over-asking sales was slightly lower than the intense mid-pandemic numbers in 2022 and 2021, they are nearly double the pre-pandemic percentages. Moving forward, sustained strong demand will ensure stable prices.

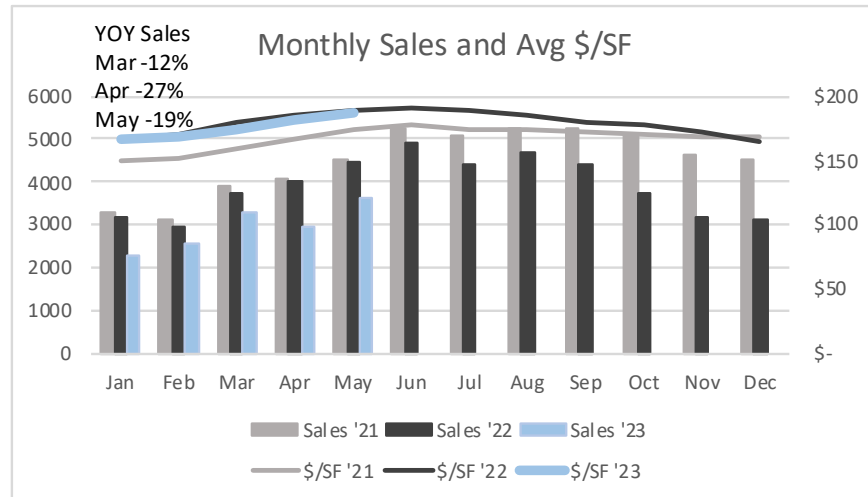


# SEMI 5-County Summary

## MONTHLY



## Closed Single-Family Sales



## All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	4,362	4,536	5,627	26,872	21,332	-21%
New Pendings	3,425	3,739	4,425	20,962	17,622	-16%
Closed Sales	3,288	2,949	3,624	18,334	14,714	-20%
Price/SF	\$174	\$181	\$187	\$180	\$176	-2%
Avg Price	\$292,371	\$300,035	\$316,890	\$298,905	\$293,792	-2%

<\$250k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,248	2,148	2,617	13,588	10,725	-21%
New Pendings	1,846	1,839	2,128	10,942	9,096	-17%
Closed Sales	1,724	1,488	1,636	9,503	7,540	-21%
Price/SF	\$122	\$125	\$126	\$128	\$123	-4%

\$250k-\$500k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,413	1,563	2,001	9,087	7,084	-22%
New Pendings	1,149	1,369	1,648	7,375	6,238	-15%
Closed Sales	1,163	1,075	1,423	6,491	5,328	-18%
Price/SF	\$185	\$189	\$195	\$188	\$187	-1%

>\$500k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	701	825	1,009	4,197	3,523	-16%
New Pendings	430	531	649	2,645	2,288	-13%
Closed Sales	401	386	565	2,340	1,846	-21%
Price/SF	\$239	\$248	\$244	\$243	\$241	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Oakland County

Single-Family Homes

## MONTHLY

1,715  
MAY NEW LISTINGS  
+21% from last month

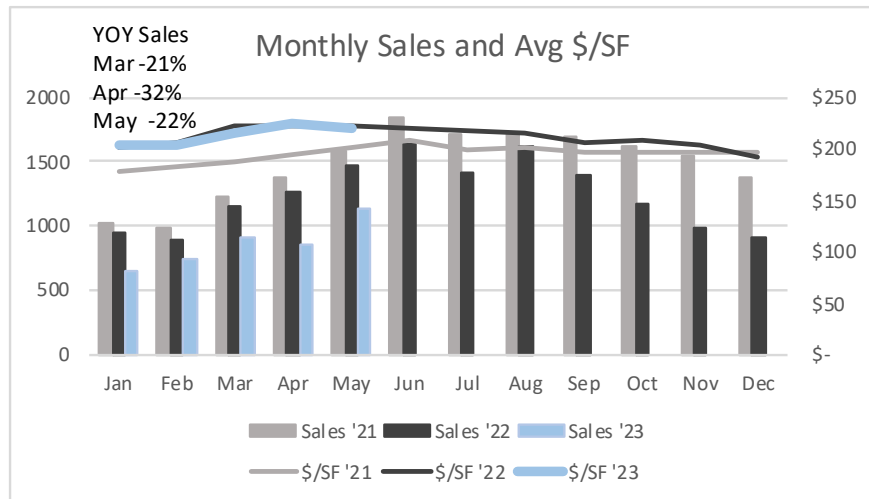
1,341  
NEW PENDING  
+23% from last month

1,137  
CLOSED SALES  
+33% from last month

\$221  
PRICE PER SQ FT  
-1% from last month

\$441K  
AVG SALE PRICE  
+2% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,251	1,413	1,715	8,334	6,253	-25%
New Pending	944	1,094	1,341	6,644	5,138	-23%
Closed Sales	913	857	1,137	5,721	4,299	-25%
Price/SF	\$215	\$224	\$221	\$216	\$214	-1%
Avg Price	\$430,531	\$432,085	\$441,183	\$414,325	\$420,851	2%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	430	441	542	3,119	2,133	-32%
New Pending	381	402	485	2,849	2,047	-28%
Closed Sales	377	350	360	2,419	1,726	-29%
Price/SF	\$169	\$172	\$173	\$171	\$169	-2%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	655	789	961	4,322	3,344	-23%
New Pending	485	589	738	3,321	2,683	-19%
Closed Sales	463	434	686	2,894	2,256	-22%
Price/SF	\$204	\$211	\$215	\$207	\$207	0%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	166	183	212	893	776	-13%
New Pending	78	103	118	474	408	-14%
Closed Sales	73	73	91	408	317	-22%
Price/SF	\$314	\$346	\$306	\$324	\$320	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Birmingham

