



Housing Report

JULY 2023



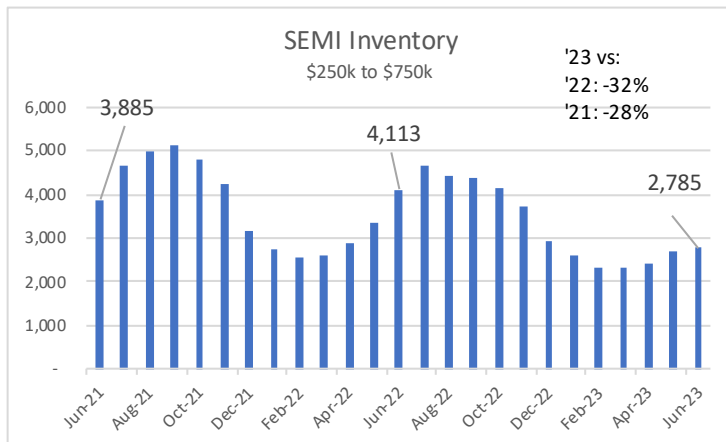
Southeast Michigan

Supply Down, Demand Strong, Prices at Historic Highs

The Southeast Michigan real estate market continues to see historic trends as we move through the summer of 2023. While inventory has dropped significantly, down 32% compared to June of 2022, strong demand remains unabated. Despite depleted inventory quantity and quality, prices are at historic highs, just above former records from last year.

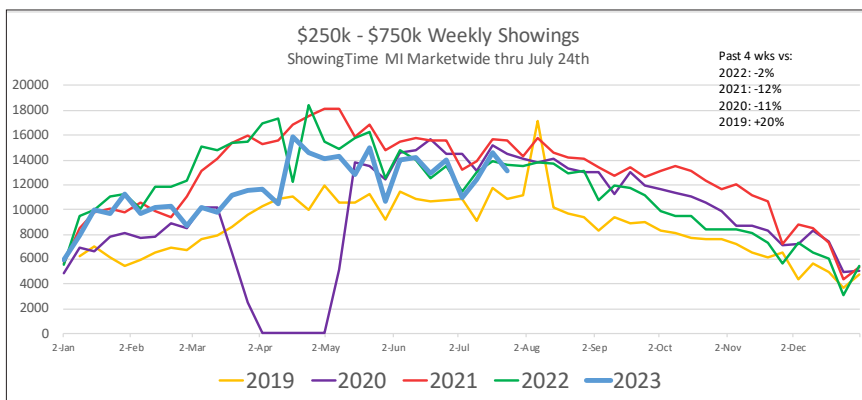
Despite the shortage of new listings, down by 33%, buyers are tenaciously active, with June and July showings down by just 2% from last year—a testament to strong and stable demand.

The supply shortage is, however, creating friction in transaction activity. June new pendings and closed sales were down 12% and 17% compared to last year. That drop in sales activity is primarily due to the lack of quality inventory. The best listings continue to sell immediately leaving shelves half-full with tired seconds.



June '23 v '22

- Inventory -32%
- Showings -2%
- Listings -33%
- Pendings -12%
- Closed Sales -17%
- Avg \$/SF +2%



In a nutshell, while the Southeast Michigan real estate market grapples with supply shortages, buyer interest remains strong, keeping prices at historic highs—slightly above last year. The dynamic tension between supply and demand continues to shape the market, making it a seller's market. For buyers, it's a matter of patience and persistence in this challenging environment.



SEMI 5-County Summary

MONTHLY

5,481
JUN NEW LISTINGS
-4% from last month

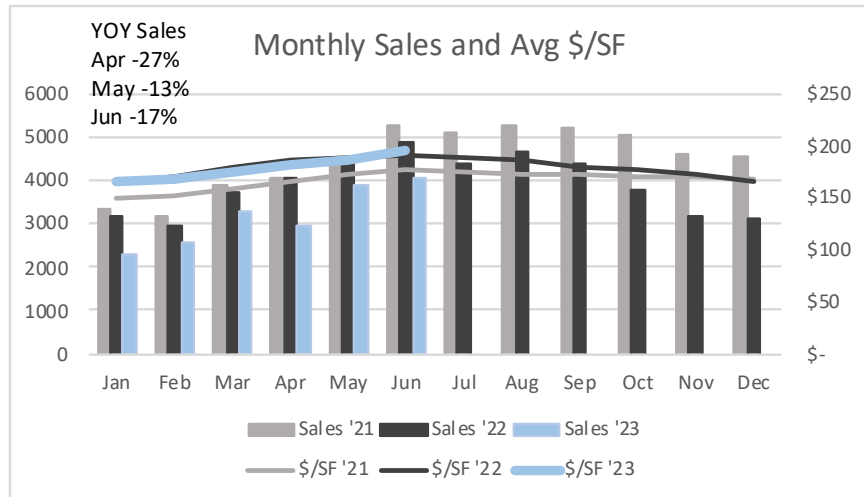
4,340
NEW PENDING
+1% from last month

4,049
CLOSED SALES
+4% from last month

\$195
PRICE PER SQ FT
+4% from last month

\$338K
AVG SALE PRICE
+6% from last month

Closed Single-Family Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	4,685	5,683	5,481	35,116	27,205	-23%
New Pendings	3,791	4,298	4,340	25,871	21,854	-16%
Closed Sales	2,949	3,888	4,049	23,241	19,027	-18%
Price/SF	\$181	\$187	\$195	\$182	\$180	-1%
Avg Price	\$300,035	\$318,281	\$337,932	\$306,430	\$303,790	-1%
<\$250k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,214	2,657	2,552	17,241	13,496	-22%
New Pendings	1,838	2,032	2,088	13,186	11,061	-16%
Closed Sales	1,488	1,768	1,739	11,534	9,411	-18%
Price/SF	\$125	\$126	\$129	\$130	\$124	-4%
\$250k-\$500k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,615	2,023	1,960	12,267	9,166	-25%
New Pendings	1,400	1,621	1,622	9,356	7,858	-16%
Closed Sales	1,075	1,507	1,615	8,569	7,027	-18%
Price/SF	\$189	\$194	\$198	\$190	\$189	0%
>\$500k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	856	1,003	969	5,608	4,543	-19%
New Pendings	553	645	630	3,329	2,935	-12%
Closed Sales	386	613	695	3,138	2,589	-17%
Price/SF	\$248	\$245	\$251	\$242	\$244	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Oakland County

