

Housing Report

DECEMBER 2023



Southeast Michigan

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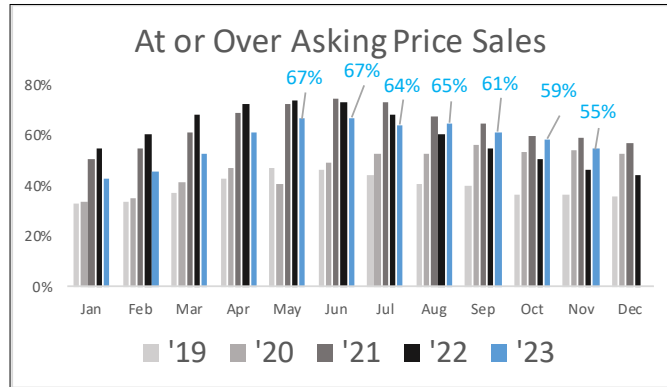
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Looking Ahead to 2024

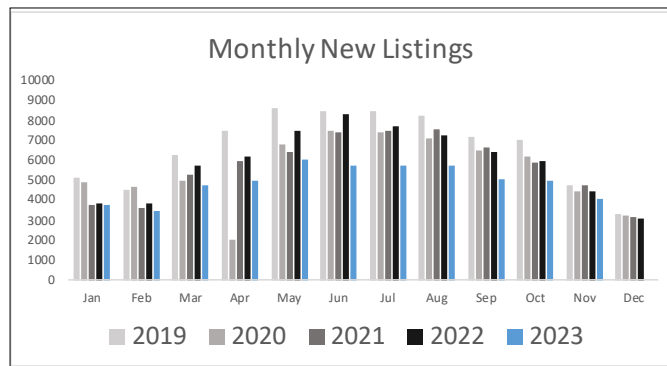
Demand

As late as November, 55% of all closed sales have been at or above asking price. Buyers continue to compete for listings—a strong indication that demand for quality listings continues to exceed supply. Expect buyer enthusiasm to carry over into 2024. The bottleneck responsible for the 16% drop in sales this year was primarily caused by depleted inventory (quantity and quality). Expect buyer enthusiasm to carry over into 2024 with additional boosts as interest rates adjust down.



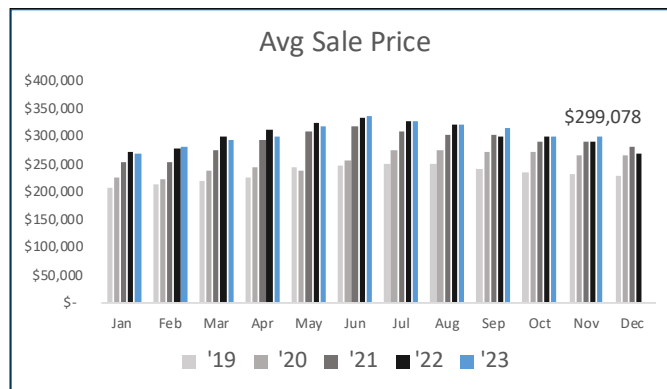
Listing Supply

Compared to prior years, new listings have been slow to arrive and level throughout the year. They didn't have a mid-year peak. New listings are down 19% compared to last year and 29% compared to the pre-pandemic levels of 2019. The market is in a listing gridlock as potential sellers are reluctant to give up their capped property taxes and low interest rates at a time when there aren't many buy options once they do sell. Low inventory levels will continue to restrict sales in 2024.



Values

Prices have been stable and have been following closely to last year's lead. Through the spring, prices were down slightly and since June, they've been up by about the same margin. YTD price per square foot is even with last year and average sale price is up 1%. Expect 2024 prices to follow a similar pattern with a slight increase of one or two percent through the year.



Summary

Expect inventory levels and sales to remain tight in 2024. Buyers want updated and well-maintained homes. They will continue to wait for and jump on premium listings. Expect more of what we've seen this year with a little more energy as interest rates adjust.



SEMI 5-County Summary

MONTHLY

4,084
NOV NEW LISTINGS
-18% from last month

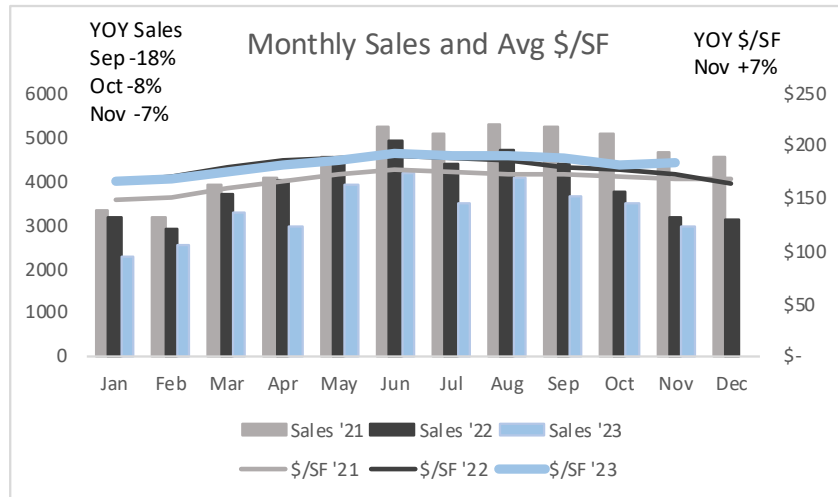
3,055
NEW PENDING
-10% from last month

2,948
CLOSED SALES
-15% from last month

\$184
PRICE PER SQ FT
+1% from last month

\$299K
AVG SALE PRICE
even with last month

Closed Single-Family Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	5,041	4,979	4,084	66,973	54,182	-19%
New Pendings	3,454	3,408	3,055	46,469	39,261	-16%
Closed Sales	3,640	3,467	2,948	43,657	36,775	-16%
Price/SF	\$188	\$182	\$184	\$182	\$184	1%
Avg Price	\$313,286	\$299,863	\$299,078	\$307,431	\$307,857	0%
<\$250k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,634	2,659	2,215	33,499	27,208	-19%
New Pendings	1,757	1,786	1,662	23,860	19,709	-17%
Closed Sales	1,709	1,692	1,511	21,279	17,771	-16%
Price/SF	\$131	\$126	\$126	\$131	\$126	-4%
\$250k-\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,627	1,588	1,296	23,292	18,229	-22%
New Pendings	1,256	1,236	1,044	16,860	14,322	-15%
Closed Sales	1,423	1,325	1,080	16,579	13,877	-16%
Price/SF	\$196	\$192	\$195	\$188	\$192	2%
>\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	780	732	573	10,182	8,745	-14%
New Pendings	441	386	349	5,749	5,230	-9%
Closed Sales	508	450	357	5,799	5,127	-12%
Price/SF	\$249	\$250	\$260	\$241	\$247	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



Oakland County

Single-Family Homes

MONTHLY

1,161
NOV NEW LISTINGS
-14% from last month

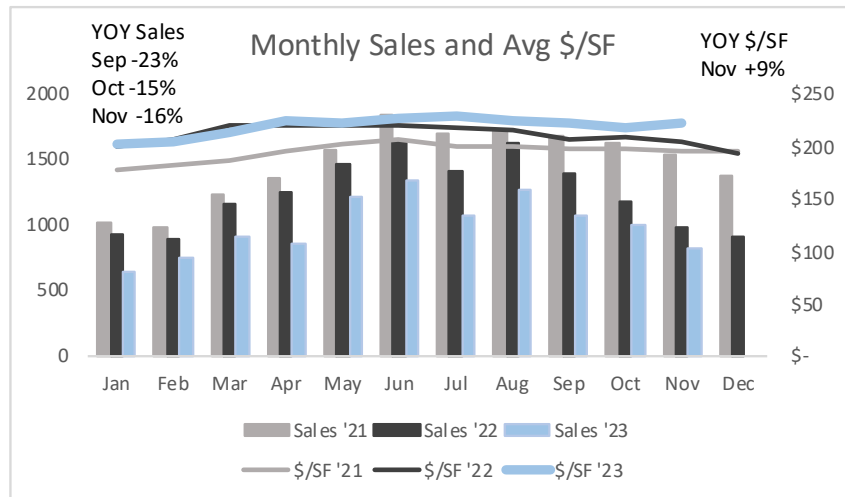
853
NEW PENDING
-7% from last month

829
CLOSED SALES
-18% from last month

\$223
PRICE PER SQ FT
+2% from last month

\$423K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,478	1,356	1,161	20,546	15,798	-23%
New Pendings	1,013	921	853	14,757	11,629	-21%
Closed Sales	1,079	1,007	829	13,976	10,984	-21%
Price/SF	\$223	\$218	\$223	\$214	\$221	3%
Avg Price	\$430,541	\$413,046	\$422,816	\$416,433	\$432,478	4%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	579	541	445	7,741	5,528	-29%
New Pendings	410	391	385	6,248	4,539	-27%
Closed Sales	395	394	334	5,572	4,093	-27%
Price/SF	\$175	\$172	\$169	\$173	\$172	-1%
\$300k-\$800k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	716	645	575	10,692	8,332	-22%
New Pendings	542	473	393	7,566	6,184	-18%
Closed Sales	602	553	437	7,490	6,063	-19%
Price/SF	\$214	\$213	\$213	\$206	\$212	3%
>\$800k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	183	170	141	2,113	1,938	-8%
New Pendings	61	57	75	943	906	-4%
Closed Sales	82	60	58	914	828	-9%
Price/SF	\$330	\$344	\$359	\$323	\$329	2%

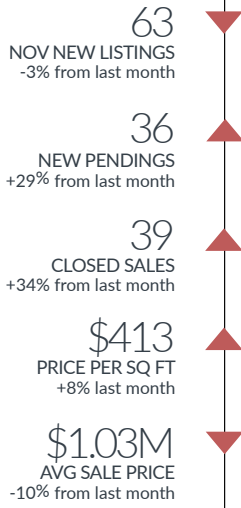
Data source: Realcomp MLS using Great Lakes Repository Data.