Single-Family Homes

## MONTHLY

68  
MAY NEW LISTINGS  
+62% from last month

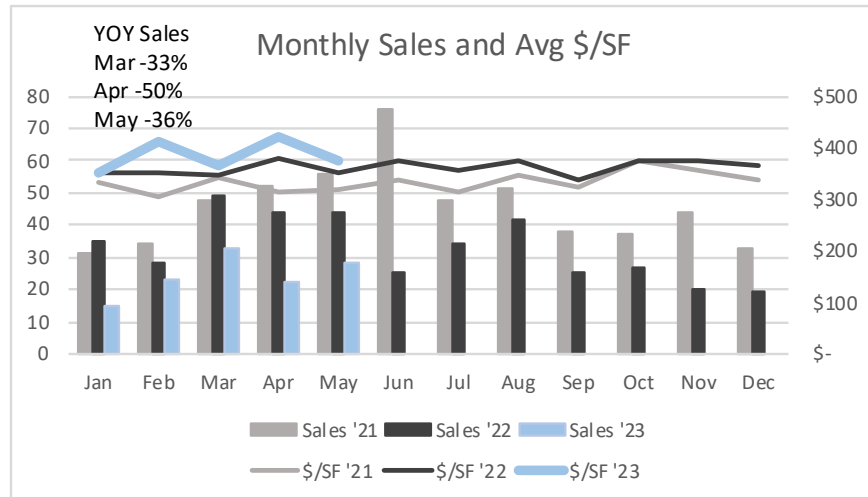
38  
NEW PENDING SALES  
+73% from last month

28  
CLOSED SALES  
+27% from last month

\$374  
PRICE PER SQ FT  
-12% from last month

\$966K  
AVG SALE PRICE  
-13% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	47	42	68	280	226	-19%
New Pending Sales	34	22	38	200	141	-30%
Closed Sales	33	22	28	200	121	-40%
Price/SF	\$363	\$423	\$374	\$357	\$384	8%
Avg Price	\$884,691	\$1,104,588	\$966,304	\$897,606	\$952,350	6%
<b>&lt;\$700k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	13	9	14	109	68	-38%
New Pending Sales	13	7	12	89	55	-38%
Closed Sales	16	7	10	96	52	-46%
Price/SF	\$294	\$303	\$282	\$291	\$296	2%
<b>\$700k-\$1.4m</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	15	28	95	75	-21%
New Pending Sales	15	7	15	76	50	-34%
Closed Sales	11	10	10	75	42	-44%
Price/SF	\$360	\$368	\$347	\$330	\$356	8%
<b>&gt;\$1.4m</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	18	26	76	83	9%
New Pending Sales	6	8	11	35	36	3%
Closed Sales	6	5	8	29	27	-7%
Price/SF	\$434	\$542	\$449	\$482	\$473	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

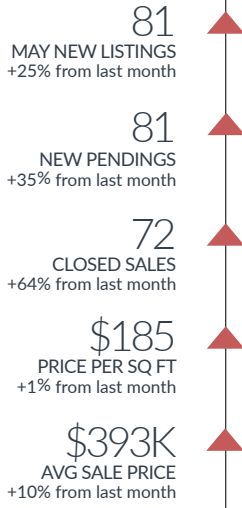


JUNE 2023  
SEMI HOUSING REPORT

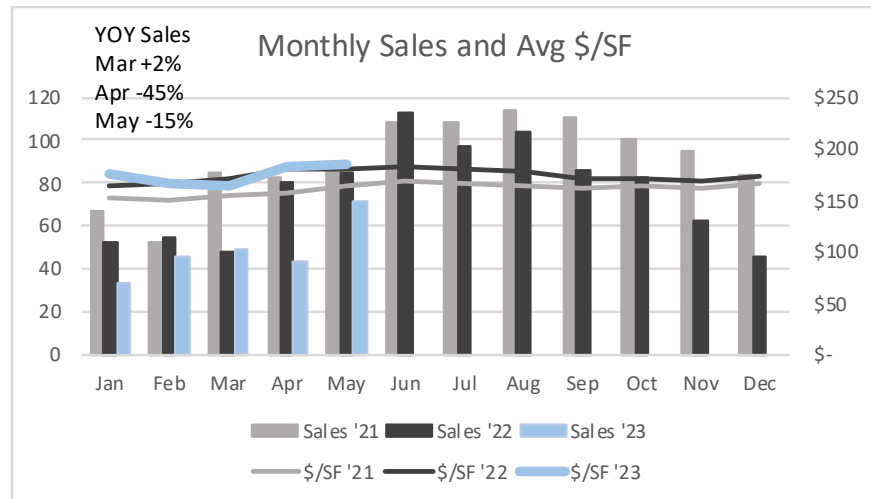
# Farmington/Farm Hills

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	70	65	81	487	325	-33%
New Pendings	58	60	81	382	295	-23%
Closed Sales	49	44	72	320	244	-24%
Price/SF	\$163	\$184	\$185	\$174	\$175	1%
Avg Price	\$342,469	\$358,279	\$392,546	\$359,161	\$365,845	2%

<\$250k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	11	10	83	50	-40%
New Pendings	9	10	11	76	44	-42%
Closed Sales	11	8	7	62	43	-31%
Price/SF	\$130	\$170	\$180	\$151	\$147	-3%

\$250k-\$500k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	50	45	55	329	208	-37%
New Pendings	38	43	59	271	208	-23%
Closed Sales	35	30	57	221	175	-21%
Price/SF	\$170	\$181	\$182	\$172	\$176	2%

>\$500k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	9	16	75	67	-11%
New Pendings	11	7	11	35	43	23%
Closed Sales	3	6	8	37	26	-30%
Price/SF	\$172	\$198	\$202	\$198	\$191	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Rochester/Roch Hills

