



HOUSING

report



DECEMBER 2025
SOUTHEAST REGION

Table of Contents

3	Featured Story	23 Dearborn/Dearborn Heights
4	Southeast Michigan Overview	24 Livonia
5	Oakland County	25 Northville
6	Birmingham/Bloomfield	26 Plymouth/Canton
7	Clarkston School District	27 Macomb County
8	Commerce/White Lake	28 Clinton Twp
9	Farmington/Farmington Hills	29 Macomb Twp
10	Novi	30 Shelby Twp
11	Rochester/Rochester Hills	31 Sterling Heights
12	Royal Oak	32 St. Clair Shores
13	Troy	33 Warren
14	Waterford	34 Livingston County
15	West Bloomfield	35 St. Clair County
16	West Woodward Corridor	36 Genesee County
17	Wayne County	37 Monroe County
18	Grosse Pointe	
19	Detroit Single-Family	
20	Detroit Condos	
21	Downriver	
22	Grosse Ile	



Why Inventory is Rising Despite Fewer Listings

If you've been following the housing market, you may have noticed that more homes are available for sale now than a year ago — even though fewer new listings are coming on the market and sales activity has only dipped slightly. That can feel confusing at first.

Compared to last December, the number of homes for sale in Southeast Michigan is up about 9%, while new listings this year are down roughly 4% and home sales are down just 1%.

The explanation is simpler than it sounds. Inventory doesn't rise only when more homes are listed. It also rises when homes take longer to sell.

In today's market, buyers are taking more time to make decisions, and homes that are in average or below-average condition don't sell quickly are staying on the market longer instead of selling right away or being taken off the market. The average market time for a home that accepted offers in November was 34 days, while average days on market for an active listing that has not yet accepted

SEMI Single Family '24 vs '25			
YTD thru November 30th			
	2024	2025	+/-
YTD Sales	37,156	36,752	-1%
Avg Price	\$334,236	\$351,081	5%
New Listings	62,521	59,807	-4%

an offer is 96 days. When listings remain available for longer periods, they begin to add up — even if fewer new homes are being listed.

This increase in inventory is not the result of a sudden surge in new homes for sale or a wave of deals falling apart. Instead, it reflects a shift in pace. Well-priced, move-in-ready homes still attract strong interest, while homes that are overpriced or need updates are sitting longer.

This pattern is typical of a housing market transitioning away from the unusually fast conditions of the past few years and toward a more balanced, normal pace.

December 1st Inventory		
2024	2025	+/-
6,893	7,482	9%



SEMI 5-County Summary

MONTHLY

4,067
NOV NEW LISTINGS
-28% from last month

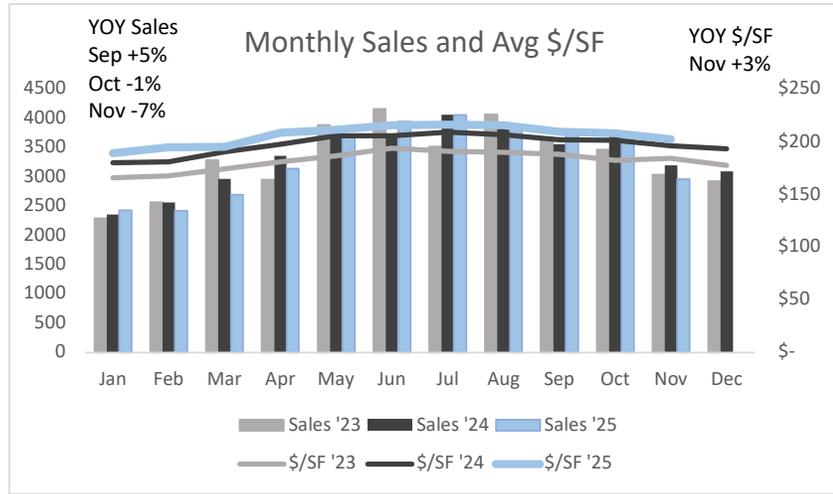
2,959
NEW PENDING
-19% from last month

2,961
CLOSED SALES
-21% from last month

\$202
PRICE PER SQ FT
-3% from last month

\$335K
AVG SALE PRICE
-4% from last month

Closed Single-Family Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	5,967	5,654	4,067	62,603	59,881	-4%
New Pendings	3,669	3,655	2,959	38,099	37,892	-1%
Closed Sales	3,731	3,755	2,961	37,156	36,752	-1%
Price/SF	\$209	\$208	\$202	\$199	\$208	4%
Avg Price	\$358,404	\$347,567	\$335,192	\$334,236	\$351,081	5%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,012	1,901	1,539	22,726	19,972	-12%
New Pendings	1,116	1,165	926	12,692	11,277	-11%
Closed Sales	1,004	1,116	904	11,891	10,601	-11%
Price/SF	\$109	\$112	\$113	\$108	\$111	3%
\$200k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,267	2,172	1,554	22,268	22,114	-1%
New Pendings	1,500	1,534	1,229	15,437	15,760	2%
Closed Sales	1,598	1,571	1,262	15,167	15,224	0%
Price/SF	\$200	\$201	\$199	\$195	\$200	2%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,688	1,581	974	17,609	17,795	1%
New Pendings	1,053	956	804	9,970	10,855	9%
Closed Sales	1,129	1,068	795	10,098	10,927	8%
Price/SF	\$256	\$258	\$249	\$249	\$255	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,084
NOV NEW LISTINGS
-34% from last month

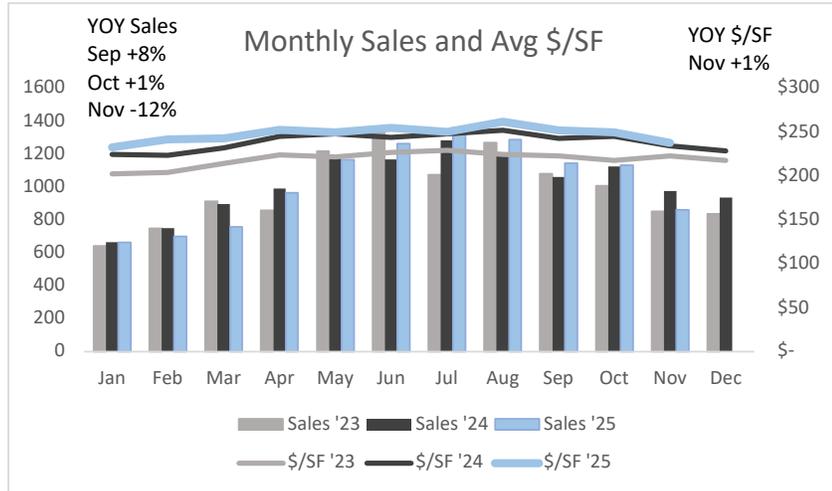
880
NEW PENDINGS
-19% from last month

860
CLOSED SALES
-24% from last month

\$238
PRICE PER SQ FT
-5% from last month

\$457K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,734	1,650	1,084	18,078	17,685	-2%
New Pendings	1,071	1,082	880	11,500	11,636	1%
Closed Sales	1,144	1,132	860	11,300	11,289	0%
Price/SF	\$252	\$250	\$238	\$242	\$249	3%
Avg Price	\$507,348	\$488,912	\$457,372	\$473,945	\$489,123	3%

<\$300k

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	531	516	362	5,606	5,137	-8%
New Pendings	349	366	296	3,935	3,630	-8%
Closed Sales	317	358	293	3,665	3,379	-8%
Price/SF	\$182	\$182	\$183	\$181	\$184	2%

\$300k-\$800k

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	962	910	584	9,742	9,998	3%
New Pendings	621	605	497	6,493	6,816	5%
Closed Sales	688	655	489	6,510	6,702	3%
Price/SF	\$231	\$231	\$228	\$226	\$233	3%

>\$800k

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	241	224	138	2,730	2,550	-7%
New Pendings	101	111	87	1,072	1,190	11%
Closed Sales	139	119	78	1,125	1,208	7%
Price/SF	\$364	\$370	\$332	\$351	\$357	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

66
NOV NEW LISTINGS
-42% from last month

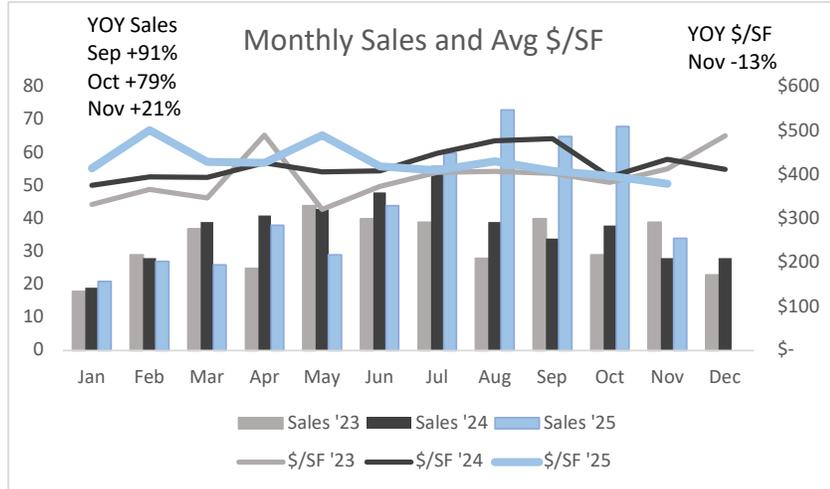
44
NEW PENDINGS
-24% from last month

34
CLOSED SALES
-50% from last month

\$379
PRICE PER SQ FT
-5% from last month

\$1.15M
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	126	113	66	931	1,031	11%
New Pending	65	58	44	421	512	22%
Closed Sales	65	68	34	413	485	17%
Price/SF	\$409	\$397	\$379	\$426	\$422	-1%
Avg Price	\$1,265,902	\$1,143,873	\$1,148,338	\$1,277,583	\$1,237,977	-3%
<\$700k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	34	33	25	214	298	39%
New Pending	22	21	17	142	183	29%
Closed Sales	20	26	12	134	171	28%
Price/SF	\$252	\$285	\$259	\$324	\$285	-12%
\$700k-\$1.4m						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	40	38	20	285	292	2%
New Pending	24	16	18	152	168	11%
Closed Sales	22	26	13	155	163	5%
Price/SF	\$328	\$352	\$294	\$356	\$353	-1%
>\$1.4m						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	52	42	21	432	441	2%
New Pending	19	21	9	127	161	27%
Closed Sales	23	16	9	124	151	22%
Price/SF	\$538	\$510	\$554	\$514	\$530	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