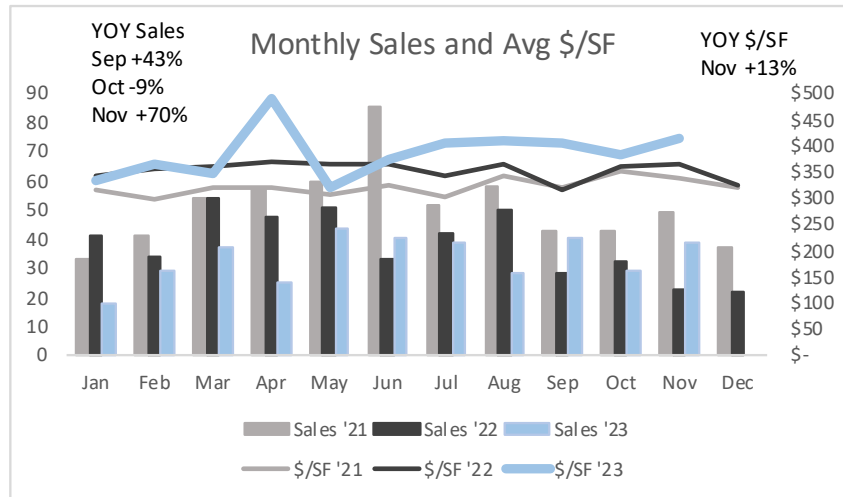
Birm/Bloom Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	68	65	63	797	744	-7%
New Pending	30	28	36	448	390	-13%
Closed Sales	40	29	39	436	368	-16%
Price/SF	\$403	\$382	\$413	\$358	\$384	7%
Avg Price	\$1,078,843	\$1,145,518	\$1,026,634	\$1,006,656	\$1,078,262	7%
<\$700k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	19	20	17	271	190	-30%
New Pending	12	15	14	194	154	-21%
Closed Sales	15	11	20	193	148	-23%
Price/SF	\$315	\$326	\$331	\$280	\$288	3%
\$700k-\$1.4m						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	19	16	16	278	243	-13%
New Pending	13	7	7	165	129	-22%
Closed Sales	14	12	10	157	128	-18%
Price/SF	\$370	\$325	\$319	\$321	\$330	3%
>\$1.4m						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	30	29	30	248	311	25%
New Pending	5	6	15	89	107	20%
Closed Sales	11	6	9	86	92	7%
Price/SF	\$471	\$478	\$539	\$457	\$483	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

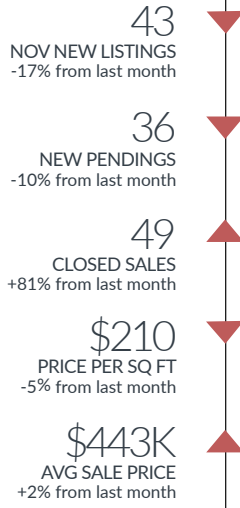


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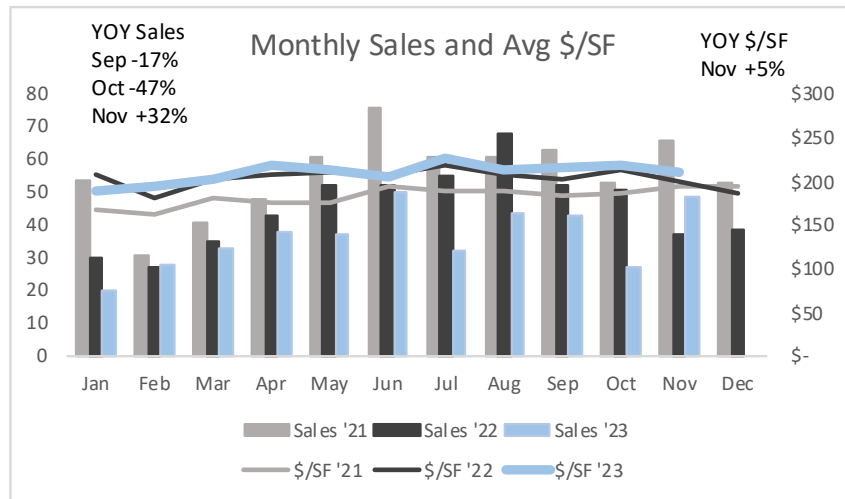
Clarkston

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	53	52	43	708	589	-17%
New Pendings	33	40	36	532	429	-19%
Closed Sales	43	27	49	502	401	-20%
Price/SF	\$217	\$220	\$210	\$207	\$211	2%
Avg Price	\$490,801	\$433,957	\$442,712	\$451,183	\$465,275	3%

<\$300k				YTD		
	Sep '23	Oct '23	Nov '23	'22	'23	(+/-)
Listings Taken	13	16	13	178	130	-27%
New Pendings	9	12	13	159	110	-31%
Closed Sales	10	8	13	137	99	-28%
Price/SF	\$188	\$183	\$176	\$180	\$182	1%

\$300k-\$600k				YTD		
	Sep '23	Oct '23	Nov '23	'22	'23	(+/-)
Listings Taken	25	19	21	392	308	-21%
New Pendings	19	24	16	287	232	-19%
Closed Sales	23	16	27	270	215	-20%
Price/SF	\$203	\$222	\$198	\$196	\$202	3%

>\$600k				YTD		
	Sep '23	Oct '23	Nov '23	'22	'23	(+/-)
Listings Taken	15	17	9	138	151	9%
New Pendings	5	4	7	86	87	1%
Closed Sales	10	3	9	95	87	-8%
Price/SF	\$248	\$249	\$259	\$242	\$238	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



Commerce/White Lake

Single-Family Homes

MONTHLY

65
NOV NEW LISTINGS
-11% from last month

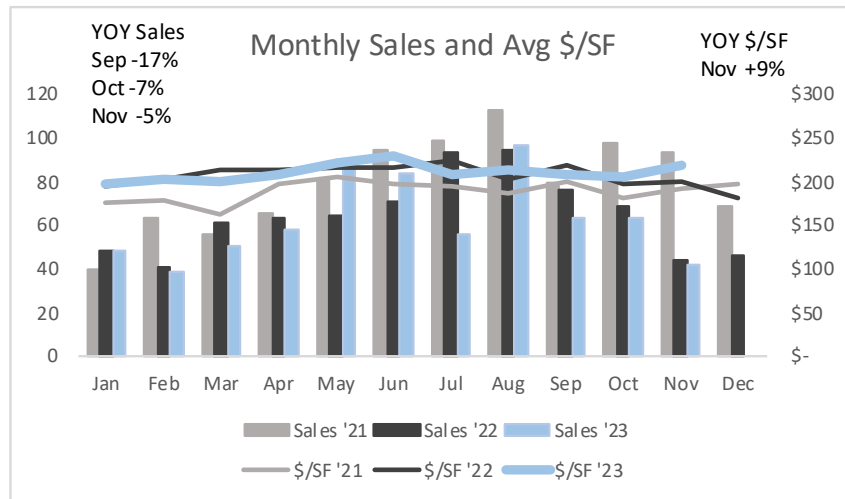
43
NEW PENDINGS
-10% from last month

42
CLOSED SALES
-34% from last month

\$219
PRICE PER SQ FT
+7% from last month

\$426K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	78	73	65	1,151	966	-16%
New Pending	61	48	43	769	724	-6%
Closed Sales	63	64	42	727	692	-5%
Price/SF	\$209	\$204	\$219	\$211	\$212	1%
Avg Price	\$442,734	\$424,868	\$425,700	\$411,849	\$427,521	4%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	17	15	316	229	-28%
New Pending	10	14	11	255	189	-26%
Closed Sales	15	15	15	234	193	-18%
Price/SF	\$171	\$185	\$173	\$180	\$185	3%
\$300k-\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	47	47	42	645	560	-13%
New Pending	42	31	28	423	441	4%
Closed Sales	37	40	22	396	395	0%
Price/SF	\$202	\$203	\$213	\$203	\$204	1%
>\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	9	8	190	177	-7%
New Pending	9	3	4	91	94	3%
Closed Sales	11	9	5	97	104	7%
Price/SF	\$250	\$222	\$289	\$263	\$254	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



Farmington/Farm Hills

Single-Family Homes

MONTHLY

53
NOV NEW LISTINGS
-35% from last month

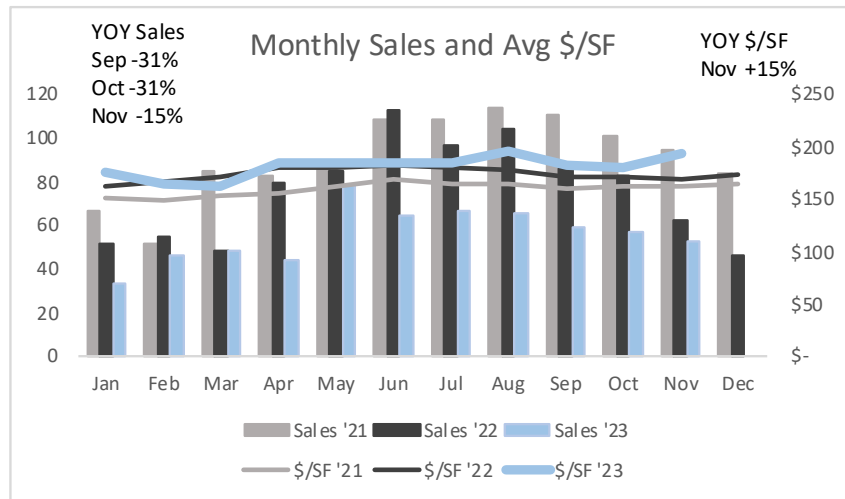
44
NEW PENDING
-19% from last month

53
CLOSED SALES
-7% from last month

\$194
PRICE PER SQ FT
+8% from last month

\$418K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	69	81	53	1,169	792	-32%
New Pending	66	54	44	903	668	-26%
Closed Sales	59	57	53	865	617	-29%
Price/SF	\$182	\$181	\$194	\$175	\$182	4%
Avg Price	\$362,320	\$384,474	\$417,532	\$360,796	\$379,043	5%
<\$250k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	9	19	7	222	134	-40%
New Pending	10	13	9	188	117	-38%
Closed Sales	10	6	9	150	99	-34%
Price/SF	\$142	\$173	\$179	\$157	\$156	-1%
\$250k-\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	48	37	32	767	498	-35%
New Pending	45	29	29	623	451	-28%
Closed Sales	41	40	27	616	418	-32%
Price/SF	\$181	\$176	\$174	\$173	\$179	3%
>\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	12	25	14	180	160	-11%
New Pending	11	12	6	92	100	9%
Closed Sales	8	11	17	99	100	1%
Price/SF	\$210	\$196	\$223	\$194	\$203	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