Single-Family Homes

MONTHLY

1,654
JUN NEW LISTINGS
-4% from last month

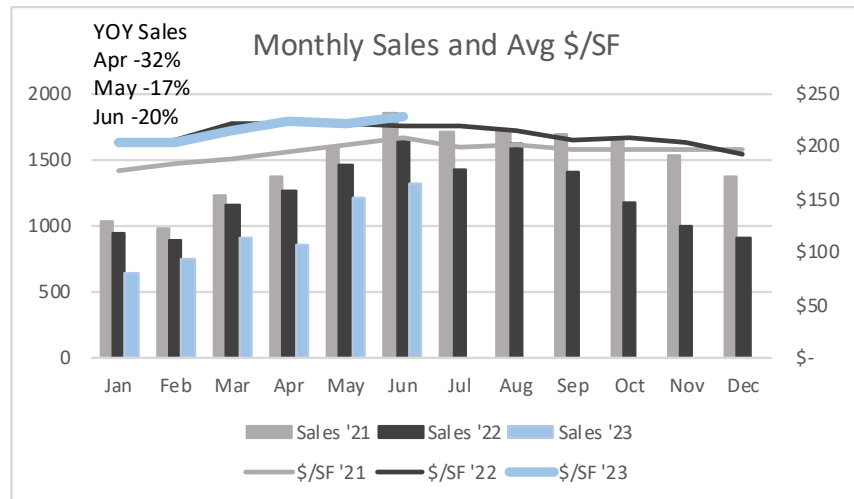
1,350
NEW PENDING
+2% from last month

1,321
CLOSED SALES
+8% from last month

\$228
PRICE PER SQ FT
+3% from last month

\$461K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,471	1,727	1,654	10,999	8,013	-27%
New Pending	1,121	1,322	1,350	8,270	6,495	-21%
Closed Sales	857	1,218	1,321	7,363	5,701	-23%
Price/SF	\$224	\$222	\$228	\$217	\$218	1%
Avg Price	\$432,085	\$447,684	\$460,915	\$420,090	\$431,813	3%

<\$300k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	456	553	521	4,004	2,696	-33%
New Pending	406	468	500	3,457	2,533	-27%
Closed Sales	350	384	443	2,967	2,193	-26%
Price/SF	\$172	\$174	\$174	\$174	\$170	-2%

\$300k-\$800k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	823	965	900	5,840	4,296	-26%
New Pending	609	734	733	4,231	3,434	-19%
Closed Sales	434	734	753	3,873	3,057	-21%
Price/SF	\$211	\$214	\$215	\$209	\$209	0%

>\$800k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	192	209	233	1,155	1,021	-12%
New Pending	106	120	117	582	528	-9%
Closed Sales	73	100	125	523	451	-14%
Price/SF	\$346	\$313	\$325	\$319	\$322	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Birmingham

Single-Family Homes

MONTHLY

63
JUN NEW LISTINGS
-7% from last month

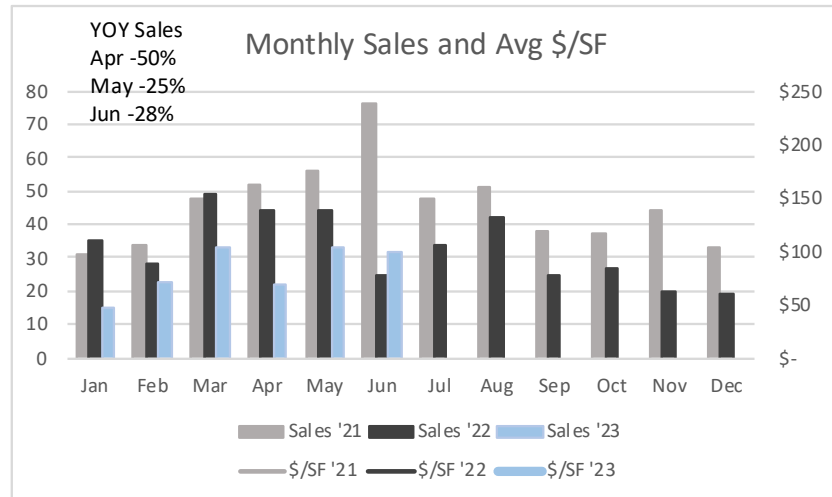
43
NEW PENDING
+8% from last month

32
CLOSED SALES
-3% from last month

\$414
PRICE PER SQ FT
+11% from last month

\$1.3M
AVG SALE PRICE
+35% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	45	68	63	363	294	-19%
New Pendings	23	40	43	242	187	-23%
Closed Sales	22	33	32	225	158	-30%
Price/SF	\$423	\$372	\$414	\$359	\$391	9%
Avg Price	\$1,104,588	\$941,682	\$1,269,975	\$903,316	\$1,011,978	12%
<\$700k						
	Apr '23	May '23	Jun '23	YTD		
Listings Taken	10	14	12	141	82	-42%
New Pendings	8	13	15	107	72	-33%
Closed Sales	7	12	7	107	61	-43%
Price/SF	\$303	\$292	\$357	\$289	\$305	5%
\$700k-\$1.4m						
	Apr '23	May '23	Jun '23	YTD		
Listings Taken	16	28	29	125	105	-16%
New Pendings	7	16	16	95	67	-29%
Closed Sales	10	12	13	84	57	-32%
Price/SF	\$368	\$340	\$362	\$332	\$356	7%
>\$1.4m						
	Apr '23	May '23	Jun '23	YTD		
Listings Taken	19	26	22	97	107	10%
New Pendings	8	11	12	40	48	20%
Closed Sales	5	9	12	34	40	18%
Price/SF	\$542	\$447	\$457	\$484	\$467	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



