



Housing Report

AUGUST 2023



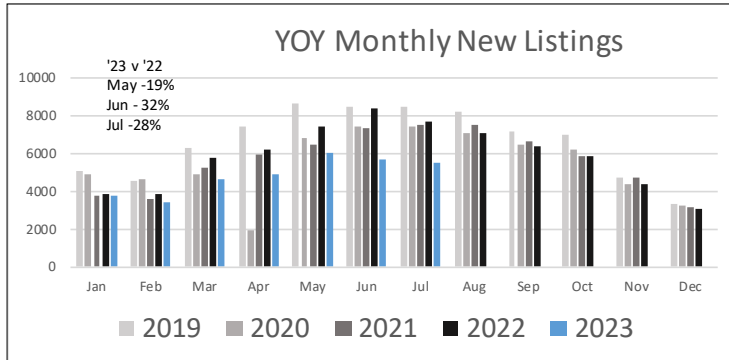
Southeast Michigan

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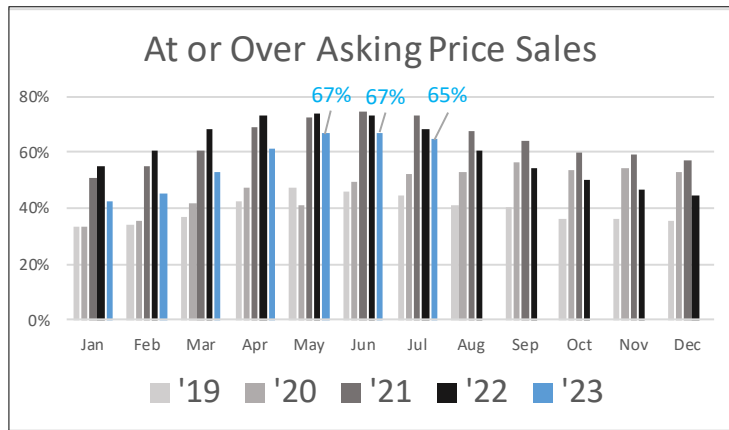
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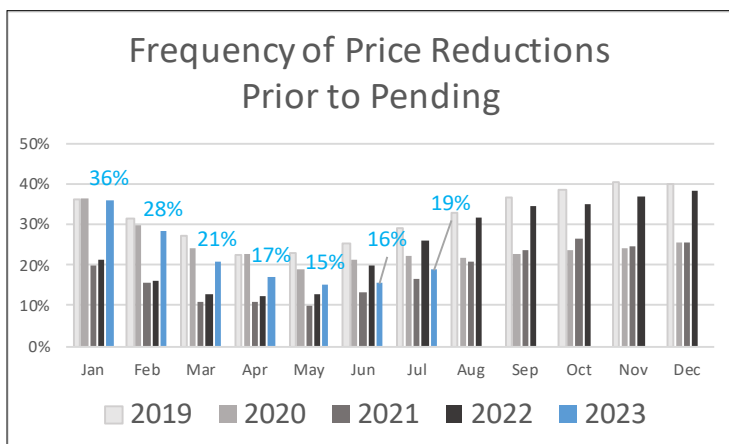
Over-Asking Sales Remain High Despite Slower Market



2023 sales have been driven, or restricted by the arrival of new listings. The slight decline in listings over the past few months has been resulting in a gradual reduction in new pendings and closed sales. Expect the gradual changes to continue into the fall.



Although monthly “over asking” sales have been lower than the past two extreme pandemic-driven years, the frequency of over-asking sales remains high. Historically, even in some of our best markets, July numbers might hit 40 to 50%. Last month, 65% of SEMI closed sales were at or above full asking price.



While we can expect to see an increase in the frequency of price reductions, current numbers are low compared to typical years and are even lower than last year. Expect market shifts to be gradual compared to last year.



SEMI 5-County Summary

MONTHLY

5,522
JUL NEW LISTINGS
-3% from last month

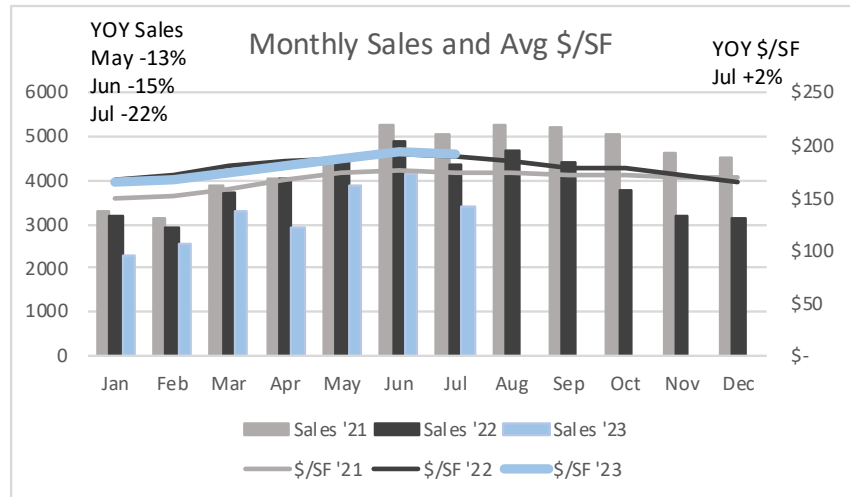
4,318
NEW PENDING
+1% from last month

3,414
CLOSED SALES
-18% from last month

\$192
PRICE PER SQ FT
-1% from last month

\$330K
AVG SALE PRICE
-1% from last month

Closed Single-Family Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	6,028	5,671	5,522	43,062	33,961	-21%
New Pendings	4,529	4,454	4,318	30,689	26,862	-12%
Closed Sales	3,888	4,159	3,414	27,628	22,551	-18%
Price/SF	\$187	\$194	\$192	\$183	\$182	-1%
Avg Price	\$318,281	\$334,754	\$330,181	\$309,493	\$307,365	-1%
<\$250k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,860	2,647	2,577	20,967	16,759	-20%
New Pendings	2,144	2,138	2,092	15,510	13,474	-13%
Closed Sales	1,768	1,808	1,496	13,452	10,976	-18%
Price/SF	\$126	\$129	\$128	\$131	\$125	-5%
\$250k-\$500k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,124	2,033	1,962	15,260	11,474	-25%
New Pendings	1,689	1,652	1,609	11,192	9,650	-14%
Closed Sales	1,507	1,653	1,363	10,394	8,428	-19%
Price/SF	\$194	\$198	\$197	\$190	\$190	0%
>\$500k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,044	991	983	6,835	5,728	-16%
New Pendings	696	664	617	3,987	3,738	-6%
Closed Sales	613	698	555	3,782	3,147	-17%
Price/SF	\$245	\$251	\$252	\$242	\$245	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Oakland County