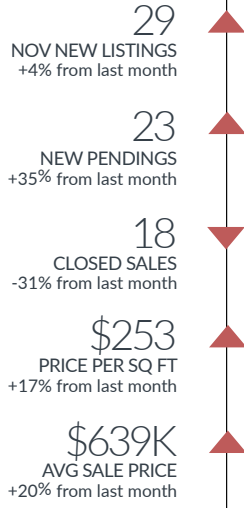


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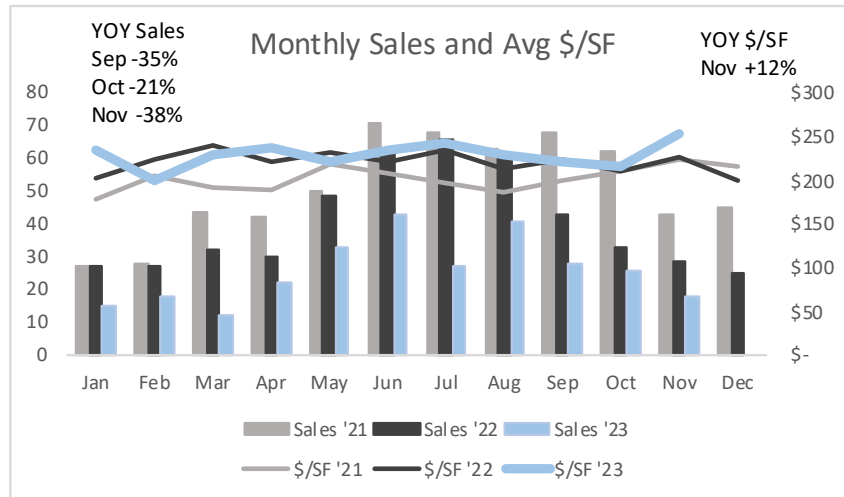
Novi

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	41	28	29	597	399	-33%
New Pending	31	17	23	476	312	-34%
Closed Sales	28	26	18	460	283	-38%
Price/SF	\$223	\$216	\$253	\$224	\$230	3%
Avg Price	\$566,425	\$532,942	\$638,889	\$610,208	\$601,350	-1%
<\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	3	-	1	82	37	-55%
New Pending	2	2	-	72	34	-53%
Closed Sales	4	3	2	63	30	-52%
Price/SF	\$238	\$231	\$172	\$196	\$195	0%
\$350k-\$700k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	24	16	14	377	225	-40%
New Pending	21	10	15	307	197	-36%
Closed Sales	16	19	9	284	180	-37%
Price/SF	\$219	\$210	\$219	\$207	\$217	5%
>\$700k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	12	14	138	137	-1%
New Pending	8	5	8	97	81	-16%
Closed Sales	8	4	7	113	73	-35%
Price/SF	\$224	\$232	\$290	\$257	\$256	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



Rochester/Roch Hills

Single-Family Homes

MONTHLY

69
NOV NEW LISTINGS
+10% from last month

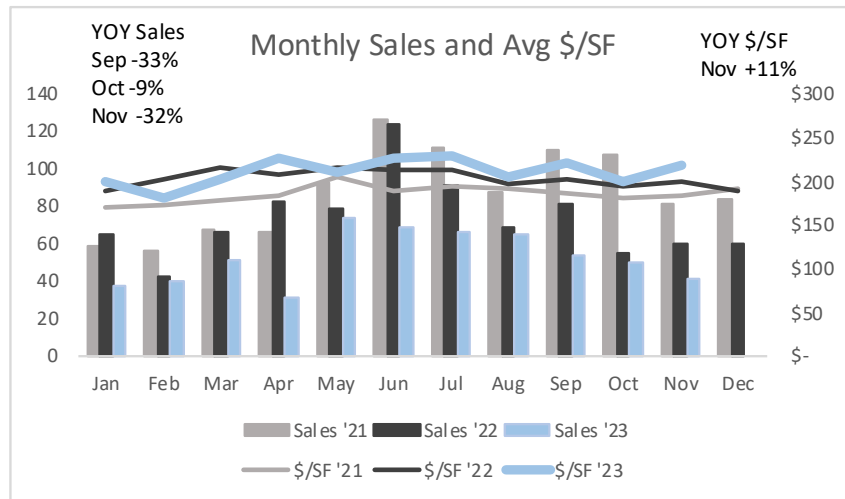
43
NEW PENDING
-9% from last month

41
CLOSED SALES
-18% from last month

\$220
PRICE PER SQ FT
+10% from last month

\$486K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	74	63	69	1,148	867	-24%
New Pendings	50	47	43	841	604	-28%
Closed Sales	54	50	41	816	581	-29%
Price/SF	\$222	\$200	\$220	\$207	\$213	3%
Avg Price	\$529,394	\$482,117	\$486,363	\$467,394	\$497,975	7%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	16	11	8	185	120	-35%
New Pendings	5	9	8	156	97	-38%
Closed Sales	7	5	8	145	78	-46%
Price/SF	\$174	\$149	\$203	\$188	\$184	-2%
\$300k-\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	41	37	42	715	497	-30%
New Pendings	34	30	25	546	379	-31%
Closed Sales	33	33	26	520	373	-28%
Price/SF	\$192	\$191	\$204	\$199	\$201	1%
>\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	15	19	248	250	1%
New Pendings	11	8	10	139	128	-8%
Closed Sales	14	12	7	151	130	-14%
Price/SF	\$284	\$227	\$266	\$229	\$242	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

63
NOV NEW LISTINGS
-38% from last month

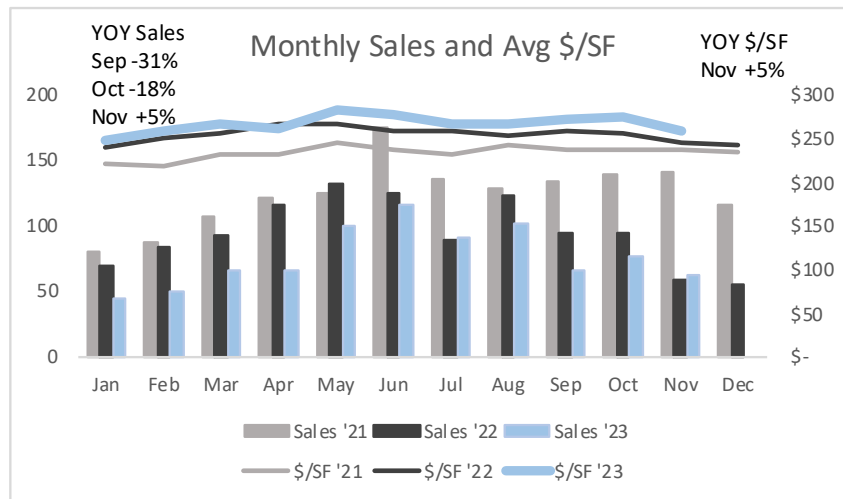
52
NEW PENDING
-33% from last month

63
CLOSED SALES
-19% from last month

\$258
PRICE PER SQ FT
-6% from last month

\$361K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	118	101	63	1,460	1,146	-22%
New Pendings	67	78	52	1,111	881	-21%
Closed Sales	66	78	63	1,083	845	-22%
Price/SF	\$272	\$276	\$258	\$258	\$269	4%
Avg Price	\$373,073	\$397,396	\$361,233	\$367,230	\$394,260	7%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	42	32	21	597	347	-42%
New Pendings	27	28	22	476	308	-35%
Closed Sales	19	29	23	425	259	-39%
Price/SF	\$249	\$247	\$218	\$232	\$236	2%
\$300k-\$450k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	44	38	30	552	492	-11%
New Pendings	29	35	21	449	393	-12%
Closed Sales	37	34	26	471	404	-14%
Price/SF	\$278	\$268	\$266	\$259	\$270	4%
>\$450k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	32	31	12	311	307	-1%
New Pendings	11	15	9	186	180	-3%
Closed Sales	10	15	14	187	182	-3%
Price/SF	\$279	\$309	\$286	\$282	\$288	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

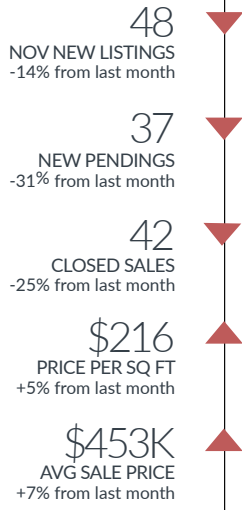


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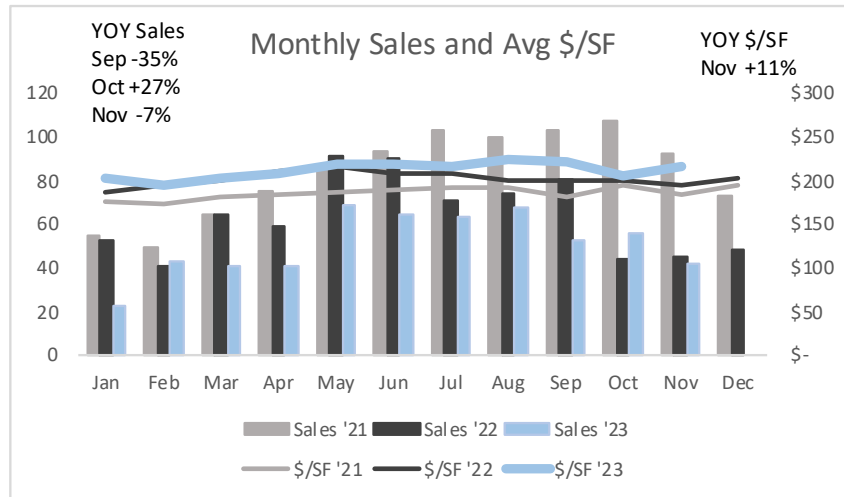
Troy