44
NOV NEW LISTINGS
-28% from last month

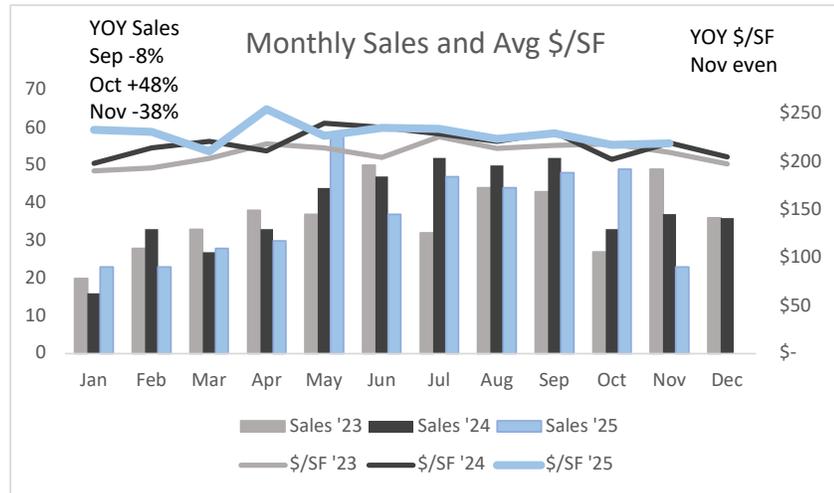
35
NEW PENDINGS
-3% from last month

23
CLOSED SALES
-53% from last month

\$219
PRICE PER SQ FT
+1% from last month

\$436K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	55	61	44	628	612	-3%
New Pending	47	36	35	431	434	1%
Closed Sales	48	49	23	424	410	-3%
Price/SF	\$230	\$218	\$219	\$223	\$229	3%
Avg Price	\$462,085	\$486,640	\$435,661	\$487,798	\$490,323	1%
<\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	17	11	88	124	41%
New Pending	14	8	16	69	100	45%
Closed Sales	12	8	9	59	81	37%
Price/SF	\$172	\$174	\$173	\$189	\$192	2%
\$300k-\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	26	28	19	341	299	-12%
New Pending	24	18	14	265	228	-14%
Closed Sales	27	29	9	262	220	-16%
Price/SF	\$232	\$208	\$204	\$211	\$221	5%
>\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	17	16	14	199	189	-5%
New Pending	9	10	5	97	106	9%
Closed Sales	9	12	5	103	109	6%
Price/SF	\$260	\$249	\$276	\$249	\$251	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

56
NOV NEW LISTINGS
-38% from last month

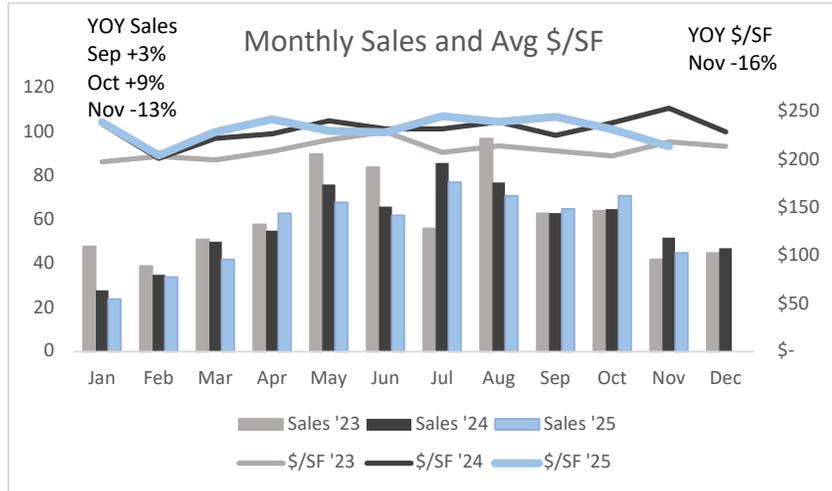
41
NEW PENDING
-33% from last month

45
CLOSED SALES
-37% from last month

\$214
PRICE PER SQ FT
-8% from last month

\$428K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	110	90	56	992	1,006	1%
New Pendings	67	61	41	655	648	-1%
Closed Sales	65	71	45	653	622	-5%
Price/SF	\$245	\$232	\$214	\$233	\$234	0%
Avg Price	\$469,855	\$492,774	\$427,789	\$460,948	\$471,443	2%
<\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	19	21	19	202	177	-12%
New Pendings	13	16	11	149	134	-10%
Closed Sales	10	15	13	144	127	-12%
Price/SF	\$207	\$192	\$180	\$190	\$192	1%
\$300k-\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	56	46	19	553	529	-4%
New Pendings	36	33	22	375	377	1%
Closed Sales	42	36	24	380	362	-5%
Price/SF	\$225	\$227	\$205	\$224	\$221	-1%
>\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	35	23	18	237	300	27%
New Pendings	18	12	8	131	137	5%
Closed Sales	13	20	8	129	133	3%
Price/SF	\$306	\$250	\$254	\$272	\$276	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

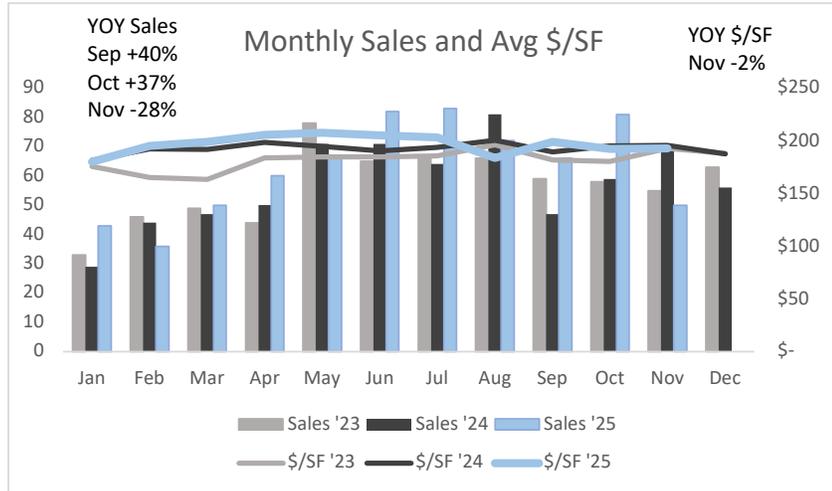
Farmington/Farmington Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	112	85	61	990	1,004	1%
New Pendings	72	65	49	651	704	8%
Closed Sales	66	81	50	632	689	9%
Price/SF	\$199	\$193	\$193	\$194	\$197	2%
Avg Price	\$414,805	\$381,673	\$410,418	\$393,894	\$405,163	3%
<\$250k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	8	7	138	117	-15%
New Pendings	8	7	4	92	79	-14%
Closed Sales	3	13	5	93	81	-13%
Price/SF	\$121	\$162	\$164	\$166	\$166	0%
\$250k-\$500k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	69	61	40	645	629	-2%
New Pendings	51	38	39	448	483	8%
Closed Sales	48	51	35	398	462	16%
Price/SF	\$202	\$192	\$185	\$193	\$194	1%
>\$500k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	32	16	14	207	258	25%
New Pendings	13	20	6	111	142	28%
Closed Sales	15	17	10	141	146	4%
Price/SF	\$200	\$203	\$219	\$202	\$211	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

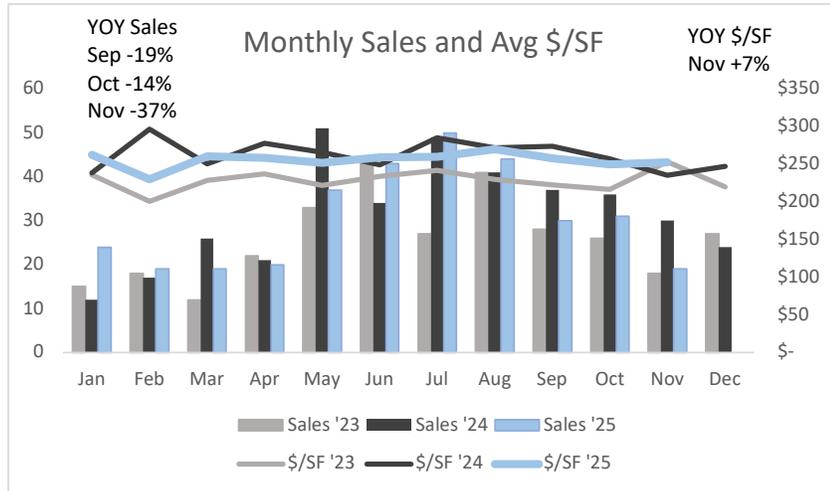
Novi

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	37	35	25	505	469	-7%
New Pending	28	27	17	356	340	-4%
Closed Sales	30	31	19	354	336	-5%
Price/SF	\$258	\$250	\$253	\$266	\$257	-3%
Avg Price	\$662,873	\$627,306	\$644,133	\$721,414	\$668,544	-7%
<\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	1	4	4	59	43	-27%
New Pending	1	3	2	40	36	-10%
Closed Sales	3	3	1	33	31	-6%
Price/SF	\$277	\$110	\$218	\$191	\$194	2%
\$350k-\$750k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	21	12	299	284	-5%
New Pending	21	17	13	217	215	-1%
Closed Sales	18	19	14	202	209	3%
Price/SF	\$231	\$239	\$230	\$235	\$234	0%
>\$750k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	9	10	9	147	142	-3%
New Pending	6	7	2	99	89	-10%
Closed Sales	9	9	4	119	96	-19%
Price/SF	\$288	\$279	\$307	\$306	\$294	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

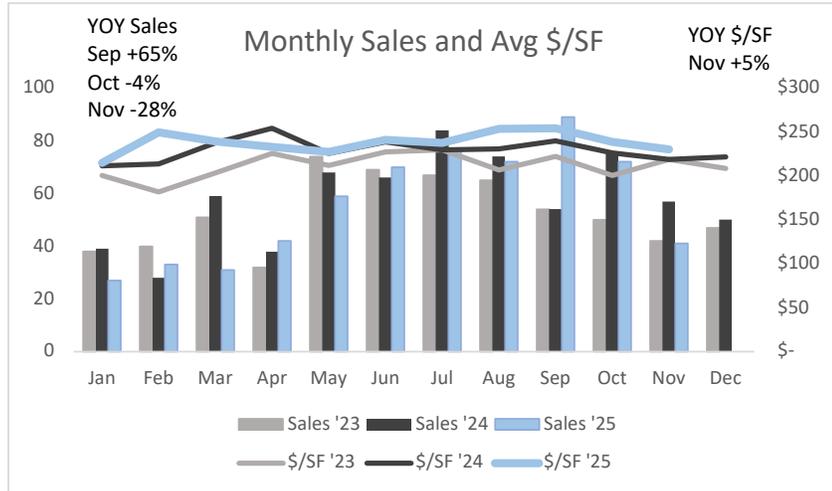
Rochester/Rochester Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	102	85	57	973	958	-2%
New Pending	73	63	49	663	648	-2%
Closed Sales	89	72	41	642	613	-5%
Price/SF	\$254	\$239	\$230	\$230	\$240	4%
Avg Price	\$627,021	\$550,949	\$553,683	\$536,325	\$572,706	7%
<\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	12	4	113	107	-5%
New Pending	14	7	3	89	78	-12%
Closed Sales	10	11	4	80	69	-14%
Price/SF	\$202	\$197	\$215	\$189	\$203	8%
\$300k-\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	58	48	32	498	489	-2%
New Pending	31	39	29	390	352	-10%
Closed Sales	43	38	25	367	336	-8%
Price/SF	\$233	\$226	\$212	\$218	\$226	3%
>\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	32	25	21	362	362	0%
New Pending	28	17	17	184	218	18%
Closed Sales	36	23	12	195	208	7%
Price/SF	\$273	\$258	\$260	\$251	\$260	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