Single-Family Homes

## MONTHLY

**88**  
MAY NEW LISTINGS  
+11% from last month

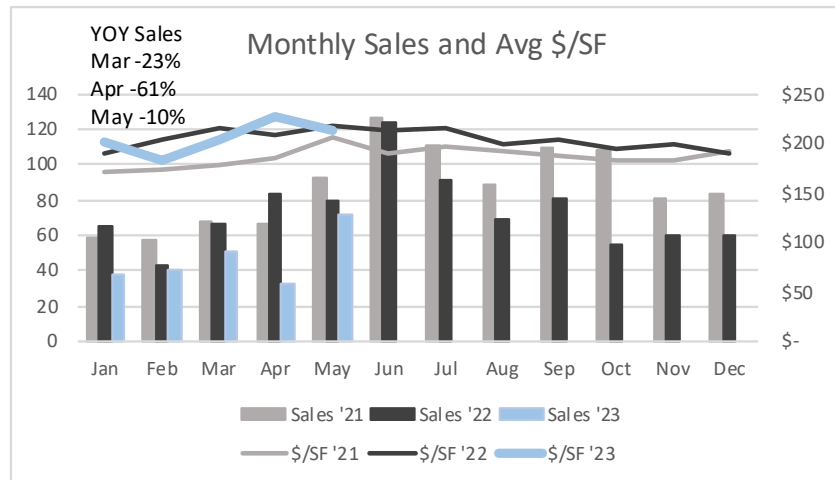
**66**  
NEW PENDING  
+5% from last month

**71**  
CLOSED SALES  
+122% from last month

**\$212**  
PRICE PER SQ FT  
-6% from last month

**\$498K**  
AVG SALE PRICE  
-16% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	65	79	88	477	337	-29%
New Pending	46	63	66	384	275	-28%
Closed Sales	51	32	71	336	232	-31%
Price/SF	\$203	\$226	\$212	\$208	\$205	-1%
Avg Price	\$461,820	\$593,275	\$498,356	\$462,884	\$479,274	4%
<b>&lt;\$300k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	8	10	9	71	46	-35%
New Pending	5	11	10	74	46	-38%
Closed Sales	10	2	9	64	38	-41%
Price/SF	\$186	\$130	\$158	\$188	\$175	-7%
<b>\$300k-\$600k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	36	43	57	308	191	-38%
New Pending	26	37	40	253	166	-34%
Closed Sales	35	16	45	217	149	-31%
Price/SF	\$202	\$207	\$209	\$199	\$196	-1%
<b>&gt;\$600k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	21	26	22	98	100	2%
New Pending	15	15	16	57	63	11%
Closed Sales	6	14	17	55	45	-18%
Price/SF	\$216	\$246	\$228	\$239	\$234	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Troy

Single-Family Homes

## MONTHLY

86  
MAY NEW LISTINGS  
+23% from last month

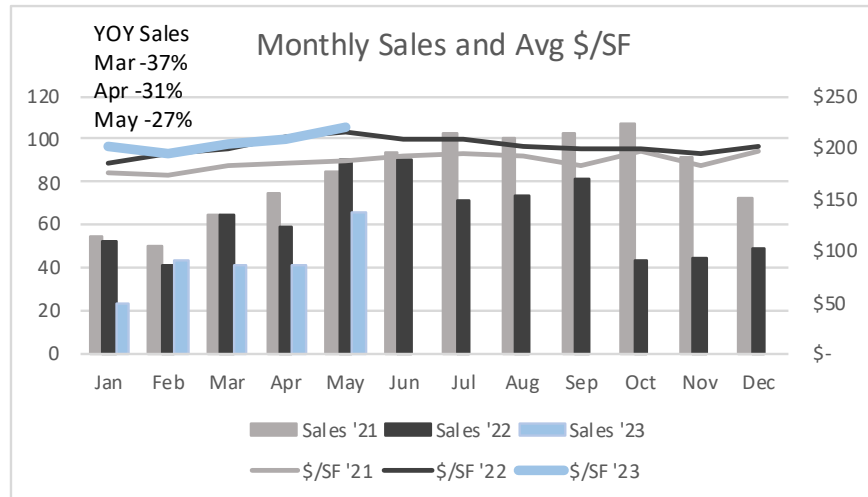
67  
NEW PENDING  
+8% from last month

66  
CLOSED SALES  
+61% from last month

\$221  
PRICE PER SQ FT  
+6% from last month

\$520K  
AVG SALE PRICE  
+6% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	60	70	86	447	300	-33%
New Pendings	46	62	67	365	255	-30%
Closed Sales	41	41	66	309	214	-31%
Price/SF	\$203	\$208	\$221	\$204	\$208	2%
Avg Price	\$469,552	\$491,310	\$520,166	\$454,315	\$476,382	5%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	4	17	85	46	-46%
New Pendings	6	4	11	81	38	-53%
Closed Sales	7	5	4	64	30	-53%
Price/SF	\$198	\$162	\$213	\$183	\$190	4%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	38	43	53	258	186	-28%
New Pendings	30	38	44	211	166	-21%
Closed Sales	26	24	40	179	132	-26%
Price/SF	\$194	\$206	\$207	\$196	\$199	2%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	23	16	104	68	-35%
New Pendings	10	20	12	73	51	-30%
Closed Sales	8	12	22	66	52	-21%
Price/SF	\$222	\$219	\$238	\$228	\$226	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.





