



HOUSING

report



SEPTEMBER 2026
SOUTHEAST REGION

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Sales Hold Steady. Buyers are More Selective

Southeast Michigan has closed nearly the same number of single-family sales as last year, and prices are still rising. But August brought more choice for buyers and a wider gap between homes that attract an early offer and those that do not.

A Steady Year With a Changing Market

Through August, 26,296 homes closed across the five-county region, just 11 fewer than in 2025. Average sale price rose 4% to \$366,265, and price per square foot rose 3%.

August brought 6,262 new listings and 3,884 new contracts. Active inventory reached 9,608 homes, up 10% from a year ago. Buyer activity has held near the past two Augusts, but available supply has grown.

The First 10 Days Matter

Of August's 3,850 closed sales, 1,751 received an offer within 10 days. Nearly eight in ten of those homes sold at or above their final asking price. Among homes that took longer to receive an offer, only four in ten did.

Overall, 57% of August sales closed at or above asking. That is still a strong result for sellers, though 1,071 sales involved a price reduction, up from 970 in July.

The market also varies by price. Year-to-date sales above \$400,000 are up 8%, while sales below \$200,000 are down 7%. Oakland sales are up 3%; Wayne sales are down 3%. A regionwide average cannot set the price for an individual home.

The Consulting Conversation

For sellers, ask: What will make a buyer choose this home over the competing listings in its first 10 days? Price, condition and presentation all shape that answer. An early offer can preserve negotiating strength; a long wait often gives buyers more room.

For buyers, ask: How long has the home been available, and what has happened to its asking price? Move quickly when a well-priced home fits. Where a listing has lingered, use the comparable sales and current competition to guide the offer.

Page takeaway: Sales and prices remain solid, but the strongest negotiating position belongs to homes that earn an early offer.

HOW SPEED AFFECTED NEGOTIATING POWER

August 2026 closed sales across Southeast Michigan

Homes receiving an offer within 10 days

1,369

sold at or above asking

382

sold below asking

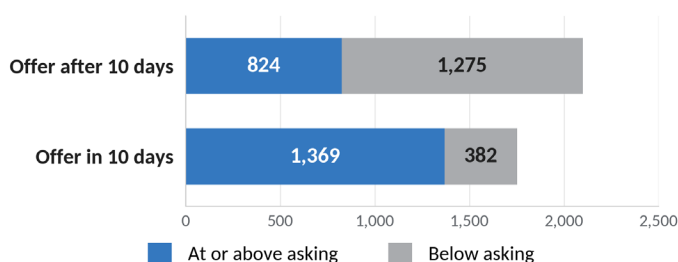
Homes taking more than 10 days to receive an offer

824

sold at or above asking

1,275

sold below asking



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SEMI 5-County Summary

MONTHLY

6,262
AUG NEW LISTINGS
-5% last month

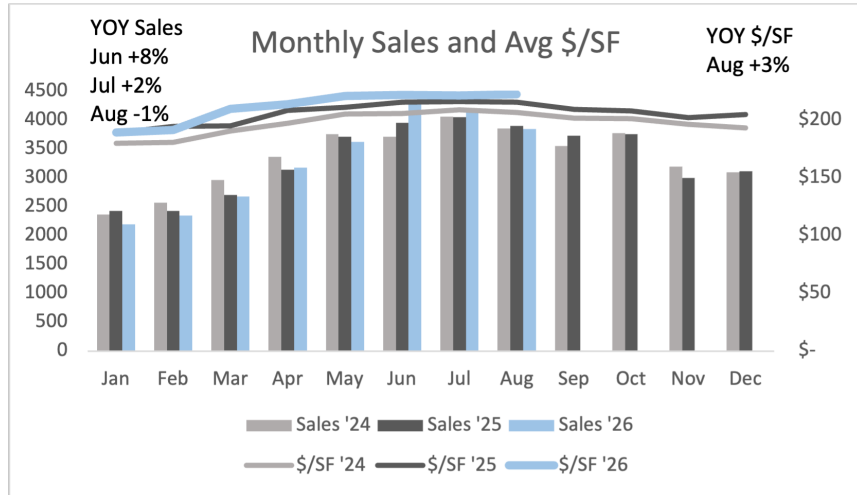
3,884
NEW PENDINGS
-1% from last month

3,850
CLOSED SALES
-7% from last month

\$222
PRICE PER SQ FT
even with last month

\$389K
AVG SALE PRICE
even with last month

Closed Single-Family Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	6,675	6,621	6,262	46,395	44,660	-4%
New Pendings	4,336	3,913	3,884	27,469	28,057	2%
Closed Sales	4,280	4,150	3,850	26,307	26,296	0%
Price/SF	\$222	\$221	\$222	\$208	\$214	3%
Avg Price	\$382,986	\$390,401	\$388,529	\$352,335	\$366,265	4%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	1,911	1,912	1,807	15,263	13,807	-10%
New Pendings	1,029	978	1,028	7,994	7,690	-4%
Closed Sales	997	937	909	7,577	7,015	-7%
Price/SF	\$115	\$111	\$111	\$110	\$108	-2%

\$200k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	2,401	2,472	2,416	16,758	16,510	-1%
New Pendings	1,794	1,615	1,613	11,460	11,606	1%
Closed Sales	1,754	1,717	1,562	10,794	10,749	0%
Price/SF	\$208	\$206	\$207	\$200	\$204	2%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	2,363	2,237	2,039	14,374	14,343	0%
New Pendings	1,513	1,320	1,243	8,015	8,761	9%
Closed Sales	1,529	1,496	1,379	7,936	8,532	8%
Price/SF	\$262	\$262	\$263	\$255	\$261	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,931
AUG NEW LISTINGS
-8% from last month

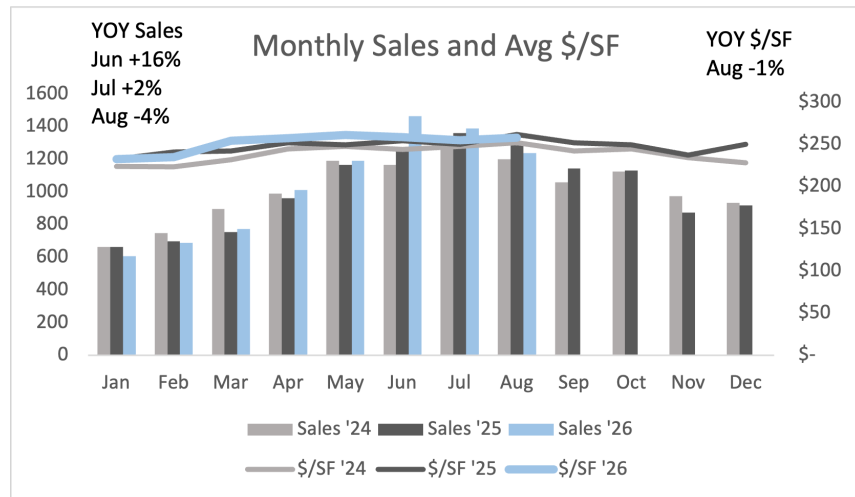
1,186
NEW PENDINGS
-7% from last month

1,237
CLOSED SALES
-11% from last month

\$258
PRICE PER SQ FT
+1% from last month

\$519K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	2,194	2,096	1,931	13,785	13,717	0%
New Pendings	1,454	1,270	1,186	8,573	8,857	3%
Closed Sales	1,463	1,388	1,237	8,153	8,365	3%
Price/SF	\$259	\$255	\$258	\$250	\$254	2%
Avg Price	\$502,191	\$518,804	\$519,105	\$489,945	\$498,036	2%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	532	557	501	3,842	3,680	-4%
New Pendings	407	339	350	2,606	2,575	-1%
Closed Sales	370	344	324	2,411	2,311	-4%
Price/SF	\$189	\$189	\$186	\$184	\$184	0%

\$300k-\$800k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	1,273	1,201	1,148	7,869	7,798	-1%
New Pendings	874	768	707	5,083	5,284	4%
Closed Sales	915	852	751	4,870	5,086	4%
Price/SF	\$246	\$242	\$237	\$234	\$238	2%

>\$800k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	389	338	282	2,074	2,239	8%
New Pendings	173	163	129	884	998	13%
Closed Sales	178	192	162	872	968	11%
Price/SF	\$346	\$328	\$358	\$357	\$356	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



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Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

124
AUG NEW LISTINGS
-24% from last month

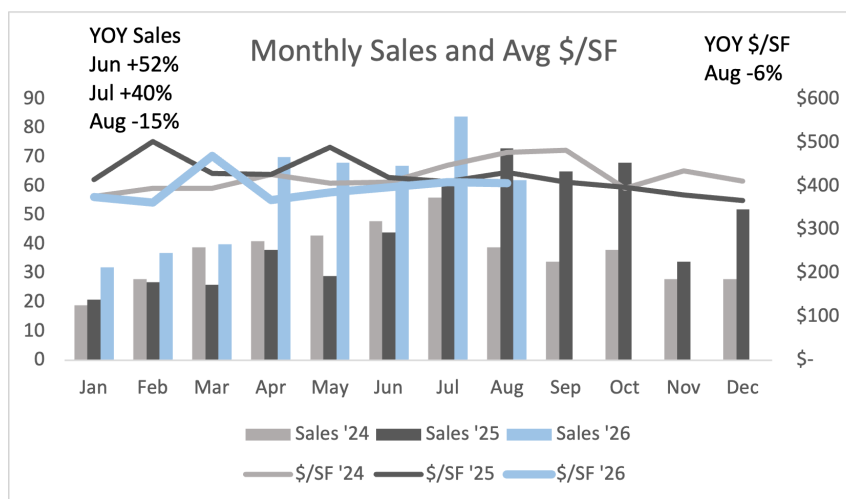
56
NEW PENDINGS
-21% from last month

62
CLOSED SALES
-26% from last month

\$407
PRICE PER SQ FT
-1% from last month

\$1.22M
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	147	164	124	763	987	29%
New Pendings	78	71	56	345	482	40%
Closed Sales	67	84	62	318	460	45%
Price/SF	\$397	\$409	\$407	\$434	\$398	-8%
Avg Price	\$1,144,768	\$1,166,741	\$1,220,660	\$1,261,975	\$1,148,194	-9%