Farmington/Farm Hills

Single-Family Homes

MONTHLY

89
JUN NEW LISTINGS
+9% from last month

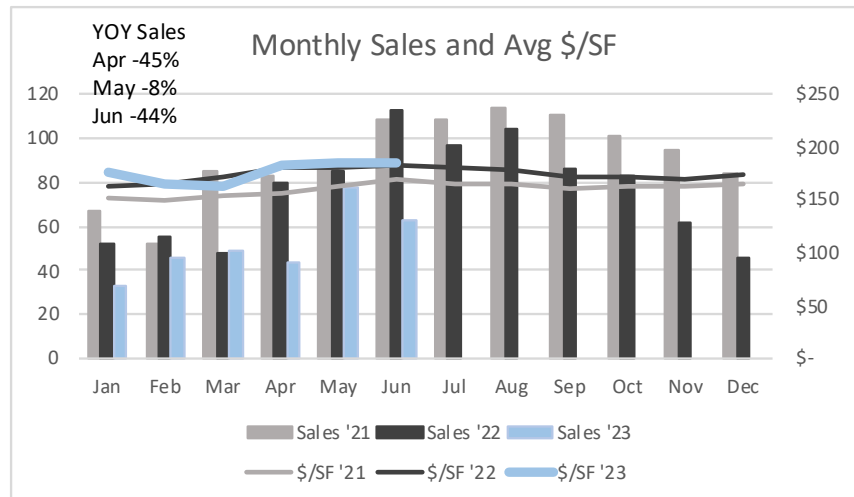
76
NEW PENDINGS
-7% from last month

63
CLOSED SALES
-19% from last month

\$184
PRICE PER SQ FT
even with last month

\$375K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	68	82	89	634	419	-34%
New Pending	62	82	76	493	374	-24%
Closed Sales	44	78	63	433	313	-28%
Price/SF	\$184	\$185	\$184	\$176	\$177	1%
Avg Price	\$358,279	\$391,767	\$374,605	\$363,032	\$367,926	1%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	11	11	15	110	66	-40%
New Pending	11	11	18	90	63	-30%
Closed Sales	8	8	11	76	55	-28%
Price/SF	\$170	\$178	\$145	\$150	\$147	-2%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	47	55	59	433	270	-38%
New Pending	44	60	48	357	258	-28%
Closed Sales	30	61	41	306	220	-28%
Price/SF	\$181	\$183	\$185	\$176	\$178	1%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	16	15	91	83	-9%
New Pending	7	11	10	46	53	15%
Closed Sales	6	9	11	51	38	-25%
Price/SF	\$198	\$198	\$197	\$193	\$192	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Rochester/Roch Hills

Single-Family Homes

MONTHLY

83
JUN NEW LISTINGS
-7% from last month

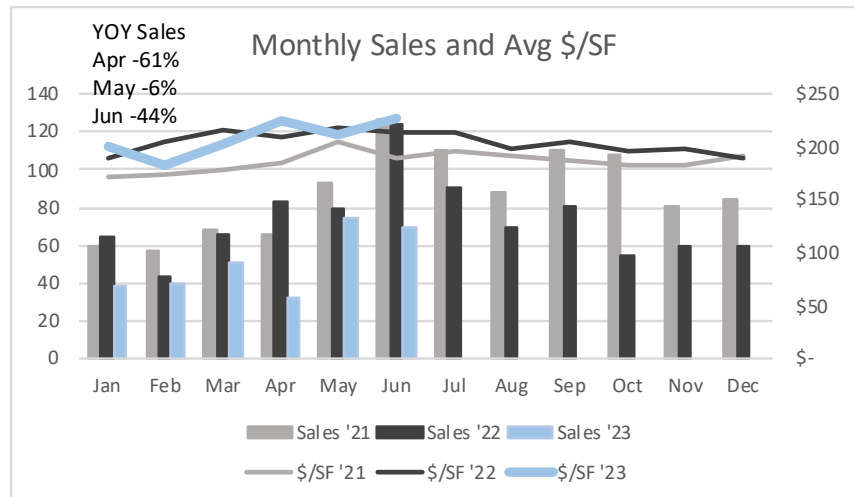
65
NEW PENDINGS
+3% from last month

69
CLOSED SALES
-7% from last month

\$228
PRICE PER SQ FT
+7% from last month

\$511K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	79	89	83	629	423	-33%
New Pendings	63	63	65	494	338	-32%
Closed Sales	32	74	69	460	304	-34%
Price/SF	\$226	\$212	\$228	\$209	\$210	0%
Avg Price	\$593,275	\$493,355	\$511,377	\$472,701	\$485,532	3%
<\$300k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	9	10	96	58	-40%
New Pendings	12	9	10	91	58	-36%
Closed Sales	2	11	7	80	47	-41%
Price/SF	\$130	\$164	\$218	\$189	\$181	-4%
\$300k-\$600k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	43	58	47	396	239	-40%
New Pendings	37	39	43	317	208	-34%
Closed Sales	16	45	42	294	191	-35%
Price/SF	\$207	\$209	\$212	\$201	\$199	-1%
>\$600k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	26	22	26	137	126	-8%
New Pendings	14	15	12	86	72	-16%
Closed Sales	14	18	20	86	66	-23%
Price/SF	\$246	\$227	\$251	\$235	\$238	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