JUNE 2023  
SEMI HOUSING REPORT

# West Bloomfield

Single-Family Homes

## MONTHLY

79  
MAY NEW LISTINGS  
+30% from last month

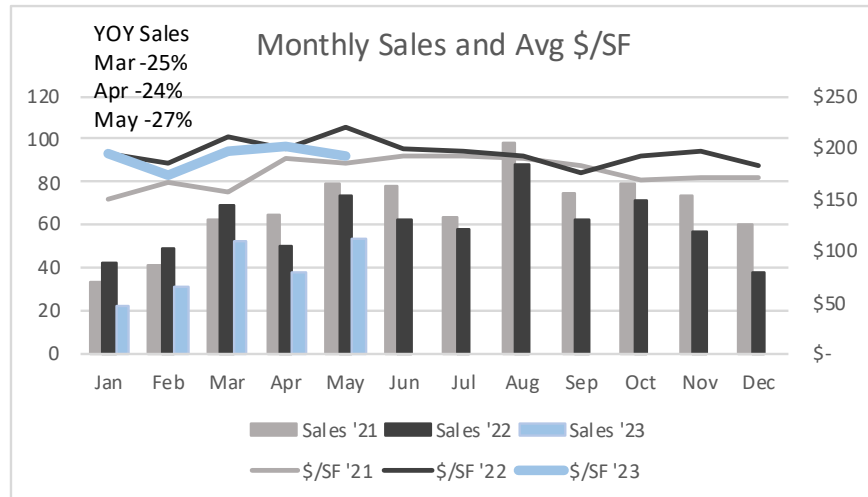
62  
NEW PENDING  
+22% from last month

54  
CLOSED SALES  
+42% from last month

\$193  
PRICE PER SQ FT  
-4% from last month

\$496K  
AVG SALE PRICE  
-2% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	76	61	79	455	318	-30%
New Pendings	39	51	62	309	243	-21%
Closed Sales	52	38	54	284	197	-31%
Price/SF	\$196	\$201	\$193	\$204	\$192	-6%
Avg Price	\$530,566	\$508,892	\$496,222	\$527,974	\$501,658	-5%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	5	5	6	68	26	-62%
New Pendings	3	5	9	60	31	-48%
Closed Sales	8	4	4	48	26	-46%
Price/SF	\$191	\$142	\$170	\$172	\$165	-4%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	46	34	47	252	202	-20%
New Pendings	30	35	37	185	161	-13%
Closed Sales	35	27	38	175	132	-25%
Price/SF	\$168	\$168	\$174	\$170	\$169	-1%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	25	22	26	135	90	-33%
New Pendings	6	11	16	64	51	-20%
Closed Sales	9	7	12	61	39	-36%
Price/SF	\$264	\$327	\$243	\$273	\$257	-6%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Macomb County

Single-Family Homes

## MONTHLY

1,044  
MAY NEW LISTINGS  
+18% from last month

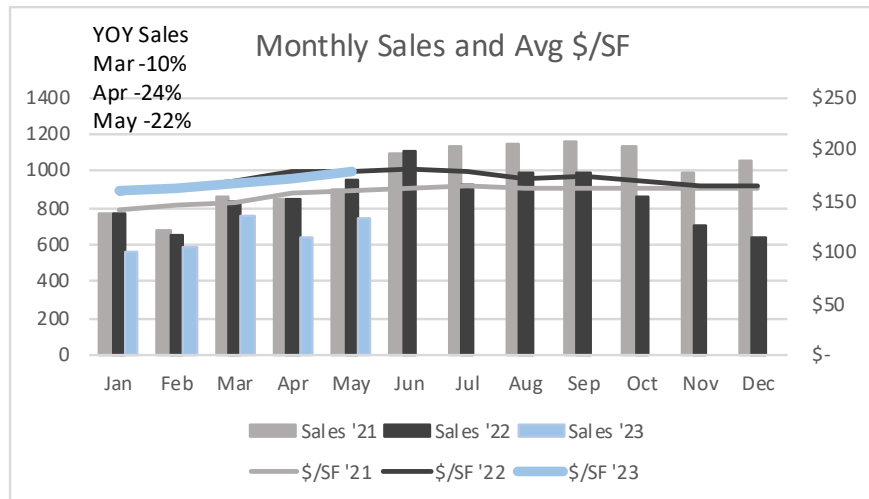
930  
NEW PENDING  
+24% from last month

741  
CLOSED SALES  
+15% from last month

\$177  
PRICE PER SQ FT  
+3% from last month

\$290K  
AVG SALE PRICE  
+4% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	820	882	1,044	5,545	4,158	-25%
New Pending	749	747	930	4,573	3,772	-18%
Closed Sales	751	644	741	4,066	3,281	-19%
Price/SF	\$166	\$172	\$177	\$169	\$168	-1%
Avg Price	\$270,813	\$279,944	\$290,243	\$269,674	\$272,229	1%

#### <\$200k

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	273	281	322	1,954	1,385	-29%
New Pending	281	270	291	1,743	1,352	-22%
Closed Sales	271	210	225	1,551	1,159	-25%
Price/SF	\$124	\$127	\$123	\$129	\$124	-4%

#### \$200k-\$400k

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	366	401	506	2,414	1,881	-22%
New Pending	327	339	448	2,061	1,736	-16%
Closed Sales	342	320	364	1,800	1,558	-13%
Price/SF	\$172	\$180	\$183	\$176	\$175	0%

#### >\$400k

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	181	200	216	1,177	892	-24%
New Pending	141	138	191	769	684	-11%
Closed Sales	138	114	152	715	564	-21%
Price/SF	\$192	\$193	\$203	\$196	\$193	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# St Clair Shores