<\$700k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	38	47	39	219	293	34%
New Pendings	31	19	20	123	177	44%
Closed Sales	21	28	18	113	164	45%
Price/SF	\$259	\$267	\$242	\$295	\$262	-11%

\$700k-\$1.4m						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	64	62	44	199	327	64%
New Pendings	33	28	26	110	182	65%
Closed Sales	27	31	27	102	175	72%
Price/SF	\$352	\$365	\$338	\$370	\$345	-7%

>\$1.4m						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	45	55	41	345	367	6%
New Pendings	14	24	10	112	123	10%
Closed Sales	19	25	17	103	121	17%
Price/SF	\$532	\$520	\$575	\$530	\$537	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



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Clarkston School District

Single-Family Homes

MONTHLY

78
AUG NEW LISTINGS
+18% from last month

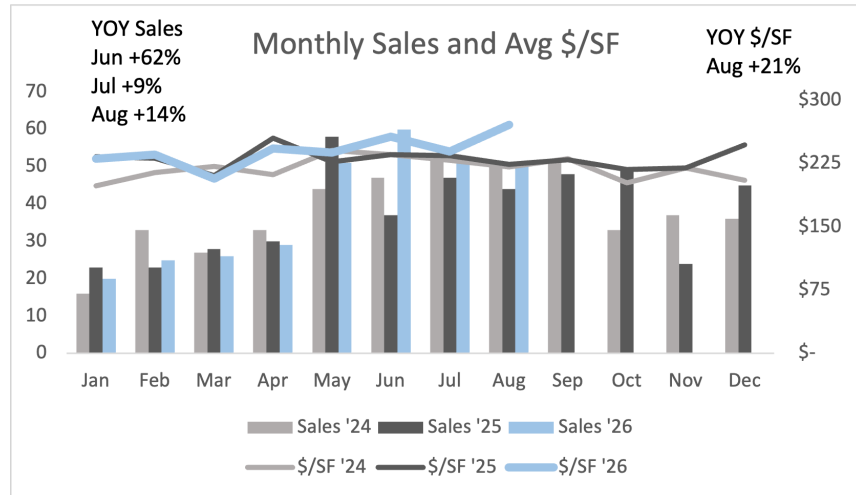
43
NEW PENDINGS
-16% from last month

50
CLOSED SALES
-2% from last month

\$271
PRICE PER SQ FT
+13% from last month

\$656K
AVG SALE PRICE
+21% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	90	66	78	473	452	-4%
New Pendings	61	51	43	314	328	4%
Closed Sales	60	51	50	290	312	8%
Price/SF	\$257	\$239	\$271	\$231	\$245	6%
Avg Price	\$513,507	\$539,702	\$655,502	\$499,954	\$525,175	5%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	8	13	10	86	71	-17%
New Pendings	9	5	6	62	58	-6%
Closed Sales	8	6	5	52	45	-13%
Price/SF	\$197	\$189	\$136	\$203	\$168	-17%

\$300k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	47	33	46	232	240	3%
New Pendings	35	27	25	171	182	6%
Closed Sales	35	28	24	155	177	14%
Price/SF	\$233	\$233	\$243	\$223	\$228	2%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	35	20	22	155	141	-9%
New Pendings	17	19	12	81	88	9%
Closed Sales	17	17	21	83	90	8%
Price/SF	\$303	\$251	\$302	\$249	\$280	12%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

117
AUG NEW LISTINGS
-9% from last month

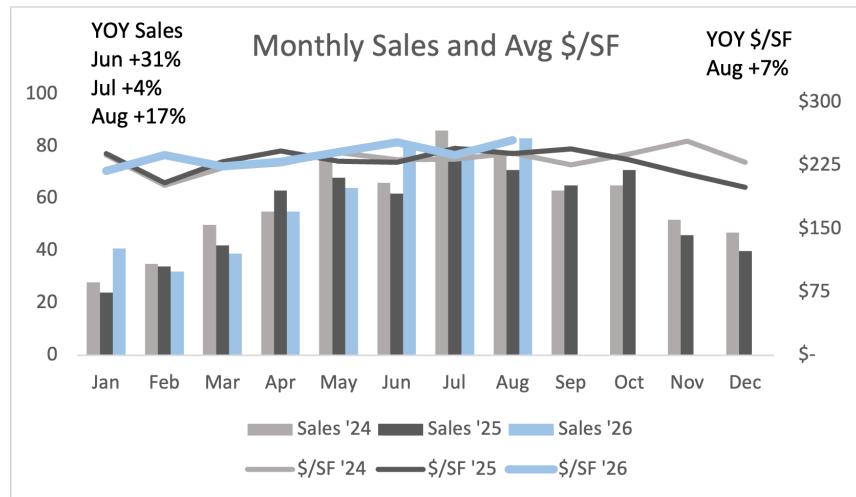
79
NEW PENDINGS
-5% from last month

83
CLOSED SALES
+4% from last month

\$255
PRICE PER SQ FT
+8% from last month

\$540K
AVG SALE PRICE
+21% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	127	129	117	781	840	8%
New Pendings	82	83	79	475	509	7%
Closed Sales	81	80	83	441	475	8%
Price/SF	\$253	\$237	\$255	\$235	\$240	2%
Avg Price	\$511,463	\$446,791	\$540,358	\$472,697	\$492,832	4%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	26	27	20	119	149	25%
New Pendings	21	15	19	93	109	17%
Closed Sales	15	20	14	89	97	9%
Price/SF	\$183	\$197	\$207	\$193	\$197	2%

\$300k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	56	63	65	422	397	-6%
New Pendings	46	47	33	286	263	-8%
Closed Sales	38	43	45	260	249	-4%
Price/SF	\$241	\$247	\$219	\$220	\$226	3%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	45	39	32	240	294	23%
New Pendings	15	21	27	96	137	43%
Closed Sales	28	17	24	92	129	40%
Price/SF	\$282	\$242	\$312	\$281	\$271	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

103
AUG NEW LISTINGS
-10% from last month

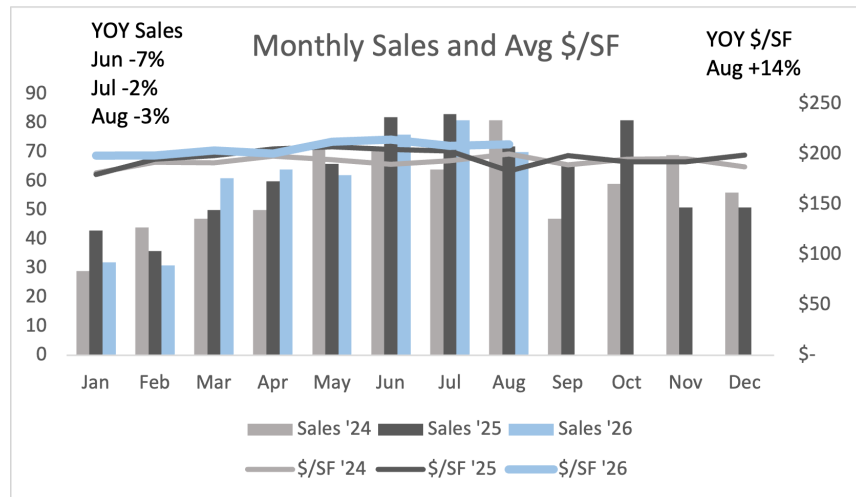
79
NEW PENDINGS
+10% from last month

70
CLOSED SALES
-14% from last month

\$210
PRICE PER SQ FT
+1% from last month

\$419K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	136	114	103	772	745	-3%
New Pendings	83	72	79	518	512	-1%
Closed Sales	76	81	70	492	477	-3%
Price/SF	\$214	\$208	\$210	\$198	\$207	4%
Avg Price	\$452,210	\$446,331	\$418,652	\$407,202	\$423,601	4%

<\$250k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	10	11	7	92	67	-27%
New Pendings	4	7	7	60	51	-15%
Closed Sales	6	4	6	60	48	-20%
Price/SF	\$186	\$169	\$159	\$170	\$178	5%

\$250k-\$500k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	75	62	69	473	447	-5%
New Pendings	45	48	54	355	333	-6%
Closed Sales	46	50	44	328	298	-9%
Price/SF	\$205	\$205	\$215	\$194	\$204	5%

>\$500k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	51	41	27	207	231	12%
New Pendings	34	17	18	103	128	24%
Closed Sales	24	27	20	104	131	26%
Price/SF	\$229	\$214	\$210	\$214	\$216	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026 HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