77
NOV NEW LISTINGS
-45% from last month

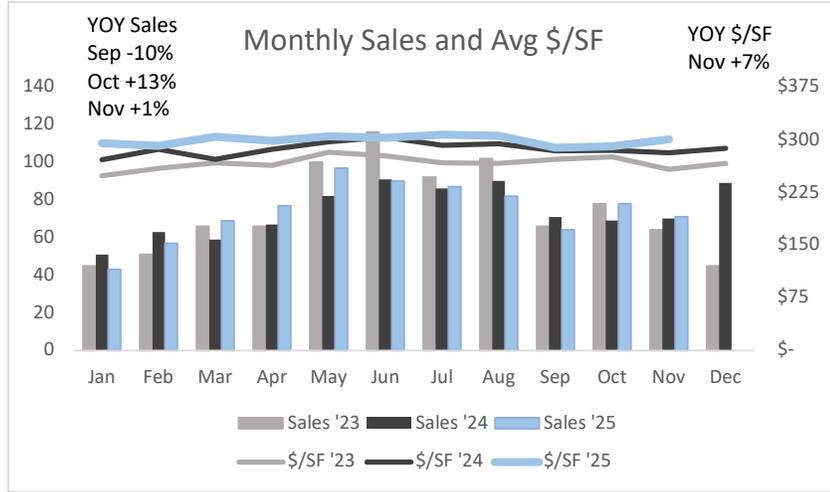
76
NEW PENDINGS
-7% from last month

71
CLOSED SALES
-9% from last month

\$301
PRICE PER SQ FT
+3% from last month

\$463K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	128	139	77	1,280	1,242	-3%
New Pending	61	82	76	823	844	3%
Closed Sales	64	78	71	799	815	2%
Price/SF	\$288	\$291	\$301	\$288	\$300	4%
Avg Price	\$399,250	\$481,089	\$462,873	\$415,446	\$443,887	7%
<\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	23	21	12	308	236	-23%
New Pending	12	14	16	221	187	-15%
Closed Sales	19	17	11	197	172	-13%
Price/SF	\$245	\$218	\$250	\$247	\$243	-1%
\$300k-\$450k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	58	82	44	645	629	-2%
New Pending	27	39	42	426	419	-2%
Closed Sales	28	34	37	412	394	-4%
Price/SF	\$294	\$291	\$296	\$287	\$296	3%
>\$450k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	47	36	21	327	377	15%
New Pending	22	29	18	176	238	35%
Closed Sales	17	27	23	190	249	31%
Price/SF	\$307	\$311	\$316	\$308	\$321	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

58
NOV NEW LISTINGS
-21% from last month

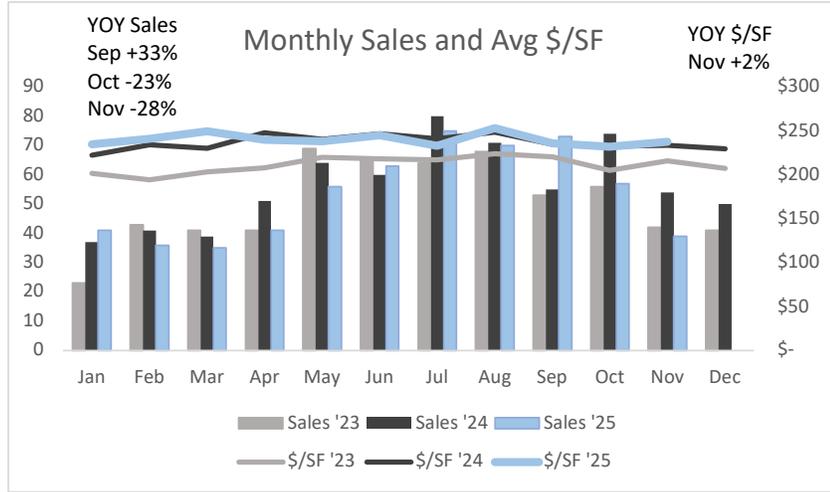
59
NEW PENDING
+23% from last month

39
CLOSED SALES
-32% from last month

\$238
PRICE PER SQ FT
+2% from last month

\$527K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	95	73	58	937	896	-4%
New Pendings	62	48	59	649	607	-6%
Closed Sales	73	57	39	626	586	-6%
Price/SF	\$236	\$232	\$238	\$238	\$240	1%
Avg Price	\$515,739	\$506,730	\$527,410	\$531,002	\$521,128	-2%
<\$400k						
Listings Taken	27	21	22	279	279	0%
New Pendings	20	16	21	220	194	-12%
Closed Sales	22	20	14	192	170	-11%
Price/SF	\$220	\$214	\$213	\$217	\$221	2%
\$400k-\$600k						
Listings Taken	38	30	17	344	360	5%
New Pendings	29	19	19	238	248	4%
Closed Sales	30	23	13	235	248	6%
Price/SF	\$226	\$224	\$229	\$229	\$233	2%
>\$600k						
Listings Taken	30	22	19	314	257	-18%
New Pendings	13	13	19	191	165	-14%
Closed Sales	21	14	12	199	168	-16%
Price/SF	\$254	\$253	\$256	\$257	\$256	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

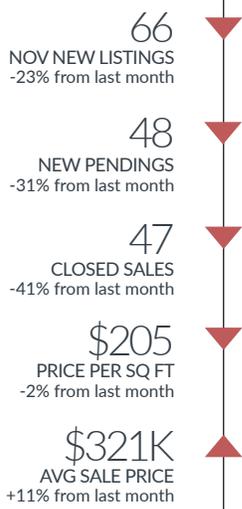


DECEMBER 2025
HOUSING REPORT

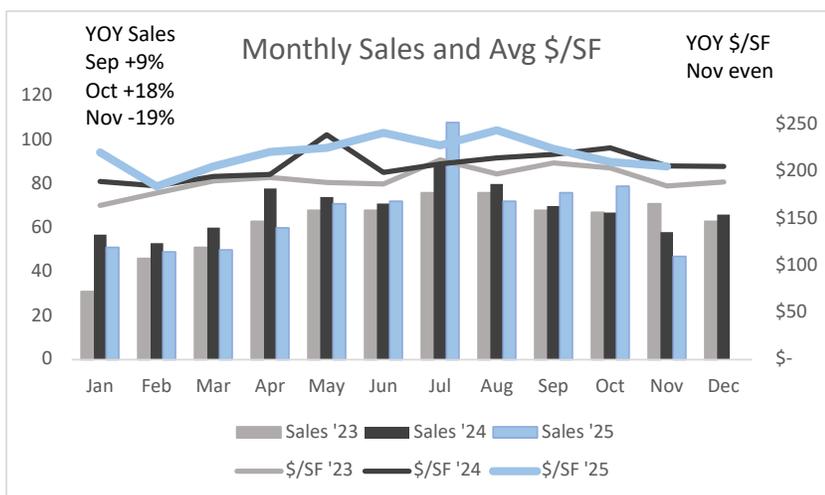
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	106	86	66	1,082	1,048	-3%
New Pendings	74	70	48	756	749	-1%
Closed Sales	76	79	47	758	735	-3%
Price/SF	\$224	\$210	\$205	\$208	\$221	6%
Avg Price	\$334,623	\$289,706	\$320,735	\$307,900	\$330,938	7%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	15	6	140	120	-14%
New Pendings	8	9	10	117	87	-26%
Closed Sales	7	12	4	103	71	-31%
Price/SF	\$158	\$154	\$183	\$151	\$166	10%
\$200k-\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	62	45	44	641	584	-9%
New Pendings	49	39	31	486	465	-4%
Closed Sales	43	54	27	491	460	-6%
Price/SF	\$202	\$204	\$193	\$194	\$200	3%
>\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	30	26	16	301	344	14%
New Pendings	17	22	7	153	197	29%
Closed Sales	26	13	16	164	204	24%
Price/SF	\$259	\$256	\$223	\$255	\$263	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

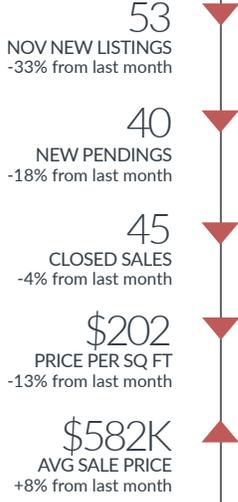


DECEMBER 2025
HOUSING REPORT

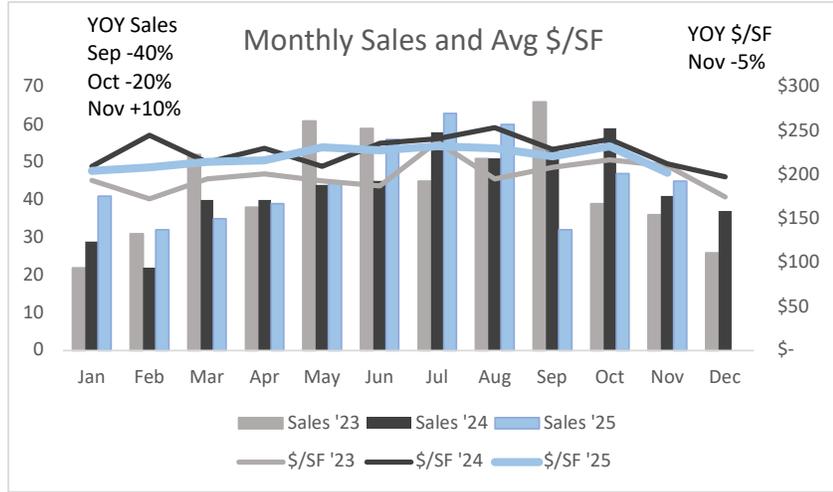
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	81	79	53	913	881	-4%
New Pendings	45	49	40	497	506	2%
Closed Sales	32	47	45	482	495	3%
Price/SF	\$221	\$232	\$202	\$230	\$221	-4%
Avg Price	\$563,099	\$537,382	\$582,142	\$600,131	\$584,547	-3%
<\$350k						
Listings Taken	12	9	9	151	112	-26%
New Pendings	9	11	4	92	84	-9%
Closed Sales	5	10	6	98	84	-14%
Price/SF	\$172	\$189	\$182	\$196	\$196	0%
\$350k-\$600k						
Listings Taken	39	41	23	414	392	-5%
New Pendings	21	31	21	265	247	-7%
Closed Sales	18	27	25	243	234	-4%
Price/SF	\$190	\$197	\$185	\$188	\$192	2%
>\$600k						
Listings Taken	30	29	21	348	377	8%
New Pendings	15	7	15	140	175	25%
Closed Sales	9	10	14	141	177	26%
Price/SF	\$286	\$309	\$227	\$289	\$254	-12%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