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	55	56	48	1,037	740	-29%
New Pendings	47	54	37	753	582	-23%
Closed Sales	53	56	42	714	565	-21%
Price/SF	\$220	\$205	\$216	\$203	\$214	5%
Avg Price	\$450,669	\$423,498	\$453,465	\$457,651	\$474,425	4%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	12	11	187	124	-34%
New Pendings	9	9	12	152	92	-39%
Closed Sales	10	9	4	131	71	-46%
Price/SF	\$211	\$176	\$216	\$185	\$192	4%
\$300k-\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	31	31	22	610	453	-26%
New Pendings	33	35	18	449	384	-14%
Closed Sales	36	42	30	434	374	-14%
Price/SF	\$213	\$207	\$210	\$198	\$207	5%
>\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	13	15	240	163	-32%
New Pendings	5	10	7	152	106	-30%
Closed Sales	7	5	8	149	120	-19%
Price/SF	\$251	\$218	\$232	\$220	\$232	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

89
NOV NEW LISTINGS
+5% from last month

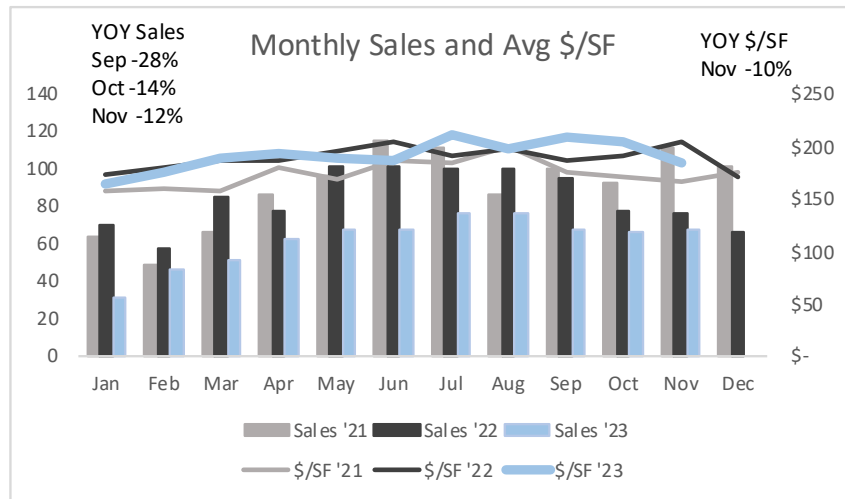
74
NEW PENDING
+12% from last month

68
CLOSED SALES
+1% from last month

\$184
PRICE PER SQ FT
-10% from last month

\$268K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	105	85	89	1,238	937	-24%
New Pendings	73	66	74	998	738	-26%
Closed Sales	68	67	68	944	682	-28%
Price/SF	\$209	\$204	\$184	\$192	\$194	1%
Avg Price	\$304,727	\$300,736	\$268,218	\$288,944	\$290,635	1%
<\$200k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	22	18	14	293	185	-37%
New Pendings	14	20	16	262	164	-37%
Closed Sales	13	11	20	205	146	-29%
Price/SF	\$169	\$145	\$141	\$147	\$143	-3%
\$200k-\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	60	54	54	678	528	-22%
New Pendings	46	39	44	569	433	-24%
Closed Sales	43	42	40	564	404	-28%
Price/SF	\$188	\$185	\$176	\$181	\$183	1%
>\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	23	13	21	267	224	-16%
New Pendings	13	7	14	167	141	-16%
Closed Sales	12	14	8	175	132	-25%
Price/SF	\$283	\$268	\$264	\$241	\$246	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



West Bloomfield

Single-Family Homes

MONTHLY

44
NOV NEW LISTINGS
-29% from last month

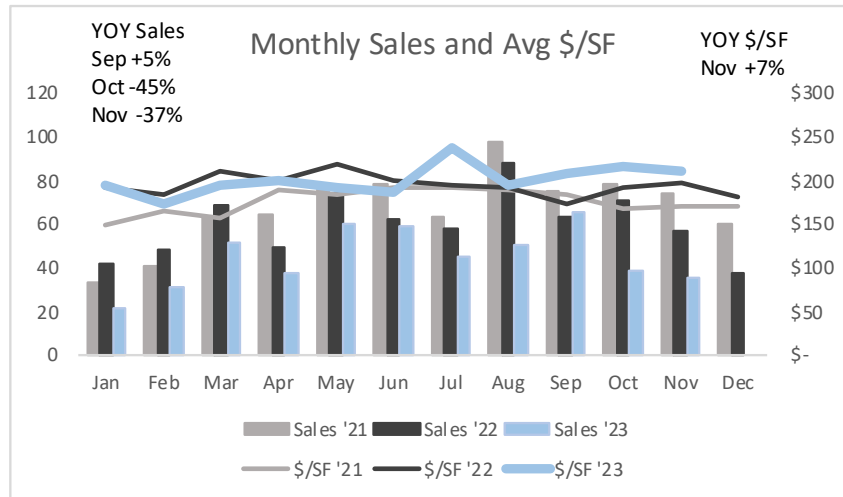
30
NEW PENDINGS
-21% from last month

36
CLOSED SALES
-8% from last month

\$210
PRICE PER SQ FT
-3% from last month

\$569K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	63	62	44	1,144	789	-31%
New Pending	34	38	30	724	525	-27%
Closed Sales	66	39	36	683	499	-27%
Price/SF	\$209	\$217	\$210	\$197	\$201	2%
Avg Price	\$505,202	\$599,939	\$569,324	\$509,590	\$528,205	4%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	5	6	8	164	83	-49%
New Pending	6	4	7	130	70	-46%
Closed Sales	12	2	4	109	60	-45%
Price/SF	\$166	\$178	\$202	\$165	\$173	4%
\$300k-\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	33	31	24	651	458	-30%
New Pending	18	24	16	442	336	-24%
Closed Sales	39	25	23	419	321	-23%
Price/SF	\$187	\$181	\$167	\$171	\$175	2%
>\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	25	25	12	329	248	-25%
New Pending	10	10	7	152	119	-22%
Closed Sales	15	12	9	155	118	-24%
Price/SF	\$257	\$267	\$278	\$251	\$257	2%

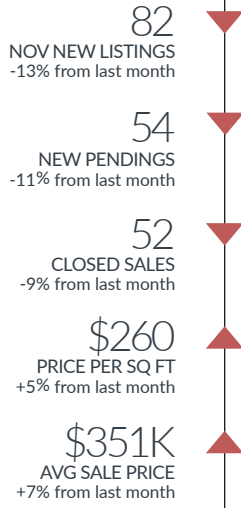
Data source: Realcomp MLS using Great Lakes Repository Data.



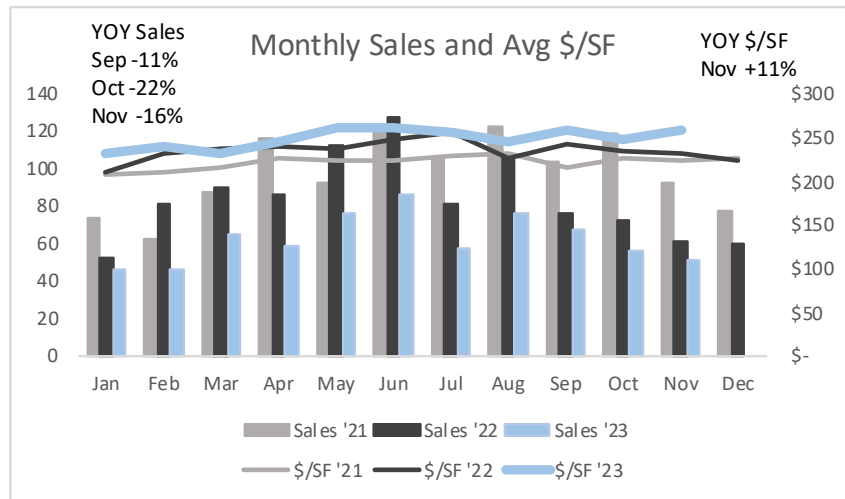
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	85	94	82	1,228	928	-24%
New Pending	54	61	54	984	722	-27%
Closed Sales	68	57	52	951	693	-27%
Price/SF	\$259	\$249	\$260	\$239	\$250	5%
Avg Price	\$341,059	\$327,817	\$350,518	\$313,473	\$329,692	5%
<\$200k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	12	14	16	230	147	-36%
New Pending	8	7	14	173	119	-31%
Closed Sales	3	9	7	152	98	-36%
Price/SF	\$195	\$201	\$192	\$180	\$189	5%
\$200k-\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	53	52	43	655	487	-26%
New Pending	28	35	28	557	387	-31%
Closed Sales	39	33	26	525	361	-31%
Price/SF	\$244	\$249	\$251	\$232	\$243	5%
>\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	20	28	23	343	294	-14%
New Pending	18	19	12	254	216	-15%
Closed Sales	26	15	19	274	234	-15%
Price/SF	\$277	\$259	\$279	\$263	\$268	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,838
NOV NEW LISTINGS
-16% from last month