53
AUG NEW LISTINGS
-2% from last month

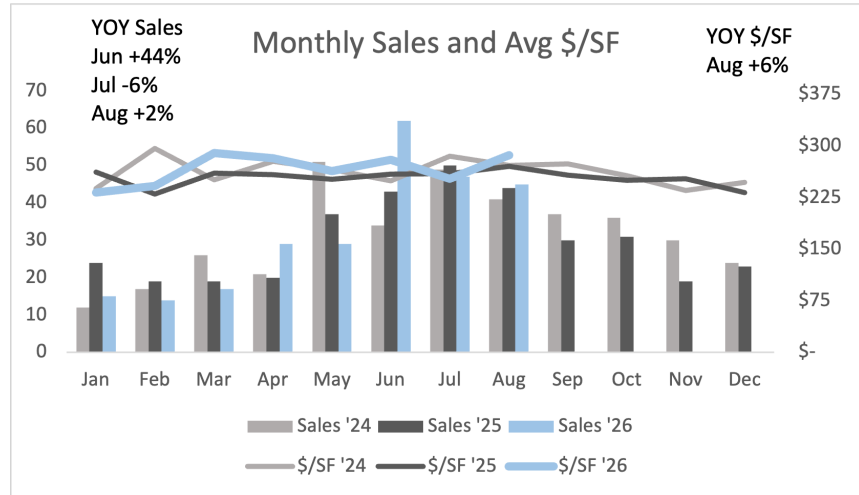
35
NEW PENDINGS
-15% from last month

45
CLOSED SALES
-4% from last month

\$287
PRICE PER SQ FT
+14% from last month

\$747K
AVG SALE PRICE
+15% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	77	54	53	394	389	-1%
New Pendings	50	41	35	268	270	1%
Closed Sales	62	47	45	256	258	1%
Price/SF	\$280	\$253	\$287	\$258	\$271	5%
Avg Price	\$778,162	\$648,158	\$747,158	\$676,014	\$706,985	5%

<\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	13	7	10	69	66	-4%
New Pendings	6	5	7	61	35	-43%
Closed Sales	5	5	5	49	34	-31%
Price/SF	\$231	\$244	\$238	\$217	\$224	3%

\$400k-\$750k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	35	28	24	208	178	-14%
New Pendings	23	26	17	133	144	8%
Closed Sales	28	29	27	133	139	5%
Price/SF	\$238	\$244	\$251	\$234	\$243	4%

>\$750k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	29	19	19	117	145	24%
New Pendings	21	10	11	74	91	23%
Closed Sales	29	13	13	74	85	15%
Price/SF	\$310	\$267	\$340	\$296	\$308	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

89
AUG NEW LISTINGS
-25% from last month

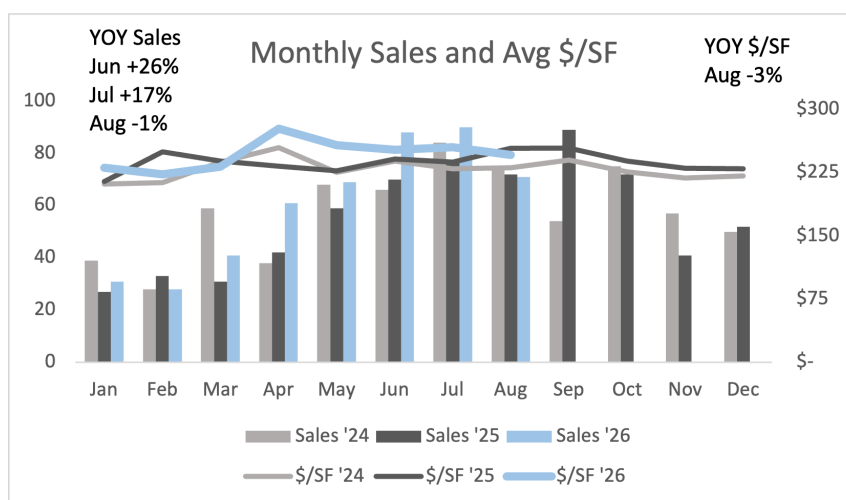
59
NEW PENDINGS
-34% from last month

71
CLOSED SALES
-21% from last month

\$246
PRICE PER SQ FT
-4% from last month

\$622K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	135	119	89	752	746	-1%
New Pendings	84	90	59	458	507	11%
Closed Sales	88	90	71	411	479	17%
Price/SF	\$252	\$255	\$246	\$239	\$251	5%
Avg Price	\$563,149	\$591,651	\$622,485	\$566,654	\$590,853	4%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	16	7	9	82	84	2%
New Pendings	13	9	6	53	54	2%
Closed Sales	10	8	5	44	44	0%
Price/SF	\$176	\$161	\$272	\$204	\$195	-5%

\$300k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	61	59	48	363	361	-1%
New Pendings	39	50	33	252	277	10%
Closed Sales	47	42	41	230	256	11%
Price/SF	\$237	\$252	\$229	\$226	\$234	4%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	58	53	32	307	301	-2%
New Pendings	32	31	20	153	176	15%
Closed Sales	31	40	25	137	179	31%
Price/SF	\$279	\$264	\$262	\$256	\$270	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
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Royal Oak

Single-Family Homes

MONTHLY

145
AUG NEW LISTINGS
-12% from last month

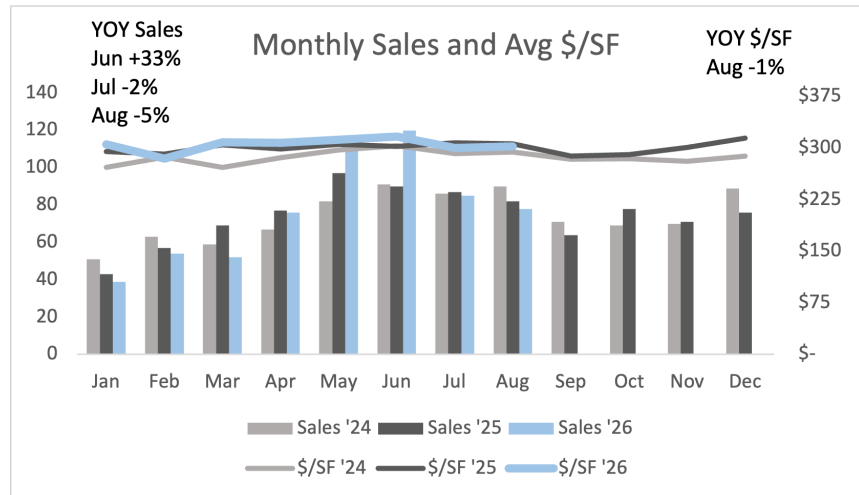
74
NEW PENDINGS
+16% from last month

78
CLOSED SALES
-8% from last month

\$303
PRICE PER SQ FT
+1% from last month

\$408K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	166	165	145	936	1,040	11%
New Pendings	117	64	74	625	645	3%
Closed Sales	120	85	78	602	618	3%
Price/SF	\$317	\$300	\$303	\$302	\$307	1%
Avg Price	\$483,586	\$430,858	\$408,156	\$441,574	\$450,159	2%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	29	29	27	183	178	-3%
New Pendings	27	18	14	145	126	-13%
Closed Sales	17	14	20	125	111	-11%
Price/SF	\$260	\$257	\$251	\$246	\$253	3%

\$300k-\$450k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	71	80	70	468	489	4%
New Pendings	54	31	41	311	324	4%
Closed Sales	61	49	34	295	312	6%
Price/SF	\$305	\$289	\$311	\$297	\$299	1%

>\$450k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	66	56	48	285	373	31%
New Pendings	36	15	19	169	195	15%
Closed Sales	42	22	24	182	195	7%
Price/SF	\$337	\$328	\$319	\$325	\$328	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

110
AUG NEW LISTINGS
+8% from last month

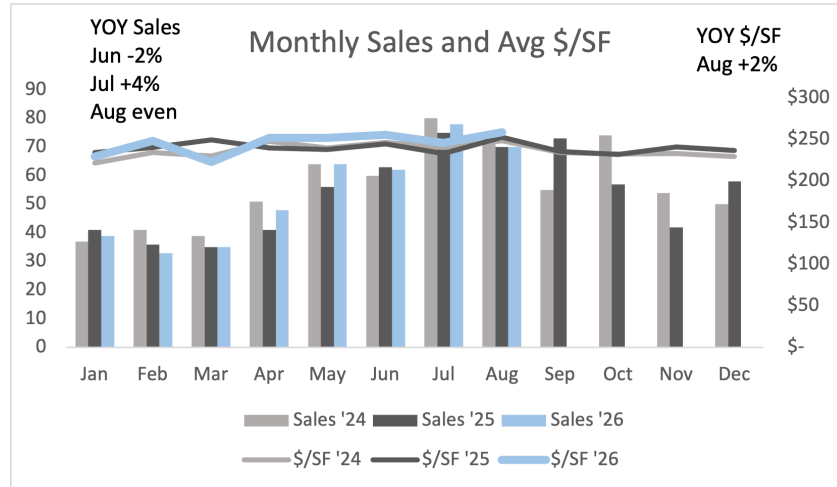
74
NEW PENDINGS
+7% from last month

70
CLOSED SALES
-10% from last month

\$259
PRICE PER SQ FT
+5% from last month

\$594K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	133	102	110	703	680	-3%
New Pendings	74	69	74	435	453	4%
Closed Sales	62	78	70	417	429	3%
Price/SF	\$256	\$246	\$259	\$242	\$248	3%
Avg Price	\$548,031	\$567,087	\$593,799	\$523,452	\$550,352	5%

<\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	28	24	33	220	183	-17%
New Pendings	17	15	16	137	122	-11%
Closed Sales	17	16	13	114	109	-4%
Price/SF	\$236	\$194	\$228	\$224	\$219	-2%

\$400k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	51	33	37	291	245	-16%
New Pendings	26	31	30	181	183	1%
Closed Sales	27	28	27	182	175	-4%
Price/SF	\$245	\$247	\$251	\$235	\$240	2%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	54	45	40	192	252	31%
New Pendings	31	23	28	117	148	26%
Closed Sales	18	34	30	121	145	20%
Price/SF	\$275	\$259	\$271	\$256	\$265	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