90
NOV NEW LISTINGS
-13% from last month

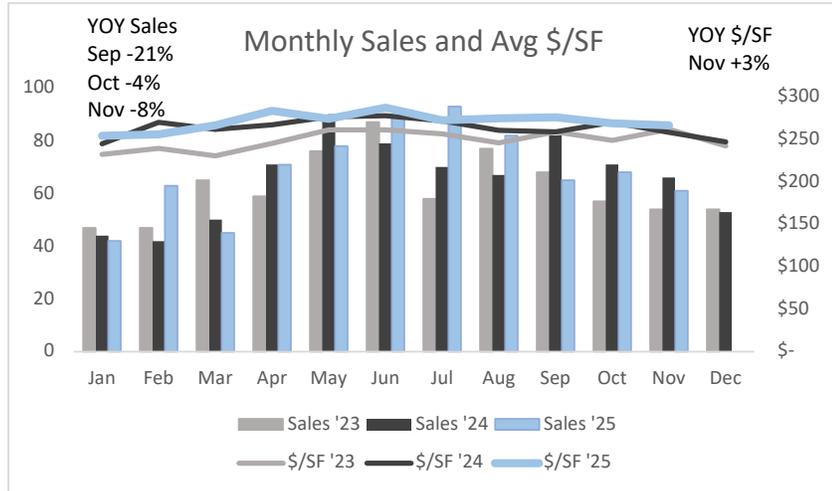
56
NEW PENDING
-21% from last month

61
CLOSED SALES
-10% from last month

\$266
PRICE PER SQ FT
-1% from last month

\$339K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	117	104	90	1,060	1,158	9%
New Pendings	59	71	56	739	776	5%
Closed Sales	65	68	61	730	757	4%
Price/SF	\$275	\$268	\$266	\$266	\$272	2%
Avg Price	\$395,857	\$326,665	\$338,862	\$342,117	\$355,453	4%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	24	18	12	139	150	8%
New Pendings	6	11	13	99	91	-8%
Closed Sales	6	9	13	93	90	-3%
Price/SF	\$195	\$180	\$172	\$194	\$188	-3%
\$200k-\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	56	47	42	557	571	3%
New Pendings	31	40	20	386	394	2%
Closed Sales	27	37	28	374	363	-3%
Price/SF	\$253	\$256	\$251	\$252	\$256	1%
>\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	37	39	36	364	437	20%
New Pendings	22	20	23	254	291	15%
Closed Sales	32	22	20	263	304	16%
Price/SF	\$293	\$304	\$315	\$291	\$297	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,881
NOV NEW LISTINGS
-21% from last month

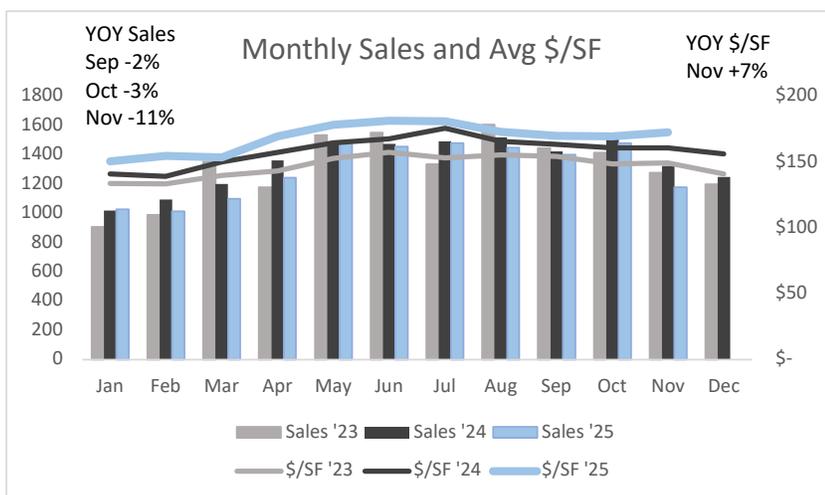
1,168
NEW PENDING
-21% from last month

1,177
CLOSED SALES
-20% from last month

\$173
PRICE PER SQ FT
+2% from last month

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

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,587	2,384	1,881	26,936	25,295	-6%
New Pendings	1,449	1,484	1,168	15,383	14,774	-4%
Closed Sales	1,399	1,480	1,177	14,919	14,302	-4%
Price/SF	\$170	\$169	\$173	\$160	\$170	6%
Avg Price	\$249,549	\$245,784	\$251,768	\$232,935	\$250,456	8%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,435	1,333	1,135	16,192	14,249	-12%
New Pendings	713	755	599	8,516	7,425	-13%
Closed Sales	665	710	569	7,951	6,977	-12%
Price/SF	\$103	\$102	\$106	\$98	\$102	4%
\$200k-\$500k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	974	877	637	8,852	9,167	4%
New Pendings	625	631	490	5,756	6,189	8%
Closed Sales	620	669	511	5,829	6,110	5%
Price/SF	\$196	\$196	\$196	\$190	\$195	2%
>\$500k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	178	174	109	1,892	1,879	-1%
New Pendings	111	98	79	1,111	1,160	4%
Closed Sales	114	101	97	1,139	1,215	7%
Price/SF	\$246	\$257	\$258	\$244	\$253	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

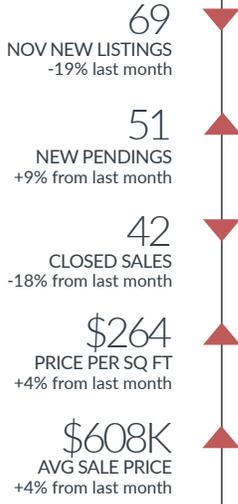


DECEMBER 2025
HOUSING REPORT

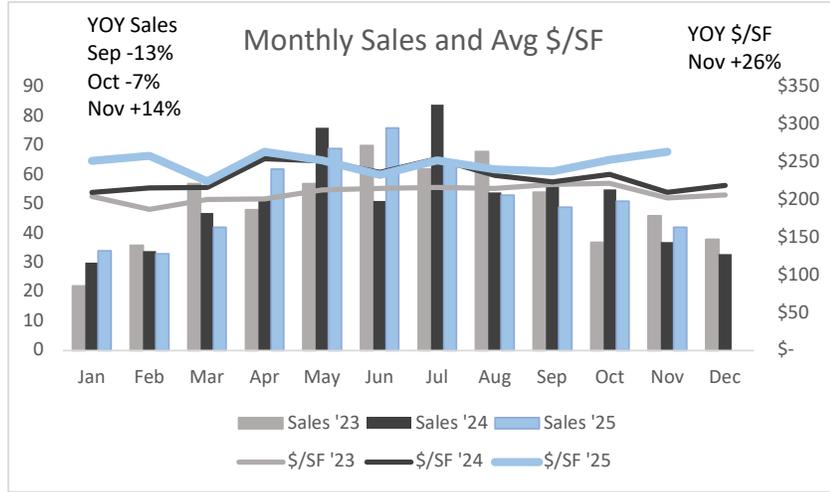
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	81	85	69	861	877	2%
New Pending	54	47	51	580	597	3%
Closed Sales	49	51	42	576	575	0%
Price/SF	\$238	\$253	\$264	\$236	\$248	5%
Avg Price	\$551,148	\$586,817	\$608,212	\$566,183	\$589,819	4%
<\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	29	32	20	248	281	13%
New Pending	17	19	14	167	176	5%
Closed Sales	18	15	17	166	170	2%
Price/SF	\$204	\$201	\$220	\$203	\$207	2%
\$350k-\$750k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	33	41	31	423	410	-3%
New Pending	24	24	27	308	294	-5%
Closed Sales	23	26	16	305	287	-6%
Price/SF	\$246	\$232	\$237	\$223	\$238	7%
>\$750k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	19	12	18	190	186	-2%
New Pending	13	4	10	105	127	21%
Closed Sales	8	10	9	105	118	12%
Price/SF	\$249	\$303	\$314	\$273	\$279	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

854
NOV NEW LISTINGS
-14% from last month

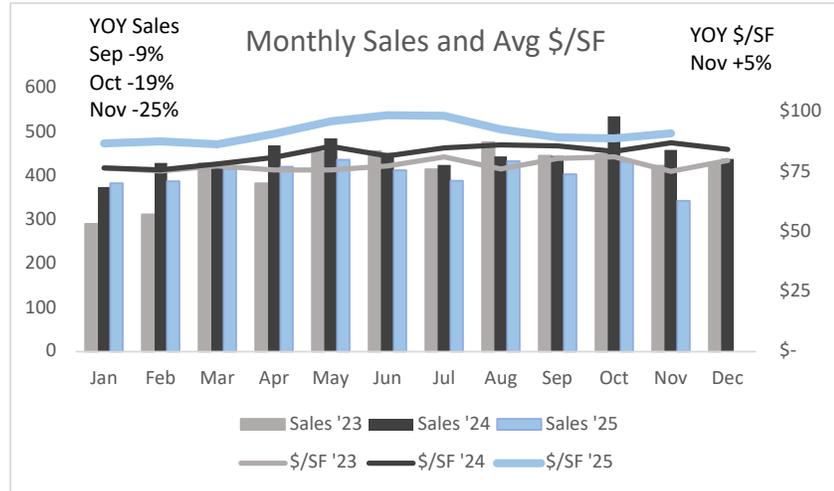
377
NEW PENDING
-21% from last month

343
CLOSED SALES
-21% from last month

\$91
PRICE PER SQ FT
+2% from last month

\$125K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,067	989	854	11,839	10,698	-10%
New Pendings	440	477	377	5,142	4,651	-10%
Closed Sales	404	432	343	4,947	4,458	-10%
Price/SF	\$89	\$89	\$91	\$83	\$92	11%
Avg Price	\$119,878	\$116,421	\$124,545	\$109,015	\$123,356	13%
<\$100k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	521	464	413	6,289	5,195	-17%
New Pendings	244	249	209	2,989	2,414	-19%
Closed Sales	219	237	179	2,894	2,350	-19%
Price/SF	\$53	\$55	\$53	\$50	\$53	6%
\$100k-\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	483	476	405	4,997	4,958	-1%
New Pendings	174	208	151	1,962	2,009	2%
Closed Sales	169	174	149	1,880	1,872	0%
Price/SF	\$118	\$108	\$112	\$109	\$114	4%
>\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	63	49	36	553	545	-1%
New Pendings	22	20	17	191	228	19%
Closed Sales	16	21	15	173	236	36%
Price/SF	\$150	\$160	\$158	\$150	\$157	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Condos