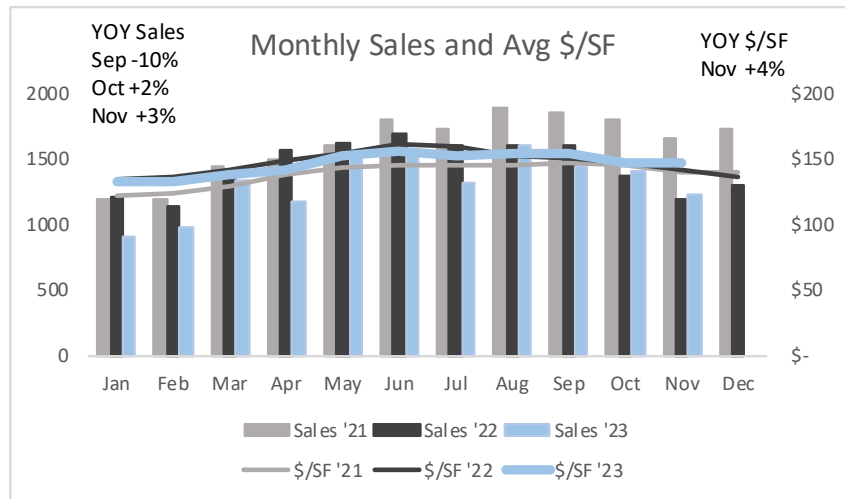
1,332
NEW PENDING
-7% from last month

1,234
CLOSED SALES
-13% from last month

\$149
PRICE PER SQ FT
even with last month

\$211K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	2,202	2,186	1,838	26,402	23,143	-12%
New Pendings	1,412	1,431	1,332	17,655	15,826	-10%
Closed Sales	1,446	1,414	1,234	16,076	14,541	-10%
Price/SF	\$154	\$148	\$149	\$150	\$148	-1%
Avg Price	\$223,061	\$215,628	\$210,655	\$223,226	\$216,532	-3%
<\$200k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	1,389	1,386	1,237	16,547	14,808	-11%
New Pendings	843	870	838	10,670	9,563	-10%
Closed Sales	804	790	739	9,121	8,407	-8%
Price/SF	\$101	\$95	\$98	\$104	\$97	-7%
\$200k-\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	687	692	518	8,266	6,993	-15%
New Pendings	497	491	439	6,005	5,362	-11%
Closed Sales	547	543	432	5,962	5,216	-13%
Price/SF	\$186	\$181	\$183	\$174	\$181	4%
>\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	126	108	83	1,589	1,342	-16%
New Pendings	72	70	55	980	901	-8%
Closed Sales	95	81	63	993	918	-8%
Price/SF	\$229	\$231	\$235	\$224	\$225	1%

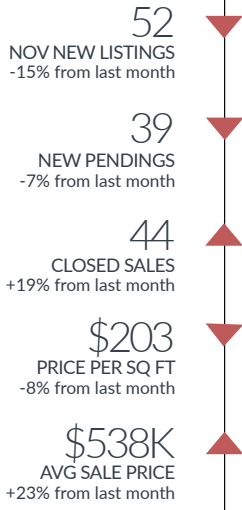
Data source: Realcomp MLS using Great Lakes Repository Data.



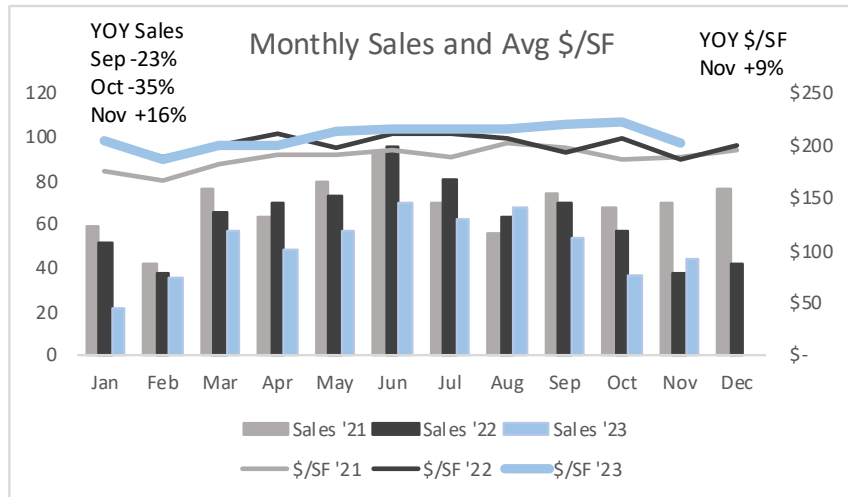
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	74	61	52	1,085	824	-24%
New Pendings	40	42	39	715	584	-18%
Closed Sales	54	37	44	705	555	-21%
Price/SF	\$221	\$222	\$203	\$204	\$210	3%
Avg Price	\$509,254	\$438,121	\$538,194	\$451,969	\$479,458	6%
<\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	21	19	23	426	278	-35%
New Pendings	15	11	17	303	228	-25%
Closed Sales	18	15	8	293	209	-29%
Price/SF	\$198	\$202	\$177	\$177	\$188	7%
\$350k-\$750k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	39	34	24	523	420	-20%
New Pendings	15	26	19	348	284	-18%
Closed Sales	28	19	28	346	273	-21%
Price/SF	\$218	\$226	\$188	\$200	\$209	4%
>\$750k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	8	5	136	126	-7%
New Pendings	10	5	3	64	72	13%
Closed Sales	8	3	8	66	73	11%
Price/SF	\$243	\$241	\$238	\$254	\$234	-8%

Data source: Realcomp MLS using Great Lakes Repository Data.

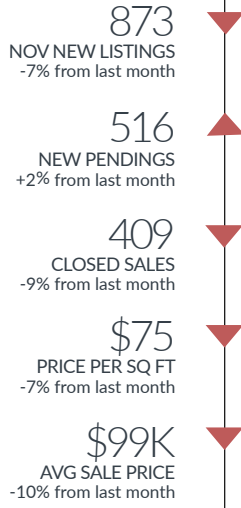


DEC 2023
SEMI HOUSING REPORT

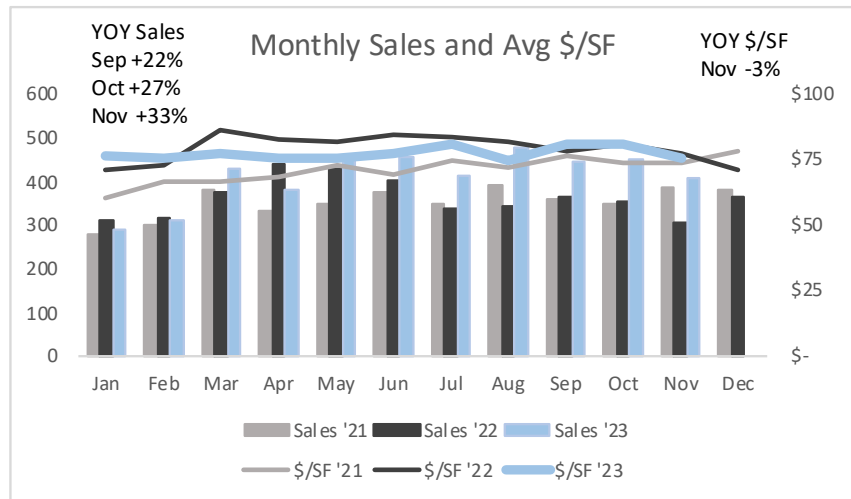
Detroit

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	919	936	873	9,407	9,842	5%
New Pendings	474	507	516	4,830	5,203	8%
Closed Sales	446	450	409	3,988	4,522	13%
Price/SF	\$81	\$81	\$75	\$81	\$78	-4%
Avg Price	\$107,251	\$109,547	\$99,028	\$112,551	\$103,744	-8%
<\$100k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	598	551	512	6,062	6,248	3%
New Pendings	293	326	314	2,924	3,262	12%
Closed Sales	266	267	267	2,394	2,841	19%
Price/SF	\$49	\$46	\$48	\$46	\$47	1%
\$100k-\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	284	351	327	2,966	3,229	9%
New Pendings	169	162	182	1,689	1,758	4%
Closed Sales	168	169	128	1,406	1,509	7%
Price/SF	\$108	\$112	\$104	\$103	\$105	2%
>\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	37	34	34	379	365	-4%
New Pendings	12	19	20	217	183	-16%
Closed Sales	12	14	14	188	172	-9%
Price/SF	\$149	\$164	\$141	\$153	\$144	-6%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

Detroit

Condos/Lofts

MONTHLY

39
NOV NEW LISTINGS
-46% from last month

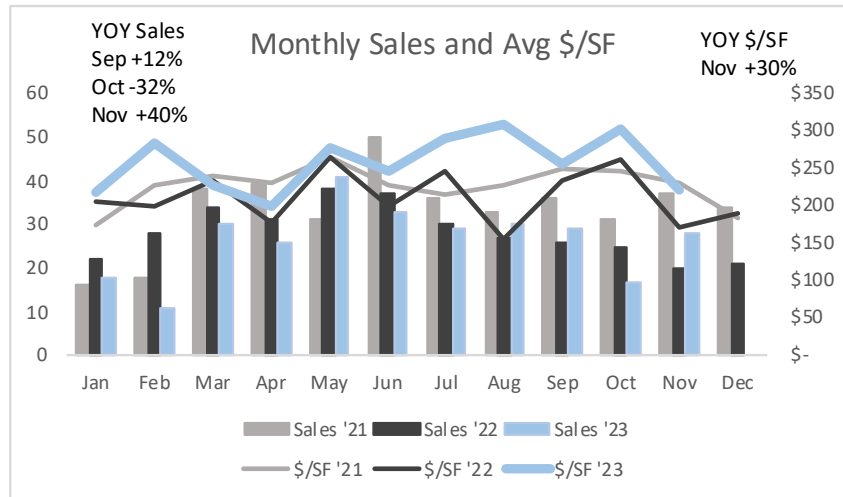
16
NEW PENDING
-16% from last month

28
CLOSED SALES
+65% from last month

\$223
PRICE PER SQ FT
-27% from last month

\$277K
AVG SALE PRICE
-46% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	53	72	39	845	723	-14%
New Pending	28	19	16	350	292	-17%
Closed Sales	29	17	28	318	292	-8%
Price/SF	\$255	\$304	\$223	\$216	\$258	19%
Avg Price	\$301,303	\$511,926	\$277,083	\$281,416	\$334,506	19%
<\$200k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	17	21	11	252	229	-9%
New Pending	11	2	5	126	103	-18%
Closed Sales	9	3	10	107	101	-6%
Price/SF	\$93	\$125	\$97	\$108	\$109	1%
\$200k-\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	15	31	14	375	270	-28%
New Pending	9	11	7	157	117	-25%
Closed Sales	14	4	14	154	112	-27%
Price/SF	\$270	\$233	\$272	\$212	\$244	15%
>\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	21	20	14	218	224	3%
New Pending	8	6	4	67	72	7%
Closed Sales	6	10	4	57	79	39%
Price/SF	\$346	\$349	\$267	\$328	\$371	13%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