102
AUG NEW LISTINGS
-11% from last month

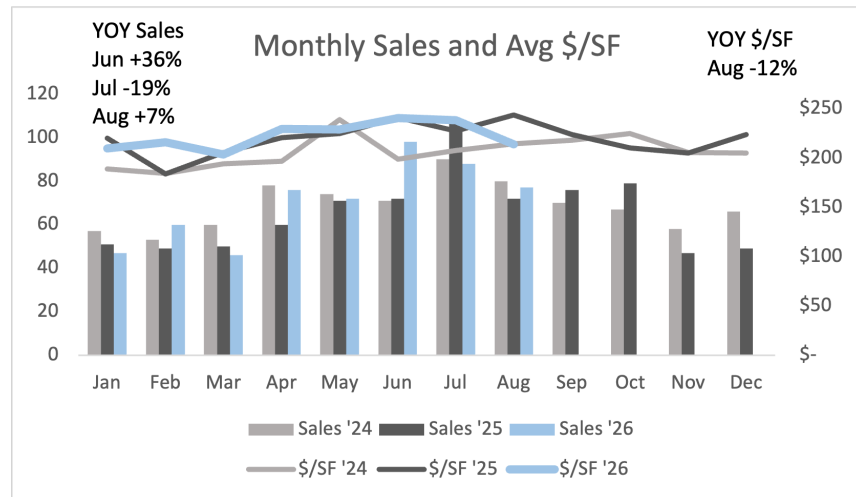
78
NEW PENDINGS
+5% from last month

77
CLOSED SALES
-13% from last month

\$214
PRICE PER SQ FT
-10% from last month

\$311K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	105	114	102	833	787	-6%
New Pendings	100	74	78	553	596	8%
Closed Sales	98	88	77	533	564	6%
Price/SF	\$240	\$238	\$214	\$224	\$226	1%
Avg Price	\$358,240	\$357,729	\$311,070	\$337,423	\$333,243	-1%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	13	14	16	85	81	-5%
New Pendings	9	12	14	59	61	3%
Closed Sales	6	7	16	48	62	29%
Price/SF	\$167	\$149	\$174	\$169	\$162	-4%

\$200k-\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	56	66	51	459	450	-2%
New Pendings	61	43	40	345	373	8%
Closed Sales	57	51	44	336	341	1%
Price/SF	\$213	\$213	\$193	\$200	\$204	2%

>\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	36	34	35	289	256	-11%
New Pendings	30	19	24	149	162	9%
Closed Sales	35	30	17	149	161	8%
Price/SF	\$277	\$276	\$270	\$269	\$270	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

106
AUG NEW LISTINGS
-13% from last month

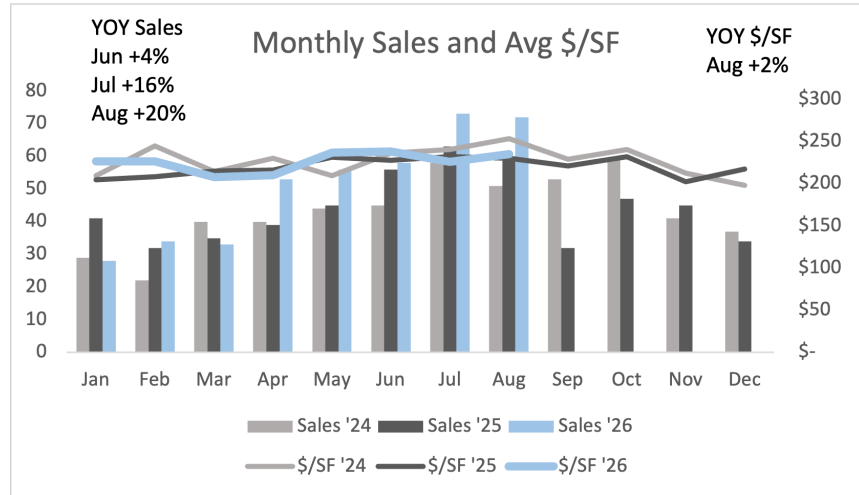
71
NEW PENDINGS
-3% from last month

72
CLOSED SALES
-1% last month

\$235
PRICE PER SQ FT
+4% from last month

\$614K
AVG SALE PRICE
+12% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	129	122	106	705	728	3%
New Pendings	73	73	71	370	436	18%
Closed Sales	58	73	72	371	407	10%
Price/SF	\$239	\$226	\$235	\$223	\$227	2%
Avg Price	\$555,629	\$549,273	\$614,286	\$592,664	\$568,870	-4%

<\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	19	26	21	136	158	16%
New Pendings	15	12	15	87	106	22%
Closed Sales	14	19	16	89	107	20%
Price/SF	\$196	\$211	\$196	\$196	\$196	0%

\$400k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	48	47	45	256	269	5%
New Pendings	35	32	34	145	191	32%
Closed Sales	29	31	25	138	160	16%
Price/SF	\$210	\$206	\$205	\$193	\$203	5%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	62	49	40	313	301	-4%
New Pendings	23	29	22	138	139	1%
Closed Sales	15	23	31	144	140	-3%
Price/SF	\$301	\$252	\$263	\$252	\$260	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

124
AUG NEW LISTINGS
-7% from last month

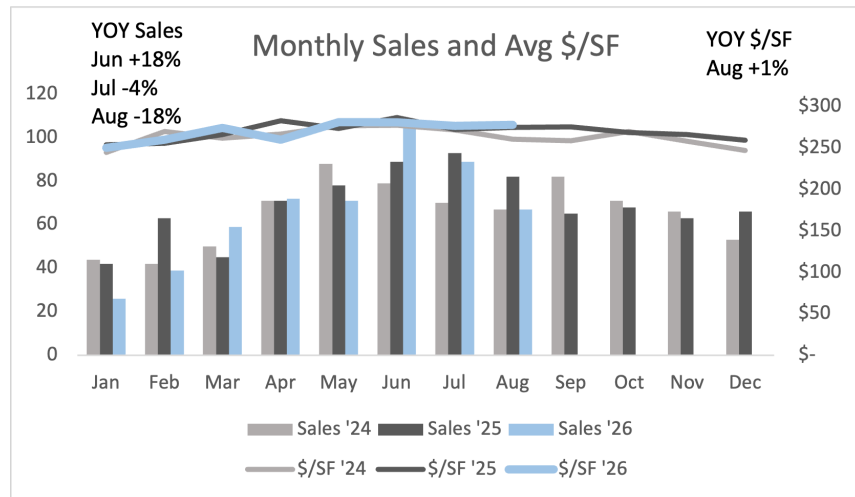
68
NEW PENDINGS
-18% from last month

67
CLOSED SALES
-25% from last month

\$278
PRICE PER SQ FT
+1% from last month

\$352K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	126	133	124	866	848	-2%
New Pendings	84	83	68	590	564	-4%
Closed Sales	105	89	67	563	528	-6%
Price/SF	\$281	\$277	\$278	\$273	\$273	0%
Avg Price	\$350,789	\$379,184	\$351,523	\$356,063	\$350,273	-2%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	16	13	10	103	94	-9%
New Pendings	5	8	9	61	60	-2%
Closed Sales	8	7	8	62	57	-8%
Price/SF	\$190	\$179	\$182	\$192	\$170	-11%

\$200k-\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	58	73	65	436	428	-2%
New Pendings	45	34	37	303	280	-8%
Closed Sales	54	39	33	271	255	-6%
Price/SF	\$264	\$250	\$257	\$256	\$257	0%

>\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	52	47	49	327	326	0%
New Pendings	34	41	22	226	224	-1%
Closed Sales	43	43	26	230	216	-6%
Price/SF	\$303	\$301	\$312	\$296	\$301	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,517
AUG NEW LISTINGS
-1% from last month

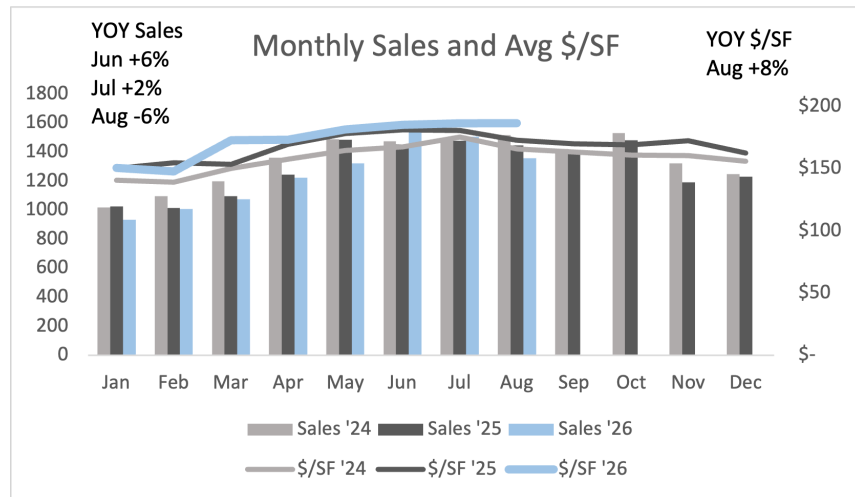
1,420
NEW PENDINGS
-2% from last month

1,359
CLOSED SALES
-10% from last month

\$187
PRICE PER SQ FT
even with last month

\$280K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	2,583	2,538	2,517	19,437	18,171	-7%
New Pendings	1,568	1,445	1,420	10,592	10,709	1%
Closed Sales	1,539	1,505	1,359	10,246	9,969	-3%
Price/SF	\$185	\$186	\$187	\$170	\$175	3%
Avg Price	\$280,858	\$284,955	\$280,029	\$251,104	\$262,066	4%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	1,362	1,314	1,316	10,929	9,880	-10%
New Pendings	676	651	688	5,295	5,162	-3%
Closed Sales	656	618	570	5,033	4,643	-8%
Price/SF	\$105	\$103	\$103	\$102	\$99	-3%

\$200k-\$500k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	954	977	975	6,996	6,698	-4%
New Pendings	713	653	584	4,429	4,546	3%
Closed Sales	709	702	632	4,310	4,326	0%
Price/SF	\$203	\$203	\$203	\$194	\$199	3%