Condos/Lofts

MONTHLY

57
NOV NEW LISTINGS
-28% from last month

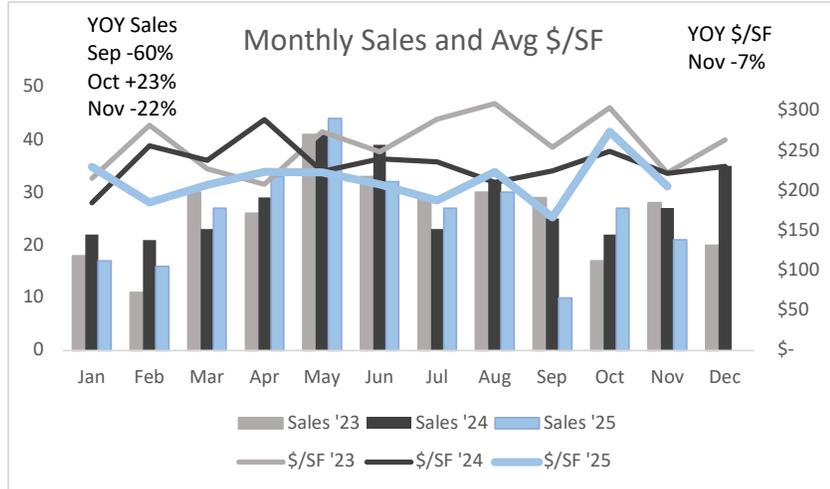
32
NEW PENDING
-26% from last month

21
CLOSED SALES
-22% from last month

\$205
PRICE PER SQ FT
-25% from last month

\$263K
AVG SALE PRICE
-28% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	69	79	57	914	819	-10%
New Pendings	15	43	32	308	321	4%
Closed Sales	10	27	21	304	284	-7%
Price/SF	\$166	\$274	\$205	\$234	\$217	-7%
Avg Price	\$196,631	\$365,052	\$262,743	\$301,405	\$266,328	-12%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	21	20	23	317	277	-13%
New Pendings	5	10	16	106	138	30%
Closed Sales	4	9	9	112	128	14%
Price/SF	\$91	\$128	\$91	\$114	\$111	-2%
\$200k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	36	21	345	311	-10%
New Pendings	7	10	9	120	105	-13%
Closed Sales	5	10	8	120	96	-20%
Price/SF	\$193	\$223	\$236	\$233	\$227	-3%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	21	23	13	252	231	-8%
New Pendings	3	23	7	82	78	-5%
Closed Sales	1	8	4	72	60	-17%
Price/SF	\$253	\$402	\$343	\$334	\$331	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

326
NOV NEW LISTINGS
-22% from last month

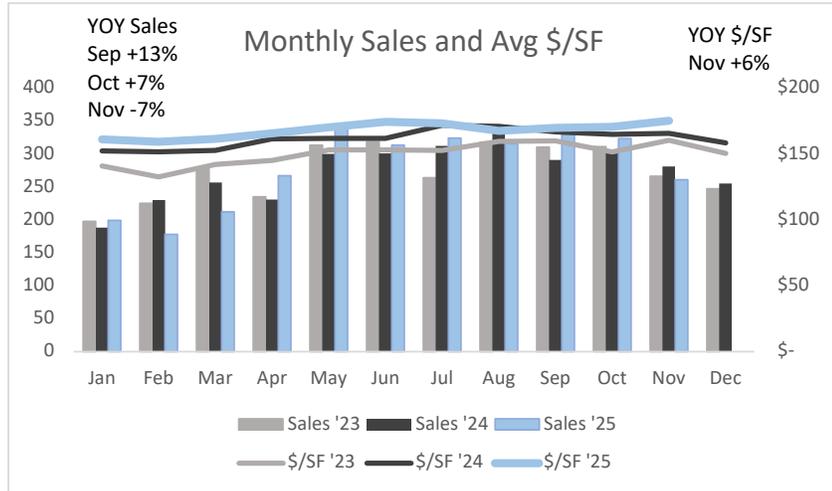
260
NEW PENDING
-15% from last month

261
CLOSED SALES
-19% from last month

\$175
PRICE PER SQ FT
+3% from last month

\$232K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	470	416	326	4,480	4,553	2%
New Pendings	299	305	260	3,114	3,166	2%
Closed Sales	330	323	261	3,030	3,065	1%
Price/SF	\$170	\$171	\$175	\$163	\$169	4%
Avg Price	\$224,455	\$233,935	\$232,254	\$212,885	\$223,818	5%
<\$150k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	84	84	77	1,189	1,006	-15%
New Pendings	53	58	47	832	658	-21%
Closed Sales	58	54	41	740	593	-20%
Price/SF	\$119	\$101	\$116	\$109	\$113	3%
\$150k-\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	285	267	200	2,481	2,751	11%
New Pendings	186	184	164	1,794	1,961	9%
Closed Sales	219	193	164	1,781	1,912	7%
Price/SF	\$174	\$175	\$177	\$172	\$174	1%
>\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	101	65	49	810	796	-2%
New Pendings	60	63	49	488	547	12%
Closed Sales	53	76	56	509	560	10%
Price/SF	\$184	\$190	\$194	\$182	\$187	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

6
NOV NEW LISTINGS
-68% from last month

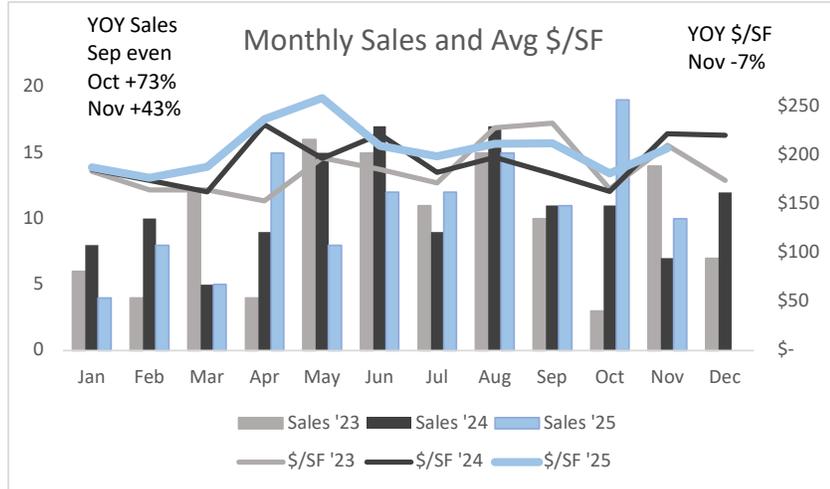
11
NEW PENDINGS
-15% from last month

10
CLOSED SALES
-47% from last month

\$207
PRICE PER SQ FT
+14% from last month

\$516K
AVG SALE PRICE
+17% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	21	19	6	182	204	12%
New Pending	13	13	11	123	124	1%
Closed Sales	11	19	10	119	119	0%
Price/SF	\$212	\$181	\$207	\$195	\$207	6%
Avg Price	\$504,255	\$441,043	\$515,800	\$468,771	\$509,730	9%
<\$350k						
Listings Taken	7	5	2	49	62	27%
New Pending	3	3	3	40	35	-13%
Closed Sales	1	4	4	41	33	-20%
Price/SF	\$201	\$149	\$176	\$174	\$168	-4%
\$350k-\$600k						
Listings Taken	13	8	1	93	94	1%
New Pending	8	9	4	60	66	10%
Closed Sales	6	14	3	55	62	13%
Price/SF	\$179	\$193	\$164	\$187	\$187	0%
>\$600k						
Listings Taken	1	6	3	40	48	20%
New Pending	2	1	4	23	23	0%
Closed Sales	4	1	3	23	24	4%
Price/SF	\$262	\$147	\$264	\$222	\$270	22%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

154
NOV NEW LISTINGS
-21% from last month

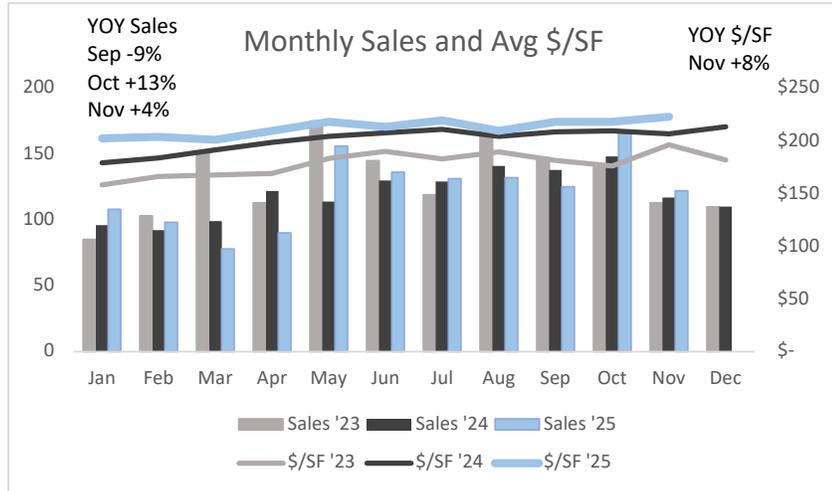
104
NEW PENDING
-32% from last month

122
CLOSED SALES
-27% from last month

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

\$302K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	242	194	154	2,192	2,126	-3%
New Pendings	148	154	104	1,359	1,354	0%
Closed Sales	125	167	122	1,326	1,343	1%
Price/SF	\$218	\$218	\$223	\$202	\$213	6%
Avg Price	\$284,695	\$284,575	\$301,809	\$270,446	\$284,792	5%
<\$175k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	52	31	30	426	347	-19%
New Pendings	27	23	18	324	236	-27%
Closed Sales	26	25	20	302	240	-21%
Price/SF	\$137	\$154	\$153	\$146	\$144	-1%
\$175k-\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	114	99	92	1,051	1,093	4%
New Pendings	80	87	63	703	739	5%
Closed Sales	55	91	66	671	675	1%
Price/SF	\$209	\$196	\$200	\$195	\$198	2%
>\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	76	64	32	715	686	-4%
New Pendings	41	44	23	332	379	14%
Closed Sales	44	51	36	353	428	21%
Price/SF	\$256	\$267	\$266	\$235	\$252	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

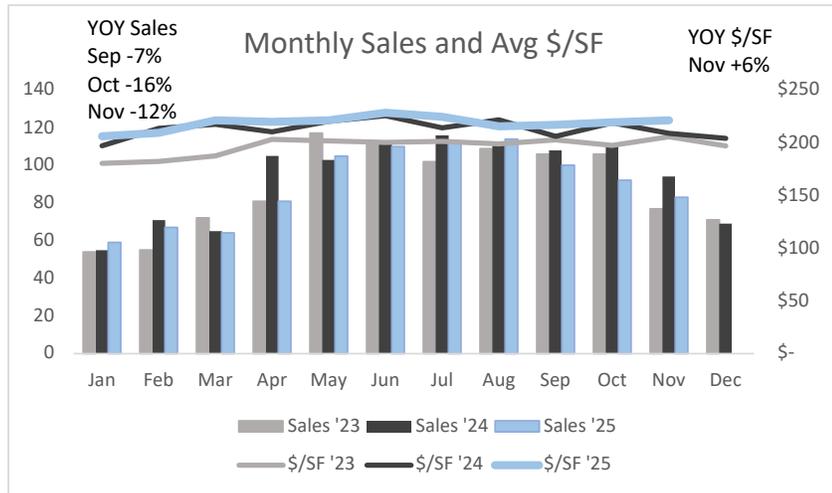
Livonia

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	107	125	76	1,360	1,235	-9%
New Pending	90	98	68	1,071	1,008	-6%
Closed Sales	100	92	83	1,051	988	-6%
Price/SF	\$217	\$220	\$221	\$215	\$219	2%
Avg Price	\$342,437	\$339,071	\$317,833	\$325,170	\$336,871	4%
<\$250k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	19	18	298	196	-34%
New Pending	11	15	15	233	162	-30%
Closed Sales	18	12	16	187	151	-19%
Price/SF	\$199	\$192	\$182	\$187	\$187	0%
\$250k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	75	80	44	829	762	-8%
New Pending	54	72	37	656	636	-3%
Closed Sales	52	61	57	659	605	-8%
Price/SF	\$225	\$222	\$232	\$223	\$227	2%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	18	26	14	233	277	19%
New Pending	25	11	16	182	210	15%
Closed Sales	30	19	10	205	232	13%
Price/SF	\$213	\$222	\$213	\$210	\$217	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