Single-Family Homes

## MONTHLY

95  
MAY NEW LISTINGS  
-3% from last month

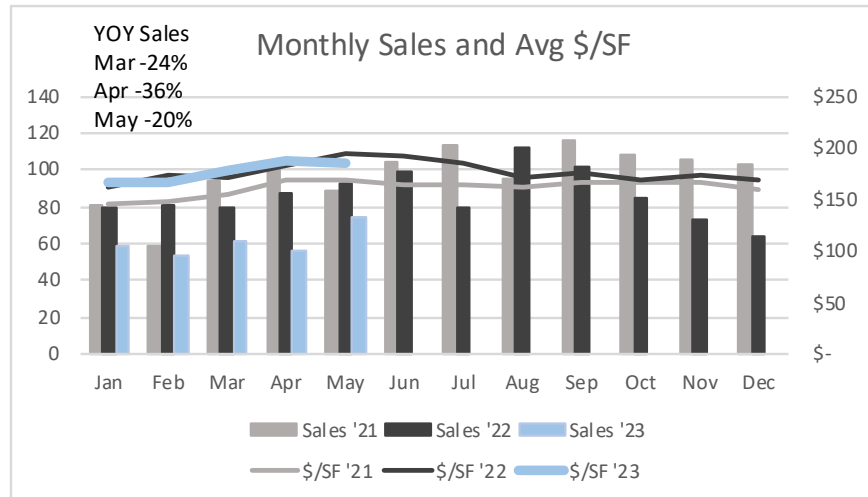
91  
NEW PENDING  
+26% from last month

74  
CLOSED SALES  
+32% from last month

\$184  
PRICE PER SQ FT  
-2% from last month

\$261K  
AVG SALE PRICE  
+13% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	74	98	95	506	380	-25%
New Pendings	64	72	91	460	352	-23%
Closed Sales	61	56	74	419	303	-28%
Price/SF	\$178	\$188	\$184	\$178	\$177	0%
Avg Price	\$220,948	\$231,038	\$260,639	\$226,131	\$226,588	0%
<b>&lt;\$175k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	6	14	90	56	-38%
New Pendings	11	10	8	87	56	-36%
Closed Sales	12	9	9	70	59	-16%
Price/SF	\$126	\$153	\$114	\$137	\$128	-7%
<b>\$175k-\$300k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	47	75	72	360	275	-24%
New Pendings	47	50	69	332	251	-24%
Closed Sales	42	42	46	308	208	-32%
Price/SF	\$185	\$187	\$185	\$182	\$182	0%
<b>&gt;\$300k</b>						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	13	17	9	56	49	-13%
New Pendings	6	12	14	41	45	10%
Closed Sales	7	5	19	41	36	-12%
Price/SF	\$206	\$229	\$208	\$190	\$209	10%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Wayne County

Single-Family Homes

## MONTHLY

2,312  
MAY NEW LISTINGS  
+26% from last month

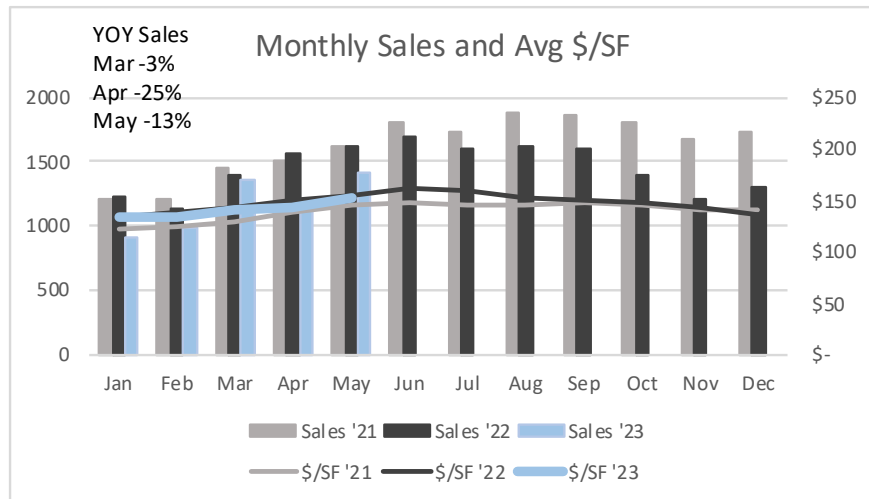
1,765  
NEW PENDING  
+14% from last month

1,415  
CLOSED SALES  
+20% from last month

\$153  
PRICE PER SQ FT  
+7% from last month

\$223K  
AVG SALE PRICE  
+7% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,936	1,837	2,312	10,651	9,069	-15%
New Pending	1,435	1,555	1,765	7,938	7,159	-10%
Closed Sales	1,351	1,177	1,415	6,956	5,840	-16%
Price/SF	\$140	\$143	\$153	\$145	\$142	-2%
Avg Price	\$204,084	\$207,546	\$222,645	\$212,996	\$204,544	-4%

#### <\$200k

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,280	1,167	1,421	6,828	5,969	-13%
New Pending	942	941	1,065	4,910	4,514	-8%
Closed Sales	843	716	784	4,214	3,593	-15%
Price/SF	\$96	\$96	\$98	\$101	\$96	-5%

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

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	531	559	724	3,190	2,550	-20%
New Pending	414	523	596	2,595	2,257	-13%
Closed Sales	428	397	535	2,337	1,921	-18%
Price/SF	\$174	\$181	\$183	\$173	\$176	1%

#### >\$500k

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	125	111	167	633	550	-13%
New Pending	79	91	104	433	388	-10%
Closed Sales	80	64	96	405	326	-20%
Price/SF	\$206	\$209	\$236	\$221	\$218	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

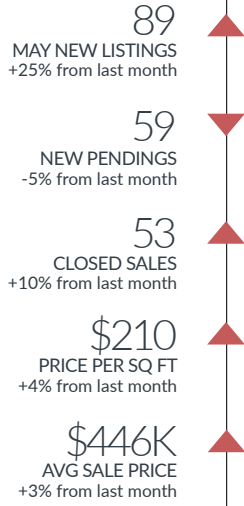


JUNE 2023  
SEMI HOUSING REPORT

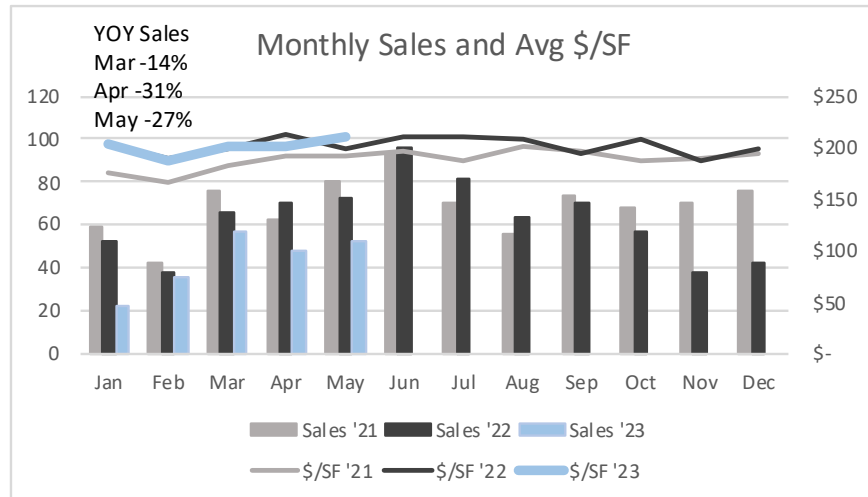
# Grosse Pointe

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	72	71	89	431	327	-24%
New Pending	54	62	59	338	265	-22%
Closed Sales	57	48	53	299	216	-28%
Price/SF	\$201	\$201	\$210	\$202	\$201	0%
Avg Price	\$426,895	\$430,884	\$445,964	\$455,362	\$436,871	-4%