>\$500k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	267	247	226	1,512	1,593	5%
New Pendings	179	141	148	868	1,001	15%
Closed Sales	174	185	157	903	1,000	11%
Price/SF	\$261	\$264	\$265	\$253	\$260	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

106
AUG NEW LISTINGS
-1% last month

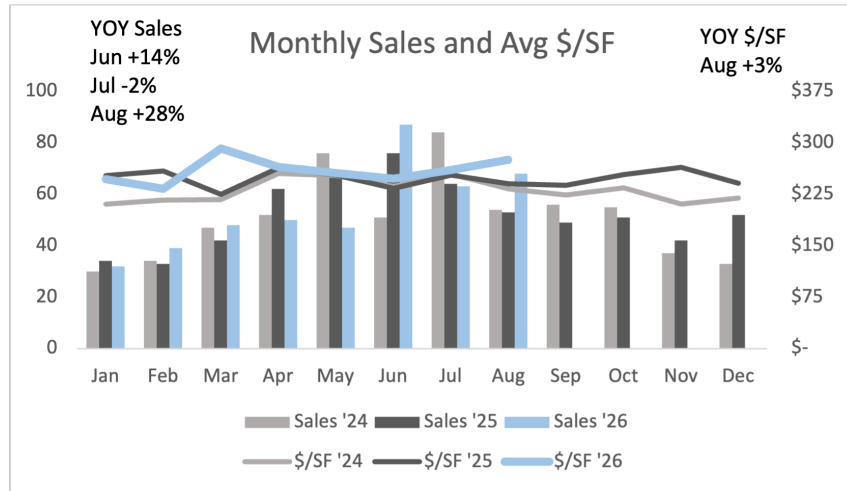
54
NEW PENDINGS
-11% from last month

68
CLOSED SALES
+8% from last month

\$275
PRICE PER SQ FT
+6% from last month

\$667K
AVG SALE PRICE
+10% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through July 31st		
				2025	2026	(+/-)
Listings Taken	101	107	106	670	635	-5%
New Pendings	65	61	54	444	434	-2%
Closed Sales	87	63	68	433	434	0%
Price/SF	\$248	\$260	\$275	\$248	\$261	5%
Avg Price	\$638,428	\$604,522	\$666,844	\$592,764	\$619,285	4%

<\$350k						
	Jun '26	Jul '26	Aug '26	YTD through July 31st		
				2025	2026	(+/-)
Listings Taken	15	25	10	213	135	-37%
New Pendings	8	10	5	126	99	-21%
Closed Sales	19	12	12	120	107	-11%
Price/SF	\$211	\$200	\$220	\$207	\$208	1%

\$350k-\$750k						
	Jun '26	Jul '26	Aug '26	YTD through July 31st		
				2025	2026	(+/-)
Listings Taken	58	57	72	313	334	7%
New Pendings	37	33	30	218	221	1%
Closed Sales	41	36	30	222	215	-3%
Price/SF	\$241	\$257	\$268	\$238	\$246	3%

>\$750k						
	Jun '26	Jul '26	Aug '26	YTD through July 31st		
				2025	2026	(+/-)
Listings Taken	28	25	24	144	166	15%
New Pendings	20	18	19	100	114	14%
Closed Sales	27	15	26	91	112	23%
Price/SF	\$262	\$280	\$289	\$276	\$292	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

968
AUG NEW LISTINGS
-1% from last month

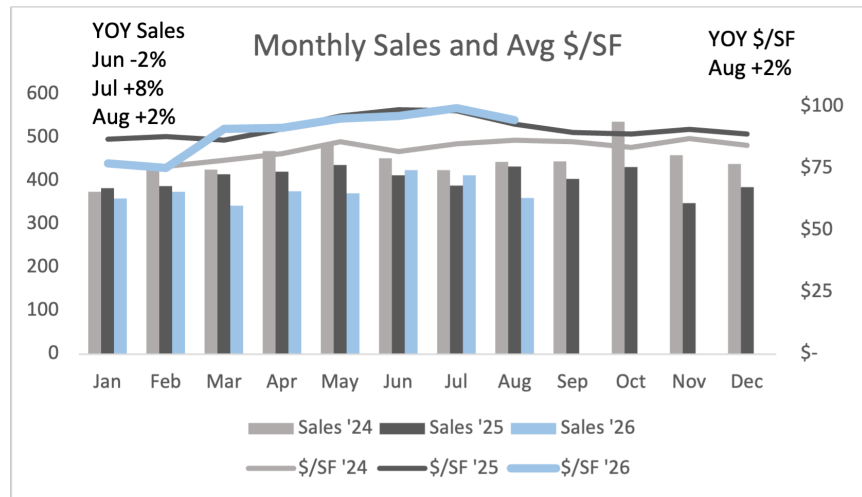
423
NEW PENDINGs
+1% from last month

361
CLOSED SALES
-13% from last month

\$94
PRICE PER SQ FT
-5% from last month

\$123K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	1,087	974	968	8,281	7,679	-7%
New Pending	440	420	423	3,311	3,324	0%
Closed Sales	425	413	361	3,279	3,023	-8%
Price/SF	\$96	\$99	\$94	\$92	\$90	-3%
Avg Price	\$129,906	\$138,511	\$123,407	\$124,574	\$124,088	0%

<\$100k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	533	483	445	4,019	3,780	-6%
New Pending	227	223	218	1,682	1,713	2%
Closed Sales	208	198	194	1,715	1,619	-6%
Price/SF	\$52	\$54	\$53	\$53	\$50	-7%

\$100k-\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	493	434	474	3,844	3,471	-10%
New Pending	190	171	183	1,461	1,432	-2%
Closed Sales	189	183	151	1,380	1,242	-10%
Price/SF	\$113	\$109	\$118	\$114	\$113	-1%

>\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	61	57	49	418	428	2%
New Pending	23	26	22	168	179	7%
Closed Sales	28	32	16	184	162	-12%
Price/SF	\$164	\$182	\$185	\$157	\$159	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

83
AUG NEW LISTINGS
+26% from last month

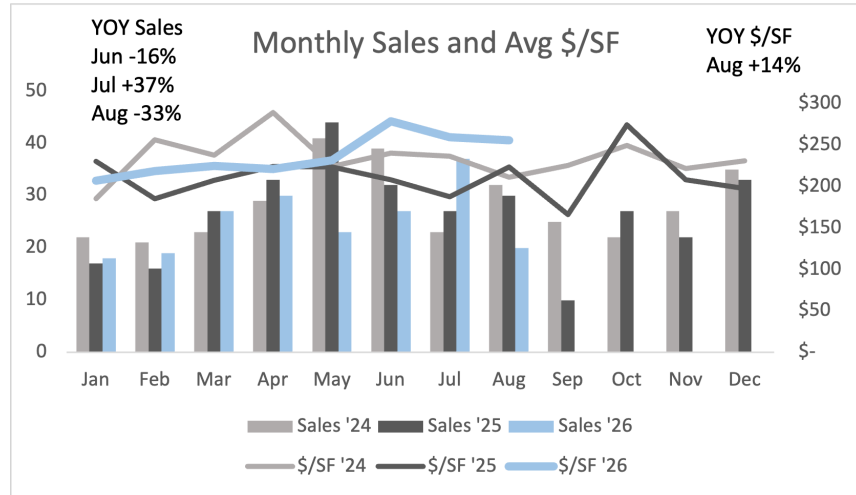
17
NEW PENDINGS
+13% from last month

20
CLOSED SALES
-46% from last month

\$256
PRICE PER SQ FT
-1% from last month

\$305K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	72	66	83	674	614	-9%
New Pendings	34	15	17	229	210	-8%
Closed Sales	27	37	20	226	201	-11%
Price/SF	\$279	\$259	\$256	\$213	\$239	12%
Avg Price	\$362,120	\$300,560	\$304,857	\$257,950	\$299,976	16%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	21	21	34	223	185	-17%
New Pendings	11	5	6	106	67	-37%
Closed Sales	8	11	7	106	70	-34%
Price/SF	\$92	\$129	\$122	\$113	\$113	0%

\$200k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	33	24	33	255	287	13%
New Pendings	16	3	6	79	91	15%
Closed Sales	10	20	7	73	86	18%
Price/SF	\$275	\$280	\$287	\$228	\$243	6%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	18	21	16	196	142	-28%
New Pendings	7	7	5	44	52	18%
Closed Sales	9	6	6	47	45	-4%
Price/SF	\$367	\$350	\$303	\$318	\$341	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

446
AUG NEW LISTINGS
-4% from last month

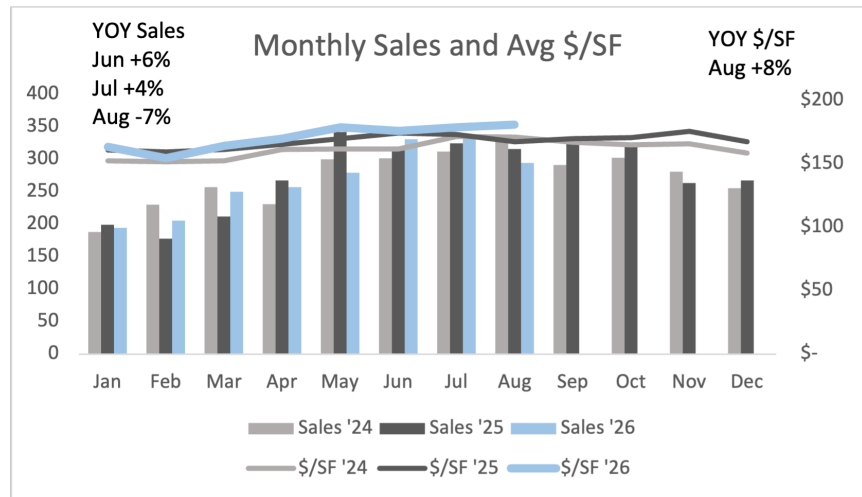
314
NEW PENDINGS
-1% from last month

294
CLOSED SALES
-13% from last month

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

\$245K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	404	465	446	3,474	3,092	-11%
New Pendings	337	318	314	2,289	2,319	1%
Closed Sales	331	337	294	2,151	2,147	0%
Price/SF	\$176	\$179	\$181	\$168	\$172	3%
Avg Price	\$234,242	\$242,557	\$244,674	\$221,178	\$230,419	4%