9
NOV NEW LISTINGS
-55% from last month

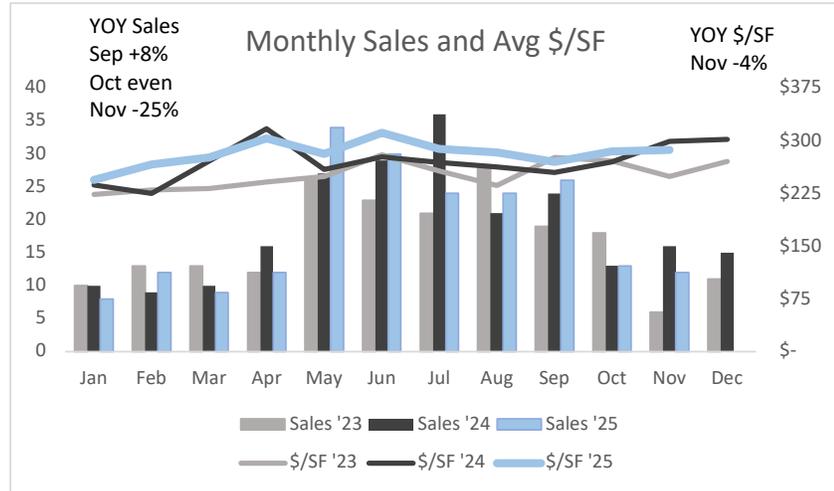
11
NEW PENDING
-8% from last month

12
CLOSED SALES
-8% from last month

\$287
PRICE PER SQ FT
+1% from last month

\$919K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	29	20	9	363	316	-13%
New Pendings	18	12	11	219	204	-7%
Closed Sales	26	13	12	211	204	-3%
Price/SF	\$270	\$285	\$287	\$269	\$285	6%
Avg Price	\$811,830	\$850,154	\$918,842	\$847,399	\$890,231	5%
<\$700k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	5	4	115	117	2%
New Pendings	8	2	7	89	77	-13%
Closed Sales	12	9	3	83	68	-18%
Price/SF	\$273	\$246	\$273	\$243	\$262	8%
\$700k-\$1m						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	6	5	1	121	90	-26%
New Pendings	7	4	1	83	68	-18%
Closed Sales	8	1	5	82	75	-9%
Price/SF	\$250	\$253	\$250	\$250	\$261	4%
>\$1m						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	10	10	4	127	109	-14%
New Pendings	3	6	3	47	59	26%
Closed Sales	6	3	4	46	61	33%
Price/SF	\$286	\$347	\$326	\$318	\$320	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

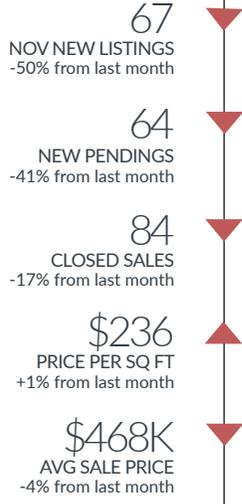


DECEMBER 2025
HOUSING REPORT

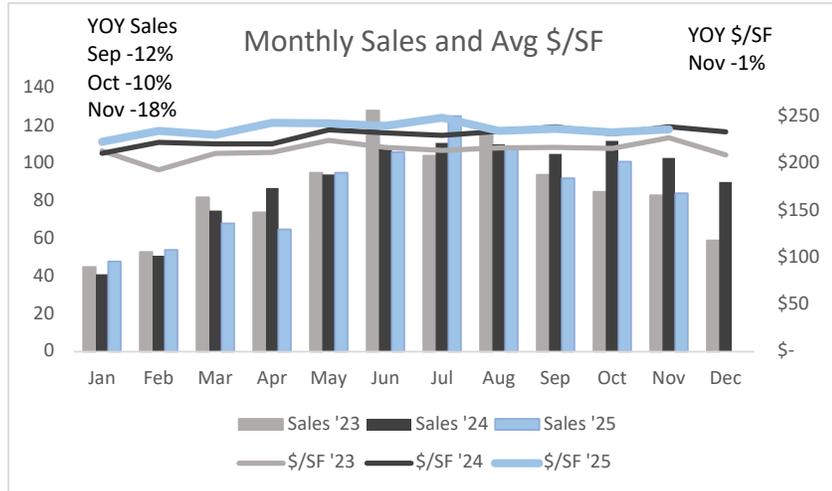
Plymouth/Canton

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	148	135	67	1,481	1,271	-14%
New Pendings	94	109	64	1,044	950	-9%
Closed Sales	92	101	84	997	947	-5%
Price/SF	\$236	\$233	\$236	\$231	\$238	3%
Avg Price	\$511,500	\$488,955	\$468,039	\$495,247	\$511,424	3%
<\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	29	26	13	282	226	-20%
New Pendings	17	26	16	229	185	-19%
Closed Sales	12	20	14	198	142	-28%
Price/SF	\$185	\$214	\$223	\$211	\$208	-1%
\$350k-\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	76	69	35	818	642	-22%
New Pendings	57	55	33	597	520	-13%
Closed Sales	54	57	52	567	552	-3%
Price/SF	\$229	\$227	\$230	\$224	\$234	4%
>\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	40	19	381	403	6%
New Pendings	20	28	15	218	245	12%
Closed Sales	26	24	18	232	253	9%
Price/SF	\$257	\$249	\$254	\$248	\$250	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

822
NOV NEW LISTINGS
-28% from last month

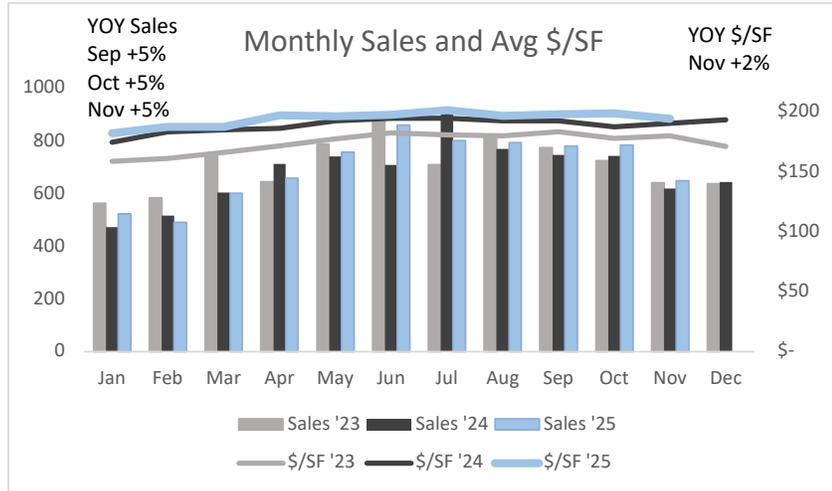
628
NEW PENDING
-17% from last month

648
CLOSED SALES
-17% from last month

\$194
PRICE PER SQ FT
-2% from last month

\$320K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,189	1,136	822	12,248	11,995	-2%
New Pending	766	757	628	7,749	7,922	2%
Closed Sales	780	783	648	7,537	7,692	2%
Price/SF	\$198	\$199	\$194	\$190	\$195	3%
Avg Price	\$328,980	\$323,006	\$319,587	\$310,700	\$321,556	3%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	277	295	209	3,426	2,916	-15%
New Pending	192	201	155	2,068	1,927	-7%
Closed Sales	166	203	160	1,950	1,811	-7%
Price/SF	\$125	\$131	\$122	\$129	\$128	-1%
\$200k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	586	539	404	5,673	5,728	1%
New Pending	374	367	321	3,938	4,075	3%
Closed Sales	415	391	317	3,832	3,962	3%
Price/SF	\$198	\$200	\$195	\$191	\$197	3%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	326	302	209	3,149	3,351	6%
New Pending	200	189	152	1,743	1,920	10%
Closed Sales	199	189	171	1,755	1,919	9%
Price/SF	\$225	\$228	\$222	\$215	\$220	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

62
NOV NEW LISTINGS
-38% from last month

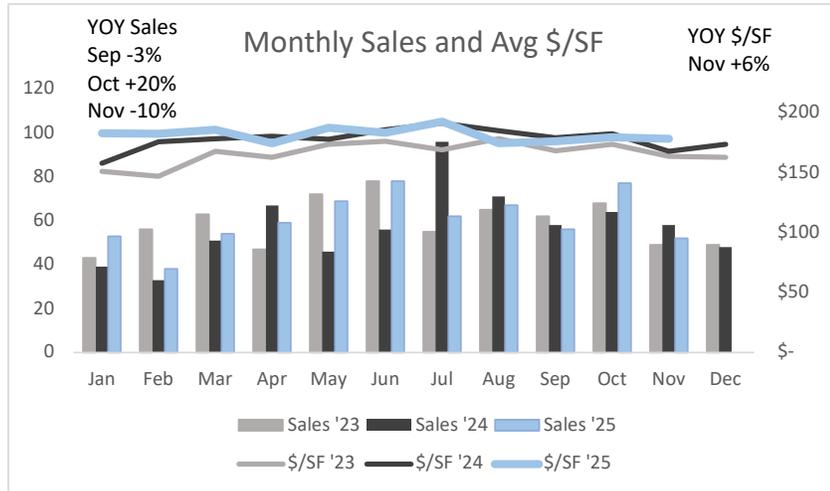
49
NEW PENDING
-25% from last month

52
CLOSED SALES
-32% from last month

\$179
PRICE PER SQ FT
-1% from last month

\$295K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	93	100	62	1,004	969	-3%
New Pendings	71	65	49	658	677	3%
Closed Sales	56	77	52	639	665	4%
Price/SF	\$176	\$180	\$179	\$180	\$182	1%
Avg Price	\$298,444	\$281,858	\$294,613	\$301,838	\$305,097	1%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	18	8	200	175	-13%
New Pendings	15	19	8	126	123	-2%
Closed Sales	10	19	8	110	114	4%
Price/SF	\$130	\$142	\$122	\$127	\$133	5%
\$200k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	59	55	37	628	564	-10%
New Pendings	47	37	29	450	433	-4%
Closed Sales	35	47	34	432	421	-3%
Price/SF	\$177	\$185	\$188	\$184	\$188	2%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	19	27	17	176	230	31%
New Pendings	9	9	12	82	121	48%
Closed Sales	11	11	10	97	130	34%
Price/SF	\$196	\$194	\$178	\$197	\$188	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