88
JUN NEW LISTINGS
+2% from last month

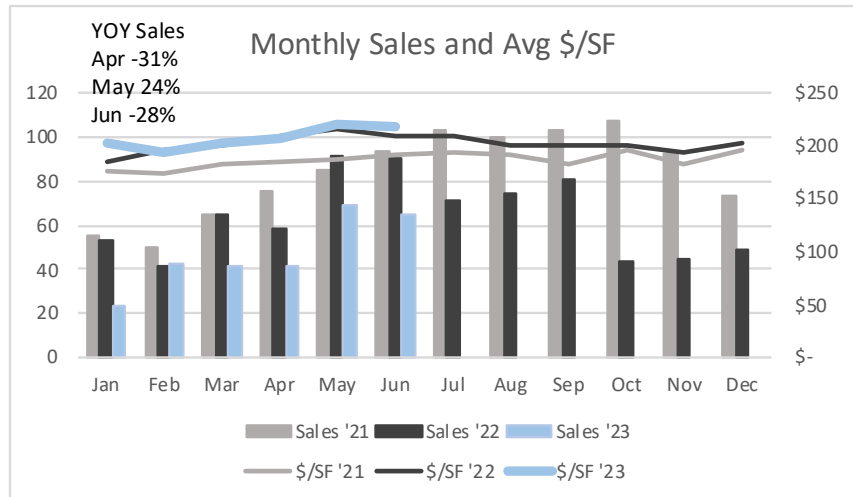
65
NEW PENDING
-2% from last month

65
CLOSED SALES
-6% from last month

\$218
PRICE PER SQ FT
-1% from last month

\$491K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	74	86	88	590	393	-33%
New Pendings	62	66	65	447	320	-28%
Closed Sales	41	69	65	399	282	-29%
Price/SF	\$208	\$220	\$218	\$205	\$210	2%
Avg Price	\$491,310	\$518,122	\$491,277	\$455,017	\$479,781	5%
<\$300k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	4	17	4	103	52	-50%
New Pendings	3	11	5	95	43	-55%
Closed Sales	5	5	6	83	37	-55%
Price/SF	\$162	\$211	\$167	\$185	\$186	1%
\$300k-\$600k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	45	53	64	355	251	-29%
New Pendings	38	43	46	263	211	-20%
Closed Sales	24	41	45	235	178	-24%
Price/SF	\$206	\$206	\$214	\$198	\$203	3%
>\$600k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	25	16	20	132	90	-32%
New Pendings	21	12	14	89	66	-26%
Closed Sales	12	23	14	81	67	-17%
Price/SF	\$219	\$237	\$235	\$227	\$228	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



West Bloomfield

Single-Family Homes

MONTHLY

87
JUN NEW LISTINGS
+9% from last month

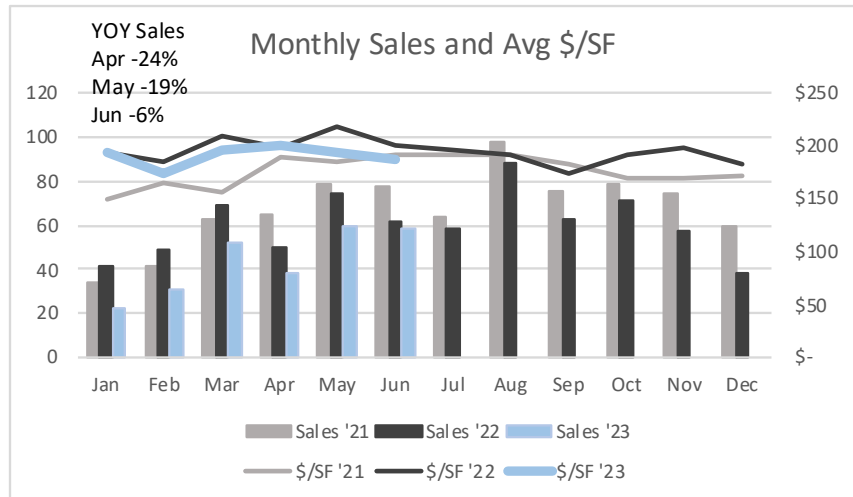
61
NEW PENDING
even with last month

58
CLOSED SALES
-3% from last month

\$188
PRICE PER SQ FT
-3% from last month

\$517K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	64	80	87	615	413	-33%
New Pending	53	61	61	384	305	-21%
Closed Sales	38	60	58	346	261	-25%
Price/SF	\$201	\$193	\$188	\$203	\$191	-6%
Avg Price	\$508,892	\$499,525	\$517,144	\$525,107	\$505,733	-4%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	5	6	12	83	38	-54%
New Pending	4	9	6	78	36	-54%
Closed Sales	4	4	3	55	29	-47%
Price/SF	\$142	\$170	\$180	\$177	\$167	-6%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	37	47	46	345	256	-26%
New Pending	37	37	39	222	203	-9%
Closed Sales	27	42	37	210	173	-18%
Price/SF	\$168	\$175	\$172	\$172	\$170	-1%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	27	29	187	119	-36%
New Pending	12	15	16	84	66	-21%
Closed Sales	7	14	18	81	59	-27%
Price/SF	\$327	\$237	\$211	\$262	\$241	-8%

Data source: Realcomp MLS using Great Lakes Repository Data.



Macomb County

Single-Family Homes

MONTHLY

1,025
JUN NEW LISTINGS
-3% from last month

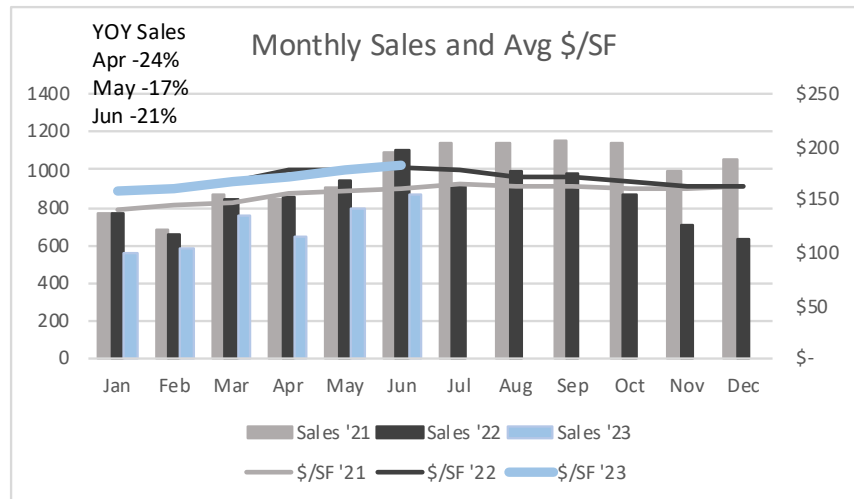
868
NEW PENDING
-4% from last month

870
CLOSED SALES
+10% from last month

\$183
PRICE PER SQ FT
+3% from last month

\$305K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	909	1,061	1,025	7,313	5,273	-28%
New Pending	759	905	868	5,554	4,628	-17%
Closed Sales	644	788	870	5,168	4,198	-19%
Price/SF	\$172	\$177	\$183	\$172	\$171	0%
Avg Price	\$279,944	\$290,812	\$304,947	\$275,743	\$279,318	1%