Single-Family Homes

MONTHLY

1,689
JUL NEW LISTINGS
-1% from last month

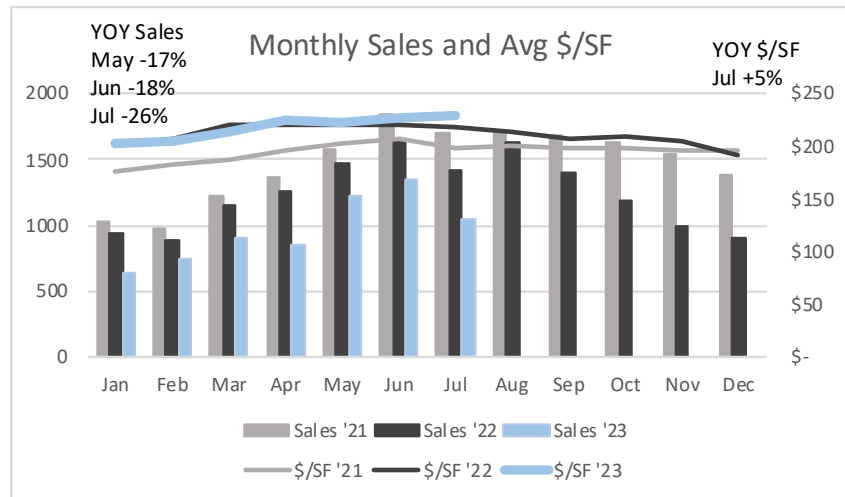
1,299
NEW PENDING
-7% from last month

1,049
CLOSED SALES
-22% from last month

\$229
PRICE PER SQ FT
+1% from last month

\$461K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,820	1,708	1,689	13,509	10,028	-26%
New Pending	1,387	1,390	1,299	9,859	8,005	-19%
Closed Sales	1,218	1,346	1,049	8,785	6,775	-23%
Price/SF	\$222	\$227	\$229	\$217	\$220	1%
Avg Price	\$447,684	\$458,140	\$459,952	\$422,502	\$435,726	3%

<\$300k

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	583	534	534	4,922	3,320	-33%
New Pending	481	498	454	4,091	3,024	-26%
Closed Sales	384	455	343	3,473	2,548	-27%
Price/SF	\$174	\$174	\$179	\$174	\$171	-2%

\$300k-\$800k

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,016	936	973	7,212	5,456	-24%
New Pending	773	765	756	5,082	4,331	-15%
Closed Sales	734	765	620	4,686	3,689	-21%
Price/SF	\$214	\$215	\$218	\$209	\$211	1%

>\$800k

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	221	238	182	1,375	1,252	-9%
New Pending	133	127	89	686	650	-5%
Closed Sales	100	126	86	626	538	-14%
Price/SF	\$313	\$325	\$336	\$320	\$324	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



Birm/Bloom Hills

Single-Family Homes

MONTHLY

63
JUL NEW LISTINGS
-10% from last month

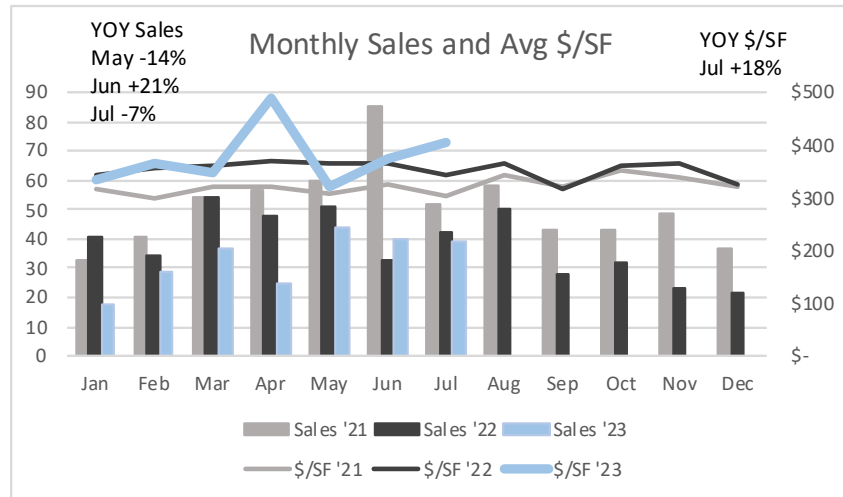
30
NEW PENDING
-42% from last month

39
CLOSED SALES
-3% from last month

\$406
PRICE PER SQ FT
+8% from last month

\$1.1M
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	95	70	63	545	453	-17%
New Pending	52	52	30	320	261	-18%
Closed Sales	44	40	39	303	232	-23%
Price/SF	\$322	\$374	\$406	\$359	\$374	4%
Avg Price	\$918,534	\$1,261,542	\$1,128,919	\$1,024,600	\$1,078,594	5%

<\$700k				YTD		
	May '23	Jun '23	Jul '23	'22	'23	(+/-)
Listings Taken	18	12	19	180	114	-37%
New Pending	15	19	13	130	100	-23%
Closed Sales	18	10	16	128	91	-29%
Price/SF	\$223	\$263	\$318	\$282	\$270	-4%

\$700k-\$1.4m				YTD		
	May '23	Jun '23	Jul '23	'22	'23	(+/-)
Listings Taken	34	32	26	200	161	-20%
New Pending	20	18	10	122	92	-25%
Closed Sales	16	15	13	113	81	-28%
Price/SF	\$312	\$328	\$305	\$322	\$326	1%

>\$1.4m				YTD		
	May '23	Jun '23	Jul '23	'22	'23	(+/-)
Listings Taken	43	26	18	165	178	8%
New Pending	17	15	7	68	69	1%
Closed Sales	10	15	10	62	60	-3%
Price/SF	\$440	\$434	\$529	\$452	\$471	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



Farmington/Farm Hills

Single-Family Homes

MONTHLY

85
JUL NEW LISTINGS
-10% from last month

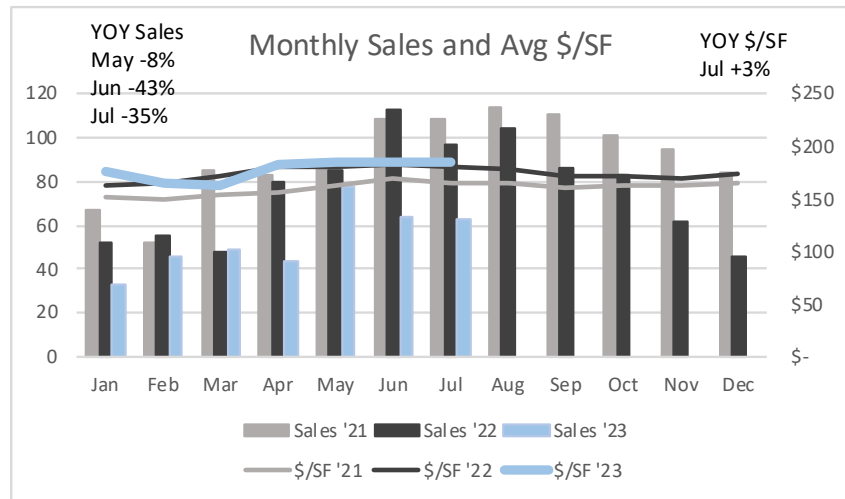
70
NEW PENDING
-13% from last month

63
CLOSED SALES
-29% from last month

\$185
PRICE PER SQ FT
even with last month

\$406K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	91	94	85	790	534	-32%
New Pendings	91	80	70	604	473	-22%
Closed Sales	78	64	63	530	377	-29%
Price/SF	\$185	\$185	\$185	\$177	\$179	1%
Avg Price	\$391,767	\$373,213	\$405,567	\$363,356	\$373,998	3%
<\$250k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	12	17	16	152	85	-44%
New Pendings	11	20	10	122	75	-39%
Closed Sales	8	11	8	91	63	-31%
Price/SF	\$178	\$145	\$158	\$153	\$148	-4%
\$250k-\$500k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	57	62	57	529	333	-37%
New Pendings	62	48	45	425	306	-28%
Closed Sales	61	42	42	376	263	-30%
Price/SF	\$183	\$186	\$177	\$176	\$178	1%
>\$500k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	15	12	109	116	6%
New Pendings	18	12	15	57	92	61%
Closed Sales	9	11	13	63	51	-19%
Price/SF	\$198	\$197	\$206	\$195	\$196	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