77
NOV NEW LISTINGS
-40% from last month

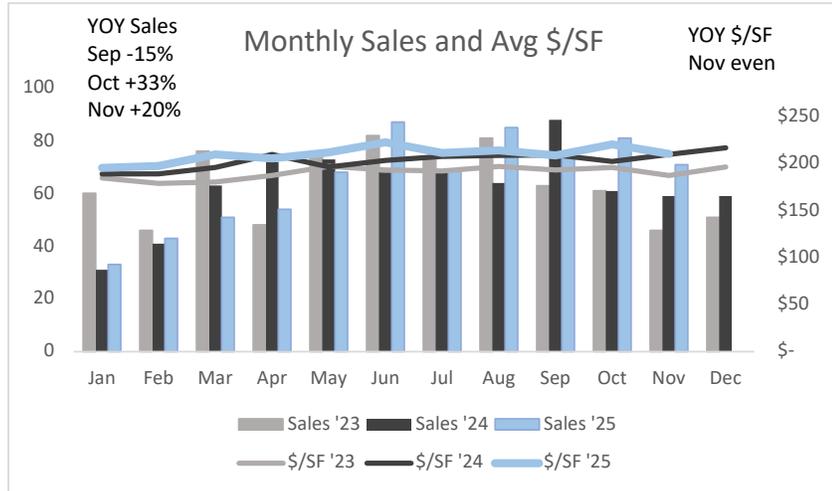
71
NEW PENDING
-9% from last month

71
CLOSED SALES
-12% from last month

\$210
PRICE PER SQ FT
-5% from last month

\$497K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	141	128	77	1,144	1,218	6%
New Pendings	80	78	71	724	757	5%
Closed Sales	75	81	71	689	717	4%
Price/SF	\$208	\$220	\$210	\$203	\$211	4%
Avg Price	\$470,700	\$486,385	\$497,181	\$476,227	\$494,755	4%
<\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	19	20	9	136	135	-1%
New Pendings	8	9	14	104	88	-15%
Closed Sales	11	6	8	95	72	-24%
Price/SF	\$165	\$181	\$142	\$173	\$161	-7%
\$350k-\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	100	77	49	796	784	-2%
New Pendings	62	44	44	514	502	-2%
Closed Sales	54	61	43	496	479	-3%
Price/SF	\$211	\$217	\$206	\$204	\$209	2%
>\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	22	31	19	212	299	41%
New Pendings	10	25	13	106	167	58%
Closed Sales	10	14	20	98	166	69%
Price/SF	\$222	\$240	\$232	\$214	\$228	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

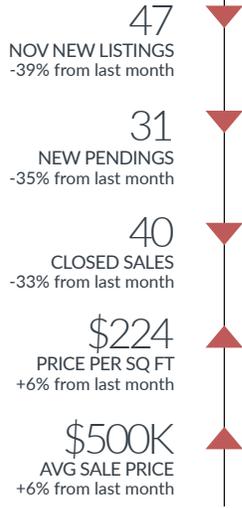


DECEMBER 2025
HOUSING REPORT

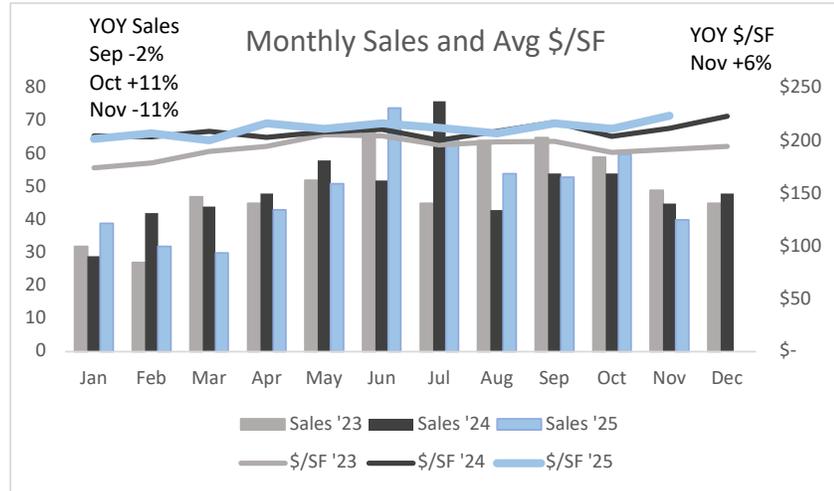
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	81	77	47	911	890	-2%
New Pendings	64	48	31	566	551	-3%
Closed Sales	53	60	40	545	541	-1%
Price/SF	\$216	\$211	\$224	\$207	\$212	2%
Avg Price	\$480,192	\$472,140	\$499,508	\$470,653	\$488,587	4%
<\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	16	6	156	135	-13%
New Pendings	13	10	4	122	103	-16%
Closed Sales	8	13	4	110	88	-20%
Price/SF	\$178	\$154	\$209	\$177	\$168	-5%
\$300k-\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	34	31	23	458	384	-16%
New Pendings	30	30	15	292	284	-3%
Closed Sales	30	31	24	301	292	-3%
Price/SF	\$204	\$201	\$205	\$194	\$202	4%
>\$600k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	32	30	18	297	371	25%
New Pendings	21	8	12	152	164	8%
Closed Sales	15	16	12	134	161	20%
Price/SF	\$242	\$243	\$253	\$238	\$233	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

108
NOV NEW LISTINGS
-8% from last month

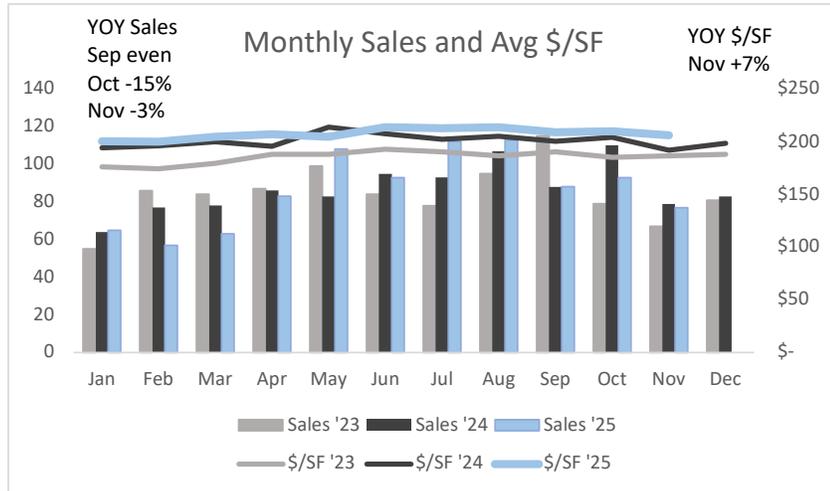
74
NEW PENDINGS
-18% from last month

77
CLOSED SALES
-17% from last month

\$206
PRICE PER SQ FT
-2% from last month

\$341K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	144	118	108	1,463	1,378	-6%
New Pending	88	90	74	971	961	-1%
Closed Sales	88	93	77	960	952	-1%
Price/SF	\$209	\$210	\$206	\$201	\$208	3%
Avg Price	\$357,274	\$358,318	\$340,806	\$341,787	\$351,873	3%
<\$250k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	7	9	13	145	98	-32%
New Pending	6	6	9	103	68	-34%
Closed Sales	3	6	5	81	58	-28%
Price/SF	\$218	\$203	\$165	\$178	\$179	1%
\$250k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	111	89	77	1,032	1,023	-1%
New Pending	65	69	54	712	729	2%
Closed Sales	66	68	60	697	715	3%
Price/SF	\$209	\$207	\$209	\$201	\$208	3%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	26	20	18	286	257	-10%
New Pending	17	15	11	156	164	5%
Closed Sales	19	19	12	182	179	-2%
Price/SF	\$208	\$216	\$205	\$207	\$215	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

81
NOV NEW LISTINGS
-18% from last month

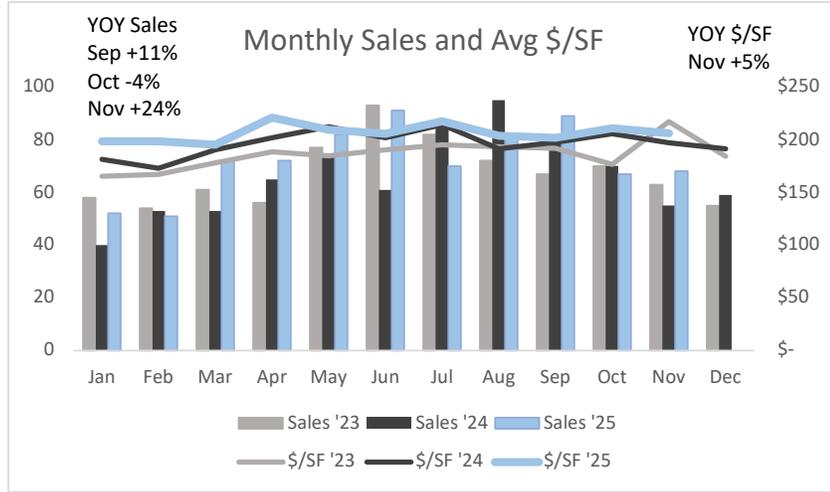
66
NEW PENDING
-12% from last month

68
CLOSED SALES
+1% from last month

\$206
PRICE PER SQ FT
-2% from last month

\$272K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	92	99	81	1,080	1,142	6%
New Pendings	75	75	66	756	816	8%
Closed Sales	89	67	68	731	795	9%
Price/SF	\$202	\$211	\$206	\$198	\$206	4%
Avg Price	\$253,980	\$253,046	\$272,404	\$255,498	\$261,109	2%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	10	16	12	223	167	-25%
New Pendings	20	12	9	161	132	-18%
Closed Sales	20	11	10	143	131	-8%
Price/SF	\$151	\$146	\$135	\$150	\$154	3%
\$200k-\$275k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	52	49	42	596	582	-2%
New Pendings	33	42	33	425	433	2%
Closed Sales	39	33	39	411	407	-1%
Price/SF	\$206	\$205	\$212	\$200	\$207	3%
>\$275k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	30	34	27	261	393	51%
New Pendings	22	21	24	170	251	48%
Closed Sales	30	23	19	177	257	45%
Price/SF	\$222	\$245	\$220	\$221	\$225	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025 HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

159
NOV NEW LISTINGS
-33% from last month

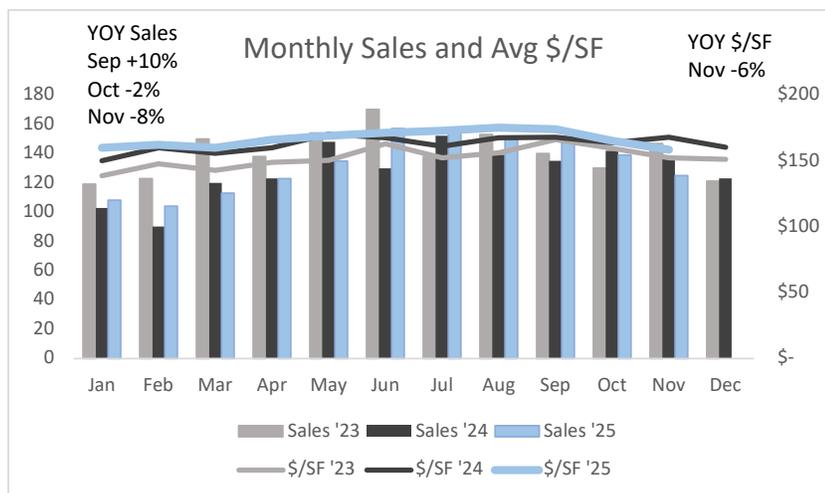
129
NEW PENDING
-7% from last month

125
CLOSED SALES
-10% from last month

\$159
PRICE PER SQ FT
-4% from last month

\$189K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	222	237	159	2,367	2,304	-3%
New Pendings	133	139	129	1,457	1,505	3%
Closed Sales	148	139	125	1,418	1,457	3%
Price/SF	\$174	\$165	\$159	\$163	\$167	2%
Avg Price	\$212,891	\$200,360	\$188,510	\$197,080	\$203,532	3%
<\$125k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	47	31	534	469	-12%
New Pendings	29	33	25	330	298	-10%
Closed Sales	25	31	32	337	303	-10%
Price/SF	\$100	\$95	\$97	\$98	\$101	4%
\$125k-\$250k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	115	122	73	1,197	1,082	-10%
New Pendings	55	76	66	721	719	0%
Closed Sales	64	59	64	666	658	-1%
Price/SF	\$163	\$170	\$167	\$168	\$166	-1%
>\$250k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	64	68	55	636	753	18%
New Pendings	49	30	38	406	488	20%
Closed Sales	59	49	29	415	496	20%
Price/SF	\$203	\$188	\$183	\$191	\$193	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