<\$150k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	80	91	79	794	650	-18%
New Pendings	54	56	65	495	466	-6%
Closed Sales	53	52	48	440	417	-5%
Price/SF	\$106	\$111	\$126	\$113	\$111	-2%

\$150k-\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	252	266	257	2,059	1,814	-12%
New Pendings	214	200	175	1,420	1,397	-2%
Closed Sales	200	206	177	1,336	1,283	-4%
Price/SF	\$183	\$184	\$183	\$174	\$178	3%

>\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	72	108	110	621	628	1%
New Pendings	69	62	74	374	456	22%
Closed Sales	78	79	69	375	447	19%
Price/SF	\$192	\$193	\$195	\$185	\$191	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

20
AUG NEW LISTINGS
+25% from last month

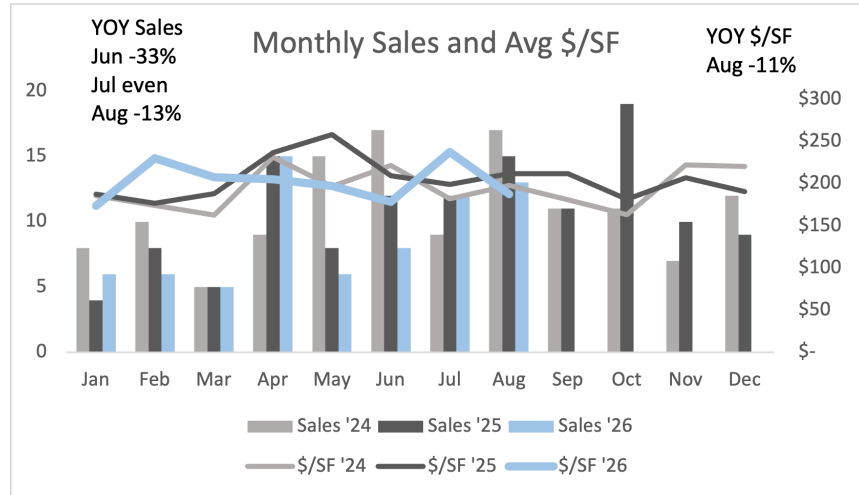
14
NEW PENDINGS
+8% from last month

13
CLOSED SALES
+8% from last month

\$187
PRICE PER SQ FT
-21% from last month

\$581K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	16	16	20	171	109	-36%
New Pendings	8	13	14	87	79	-9%
Closed Sales	8	12	13	79	71	-10%
Price/SF	\$178	\$238	\$187	\$213	\$203	-5%
Avg Price	\$400,500	\$561,983	\$581,154	\$526,244	\$542,223	3%

<\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	5	7	6	51	32	-37%
New Pendings	1	5	6	26	23	-12%
Closed Sales	2	3	4	24	18	-25%
Price/SF	\$170	\$186	\$146	\$169	\$180	6%

\$350k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	5	5	10	76	49	-36%
New Pendings	3	5	7	45	35	-22%
Closed Sales	6	5	5	39	32	-18%
Price/SF	\$180	\$221	\$170	\$188	\$180	-4%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	6	4	4	44	28	-36%
New Pendings	4	3	1	16	21	31%
Closed Sales	-	4	4	16	21	31%
Price/SF	#DIV/0!	\$267	\$211	\$282	\$234	-17%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Dearborn/Dearborn Heights

Single-Family Homes

MONTHLY

239
AUG NEW LISTINGS
+21% from last month

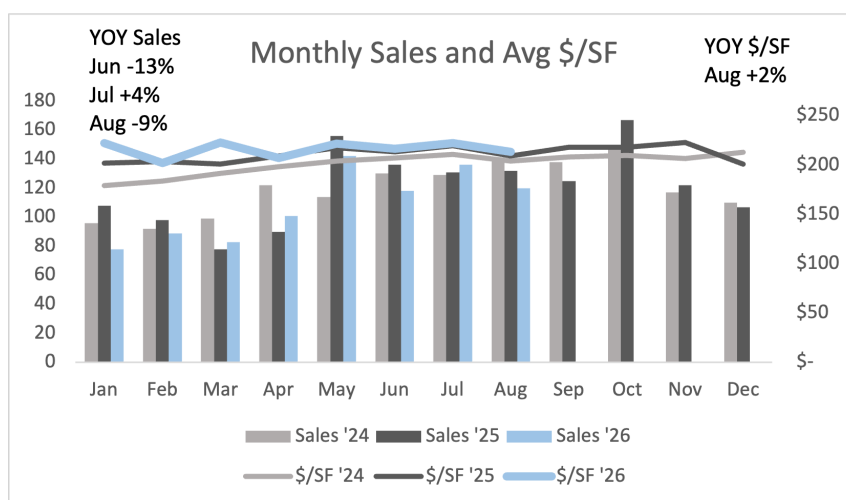
146
NEW PENDINGs
+20% from last month

120
CLOSED SALES
-12% from last month

\$214
PRICE PER SQ FT
-4% from last month

\$291K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	185	198	239	1,632	1,464	-10%
New Pending	123	122	146	944	923	-2%
Closed Sales	118	136	120	929	867	-7%
Price/SF	\$216	\$222	\$214	\$211	\$217	3%
Avg Price	\$282,384	\$306,599	\$290,512	\$282,609	\$291,079	3%

<\$175k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	33	35	31	245	241	-2%
New Pending	23	22	23	167	172	3%
Closed Sales	30	26	22	169	180	7%
Price/SF	\$146	\$139	\$133	\$143	\$142	-1%

\$175k-\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	96	96	113	830	731	-12%
New Pending	60	61	76	508	462	-9%
Closed Sales	47	64	60	463	409	-12%
Price/SF	\$212	\$204	\$196	\$197	\$201	2%

>\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	56	67	95	557	492	-12%
New Pending	40	39	47	269	289	7%
Closed Sales	41	46	38	297	278	-6%
Price/SF	\$248	\$265	\$257	\$247	\$259	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

144
AUG NEW LISTINGS
-1% from last month

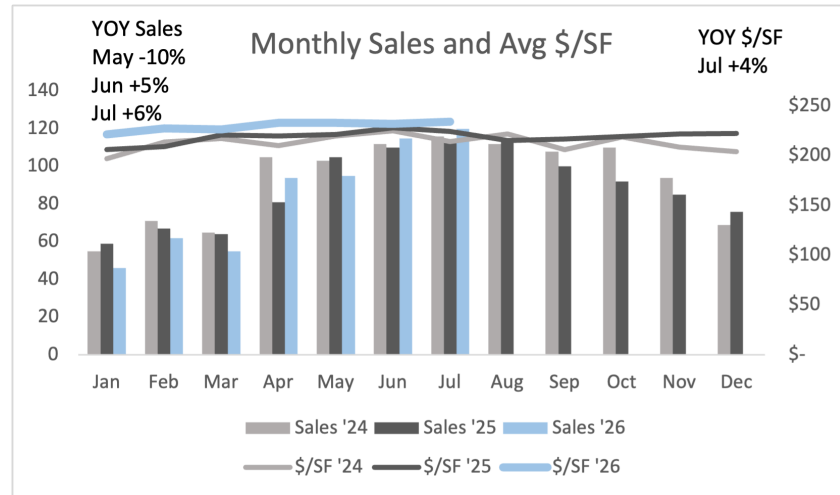
99
NEW PENDINGs
-2% from last month

92
CLOSED SALES
-26% from last month

\$239
PRICE PER SQ FT
+2% from last month

\$343K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	156	142	144	956	932	-3%
New Pending	123	101	99	747	735	-2%
Closed Sales	115	125	92	713	684	-4%
Price/SF	\$232	\$234	\$239	\$219	\$232	6%
Avg Price	\$348,868	\$370,479	\$342,578	\$338,023	\$350,706	4%

<\$250k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	17	26	14	148	141	-5%
New Pending	17	18	8	121	105	-13%
Closed Sales	17	16	9	105	99	-6%
Price/SF	\$194	\$191	\$203	\$185	\$183	-1%

\$250k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	87	88	96	579	559	-3%
New Pending	74	59	66	469	456	-3%
Closed Sales	67	70	62	435	395	-9%
Price/SF	\$243	\$238	\$247	\$227	\$241	6%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	52	28	34	229	232	1%
New Pending	32	24	25	157	174	11%
Closed Sales	31	39	21	173	190	10%
Price/SF	\$229	\$239	\$231	\$218	\$233	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