49
JUL NEW LISTINGS
-14% from last month

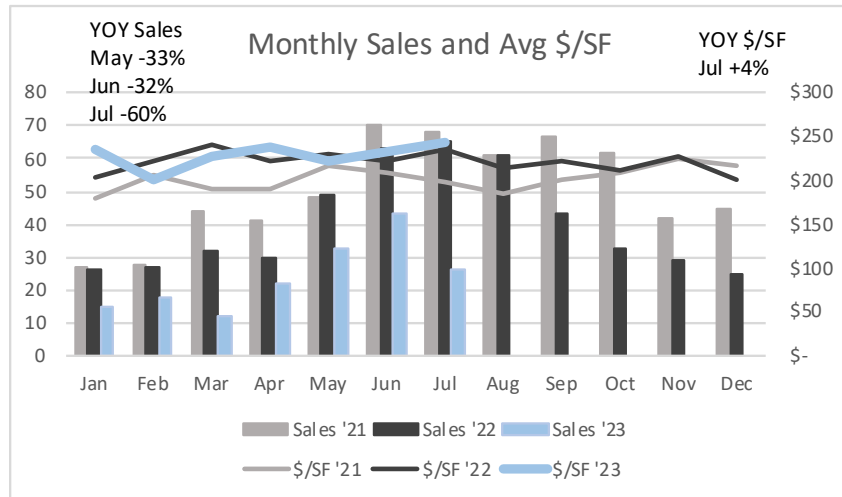
37
NEW PENDING
-10% from last month

26
CLOSED SALES
-40% from last month

\$244
PRICE PER SQ FT
+4% from last month

\$584K
AVG SALE PRICE
-15% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	43	57	49	418	251	-40%
New Pendings	47	41	37	324	213	-34%
Closed Sales	33	43	26	292	169	-42%
Price/SF	\$222	\$234	\$244	\$227	\$230	1%
Avg Price	\$531,468	\$685,384	\$584,015	\$619,670	\$618,219	0%
<\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	6	11	10	81	45	-44%
New Pendings	7	8	10	72	42	-42%
Closed Sales	8	4	8	59	32	-46%
Price/SF	\$213	\$190	\$206	\$203	\$195	-4%
\$400k-\$800k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	30	33	30	267	160	-40%
New Pendings	31	27	24	204	143	-30%
Closed Sales	22	27	15	183	109	-40%
Price/SF	\$222	\$218	\$233	\$212	\$217	2%
>\$800k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	13	9	70	46	-34%
New Pendings	9	6	3	48	28	-42%
Closed Sales	3	12	3	50	28	-44%
Price/SF	\$234	\$264	\$317	\$274	\$280	2%

Data source: Realtor MLS using Great Lakes Repository Data.



Rochester/Roch Hills

Single-Family Homes

MONTHLY

111
JUL NEW LISTINGS
+28% from last month

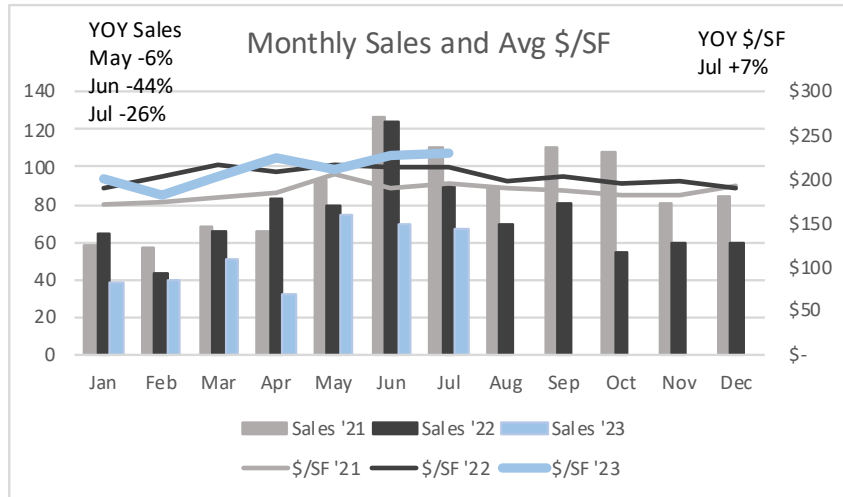
71
NEW PENDING
+6% from last month

67
CLOSED SALES
-3% from last month

\$229
PRICE PER SQ FT
+1% from last month

\$550K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	90	87	111	772	543	-30%
New Pendings	63	67	71	569	415	-27%
Closed Sales	74	69	67	551	371	-33%
Price/SF	\$212	\$228	\$229	\$210	\$214	2%
Avg Price	\$493,355	\$511,377	\$550,052	\$478,105	\$497,184	4%
<\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	9	10	15	116	75	-35%
New Pendings	9	10	6	100	66	-34%
Closed Sales	11	7	6	92	53	-42%
Price/SF	\$164	\$218	\$210	\$189	\$185	-2%
\$300k-\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	59	49	58	487	302	-38%
New Pendings	39	43	47	367	255	-31%
Closed Sales	45	42	46	351	237	-32%
Price/SF	\$209	\$212	\$217	\$202	\$202	0%
>\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	28	38	169	166	-2%
New Pendings	15	14	18	102	94	-8%
Closed Sales	18	20	15	108	81	-25%
Price/SF	\$227	\$251	\$252	\$234	\$241	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

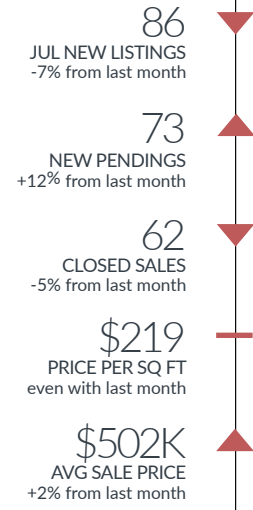


AUG 2023
SEMI HOUSING REPORT

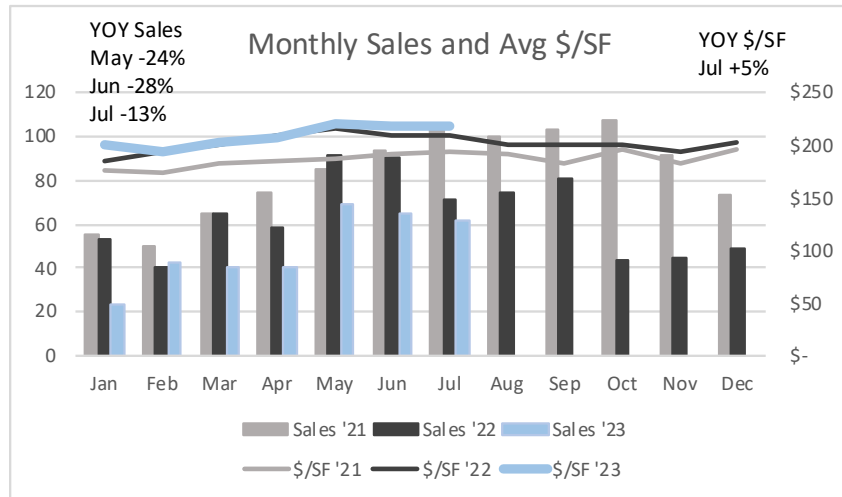
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	89	92	86	724	492	-32%
New Pendings	70	65	73	523	397	-24%
Closed Sales	69	65	62	470	344	-27%
Price/SF	\$220	\$218	\$219	\$206	\$212	3%
Avg Price	\$518,122	\$491,277	\$501,845	\$458,559	\$483,757	5%
<\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	19	5	15	128	73	-43%
New Pendings	12	5	9	111	54	-51%
Closed Sales	5	6	5	92	42	-54%
Price/SF	\$211	\$167	\$190	\$185	\$187	1%
\$300k-\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	53	67	45	435	303	-30%
New Pendings	45	46	49	308	262	-15%
Closed Sales	41	45	40	280	218	-22%
Price/SF	\$206	\$214	\$206	\$199	\$204	2%
>\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	20	26	161	116	-28%
New Pendings	13	14	15	104	81	-22%
Closed Sales	23	14	17	98	84	-14%
Price/SF	\$237	\$235	\$242	\$226	\$231	2%

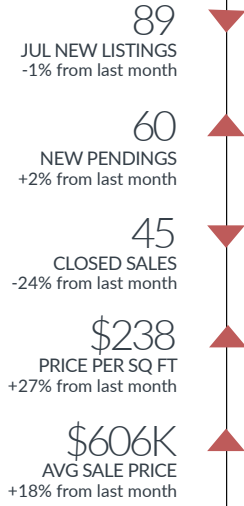
Data source: Realcomp MLS using Great Lakes Repository Data.