<\$200k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	292	335	306	2,507	1,725	-31%
New Pending	272	277	282	2,058	1,620	-21%
Closed Sales	210	241	232	1,834	1,407	-23%
Price/SF	\$127	\$123	\$130	\$129	\$125	-3%

\$200k-\$400k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	412	510	484	3,250	2,403	-26%
New Pending	345	441	424	2,562	2,161	-16%
Closed Sales	320	384	443	2,391	2,021	-15%
Price/SF	\$180	\$183	\$185	\$178	\$177	0%

>\$400k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	205	216	235	1,556	1,145	-26%
New Pending	142	187	162	934	847	-9%
Closed Sales	114	163	195	943	770	-18%
Price/SF	\$193	\$204	\$206	\$197	\$196	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

St Clair Shores

Single-Family Homes

MONTHLY

91
JUN NEW LISTINGS
-4% from last month

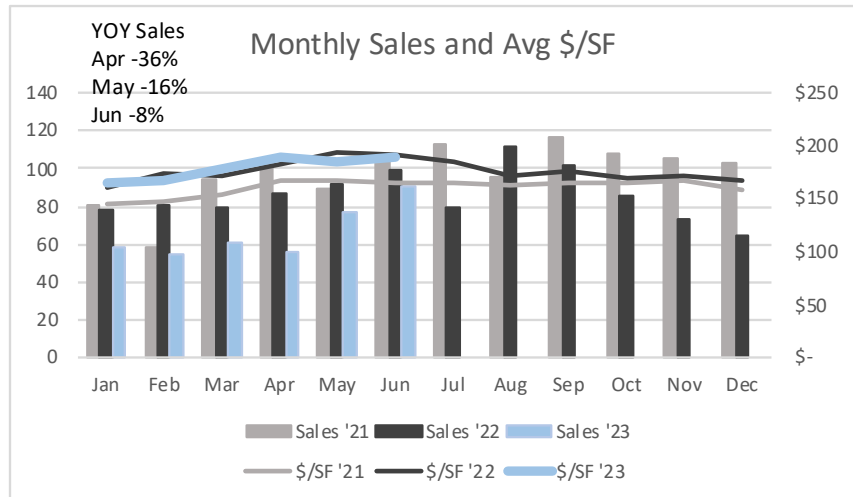
86
NEW PENDING
-3% from last month

91
CLOSED SALES
+18% from last month

\$190
PRICE PER SQ FT
+3% from last month

\$245K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	100	95	91	664	477	-28%
New Pendings	72	89	86	547	436	-20%
Closed Sales	56	77	91	517	397	-23%
Price/SF	\$188	\$185	\$190	\$180	\$180	0%
Avg Price	\$231,038	\$258,817	\$245,173	\$226,485	\$230,752	2%
<\$175k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	14	8	130	66	-49%
New Pendings	10	8	13	107	68	-36%
Closed Sales	9	9	11	84	70	-17%
Price/SF	\$153	\$114	\$136	\$139	\$129	-7%
\$175k-\$300k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	76	72	72	456	351	-23%
New Pendings	50	67	63	390	313	-20%
Closed Sales	42	49	67	382	278	-27%
Price/SF	\$187	\$185	\$188	\$185	\$183	-1%
>\$300k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	9	11	78	60	-23%
New Pendings	12	14	10	50	55	10%
Closed Sales	5	19	13	51	49	-4%
Price/SF	\$229	\$208	\$222	\$195	\$213	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,276
JUN NEW LISTINGS
-3% from last month

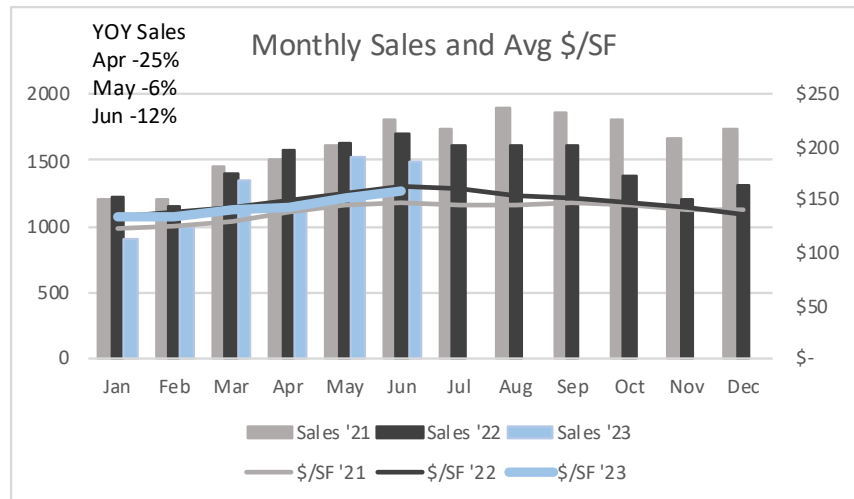
1,666
NEW PENDINGS
-1% from last month

1,488
CLOSED SALES
-3% from last month

\$158
PRICE PER SQ FT
+4% from last month

\$237K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,890	2,338	2,276	13,712	11,520	-16%
New Pending	1,559	1,687	1,666	9,770	8,722	-11%
Closed Sales	1,177	1,532	1,488	8,652	7,445	-14%
Price/SF	\$143	\$153	\$158	\$149	\$145	-2%
Avg Price	\$207,546	\$222,195	\$237,361	\$220,538	\$211,295	-4%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,210	1,442	1,354	8,543	7,463	-13%
New Pending	940	1,008	981	5,899	5,412	-8%
Closed Sales	716	859	801	5,032	4,469	-11%
Price/SF	\$96	\$98	\$99	\$102	\$96	-5%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	564	729	771	4,294	3,345	-22%
New Pending	521	578	587	3,319	2,820	-15%
Closed Sales	397	567	570	3,077	2,523	-18%
Price/SF	\$181	\$182	\$186	\$175	\$178	2%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	116	167	151	875	712	-19%
New Pending	98	101	98	552	490	-11%
Closed Sales	64	106	117	543	453	-17%
Price/SF	\$209	\$235	\$231	\$223	\$222	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Grosse Pointe