29
AUG NEW LISTINGS
-31% from last month

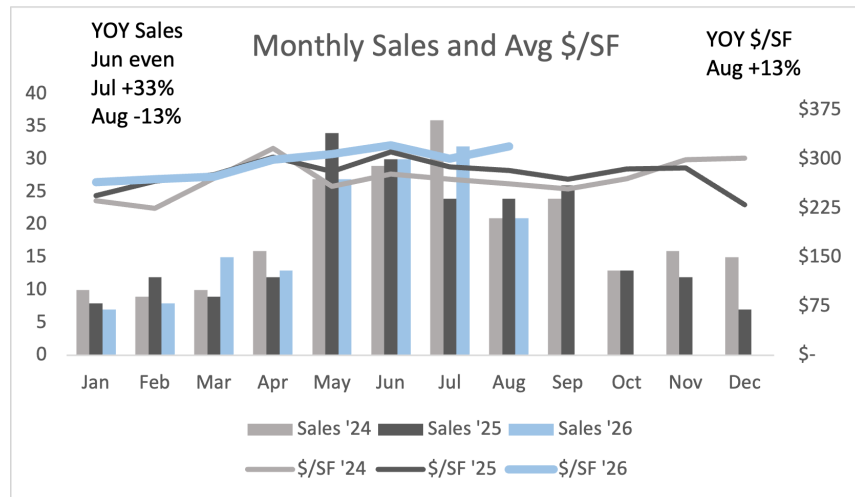
19
NEW PENDINGS
-5% from last month

21
CLOSED SALES
-34% from last month

\$320
PRICE PER SQ FT
+6% from last month

\$1.14M
AVG SALE PRICE
+30% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	41	42	29	272	266	-2%
New Pendings	36	20	19	163	157	-4%
Closed Sales	30	32	21	153	153	0%
Price/SF	\$321	\$301	\$320	\$287	\$303	6%
Avg Price	\$1,011,137	\$873,606	\$1,138,333	\$904,715	\$926,643	2%

<\$700k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	11	11	14	95	88	-7%
New Pendings	11	6	8	60	61	2%
Closed Sales	10	10	7	44	54	23%
Price/SF	\$294	\$267	\$234	\$261	\$260	0%

\$700k-\$1m						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	17	12	6	86	77	-10%
New Pendings	13	4	5	56	45	-20%
Closed Sales	5	13	4	61	49	-20%
Price/SF	\$280	\$282	\$254	\$263	\$270	3%

>\$1m						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	13	19	9	91	101	11%
New Pendings	12	10	6	47	51	9%
Closed Sales	15	9	10	48	50	4%
Price/SF	\$340	\$342	\$369	\$322	\$351	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

141
AUG NEW LISTINGS
-12% from last month

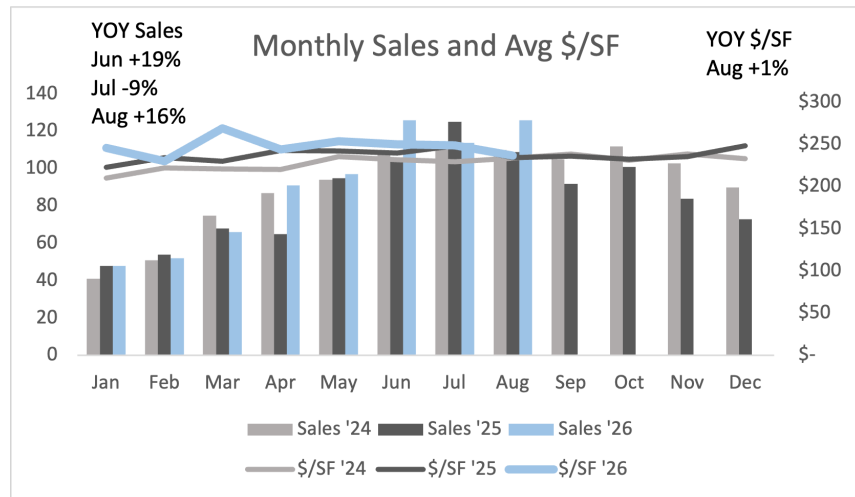
108
NEW PENDINGs
-3% from last month

126
CLOSED SALES
+11% from last month

\$237
PRICE PER SQ FT
-5% from last month

\$505K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	174	160	141	966	1,051	9%
New Pending	126	111	108	681	761	12%
Closed Sales	126	114	126	670	720	7%
Price/SF	\$250	\$249	\$237	\$239	\$247	4%
Avg Price	\$537,243	\$575,674	\$504,585	\$520,241	\$542,961	4%

<\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	28	17	19	167	144	-14%
New Pending	18	21	15	126	111	-12%
Closed Sales	17	12	20	96	87	-9%
Price/SF	\$221	\$250	\$184	\$208	\$217	4%

\$350k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	72	87	76	471	516	10%
New Pending	63	53	61	374	397	6%
Closed Sales	68	53	68	389	378	-3%
Price/SF	\$243	\$226	\$241	\$236	\$235	0%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	74	56	46	328	391	19%
New Pending	45	37	32	181	253	40%
Closed Sales	41	49	38	185	255	38%
Price/SF	\$263	\$265	\$245	\$249	\$264	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,286
AUG NEW LISTINGS
-5% from last month

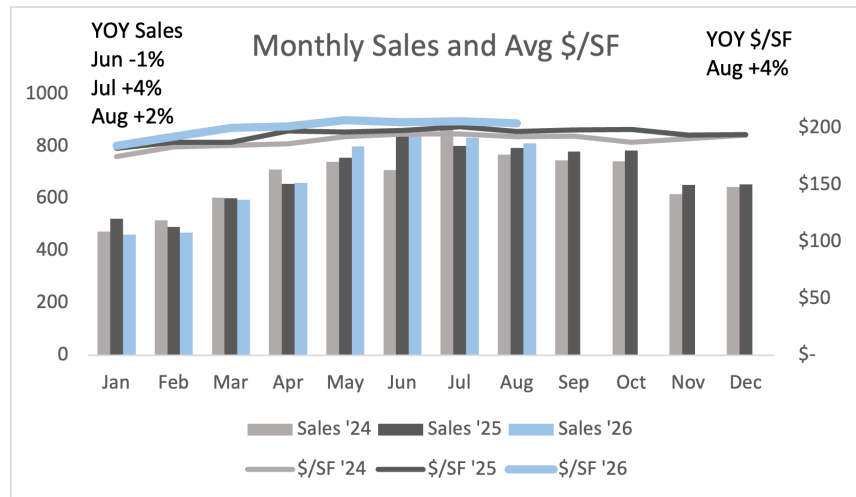
857
NEW PENDINGS
+9% from last month

811
CLOSED SALES
-3% from last month

\$204
PRICE PER SQ FT
-1% from last month

\$347K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	1,345	1,348	1,286	9,302	9,022	-3%
New Pendings	856	783	857	5,751	5,835	1%
Closed Sales	854	832	811	5,483	5,486	0%
Price/SF	\$205	\$206	\$204	\$195	\$202	4%
Avg Price	\$345,354	\$354,344	\$346,769	\$320,549	\$336,938	5%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	296	271	271	2,224	2,015	-9%
New Pendings	173	151	167	1,371	1,245	-9%
Closed Sales	159	157	160	1,282	1,159	-10%
Price/SF	\$135	\$130	\$123	\$129	\$128	-1%

\$200k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	668	681	640	4,394	4,420	1%
New Pendings	452	409	458	3,005	3,055	2%
Closed Sales	452	440	405	2,840	2,826	0%
Price/SF	\$203	\$200	\$203	\$196	\$201	2%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	381	396	375	2,684	2,587	-4%
New Pendings	231	223	232	1,375	1,535	12%
Closed Sales	243	235	246	1,361	1,501	10%
Price/SF	\$227	\$234	\$229	\$218	\$227	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

88
AUG NEW LISTINGS
-25% from last month

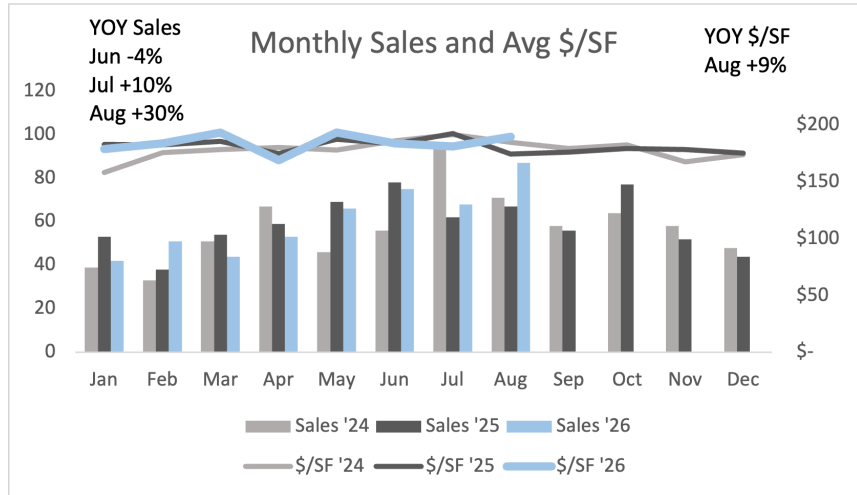
78
NEW PENDINGS
-6% from last month

87
CLOSED SALES
+28% from last month

\$190
PRICE PER SQ FT
+5% from last month

\$319K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	100	117	88	750	693	-8%
New Pendings	75	83	78	487	516	6%
Closed Sales	75	68	87	480	486	1%
Price/SF	\$184	\$181	\$190	\$183	\$185	1%
Avg Price	\$315,040	\$294,883	\$319,117	\$310,736	\$310,252	0%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	17	16	17	138	126	-9%
New Pendings	15	12	13	79	90	14%
Closed Sales	14	12	10	77	73	-5%
Price/SF	\$108	\$114	\$118	\$132	\$109	-17%

\$200k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	70	78	62	434	435	0%
New Pendings	47	56	53	318	329	3%
Closed Sales	45	46	56	305	309	1%
Price/SF	\$197	\$195	\$196	\$189	\$194	3%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	13	23	9	178	132	-26%
New Pendings	13	15	12	90	97	8%
Closed Sales	16	10	21	98	104	6%
Price/SF	\$195	\$179	\$195	\$188	\$192	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