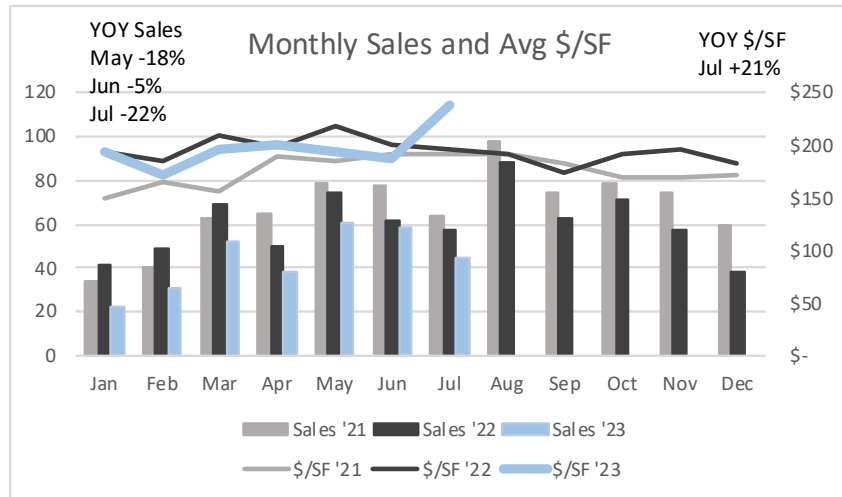
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	85	90	89	773	512	-34%
New Pendings	66	59	60	461	369	-20%
Closed Sales	61	59	45	404	308	-24%
Price/SF	\$193	\$187	\$238	\$202	\$198	-2%
Avg Price	\$497,549	\$513,718	\$605,953	\$521,269	\$519,345	0%
<\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	12	9	106	48	-55%
New Pendings	10	4	9	86	44	-49%
Closed Sales	4	3	7	67	36	-46%
Price/SF	\$170	\$180	\$191	\$173	\$171	-1%
\$300k-\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	49	48	45	441	308	-30%
New Pendings	39	40	39	269	246	-9%
Closed Sales	43	38	27	241	202	-16%
Price/SF	\$176	\$172	\$176	\$172	\$171	-1%
>\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	29	30	35	226	156	-31%
New Pendings	17	15	12	106	79	-25%
Closed Sales	14	18	11	96	70	-27%
Price/SF	\$237	\$211	\$376	\$258	\$260	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,273
JUL NEW LISTINGS
-4% from last month

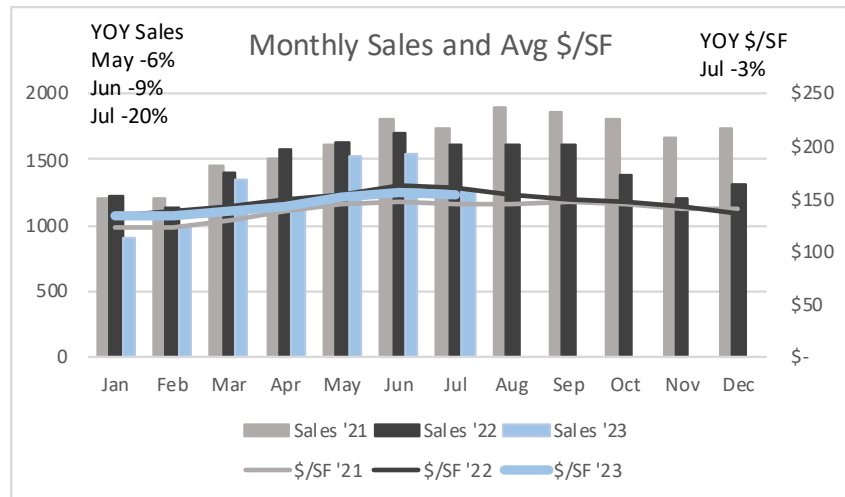
1,754
NEW PENDING
+2% from last month

1,286
CLOSED SALES
-17% from last month

\$155
PRICE PER SQ FT
-2% from last month

\$233K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,510	2,357	2,273	16,711	14,384	-14%
New Pendings	1,797	1,716	1,754	11,540	10,794	-6%
Closed Sales	1,532	1,550	1,286	10,259	8,793	-14%
Price/SF	\$153	\$157	\$155	\$151	\$146	-3%
Avg Price	\$222,195	\$234,589	\$233,059	\$223,904	\$214,173	-4%

<\$200k

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,567	1,402	1,376	10,360	9,278	-10%
New Pendings	1,090	1,022	1,030	6,944	6,689	-4%
Closed Sales	859	841	685	5,833	5,194	-11%
Price/SF	\$98	\$99	\$97	\$103	\$96	-6%

\$200k-\$500k

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	774	800	744	5,294	4,213	-20%
New Pendings	599	594	616	3,943	3,486	-12%
Closed Sales	567	592	499	3,774	3,044	-19%
Price/SF	\$182	\$186	\$185	\$176	\$179	2%

>\$500k

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	169	155	153	1,057	893	-16%
New Pendings	108	100	108	653	619	-5%
Closed Sales	106	117	102	652	555	-15%
Price/SF	\$235	\$231	\$223	\$225	\$222	-1%

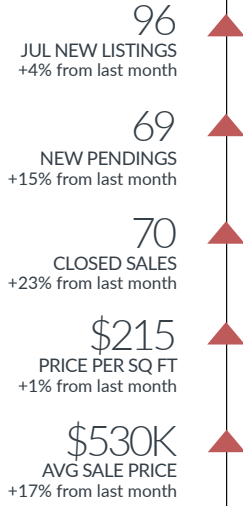
Data source: Realcomp MLS using Great Lakes Repository Data.



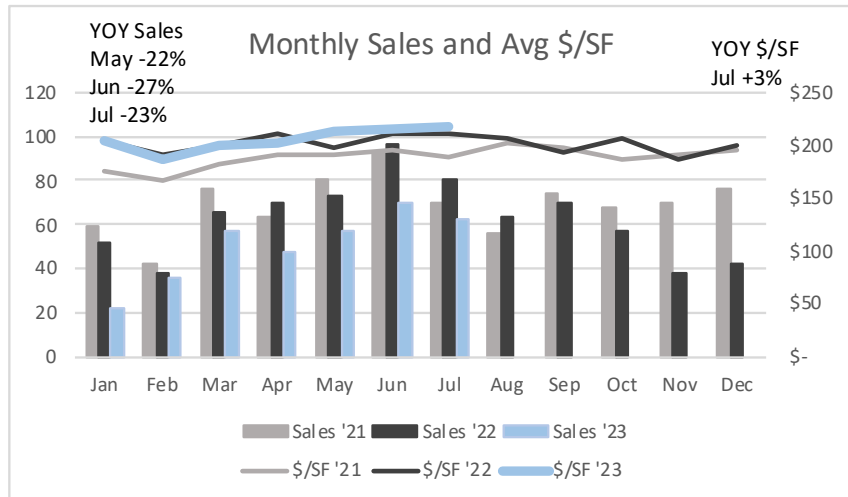
Grosse Pointe

Single-Family Homes

MONTHLY



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.