Single-Family Homes

MONTHLY

96
JUN NEW LISTINGS
+4% from last month

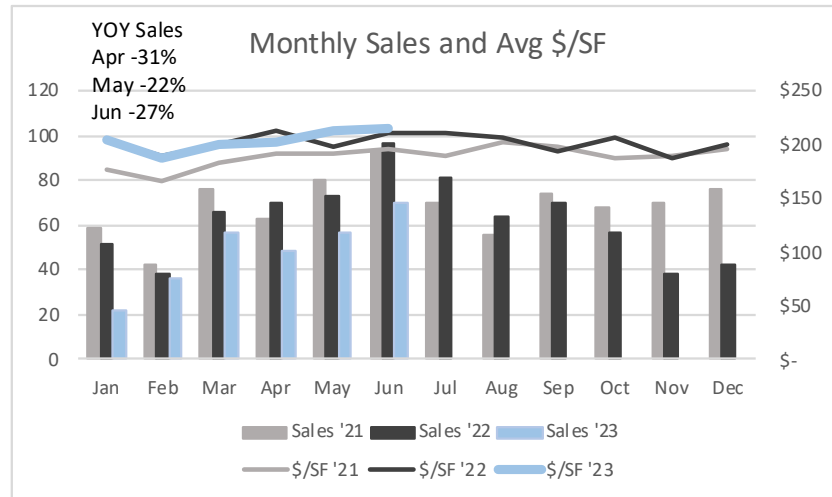
69
NEW PENDING
+15% from last month

70
CLOSED SALES
+23% from last month

\$215
PRICE PER SQ FT
+1% from last month

\$530K
AVG SALE PRICE
+17% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	73	92	96	597	430	-28%
New Pendings	63	60	69	428	336	-21%
Closed Sales	48	57	70	395	290	-27%
Price/SF	\$201	\$214	\$215	\$204	\$206	1%
Avg Price	\$430,884	\$451,896	\$529,977	\$465,581	\$460,637	-1%
<\$350k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	33	23	30	218	153	-30%
New Pendings	26	15	29	174	143	-18%
Closed Sales	24	24	23	158	126	-20%
Price/SF	\$197	\$191	\$183	\$178	\$186	4%
\$350k-\$750k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	29	52	49	303	209	-31%
New Pendings	30	35	30	210	151	-28%
Closed Sales	18	28	35	200	128	-36%
Price/SF	\$199	\$220	\$202	\$200	\$206	3%
>\$750k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	11	17	17	76	68	-11%
New Pendings	7	10	10	44	42	-5%
Closed Sales	6	5	12	37	36	-3%
Price/SF	\$211	\$229	\$260	\$254	\$229	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Detroit Single-Family

MONTHLY

901
JUN NEW LISTINGS
-5% from last month

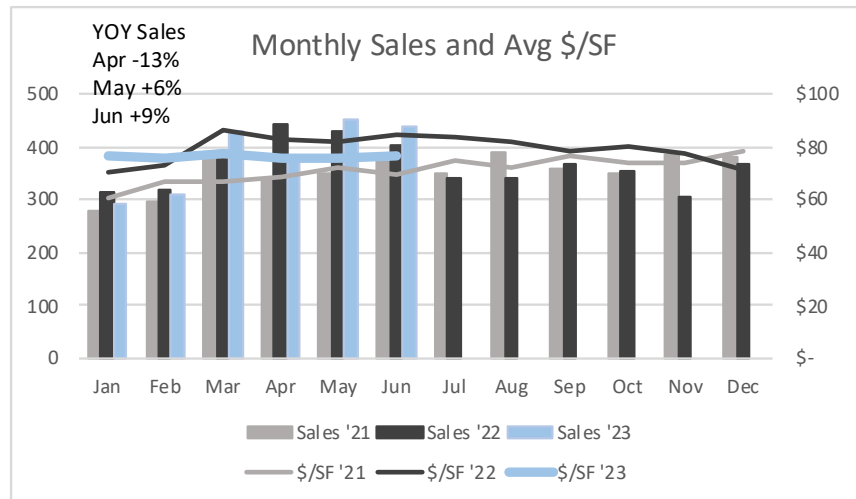
533
NEW PENDING
-4% from last month

438
CLOSED SALES
-4% from last month

\$77
PRICE PER SQ FT
+2% from last month

\$100K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	764	952	901	4,855	4,873	0%
New Pending	503	553	533	2,735	2,878	5%
Closed Sales	383	454	438	2,277	2,307	1%
Price/SF	\$76	\$76	\$77	\$81	\$76	-5%
Avg Price	\$101,667	\$100,066	\$100,309	\$112,317	\$101,835	-9%

<\$100k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	474	596	550	3,203	3,131	-2%
New Pending	336	346	318	1,648	1,831	11%
Closed Sales	244	288	283	1,387	1,491	7%
Price/SF	\$48	\$47	\$48	\$47	\$47	1%

\$100k-\$300k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	260	304	324	1,458	1,555	7%
New Pending	156	182	196	958	954	0%
Closed Sales	123	149	139	780	724	-7%
Price/SF	\$102	\$103	\$108	\$103	\$103	0%

>\$300k

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	30	52	27	194	187	-4%
New Pending	11	25	19	129	93	-28%
Closed Sales	16	17	16	110	92	-16%
Price/SF	\$134	\$140	\$138	\$155	\$143	-8%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Condos