301
NOV NEW LISTINGS
-19% from last month

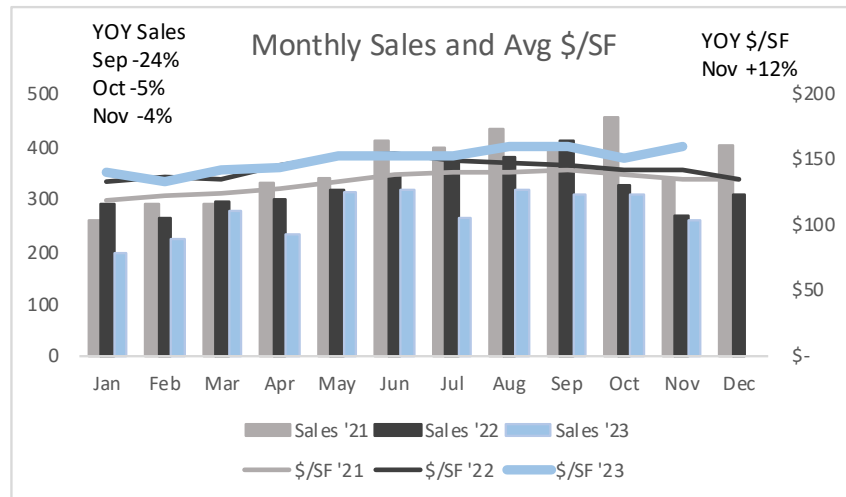
246
NEW PENDINGS
-18% from last month

259
CLOSED SALES
-17% from last month

\$160K
PRICE PER SQ FT
+6% from last month

\$201K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	388	370	301	4,733	3,857	-19%
New Pending	289	299	246	3,784	3,193	-16%
Closed Sales	310	311	259	3,576	3,031	-15%
Price/SF	\$160	\$151	\$160	\$145	\$151	4%
Avg Price	\$213,606	\$203,429	\$201,071	\$194,031	\$202,793	5%

<\$150k

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	114	121	109	1,760	1,233	-30%
New Pending	80	89	83	1,437	1,017	-29%
Closed Sales	59	97	68	1,225	902	-26%
Price/SF	\$109	\$100	\$116	\$110	\$107	-3%

\$150k-\$300k

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	216	186	153	2,284	1,988	-13%
New Pending	167	156	131	1,877	1,708	-9%
Closed Sales	200	163	154	1,856	1,641	-12%
Price/SF	\$161	\$164	\$165	\$153	\$159	3%

>\$300k

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	58	63	39	689	636	-8%
New Pending	42	54	32	470	468	0%
Closed Sales	51	51	37	495	488	-1%
Price/SF	\$184	\$177	\$184	\$165	\$174	5%

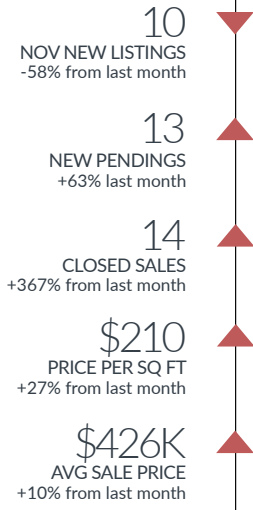
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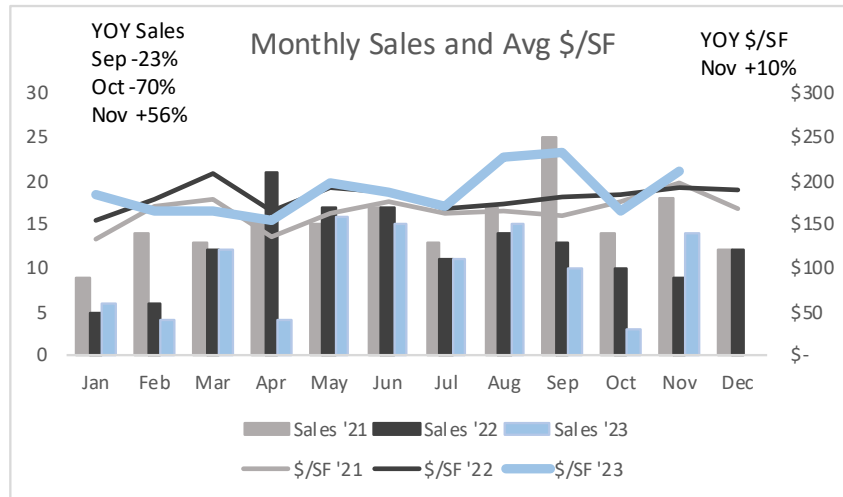
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	12	24	10	220	167	-24%
New Pendings	4	8	13	148	110	-26%
Closed Sales	10	3	14	135	110	-19%
Price/SF	\$233	\$166	\$210	\$181	\$193	7%
Avg Price	\$517,440	\$385,867	\$426,250	\$486,023	\$455,211	-6%
<\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	8	3	61	53	-13%
New Pendings	2	2	9	48	43	-10%
Closed Sales	2	1	7	42	43	2%
Price/SF	\$177	\$214	\$165	\$159	\$158	0%
\$350k-\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	2	11	5	110	73	-34%
New Pendings	2	3	2	76	44	-42%
Closed Sales	5	2	4	68	44	-35%
Price/SF	\$211	\$153	\$192	\$174	\$182	5%
>\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	3	5	2	49	41	-16%
New Pendings	-	3	2	24	23	-4%
Closed Sales	3	-	3	25	23	-8%
Price/SF	\$284	#DIV/0!	\$317	\$206	\$240	16%

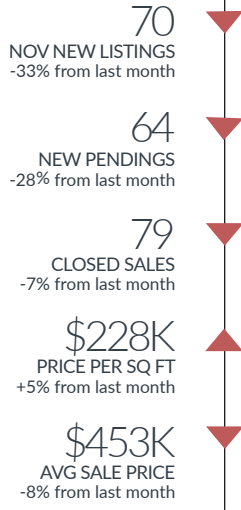
Data source: Realcomp MLS using Great Lakes Repository Data.



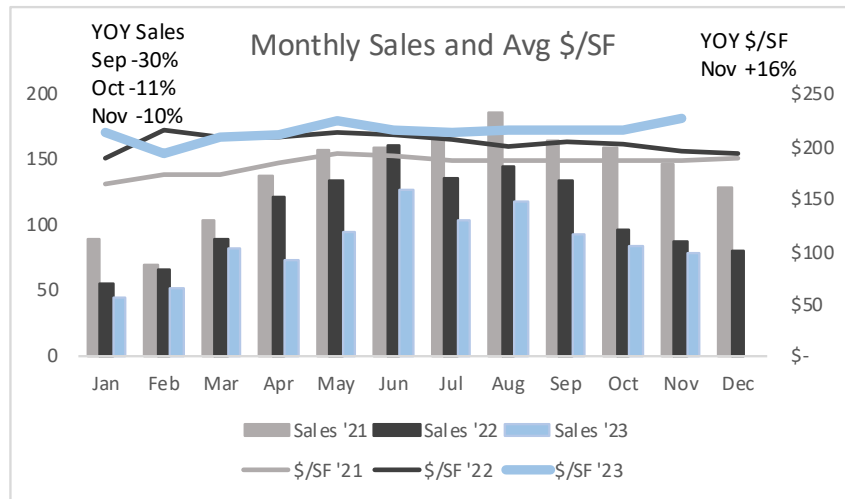
Plymouth/Canton

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	115	104	70	1,678	1,238	-26%
New Pendings	96	89	64	1,296	1,020	-21%
Closed Sales	94	85	79	1,229	957	-22%
Price/SF	\$217	\$216	\$228	\$206	\$216	4%
Avg Price	\$485,492	\$493,321	\$452,847	\$443,588	\$472,735	7%
<\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	24	34	14	568	313	-45%
New Pendings	24	27	15	499	276	-45%
Closed Sales	19	20	23	412	240	-42%
Price/SF	\$213	\$206	\$213	\$194	\$202	4%
\$350k-\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	67	51	32	829	647	-22%
New Pendings	55	51	36	631	549	-13%
Closed Sales	55	50	46	611	532	-13%
Price/SF	\$212	\$213	\$226	\$201	\$213	6%
>\$600k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	24	19	24	281	278	-1%
New Pendings	17	11	13	166	195	17%
Closed Sales	20	15	10	206	185	-10%
Price/SF	\$227	\$228	\$248	\$229	\$228	0%

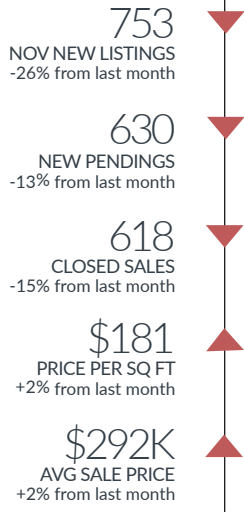
Data source: Realcomp MLS using Great Lakes Repository Data.