Detroit Single-Family

MONTHLY

913
JUL NEW LISTINGS
-1% from last month

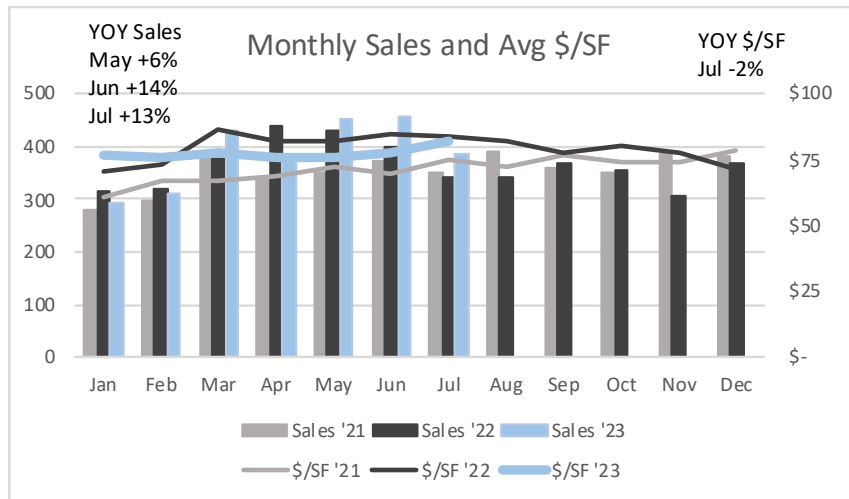
599
NEW PENDING
+7% from last month

386
CLOSED SALES
--15% from last month

\$82
PRICE PER SQ FT
+6% from last month

\$113K
AVG SALE PRICE
+12% from last month

Closed Sales



All Price Ranges

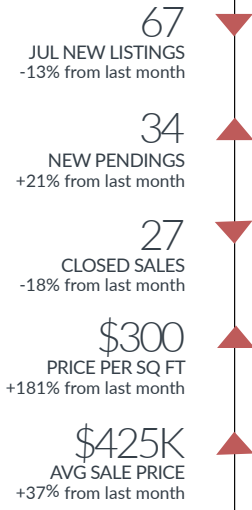
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,035	925	913	5,839	6,075	4%
New Pending	606	562	599	3,192	3,646	14%
Closed Sales	454	456	386	2,618	2,711	4%
Price/SF	\$76	\$77	\$82	\$81	\$77	-5%
Avg Price	\$100,066	\$100,706	\$112,808	\$112,660	\$103,454	-8%
<\$100k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	652	569	596	3,809	3,937	3%
New Pending	384	338	374	1,901	2,332	23%
Closed Sales	288	294	219	1,565	1,721	10%
Price/SF	\$47	\$48	\$47	\$47	\$47	0%
\$100k-\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	331	328	286	1,778	1,918	8%
New Pending	195	206	203	1,139	1,197	5%
Closed Sales	149	144	148	930	877	-6%
Price/SF	\$103	\$108	\$104	\$104	\$104	0%
>\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	52	28	31	252	220	-13%
New Pending	27	18	22	152	117	-23%
Closed Sales	17	18	19	123	113	-8%
Price/SF	\$140	\$137	\$149	\$153	\$144	-6%

Data source: Realcomp MLS using Great Lakes Repository Data.

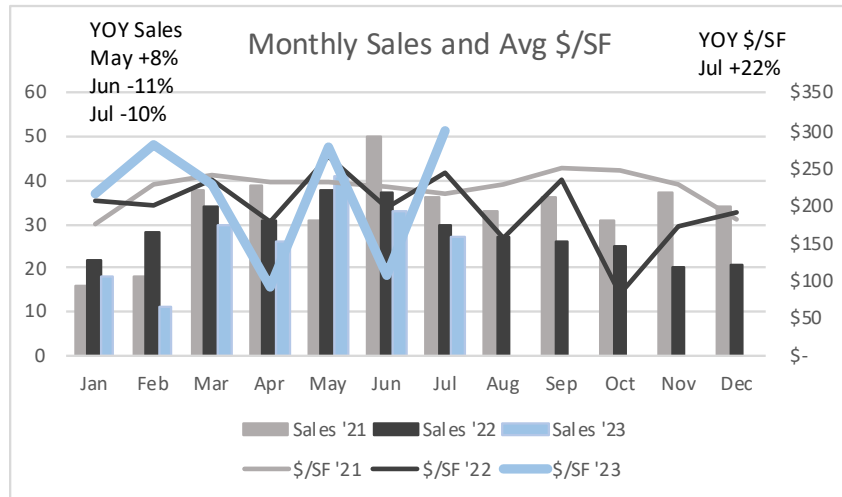


Detroit Condos

MONTHLY



Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	85	77	67	542	480	-11%
New Pendings	45	28	34	235	240	2%
Closed Sales	41	33	27	220	186	-15%
Price/SF	\$277	\$107	\$300	\$220	\$180	-18%
Avg Price	\$339,689	\$309,650	\$424,506	\$288,468	\$324,113	12%
<\$200k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	26	23	17	152	154	1%
New Pendings	20	11	17	78	86	10%
Closed Sales	12	14	9	66	67	2%
Price/SF	\$130	\$23	\$129	\$108	\$60	-44%
\$200k-\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	25	32	23	255	175	-31%
New Pendings	15	11	10	111	97	-13%
Closed Sales	18	12	7	113	72	-36%
Price/SF	\$270	\$235	\$224	\$214	\$165	-23%
>\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	34	22	27	135	151	12%
New Pendings	10	6	7	46	57	24%
Closed Sales	11	7	11	41	47	15%
Price/SF	\$366	\$419	\$411	\$325	\$376	16%

Data source: Realcomp MLS using Great Lakes Repository Data.



Downriver

Single-Family Homes

MONTHLY

393
JUL NEW LISTINGS
+2% from last month

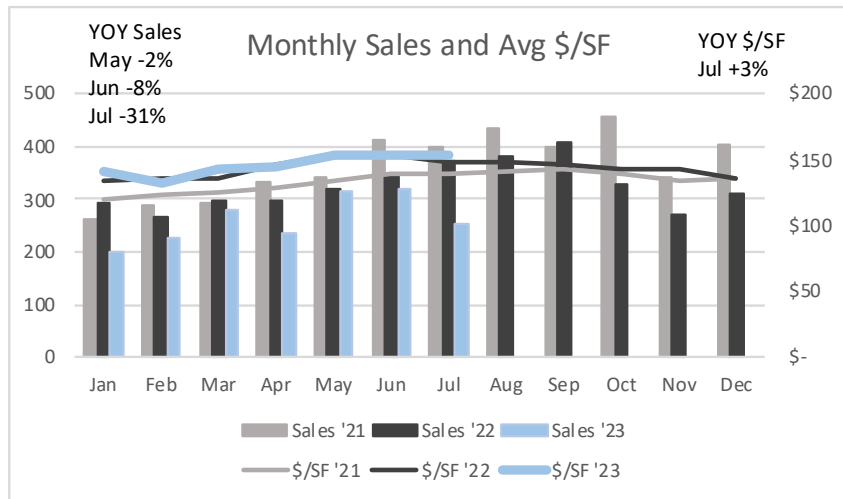
339
NEW PENDING
+3% from last month

255
CLOSED SALES
-20% from last month

\$153K
PRICE PER SQ FT
even with last month

\$213K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	445	386	393	2,949	2,411	-18%
New Pendings	367	330	339	2,394	2,139	-11%
Closed Sales	313	319	255	2,189	1,824	-17%
Price/SF	\$153	\$153	\$153	\$145	\$147	1%
Avg Price	\$201,221	\$205,306	\$212,809	\$191,636	\$197,028	3%