MONTHLY

77
JUN NEW LISTINGS
-4% from last month

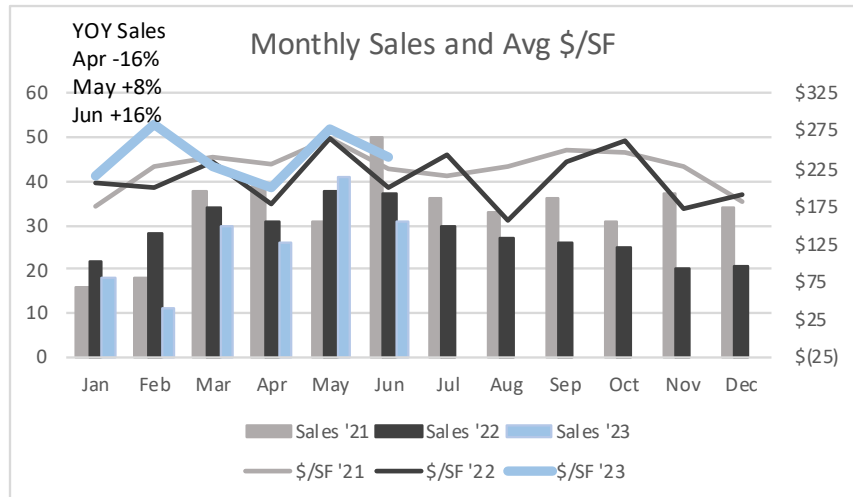
30
NEW PENDINGS
-23% from last month

31
CLOSED SALES
-24% from last month

\$241
PRICE PER SQ FT
-13% from last month

\$316K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	85	80	77	451	397	-12%
New Pendings	47	39	30	202	189	-6%
Closed Sales	26	41	31	190	157	-17%
Price/SF	\$199	\$277	\$241	\$216	\$241	11%
Avg Price	\$264,783	\$339,689	\$315,846	\$282,011	\$308,256	9%

<\$200k				YTD		
	Apr '23	May '23	Jun '23	'22	'23	(+/-)
Listings Taken	25	23	23	128	129	1%
New Pendings	14	16	13	65	66	2%
Closed Sales	10	12	13	56	57	2%
Price/SF	\$80	\$130	\$105	\$110	\$106	-4%

\$200k-\$400k				YTD		
	Apr '23	May '23	Jun '23	'22	'23	(+/-)
Listings Taken	36	24	32	211	150	-29%
New Pendings	22	14	10	99	79	-20%
Closed Sales	12	18	11	104	64	-38%
Price/SF	\$233	\$270	\$233	\$212	\$237	12%

>\$400k				YTD		
	Apr '23	May '23	Jun '23	'22	'23	(+/-)
Listings Taken	24	33	22	112	118	5%
New Pendings	11	9	7	38	44	16%
Closed Sales	4	11	7	30	36	20%
Price/SF	\$297	\$366	\$419	\$328	\$365	11%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

395
JUN NEW LISTINGS
-8% from last month

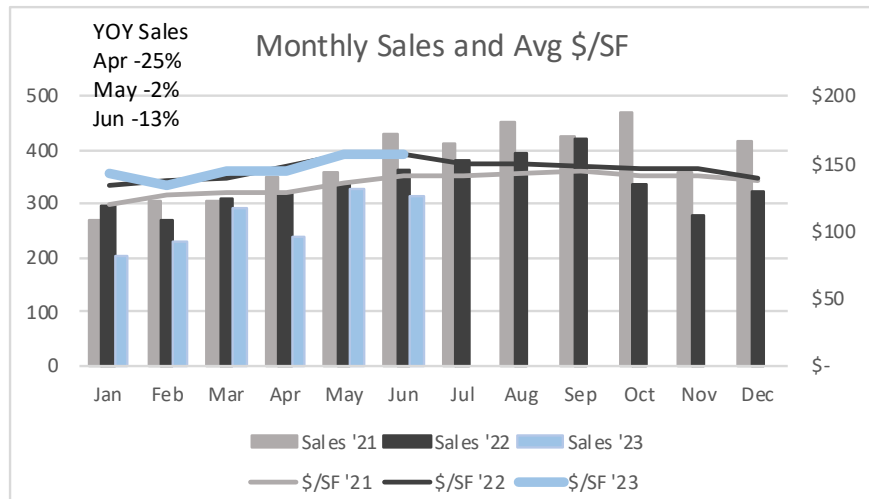
340
NEW PENDINGS
-5% from last month

314
CLOSED SALES
-5% from last month

\$157K
PRICE PER SQ FT
even with last month

\$219K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	320	430	395	2,486	2,003	-19%
New Pending	301	357	340	2,071	1,815	-12%
Closed Sales	239	329	314	1,895	1,606	-15%
Price/SF	\$145	\$157	\$157	\$147	\$148	1%
Avg Price	\$203,225	\$214,447	\$218,925	\$202,091	\$203,978	1%
<\$150k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	94	128	96	889	640	-28%
New Pending	89	106	109	757	612	-19%
Closed Sales	75	83	81	644	526	-18%
Price/SF	\$103	\$111	\$110	\$110	\$105	-4%
\$150k-\$300k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	173	222	196	1,155	986	-15%
New Pending	158	199	167	998	919	-8%
Closed Sales	123	188	171	950	811	-15%
Price/SF	\$155	\$159	\$160	\$152	\$155	2%
>\$300k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	53	80	103	442	377	-15%
New Pending	54	52	64	316	284	-10%
Closed Sales	41	58	62	301	269	-11%
Price/SF	\$164	\$183	\$178	\$171	\$173	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