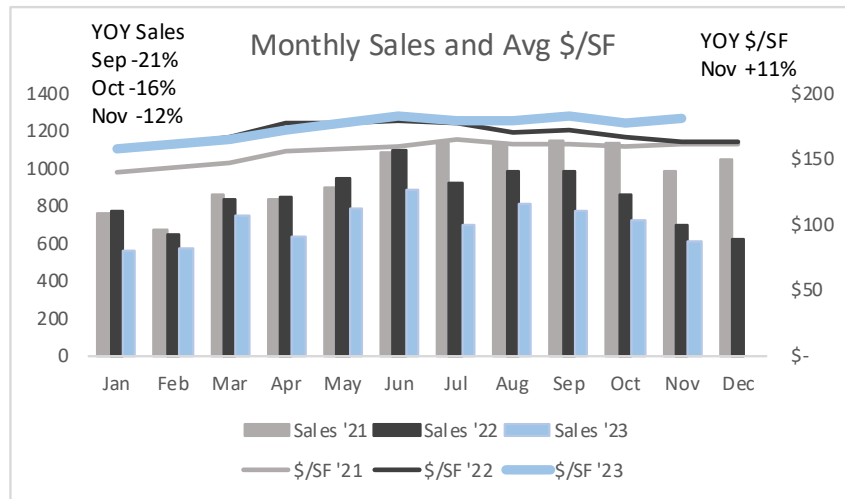
Macomb County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	937	1,019	753	14,225	10,542	-26%
New Pending	735	728	630	9,966	8,236	-17%
Closed Sales	774	724	618	9,640	7,855	-19%
Price/SF	\$184	\$178	\$181	\$171	\$176	2%
Avg Price	\$305,462	\$287,445	\$292,394	\$277,326	\$286,588	3%
<\$200k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	316	331	246	4,894	3,343	-32%
New Pending	224	233	218	3,680	2,760	-25%
Closed Sales	201	221	196	3,294	2,470	-25%
Price/SF	\$135	\$124	\$128	\$129	\$126	-2%
\$200k-\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	419	455	354	6,368	4,866	-24%
New Pending	370	348	298	4,634	3,948	-15%
Closed Sales	414	357	308	4,590	3,875	-16%
Price/SF	\$184	\$183	\$182	\$176	\$180	2%
>\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	202	233	153	2,963	2,333	-21%
New Pending	141	147	114	1,652	1,528	-8%
Closed Sales	159	146	114	1,756	1,510	-14%
Price/SF	\$207	\$206	\$215	\$196	\$201	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



Clinton Twp

Single-Family Homes

MONTHLY

70
NOV NEW LISTINGS
-19% from last month

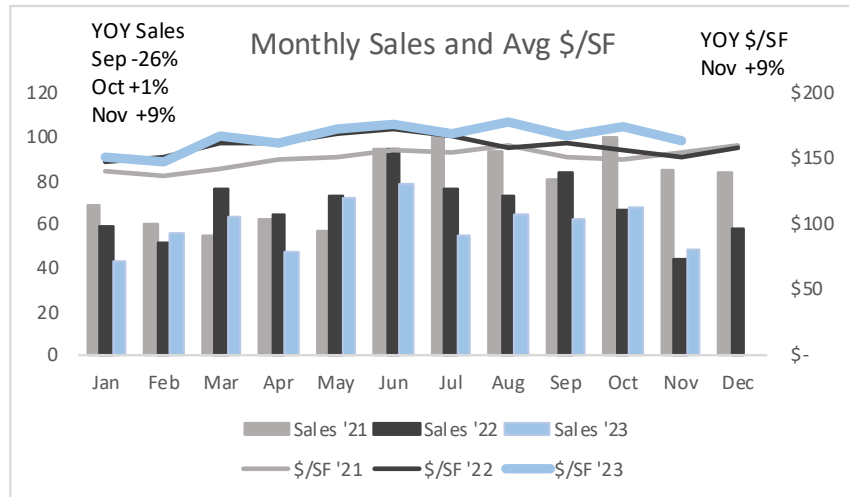
56
NEW PENDINGS
-10% from last month

48
CLOSED SALES
-29% from last month

\$163
PRICE PER SQ FT
-6% from last month

\$249K
AVG SALE PRICE
-14% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	74	86	70	1,159	836	-28%
New Pending	49	62	56	791	684	-14%
Closed Sales	62	68	48	764	657	-14%
Price/SF	\$168	\$174	\$163	\$161	\$168	4%
Avg Price	\$284,719	\$288,022	\$249,069	\$275,893	\$281,164	2%
<\$200k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	22	15	276	211	-24%
New Pending	5	20	15	205	180	-12%
Closed Sales	16	11	16	183	141	-23%
Price/SF	\$134	\$117	\$136	\$134	\$138	3%
\$200k-\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	46	54	48	740	513	-31%
New Pending	37	35	37	511	425	-17%
Closed Sales	37	48	28	503	433	-14%
Price/SF	\$173	\$178	\$172	\$166	\$172	3%
>\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	14	10	7	143	112	-22%
New Pending	7	7	4	75	79	5%
Closed Sales	9	9	4	78	83	6%
Price/SF	\$183	\$195	\$167	\$167	\$175	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



Shelby Twp

Single-Family Homes

MONTHLY

53
NOV NEW LISTINGS
-25% from last month

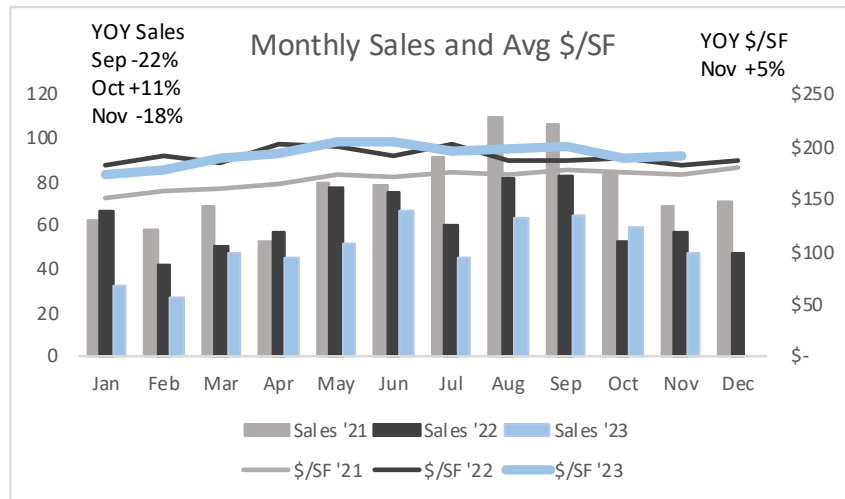
49
NEW PENDING
-8% from last month

47
CLOSED SALES
-20% from last month

\$192
PRICE PER SQ FT
+2% from last month

\$413K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	71	71	53	1,047	777	-26%
New Pendings	65	53	49	701	576	-18%
Closed Sales	65	59	47	704	550	-22%
Price/SF	\$200	\$189	\$192	\$191	\$195	2%
Avg Price	\$485,023	\$417,474	\$413,195	\$436,769	\$451,480	3%

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	20	18	13	249	147	-41%
New Pendings	21	18	10	192	132	-31%
Closed Sales	14	16	17	176	127	-28%
Price/SF	\$184	\$145	\$181	\$177	\$169	-5%

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	40	31	23	557	414	-26%
New Pendings	31	25	32	388	319	-18%
Closed Sales	31	31	21	392	295	-25%
Price/SF	\$181	\$193	\$181	\$182	\$187	2%

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	11	22	17	241	216	-10%
New Pendings	13	10	7	121	125	3%
Closed Sales	20	12	9	136	128	-6%
Price/SF	\$223	\$206	\$219	\$215	\$218	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



Sterling Heights

Single-Family Homes

MONTHLY

91
NOV NEW LISTINGS
-32% from last month

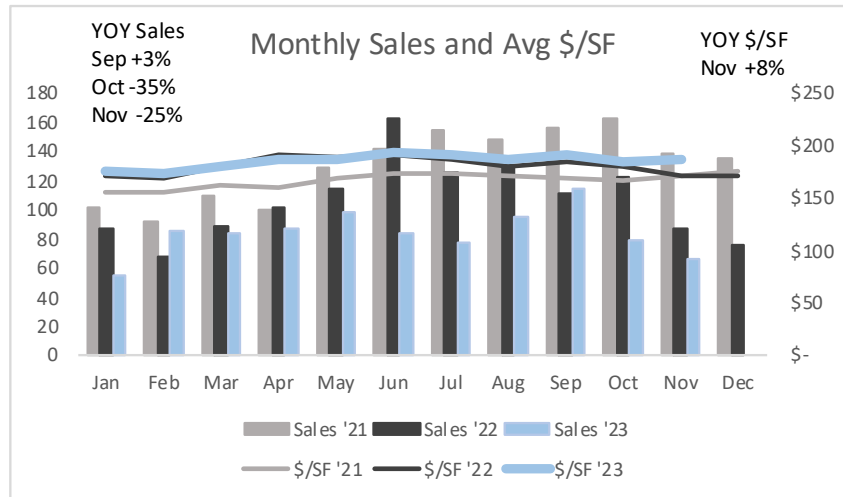
69
NEW PENDING
-27% from last month

66
CLOSED SALES
-16% from last month

\$186
PRICE PER SQ FT
+1% from last month

\$330K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	101	133	91	1,741	1,267	-27%
New Pendings	91	95	69	1,242	990	-20%
Closed Sales	115	79	66	1,201	928	-23%
Price/SF	\$191	\$185	\$186	\$183	\$186	2%
Avg Price	\$323,829	\$322,382	\$329,960	\$313,026	\$317,657	1%
<\$250k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	9	13	21	337	195	-42%
New Pendings	12	10	15	268	182	-32%
Closed Sales	15	12	12	233	149	-36%
Price/SF	\$196	\$180	\$169	\$169	\$176	4%
\$250k-\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	71	71	51	1,131	812	-28%
New Pendings	67	54	43	827	656	-21%
Closed Sales	83	53	43	799	649	-19%
Price/SF	\$189	\$186	\$184	\$183	\$185	1%
>\$400k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	21	49	19	273	260	-5%
New Pendings	12	31	11	147	152	3%
Closed Sales	17	14	11	169	130	-23%
Price/SF	\$195	\$186	\$202	\$193	\$194	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