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	134	101	116	1,106	792	-28%
New Pendings	109	106	91	913	715	-22%
Closed Sales	83	92	73	761	609	-20%
Price/SF	\$111	\$112	\$105	\$110	\$105	-4%

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	235	197	215	1,415	1,225	-13%
New Pendings	206	173	191	1,171	1,122	-4%
Closed Sales	183	176	134	1,128	939	-17%
Price/SF	\$159	\$159	\$160	\$153	\$156	2%

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	76	88	62	428	394	-8%
New Pendings	52	51	57	310	302	-3%
Closed Sales	47	51	48	300	276	-8%
Price/SF	\$176	\$174	\$178	\$166	\$170	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

25
 JUL NEW LISTINGS
 +32% from last month

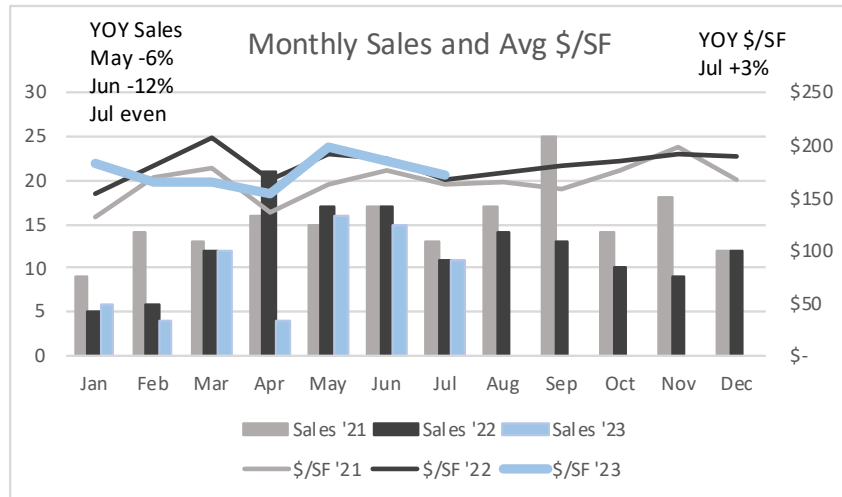
12
 NEW PENDING
 +9% from last month

11
 CLOSED SALES
 -27% from last month

\$172
 PRICE PER SQ FT
 -8% from last month

\$366K
 AVG SALE PRICE
 -16% from last month

Closed Sales



All Price Ranges						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	19	25	149	101	-32%
New Pendings	10	11	12	101	69	-32%
Closed Sales	16	15	11	89	68	-24%
Price/SF	\$197	\$186	\$172	\$180	\$178	-1%
Avg Price	\$473,188	\$437,900	\$366,118	\$491,885	\$438,556	-11%
<\$350k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	5	3	8	44	28	-36%
New Pendings	5	5	6	36	27	-25%
Closed Sales	5	5	6	27	27	0%
Price/SF	\$166	\$154	\$152	\$156	\$151	-3%
\$350k-\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	4	10	11	70	45	-36%
New Pendings	4	5	3	48	30	-38%
Closed Sales	8	8	4	44	30	-32%
Price/SF	\$192	\$190	\$171	\$170	\$181	6%
>\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	5	6	6	35	28	-20%
New Pendings	1	1	3	17	12	-29%
Closed Sales	3	2	1	18	11	-39%
Price/SF	\$226	\$210	\$244	\$213	\$202	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

130
JUL NEW LISTINGS
-11% from last month

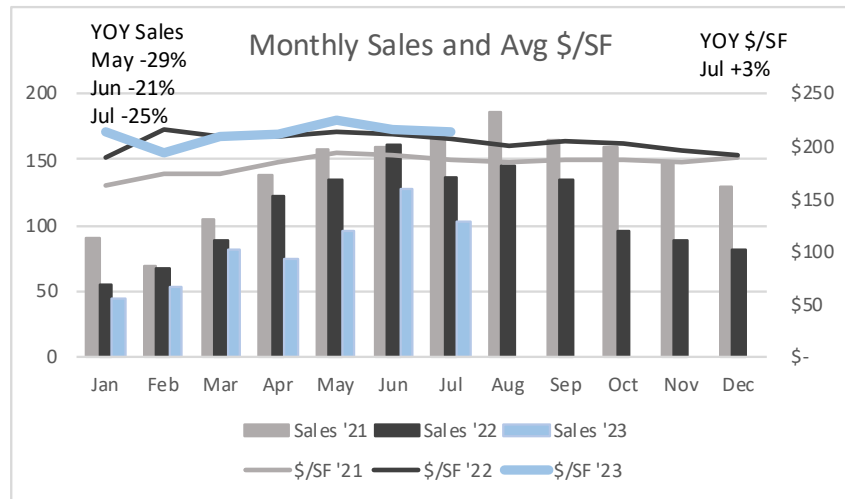
109
NEW PENDINGS
-10% from last month

103
CLOSED SALES
-20% from last month

\$214K
PRICE PER SQ FT
-1% from last month

\$271K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	157	146	130	1,139	805	-29%
New Pending	129	121	109	862	688	-20%
Closed Sales	95	128	103	766	580	-24%
Price/SF	\$224	\$217	\$214	\$209	\$213	2%
Avg Price	\$510,999	\$468,464	\$471,305	\$449,325	\$471,539	5%

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	40	29	32	397	204	-49%
New Pending	38	25	32	336	187	-44%
Closed Sales	20	31	22	242	148	-39%
Price/SF	\$205	\$212	\$195	\$198	\$197	0%

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	73	92	68	545	420	-23%
New Pending	71	69	57	403	362	-10%
Closed Sales	51	66	61	388	311	-20%
Price/SF	\$218	\$218	\$216	\$204	\$211	3%

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	44	25	30	197	181	-8%
New Pending	20	27	20	123	139	13%
Closed Sales	24	31	20	136	121	-11%
Price/SF	\$240	\$218	\$219	\$228	\$226	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,091
JUL NEW LISTINGS
+2% from last month