<\$350k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	1	3	1	15	8	-47%
New Pending	3	2	2	16	10	-38%
Closed Sales	3	1	3	18	7	-61%
Price/SF	\$161	\$199	\$116	\$142	\$145	2%

\$350k-\$750k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	48	47	48	280	204	-27%
New Pending	35	45	35	225	178	-21%
Closed Sales	39	34	32	200	146	-27%
Price/SF	\$188	\$197	\$204	\$188	\$193	3%

>\$750k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	23	21	40	136	115	-15%
New Pending	16	15	22	97	77	-21%
Closed Sales	15	13	18	81	63	-22%
Price/SF	\$220	\$206	\$223	\$223	\$212	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.



# Detroit Single-Family

## MONTHLY

937  
MAY NEW LISTINGS  
+27% from last month

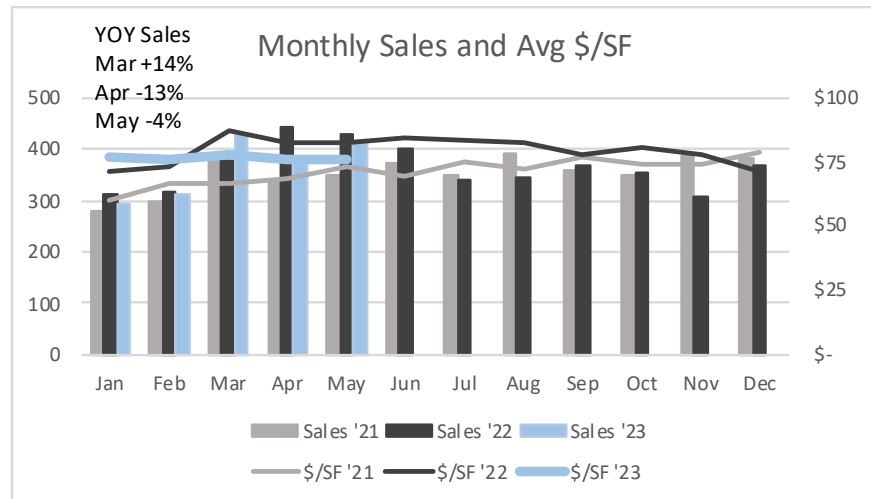
592  
NEW PENDING  
+16% from last month

413  
CLOSED SALES  
+8% from last month

\$76  
PRICE PER SQ FT  
even with last month

\$100K  
AVG SALE PRICE  
-2% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	860	737	937	3,939	3,885	-1%
New Pending	508	511	592	2,272	2,407	6%
Closed Sales	429	383	413	1,876	1,828	-3%
Price/SF	\$77	\$76	\$76	\$80	\$76	-4%
Avg Price	\$103,227	\$101,667	\$100,033	\$110,930	\$102,233	-8%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	571	458	582	2,596	2,525	-3%
New Pending	321	339	366	1,375	1,548	13%
Closed Sales	284	244	264	1,168	1,184	1%
Price/SF	\$49	\$48	\$47	\$47	\$47	0%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	255	252	302	1,178	1,201	2%
New Pending	168	161	202	787	785	0%
Closed Sales	128	123	133	622	569	-9%
Price/SF	\$104	\$102	\$103	\$103	\$102	-1%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	34	27	53	165	159	-4%
New Pending	19	11	24	110	74	-33%
Closed Sales	17	16	16	86	75	-13%
Price/SF	\$142	\$134	\$141	\$158	\$144	-9%

Data source: Realcomp MLS using Great Lakes Repository Data.



# Detroit Condos

## MONTHLY

79  
MAY NEW LISTINGS  
-5% from last month

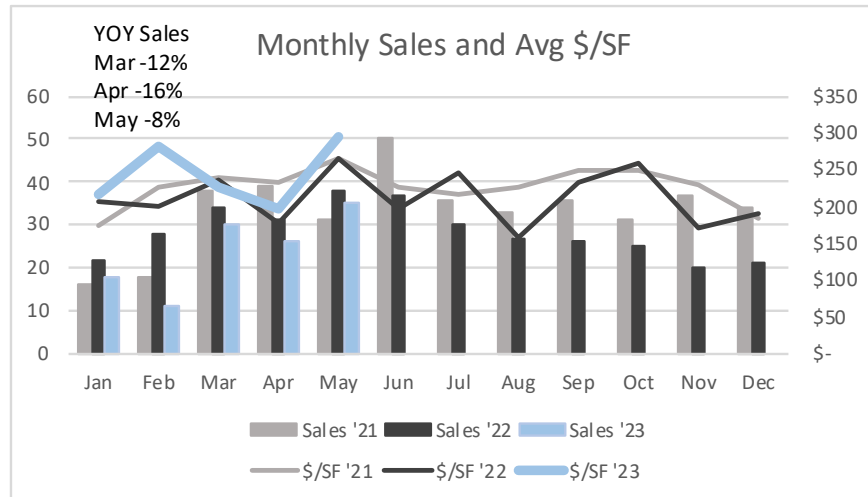
42  
NEW PENDING  
-11% from last month

35  
CLOSED SALES  
+35% from last month

\$293  
PRICE PER SQ FT  
+49% from last month

\$361K  
AVG SALE PRICE  
+36% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	55	83	79	365	314	-14%
New Pending	30	47	42	168	162	-4%
Closed Sales	30	26	35	153	120	-22%
Price/SF	\$227	\$92	\$293	\$221	\$193	-13%
Avg Price	\$302,340	\$264,783	\$360,648	\$281,465	\$310,837	10%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	23	22	104	102	-2%
New Pending	12	14	20	57	57	0%
Closed Sales	13	10	9	49	41	-16%
Price/SF	\$109	\$80	\$143	\$111	\$107	-3%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	18	35	24	171	116	-32%
New Pending	11	22	13	76	68	-11%
Closed Sales	11	12	16	79	51	-35%
Price/SF	\$212	\$62	\$273	\$220	\$147	-33%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	25	33	90	96	7%
New Pending	7	11	9	35	37	6%
Closed Sales	6	4	10	25	28	12%
Price/SF	\$373	\$297	\$377	\$335	\$356	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