St Clair Shores

Single-Family Homes

MONTHLY

60
NOV NEW LISTINGS
-31% from last month

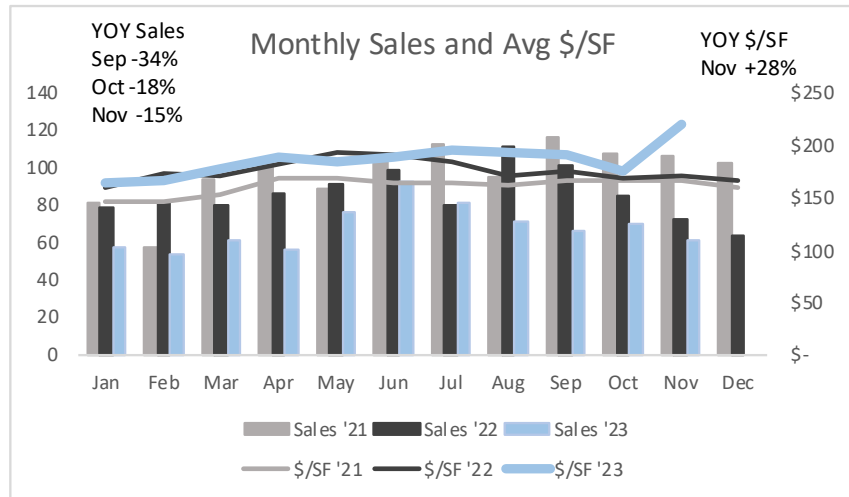
61
NEW PENDING
-2% from last month

62
CLOSED SALES
-11% from last month

\$222
PRICE PER SQ FT
+25% from last month

\$305K
AVG SALE PRICE
+32% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	77	87	60	1,279	932	-27%
New Pending	61	62	61	1,001	771	-23%
Closed Sales	67	70	62	970	752	-22%
Price/SF	\$192	\$177	\$222	\$178	\$187	6%
Avg Price	\$241,385	\$230,724	\$304,597	\$224,299	\$242,350	8%
<\$175k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	7	12	6	256	117	-54%
New Pending	6	9	5	204	105	-49%
Closed Sales	5	10	13	171	117	-32%
Price/SF	\$149	\$129	\$142	\$139	\$134	-3%
\$175k-\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	60	66	46	874	689	-21%
New Pending	49	45	50	709	575	-19%
Closed Sales	52	52	39	704	535	-24%
Price/SF	\$192	\$185	\$204	\$181	\$187	3%
>\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	10	9	8	149	126	-15%
New Pending	6	8	6	88	91	3%
Closed Sales	10	8	10	95	100	5%
Price/SF	\$203	\$180	\$294	\$195	\$222	14%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

153
NOV NEW LISTINGS
-28% from last month

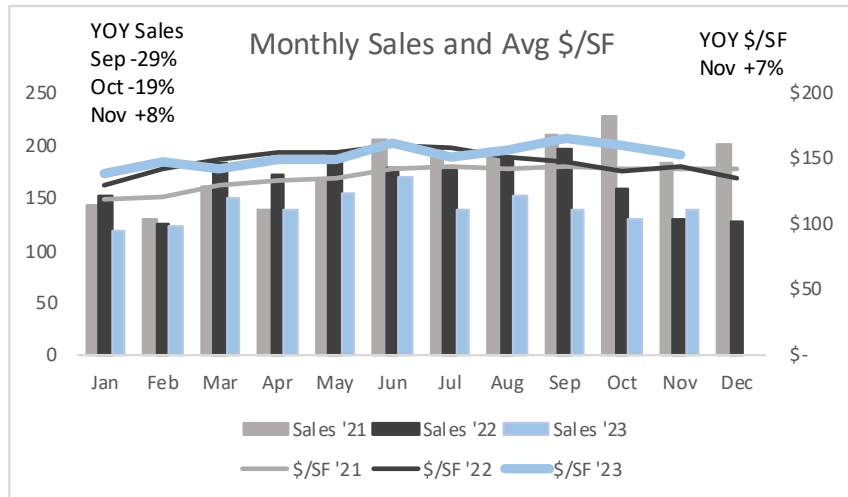
122
NEW PENDINGS
-16% from last month

139
CLOSED SALES
+7% from last month

\$153
PRICE PER SQ FT
-4% from last month

\$188K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	175	213	153	2,695	2,023	-25%
New Pending	144	146	122	1,957	1,637	-16%
Closed Sales	140	130	139	1,857	1,554	-16%
Price/SF	\$166	\$160	\$153	\$149	\$153	3%
Avg Price	\$204,953	\$189,541	\$187,939	\$182,079	\$187,019	3%

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	42	53	38	741	519	-30%
New Pending	28	43	34	534	417	-22%
Closed Sales	24	31	36	495	405	-18%
Price/SF	\$101	\$91	\$99	\$94	\$92	-1%

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	94	119	84	1,533	1,057	-31%
New Pending	82	74	65	1,150	885	-23%
Closed Sales	72	63	66	1,021	791	-23%
Price/SF	\$168	\$172	\$157	\$160	\$163	1%

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	39	41	31	421	447	6%
New Pending	34	29	23	273	335	23%
Closed Sales	44	36	37	341	358	5%
Price/SF	\$184	\$180	\$178	\$170	\$177	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



Livingston County

Single-Family Homes

MONTHLY

173
NOV NEW LISTINGS
-15% from last month

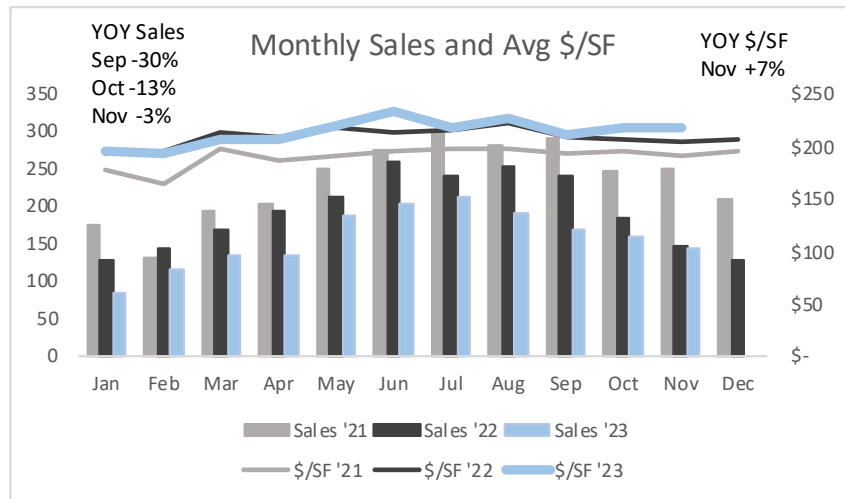
124
NEW PENDING
-26% from last month

145
CLOSED SALES
-10% from last month

\$218
PRICE PER SQ FT
even with last month

\$416K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	223	203	173	3,007	2,432	-19%
New Pendings	143	167	124	2,257	1,847	-18%
Closed Sales	168	161	145	2,181	1,741	-20%
Price/SF	\$213	\$218	\$218	\$211	\$216	3%
Avg Price	\$405,109	\$427,558	\$415,591	\$414,431	\$422,341	2%
<\$300k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	42	39	38	776	526	-32%
New Pendings	35	38	31	660	447	-32%
Closed Sales	43	33	34	596	395	-34%
Price/SF	\$165	\$175	\$166	\$176	\$170	-3%
\$300k-\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	114	104	90	1,417	1,183	-17%
New Pendings	74	89	65	1,079	965	-11%
Closed Sales	86	86	82	1,054	926	-12%
Price/SF	\$205	\$203	\$210	\$200	\$205	2%
>\$500k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	67	60	45	814	723	-11%
New Pendings	34	40	28	518	435	-16%
Closed Sales	39	42	29	531	420	-21%
Price/SF	\$252	\$256	\$263	\$245	\$258	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



DEC 2023
SEMI HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

159
NOV NEW LISTINGS
-26% from last month

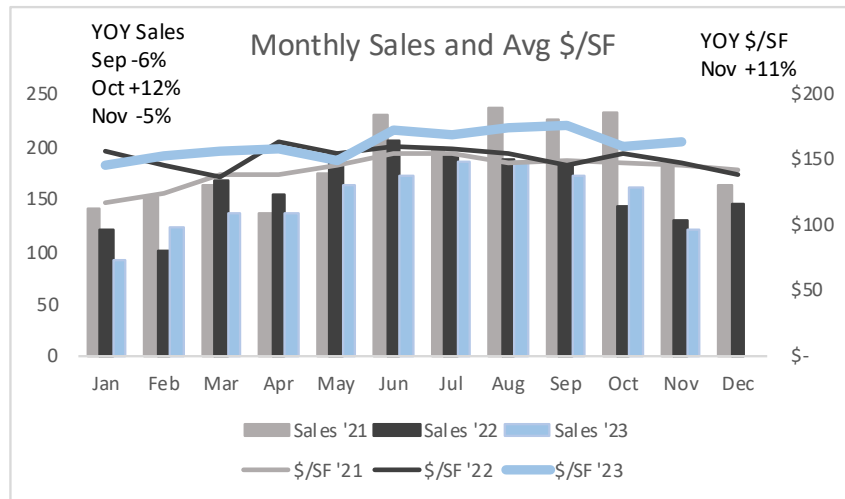
116
NEW PENDING
-28% from last month

122
CLOSED SALES
-24% from last month

\$164
PRICE PER SQ FT
+2% from last month

\$248K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	201	215	159	2,793	2,267	-19%
New Pendings	151	161	116	1,834	1,723	-6%
Closed Sales	173	161	122	1,784	1,654	-7%
Price/SF	\$176	\$161	\$164	\$153	\$163	6%
Avg Price	\$281,950	\$259,894	\$248,034	\$244,140	\$263,657	8%
<\$175k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	68	77	43	887	655	-26%
New Pendings	44	58	46	673	539	-20%
Closed Sales	46	51	44	646	522	-19%
Price/SF	\$116	\$90	\$97	\$106	\$100	-6%
\$175k-\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	97	90	84	1,213	1,044	-14%
New Pendings	77	71	51	832	806	-3%
Closed Sales	84	73	51	809	765	-5%
Price/SF	\$158	\$161	\$166	\$153	\$159	4%
>\$350k						
	Sep '23	Oct '23	Nov '23	YTD		
				'22	'23	(+/-)
Listings Taken	36	48	32	693	568	-18%
New Pendings	30	32	19	329	378	15%
Closed Sales	43	37	27	329	367	12%
Price/SF	\$235	\$217	\$220	\$199	\$217	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