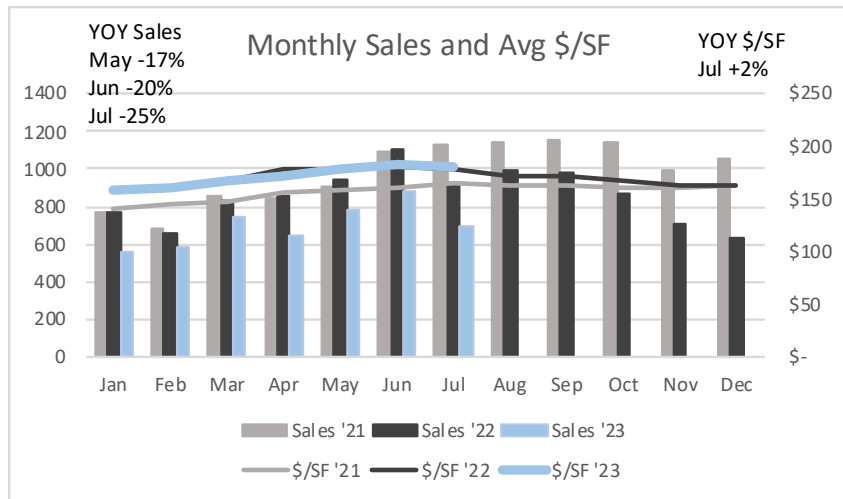
867
NEW PENDING
-1% from last month

690
CLOSED SALES
-22% from last month

\$181
PRICE PER SQ FT
-1% from last month

\$300K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,119	1,067	1,091	9,034	6,590	-27%
New Pendings	944	878	867	6,574	5,596	-15%
Closed Sales	788	886	690	6,092	4,904	-20%
Price/SF	\$177	\$183	\$181	\$173	\$173	0%
Avg Price	\$290,812	\$303,346	\$299,513	\$278,424	\$281,954	1%
<\$200k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	361	316	312	3,058	2,116	-31%
New Pendings	296	278	283	2,411	1,931	-20%
Closed Sales	241	241	187	2,093	1,603	-23%
Price/SF	\$123	\$130	\$127	\$130	\$125	-4%
\$200k-\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	530	508	521	4,053	3,009	-26%
New Pendings	444	431	430	3,045	2,613	-14%
Closed Sales	384	449	356	2,868	2,383	-17%
Price/SF	\$183	\$185	\$184	\$178	\$178	0%
>\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	228	243	258	1,923	1,465	-24%
New Pendings	204	169	154	1,118	1,052	-6%
Closed Sales	163	196	147	1,131	918	-19%
Price/SF	\$204	\$206	\$206	\$197	\$198	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

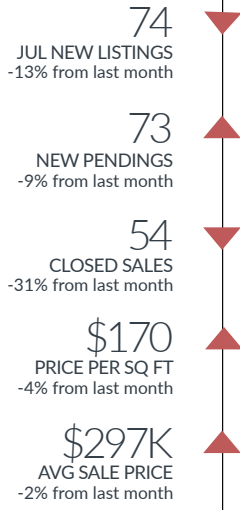


AUG 2023
SEMI HOUSING REPORT

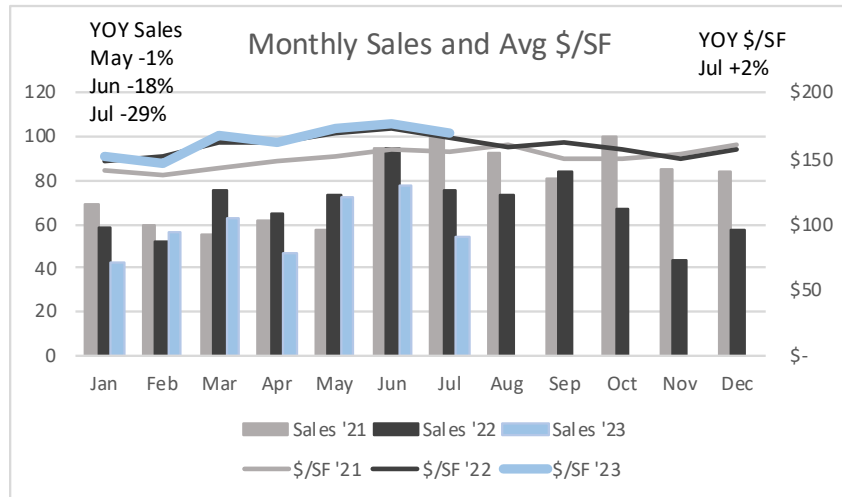
Clinton Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	106	85	74	750	523	-30%
New Pendings	79	80	73	534	476	-11%
Closed Sales	72	78	54	496	413	-17%
Price/SF	\$174	\$176	\$170	\$163	\$166	2%
Avg Price	\$283,042	\$303,310	\$296,627	\$276,909	\$280,126	1%
<\$200k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	31	19	15	168	145	-14%
New Pendings	18	20	14	140	134	-4%
Closed Sales	15	13	8	124	88	-29%
Price/SF	\$175	\$160	\$129	\$140	\$139	-1%
\$200k-\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	57	57	45	490	311	-37%
New Pendings	54	48	45	344	287	-17%
Closed Sales	45	53	38	322	278	-14%
Price/SF	\$170	\$175	\$174	\$167	\$170	2%
>\$400k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	18	9	14	92	67	-27%
New Pendings	7	12	14	50	55	10%
Closed Sales	12	12	8	50	47	-6%
Price/SF	\$181	\$187	\$175	\$172	\$171	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

95
JUL NEW LISTINGS
+9% from last month

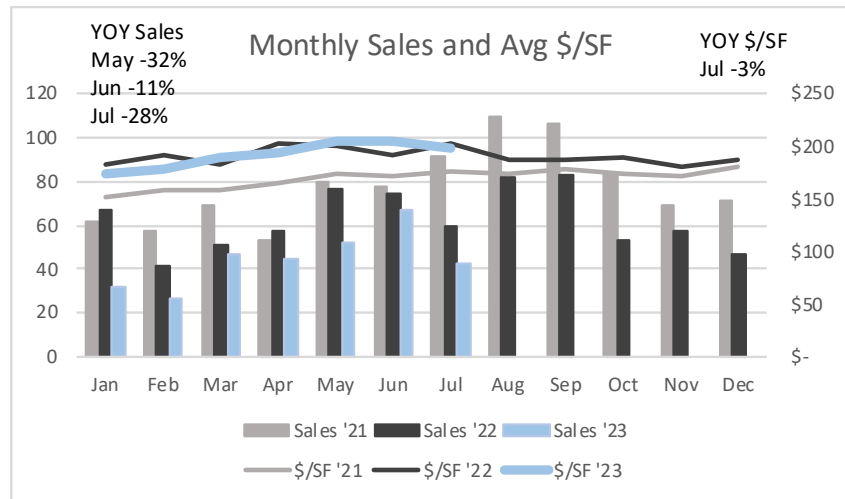
65
NEW PENDING
+2% from last month

43
CLOSED SALES
-36% from last month

\$197
PRICE PER SQ FT
-4% from last month

\$422K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	76	87	95	701	516	-26%
New Pending	76	64	65	466	403	-14%
Closed Sales	52	67	43	429	313	-27%
Price/SF	\$206	\$205	\$197	\$194	\$195	1%
Avg Price	\$474,330	\$484,992	\$422,474	\$442,221	\$449,400	2%
<\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	11	8	16	156	81	-48%
New Pending	14	8	9	133	77	-42%
Closed Sales	9	9	7	120	71	-41%
Price/SF	\$188	\$177	\$189	\$177	\$168	-5%
\$300k-\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	49	61	54	385	286	-26%
New Pending	35	45	43	247	222	-10%
Closed Sales	31	40	31	220	172	-22%
Price/SF	\$190	\$189	\$194	\$187	\$187	0%
>\$600k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	18	25	160	149	-7%
New Pending	27	11	13	86	104	21%
Closed Sales	12	18	5	89	70	-21%
Price/SF	\$241	\$234	\$217	\$215	\$220	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