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SEMI HOUSING REPORT

# Downriver

Single-Family Homes

## MONTHLY

429  
MAY NEW LISTINGS  
+39% from last month

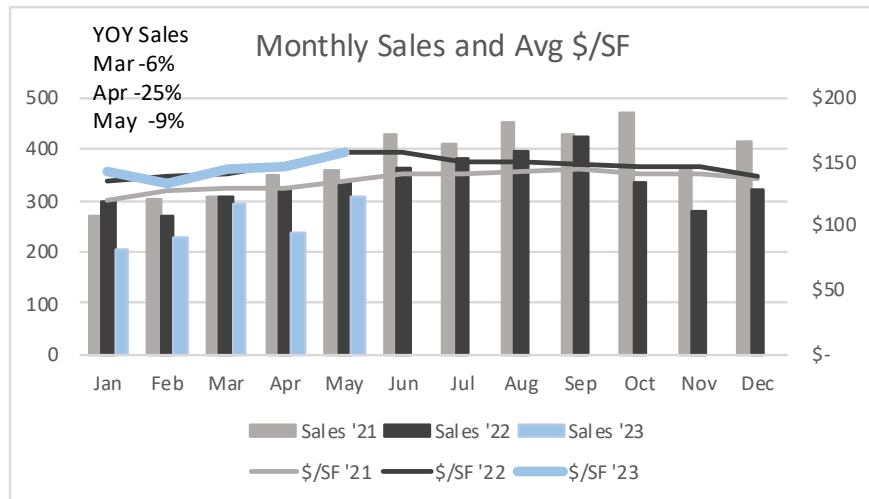
371  
NEW PENDING  
+26% from last month

306  
CLOSED SALES  
+28% from last month

\$158K  
PRICE PER SQ FT  
+9% from last month

\$214K  
AVG SALE PRICE  
+5% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	310	309	429	1,886	1,580	-16%
New Pending	283	295	371	1,680	1,487	-11%
Closed Sales	291	239	306	1,532	1,269	-17%
Price/SF	\$144	\$145	\$158	\$144	\$145	1%
Avg Price	\$209,642	\$203,225	\$214,117	\$196,795	\$200,010	2%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	106	91	128	703	535	-24%
New Pending	102	89	112	640	512	-20%
Closed Sales	100	75	79	562	441	-22%
Price/SF	\$105	\$103	\$113	\$109	\$105	-4%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	140	164	218	854	769	-10%
New Pending	138	151	205	785	751	-4%
Closed Sales	136	123	173	743	625	-16%
Price/SF	\$152	\$155	\$160	\$150	\$154	3%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	64	54	83	329	276	-16%
New Pending	43	55	54	255	224	-12%
Closed Sales	55	41	54	227	203	-11%
Price/SF	\$165	\$164	\$183	\$171	\$170	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



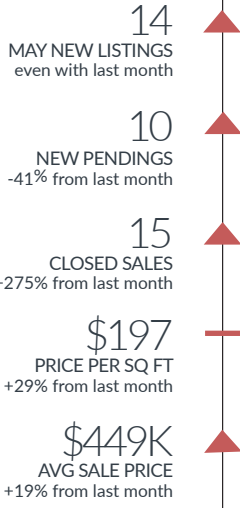


JUNE 2023  
SEMI HOUSING REPORT

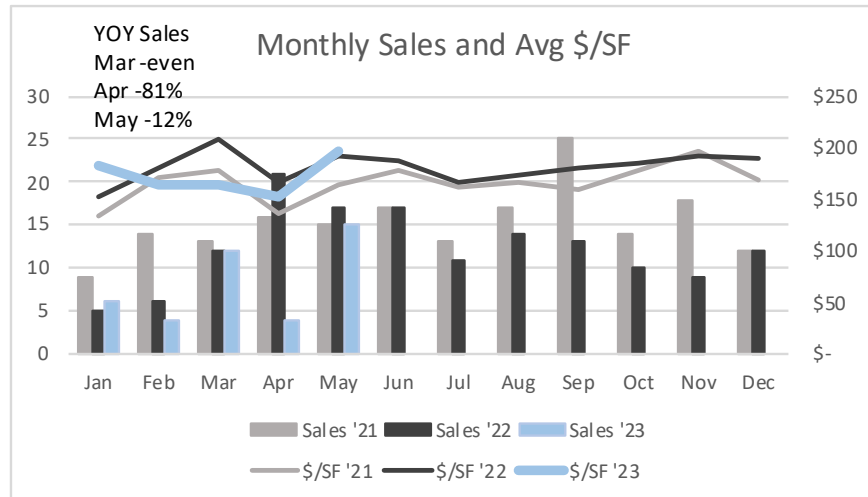
# Grosse Ile

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	11	14	14	93	54	-42%
New Pendings	5	17	10	71	46	-35%
Closed Sales	12	4	15	61	41	-33%
Price/SF	\$165	\$153	\$197	\$180	\$176	-2%
Avg Price	\$541,292	\$378,625	\$448,733	\$489,925	\$448,439	-8%

<\$350k				YTD		
	Mar '23	Apr '23	May '23	'22	'23	(+/-)
Listings Taken	2	5	5	26	17	-35%
New Pendings	1	5	5	24	16	-33%
Closed Sales	4	1	5	17	16	-6%
Price/SF	\$145	\$118	\$166	\$156	\$150	-4%

\$350k-\$600k				YTD		
	Mar '23	Apr '23	May '23	'22	'23	(+/-)
Listings Taken	6	6	4	47	22	-53%
New Pendings	2	8	4	34	22	-35%
Closed Sales	4	3	8	32	18	-44%
Price/SF	\$176	\$162	\$192	\$172	\$179	4%