19
JUN NEW LISTINGS
+36% from last month

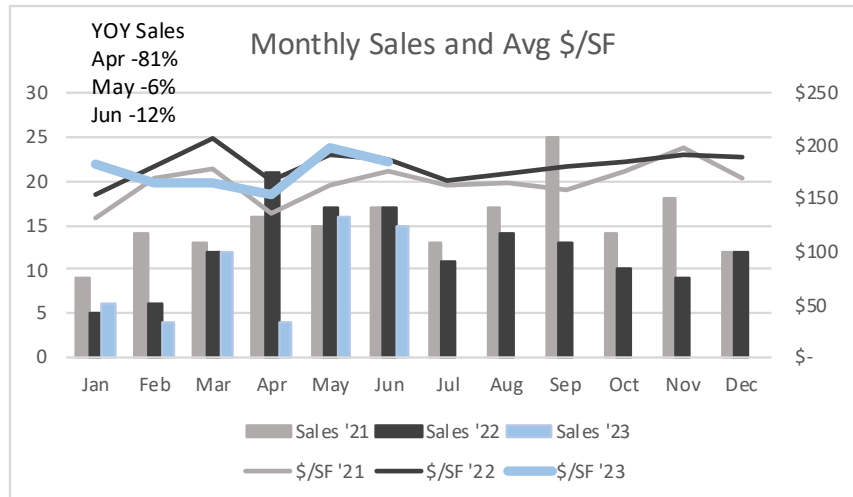
11
NEW PENDINGS
+10% from last month

15
CLOSED SALES
-6% from last month

\$186
PRICE PER SQ FT
-6% from last month

\$438K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	14	19	123	74	-40%
New Pending	18	10	11	86	58	-33%
Closed Sales	4	16	15	78	57	-27%
Price/SF	\$153	\$197	\$186	\$182	\$179	-1%
Avg Price	\$378,625	\$473,188	\$437,900	\$504,217	\$452,535	-10%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	5	5	3	34	20	-41%
New Pending	5	5	5	30	21	-30%
Closed Sales	1	5	5	22	21	-5%
Price/SF	\$118	\$166	\$154	\$157	\$151	-4%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	4	10	59	32	-46%
New Pending	8	4	5	42	27	-36%
Closed Sales	3	8	8	40	26	-35%
Price/SF	\$162	\$192	\$190	\$171	\$182	7%

	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	3	5	6	30	22	-27%
New Pending	5	1	1	14	10	-29%
Closed Sales	-	3	2	16	10	-38%
Price/SF	-	\$226	\$210	\$213	\$199	-6%

Data source: Realcomp MLS using Great Lakes Repository Data.



JULY 2023
SEMI HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

269
JUN NEW LISTINGS
-14% from last month

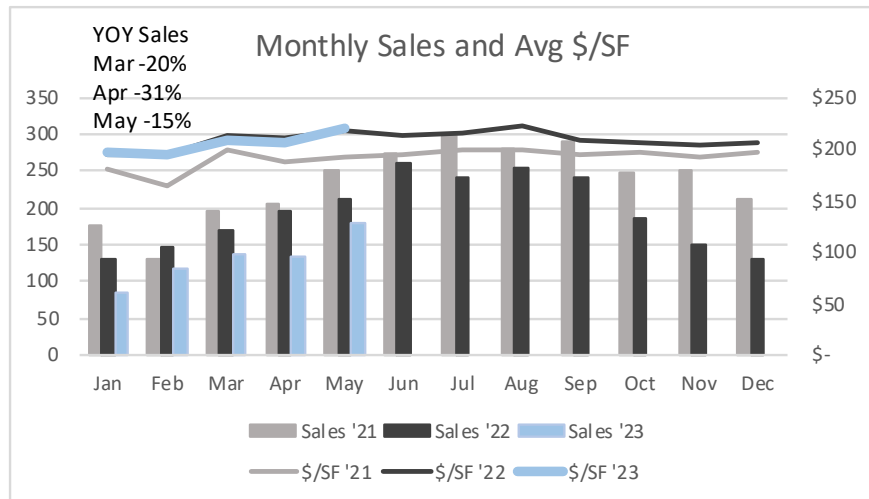
239
NEW PENDING
+8% from last month

200
CLOSED SALES
+7% from last month

\$235K
PRICE PER SQ FT
+7% from last month

\$468K
AVG SALE PRICE
+8% 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 Pendings	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 Pendings	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 Pendings	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 Pendings	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.

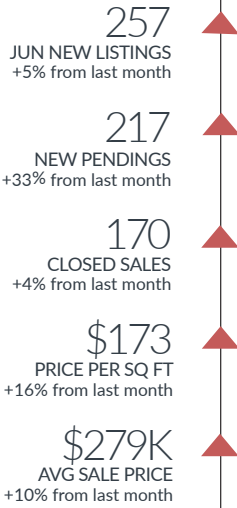


JULY 2023
SEMI HOUSING REPORT

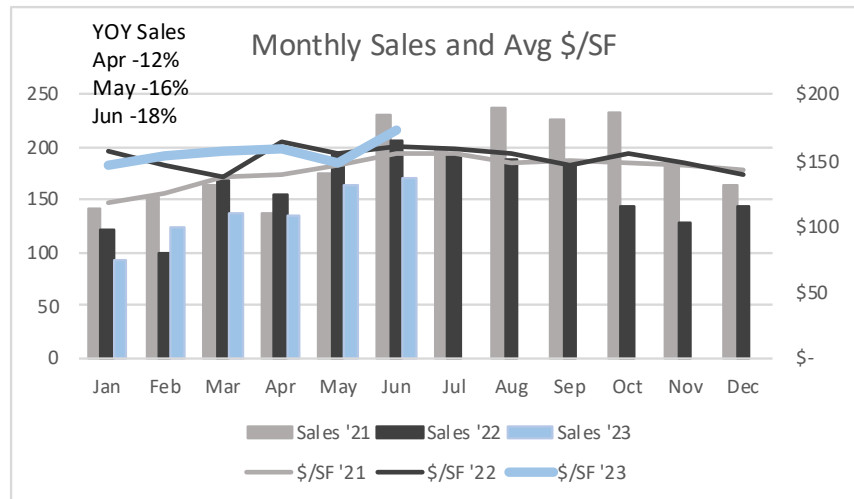
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	178	245	257	1,451	1,125	-22%
New Pending	163	163	217	1,008	955	-5%
Closed Sales	136	163	170	946	823	-13%
Price/SF	\$158	\$149	\$173	\$154	\$157	2%
Avg Price	\$247,575	\$254,575	\$278,806	\$244,716	\$257,134	5%
<\$175k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	52	63	67	465	314	-32%
New Pending	53	44	70	377	301	-20%
Closed Sales	49	47	52	356	270	-24%
Price/SF	\$107	\$95	\$101	\$105	\$101	-4%
\$175k-\$350k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	79	119	114	605	512	-15%
New Pending	75	85	97	442	450	2%
Closed Sales	58	80	78	411	386	-6%
Price/SF	\$164	\$153	\$170	\$154	\$156	1%
>\$350k						
	Apr '23	May '23	Jun '23	YTD		
				'22	'23	(+/-)
Listings Taken	47	63	76	381	299	-22%
New Pending	35	34	50	189	204	8%
Closed Sales	29	36	40	179	167	-7%
Price/SF	\$195	\$181	\$227	\$204	\$206	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