St Clair Shores

Single-Family Homes

MONTHLY

115
JUL NEW LISTINGS
+25% from last month

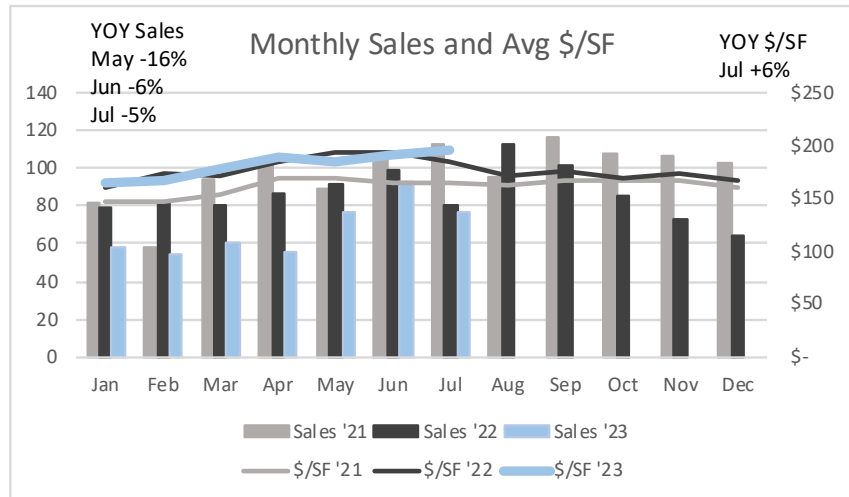
91
NEW PENDING
+5% from last month

76
CLOSED SALES
-18% from last month

\$195
PRICE PER SQ FT
+3% from last month

\$262K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	100	92	115	819	607	-26%
New Pendings	92	87	91	647	531	-18%
Closed Sales	77	93	76	598	475	-21%
Price/SF	\$185	\$190	\$195	\$181	\$183	1%
Avg Price	\$258,817	\$243,857	\$262,075	\$228,279	\$235,567	3%
<\$175k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	8	11	155	82	-47%
New Pendings	10	14	11	126	83	-34%
Closed Sales	9	11	10	97	80	-18%
Price/SF	\$114	\$136	\$148	\$139	\$131	-5%
\$175k-\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	76	73	81	558	442	-21%
New Pendings	68	63	72	459	386	-16%
Closed Sales	49	69	51	437	331	-24%
Price/SF	\$185	\$188	\$190	\$184	\$184	0%
>\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	9	11	23	106	83	-22%
New Pendings	14	10	8	62	62	0%
Closed Sales	19	13	15	64	64	0%
Price/SF	\$208	\$222	\$222	\$199	\$215	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



Livingston County

Single-Family Homes

MONTHLY

241
JUL NEW LISTINGS
-13% from last month

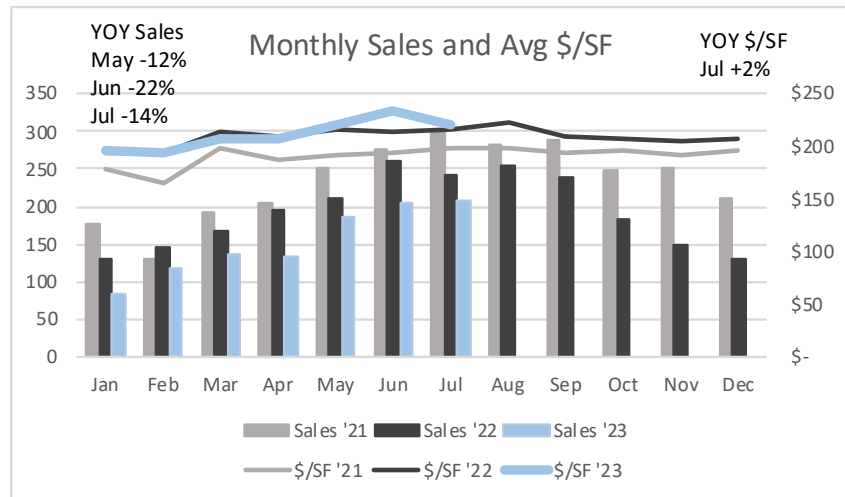
206
NEW PENDING
+17% from last month

207
CLOSED SALES
+1% from last month

\$220K
PRICE PER SQ FT
-6% from last month

\$437K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	322	277	241	2,023	1,567	-23%
New Pending	232	247	206	1,536	1,302	-15%
Closed Sales	187	204	207	1,354	1,071	-21%
Price/SF	\$220	\$234	\$220	\$210	\$215	2%
Avg Price	\$433,895	\$465,456	\$437,459	\$416,656	\$423,096	2%
<\$300k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	57	62	46	486	343	-29%
New Pending	49	62	45	420	312	-26%
Closed Sales	34	40	48	362	249	-31%
Price/SF	\$191	\$179	\$173	\$173	\$170	-2%
\$300k-\$500k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	163	126	118	944	748	-21%
New Pending	124	117	113	731	679	-7%
Closed Sales	96	105	103	654	563	-14%
Price/SF	\$206	\$212	\$204	\$200	\$203	2%
>\$500k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	102	89	77	593	476	-20%
New Pending	59	68	48	385	311	-19%
Closed Sales	57	59	56	338	259	-23%
Price/SF	\$248	\$282	\$259	\$244	\$257	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



AUG 2023
SEMI HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

228
JUL NEW LISTINGS
-13% from last month

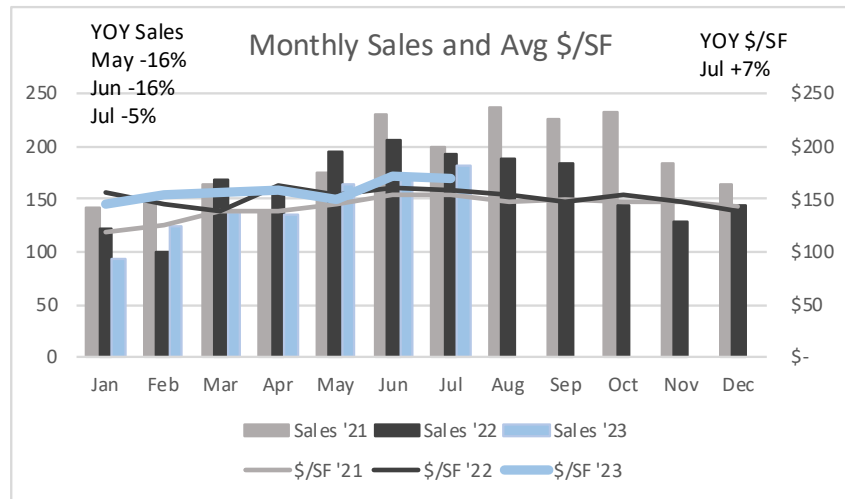
192
NEW PENDING
+14% from last month

182
CLOSED SALES
+5% from last month

\$169
PRICE PER SQ FT
-2% from last month

\$263K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	257	262	228	1,785	1,392	-22%
New Pendings	169	223	192	1,180	1,165	-1%
Closed Sales	163	173	182	1,138	1,008	-11%
Price/SF	\$149	\$173	\$169	\$155	\$159	3%
Avg Price	\$254,575	\$278,941	\$262,721	\$247,503	\$258,230	4%
<\$175k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	67	74	52	533	383	-28%
New Pendings	45	74	48	429	353	-18%
Closed Sales	47	52	65	412	335	-19%
Price/SF	\$95	\$101	\$102	\$106	\$101	-4%
\$175k-\$350k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	126	116	106	780	637	-18%
New Pendings	86	103	89	533	548	3%
Closed Sales	80	81	77	507	466	-8%
Price/SF	\$153	\$169	\$164	\$154	\$157	2%
>\$350k						
	May '23	Jun '23	Jul '23	YTD		
				'22	'23	(+/-)
Listings Taken	64	72	70	472	372	-21%
New Pendings	38	46	55	218	264	21%
Closed Sales	36	40	40	219	207	-5%
Price/SF	\$181	\$227	\$232	\$202	\$211	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