>\$600k				YTD		
	Mar '23	Apr '23	May '23	'22	'23	(+/-)
Listings Taken	3	3	5	20	15	-25%
New Pendings	2	4	1	13	8	-38%
Closed Sales	4	-	2	12	7	-42%
Price/SF	\$166	#DIV/0!	\$241	\$209	\$197	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# Livingston County

Single-Family Homes

## MONTHLY

312  
MAY NEW LISTINGS  
+36% from last month

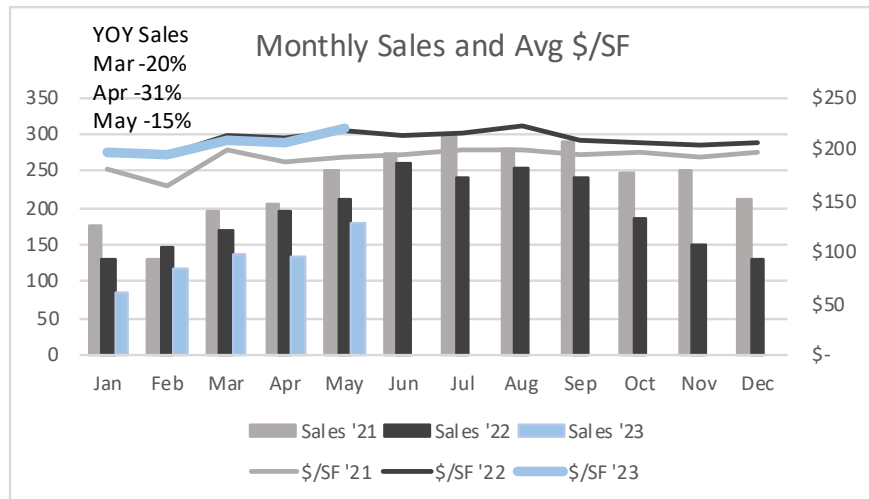
222  
NEW PENDING  
+20% from last month

180  
CLOSED SALES  
+33% from last month

\$221K  
PRICE PER SQ FT  
+7% from last month

\$436K  
AVG SALE PRICE  
+5% from last month

### Closed Sales



### All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	183	229	312	1,258	993	-21%
New Pending	137	185	222	1,009	816	-19%
Closed Sales	136	135	180	852	653	-23%
Price/SF	\$208	\$206	\$221	\$208	\$207	0%
Avg Price	\$388,292	\$416,820	\$436,408	\$416,638	\$405,886	-3%

<\$300k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	45	46	56	313	222	-29%
New Pending	33	44	47	280	198	-29%
Closed Sales	40	28	32	230	159	-31%
Price/SF	\$167	\$142	\$191	\$171	\$167	-2%

\$300k-\$500k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	87	108	152	591	474	-20%
New Pending	75	94	117	484	433	-11%
Closed Sales	71	78	93	410	352	-14%
Price/SF	\$207	\$201	\$205	\$197	\$200	2%

>\$500k						
	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	51	75	104	354	297	-16%
New Pending	29	47	58	245	185	-24%
Closed Sales	25	29	55	212	142	-33%
Price/SF	\$245	\$253	\$250	\$242	\$245	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JUNE 2023  
SEMI HOUSING REPORT

# St. Clair County

Single-Family Homes

## MONTHLY

244  
MAY NEW LISTINGS  
+39% from last month

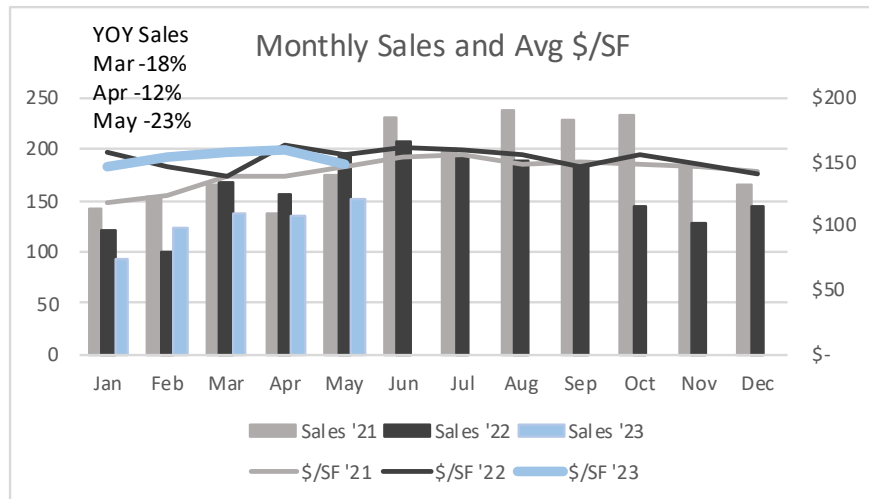
167  
NEW PENDING  
+6% from last month

151  
CLOSED SALES  
+11% from last month

\$148  
PRICE PER SQ FT  
-6% from last month

\$252K  
AVG SALE PRICE  
+2% from last month

## Closed Sales



## All Price Ranges

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	172	175	244	1,084	859	-21%
New Pendings	160	158	167	798	737	-8%
Closed Sales	137	136	151	739	641	-13%
Price/SF	\$157	\$158	\$148	\$152	\$153	1%
Avg Price	\$265,211	\$247,575	\$252,449	\$239,118	\$250,933	5%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	63	51	62	366	245	-33%
New Pendings	54	53	46	314	232	-26%
Closed Sales	42	49	44	291	215	-26%
Price/SF	\$101	\$107	\$95	\$103	\$101	-3%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	66	78	117	454	390	-14%
New Pendings	70	71	87	338	351	4%
Closed Sales	71	58	75	314	303	-4%
Price/SF	\$148	\$164	\$154	\$154	\$153	-1%

	Mar '23	Apr '23	May '23	YTD		
				'22	'23	(+/-)
Listings Taken	43	46	65	264	224	-15%
New Pendings	36	34	34	146	154	5%
Closed Sales	24	29	32	134	123	-8%
Price/SF	\$223	\$195	\$177	\$202	\$200	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