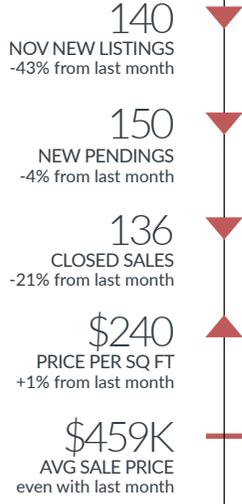


DECEMBER 2025
HOUSING REPORT

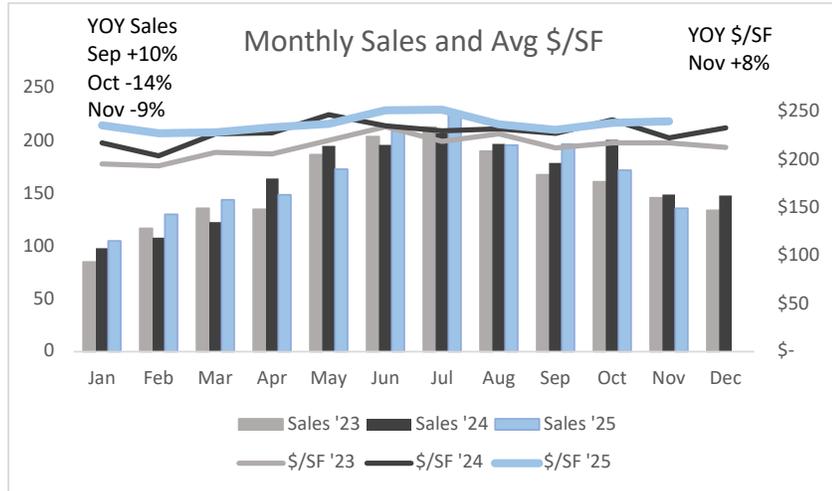
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	235	247	140	2,921	2,569	-12%
New Pendings	184	156	150	1,867	1,873	0%
Closed Sales	197	172	136	1,817	1,838	1%
Price/SF	\$231	\$239	\$240	\$231	\$239	3%
Avg Price	\$451,652	\$460,078	\$459,058	\$452,924	\$467,148	3%
<\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	40	46	26	563	422	-25%
New Pendings	32	32	21	389	347	-11%
Closed Sales	32	24	27	349	316	-9%
Price/SF	\$166	\$161	\$185	\$165	\$164	-1%
\$300k-\$500k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	117	134	75	1,300	1,227	-6%
New Pendings	97	81	73	931	922	-1%
Closed Sales	100	92	68	912	904	-1%
Price/SF	\$220	\$229	\$221	\$216	\$223	3%
>\$500k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	78	67	39	1,058	920	-13%
New Pendings	55	43	56	547	604	10%
Closed Sales	65	56	41	556	618	11%
Price/SF	\$260	\$266	\$279	\$269	\$275	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

140
NOV NEW LISTINGS
-41% from last month

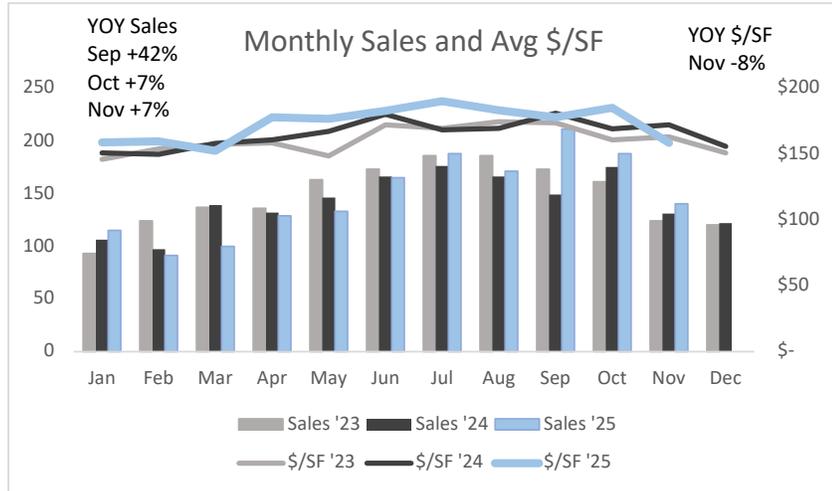
133
NEW PENDING
-24% from last month

140
CLOSED SALES
-26% from last month

\$159
PRICE PER SQ FT
-14% from last month

\$238K
AVG SALE PRICE
-20% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	222	237	140	2,420	2,337	-3%
New Pendings	199	176	133	1,600	1,687	5%
Closed Sales	211	188	140	1,583	1,631	3%
Price/SF	\$178	\$185	\$159	\$167	\$176	5%
Avg Price	\$294,312	\$297,125	\$237,919	\$267,479	\$286,436	7%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	83	63	44	883	731	-17%
New Pendings	79	61	52	608	589	-3%
Closed Sales	66	71	55	583	557	-4%
Price/SF	\$110	\$122	\$106	\$113	\$111	-2%
\$200k-\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	91	116	64	1,052	1,037	-1%
New Pendings	87	89	55	746	767	3%
Closed Sales	100	77	72	763	759	-1%
Price/SF	\$176	\$187	\$174	\$169	\$179	6%
>\$400k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	48	58	32	485	569	17%
New Pendings	33	26	26	246	331	35%
Closed Sales	45	40	13	237	315	33%
Price/SF	\$232	\$235	\$215	\$232	\$229	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

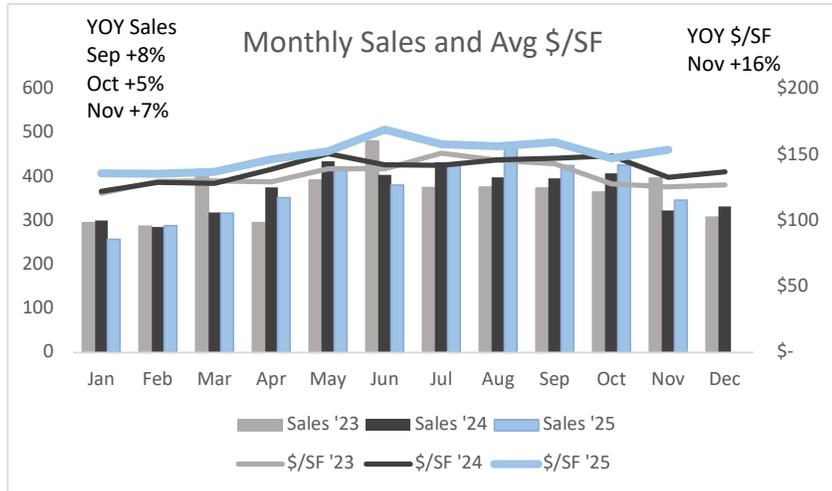
Genesee County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	557	606	370	5,979	5,777	-3%
New Pending	408	413	332	4,140	4,239	2%
Closed Sales	426	427	347	4,080	4,104	1%
Price/SF	\$160	\$147	\$154	\$140	\$152	8%
Avg Price	\$248,801	\$219,306	\$231,917	\$212,934	\$230,667	8%
<\$150k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	200	233	143	2,415	2,087	-14%
New Pending	140	151	96	1,497	1,417	-5%
Closed Sales	124	151	120	1,483	1,375	-7%
Price/SF	\$63	\$67	\$70	\$69	\$68	-1%
\$150k-\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	213	215	143	2,225	2,133	-4%
New Pending	171	160	142	1,742	1,733	-1%
Closed Sales	177	172	132	1,704	1,663	-2%
Price/SF	\$163	\$156	\$156	\$146	\$153	5%
>\$300k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	144	158	84	1,339	1,557	16%
New Pending	97	102	94	901	1,089	21%
Closed Sales	125	104	95	893	1,066	19%
Price/SF	\$210	\$200	\$207	\$191	\$206	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



DECEMBER 2025
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

115
NOV NEW LISTINGS
-42% from last month

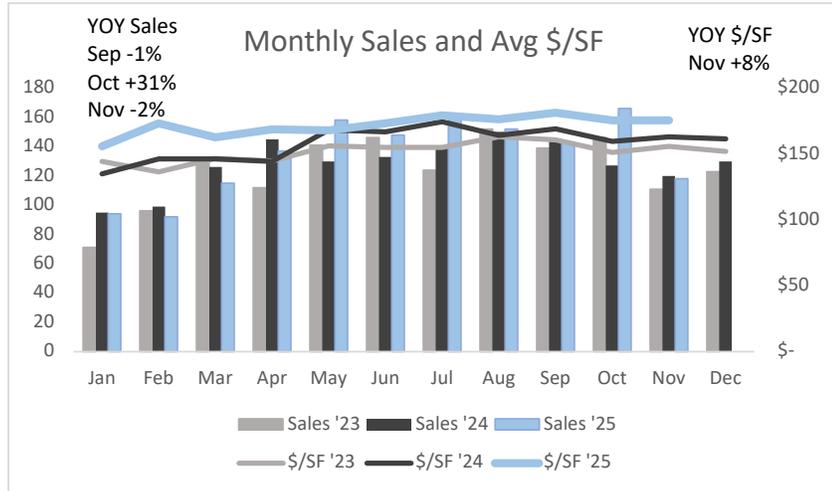
108
NEW PENDING
-18% from last month

118
CLOSED SALES
-29% from last month

\$175
PRICE PER SQ FT
even with last month

\$290K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	163	197	115	1,899	1,857	-2%
New Pendings	151	131	108	1,455	1,491	2%
Closed Sales	143	166	118	1,408	1,482	5%
Price/SF	\$181	\$176	\$175	\$159	\$173	9%
Avg Price	\$295,214	\$297,064	\$290,070	\$268,686	\$284,753	6%
<\$200k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	47	56	48	613	539	-12%
New Pendings	45	33	43	491	428	-13%
Closed Sales	39	40	30	460	391	-15%
Price/SF	\$124	\$122	\$109	\$109	\$114	5%
\$200k-\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	71	83	44	819	808	-1%
New Pendings	64	57	38	642	683	6%
Closed Sales	64	77	50	634	711	12%
Price/SF	\$179	\$175	\$171	\$161	\$172	7%
>\$350k						
	Sep '25	Oct '25	Nov '25	YTD		
				2024	2025	(+/-)
Listings Taken	45	58	23	467	510	9%
New Pendings	42	41	27	322	380	18%
Closed Sales	40	49	38	314	380	21%
Price/SF	\$214	\$198	\$208	\$193	\$205	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