134
AUG NEW LISTINGS
+3% from last month

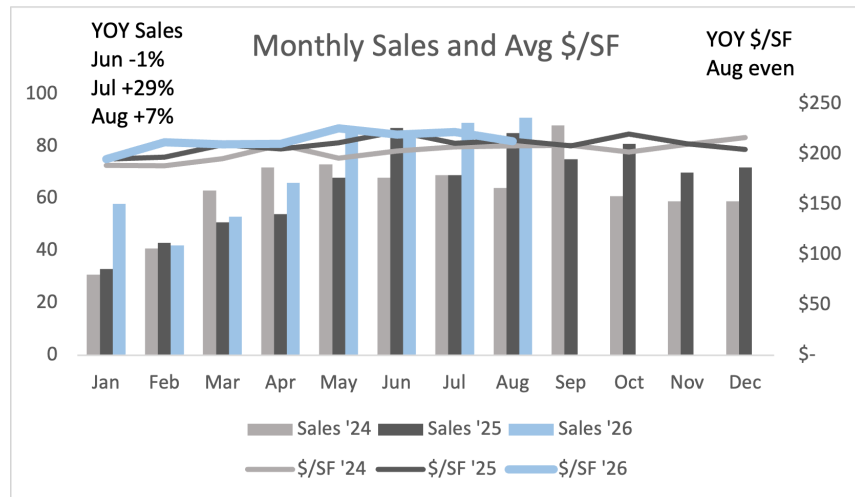
102
NEW PENDINGs
+44% last month

91
CLOSED SALES
+2% from last month

\$213
PRICE PER SQ FT
-4% from last month

\$494K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	143	130	134	919	913	-1%
New Pending	99	71	102	526	597	13%
Closed Sales	86	89	91	490	571	17%
Price/SF	\$220	\$222	\$213	\$210	\$215	2%
Avg Price	\$513,034	\$521,522	\$494,326	\$499,469	\$504,627	1%

<\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	12	17	13	93	89	-4%
New Pending	10	7	11	57	57	0%
Closed Sales	9	5	7	47	53	13%
Price/SF	\$209	\$179	\$94	\$160	\$170	7%

\$350k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	102	88	85	583	588	1%
New Pending	61	51	69	350	405	16%
Closed Sales	54	61	64	321	392	22%
Price/SF	\$216	\$217	\$213	\$207	\$213	3%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	29	25	36	243	236	-3%
New Pending	28	13	22	119	135	13%
Closed Sales	23	23	20	122	126	3%
Price/SF	\$228	\$237	\$232	\$226	\$229	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

109
AUG NEW LISTINGS
-13% from last month

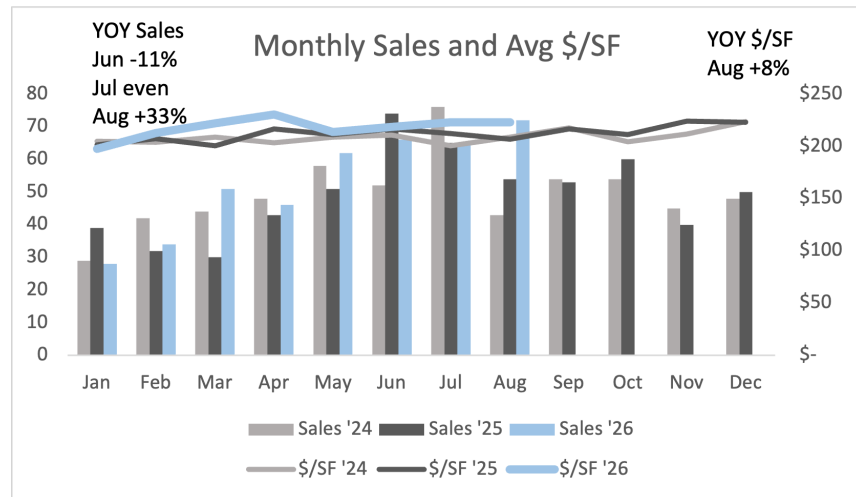
72
NEW PENDINGS
+14% from last month

72
CLOSED SALES
+11% from last month

\$223
PRICE PER SQ FT
even with last month

\$507K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	112	125	109	726	740	2%
New Pendings	65	63	72	407	440	8%
Closed Sales	66	65	72	388	424	9%
Price/SF	\$219	\$223	\$223	\$210	\$219	4%
Avg Price	\$526,744	\$525,825	\$506,624	\$491,151	\$506,919	3%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	17	18	22	103	129	25%
New Pendings	10	5	16	76	79	4%
Closed Sales	11	6	8	63	66	5%
Price/SF	\$148	\$158	\$116	\$168	\$158	-6%

\$300k-\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	52	70	43	308	327	6%
New Pendings	32	43	40	209	230	10%
Closed Sales	29	38	42	207	221	7%
Price/SF	\$203	\$215	\$209	\$202	\$207	2%

>\$600k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	43	37	44	315	284	-10%
New Pendings	23	15	16	122	131	7%
Closed Sales	26	21	22	118	137	16%
Price/SF	\$243	\$240	\$256	\$229	\$245	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

153
AUG NEW LISTINGS
-18% from last month

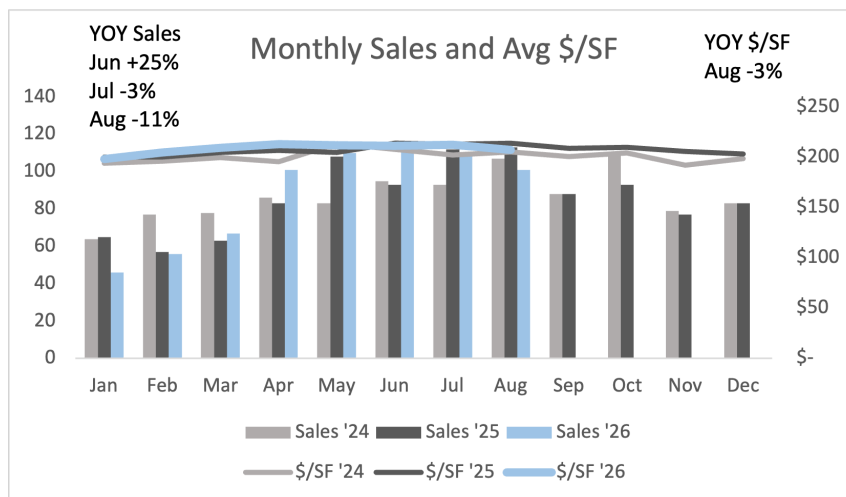
114
NEW PENDINGS
+23% from last month

101
CLOSED SALES
-7% from last month

\$207
PRICE PER SQ FT
-3% from last month

\$344K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	157	187	153	1,074	1,101	3%
New Pendings	119	93	114	704	762	8%
Closed Sales	116	109	101	694	706	2%
Price/SF	\$212	\$213	\$207	\$208	\$210	1%
Avg Price	\$359,359	\$354,329	\$344,441	\$351,552	\$350,679	0%

<\$250k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	15	10	11	73	75	3%
New Pendings	8	9	12	46	59	28%
Closed Sales	3	4	9	44	47	7%
Price/SF	\$185	\$209	\$150	\$176	\$178	2%

\$250k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	122	134	113	790	801	1%
New Pendings	89	66	83	538	573	7%
Closed Sales	88	86	74	521	531	2%
Price/SF	\$214	\$209	\$215	\$207	\$210	1%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	20	43	29	211	225	7%
New Pendings	22	18	19	120	130	8%
Closed Sales	25	19	18	129	128	-1%
Price/SF	\$208	\$225	\$204	\$217	\$215	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

118
AUG NEW LISTINGS
-14% from last month

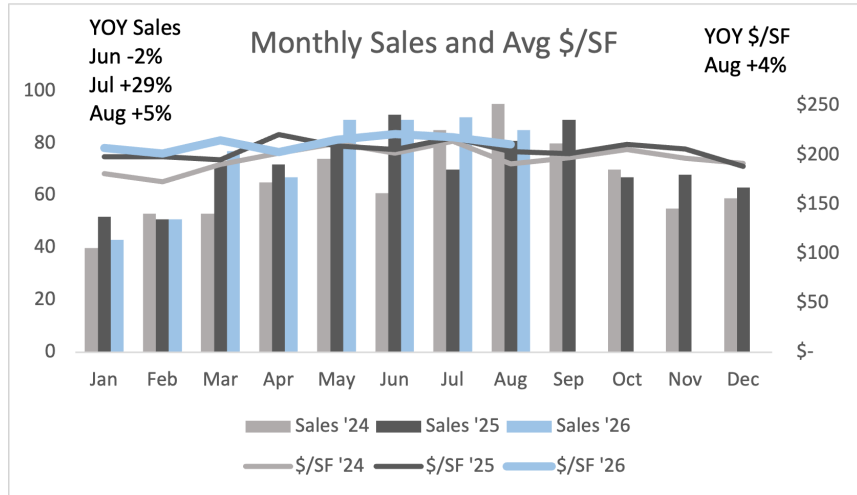
90
NEW PENDINGS
+10% from last month

85
CLOSED SALES
-6% from last month

\$211
PRICE PER SQ FT
-3% from last month

\$274K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	135	138	118	914	905	-1%
New Pendings	94	82	90	599	621	4%
Closed Sales	89	90	85	571	591	4%
Price/SF	\$221	\$218	\$211	\$207	\$213	3%
Avg Price	\$291,975	\$300,889	\$274,225	\$261,821	\$274,149	5%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	19	19	12	132	135	2%
New Pendings	16	15	13	91	96	5%
Closed Sales	13	18	9	90	94	4%
Price/SF	\$171	\$159	\$149	\$159	\$159	0%

\$200k-\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	87	87	84	596	581	-3%
New Pendings	59	47	62	417	402	-4%
Closed Sales	53	45	61	376	367	-2%
Price/SF	\$221	\$210	\$208	\$210	\$211	0%

>\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	29	32	22	186	189	2%
New Pendings	19	20	15	91	123	35%
Closed Sales	23	27	15	105	130	24%
Price/SF	\$235	\$249	\$244	\$223	\$239	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026 HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

239
AUG NEW LISTINGS
-3% from last month

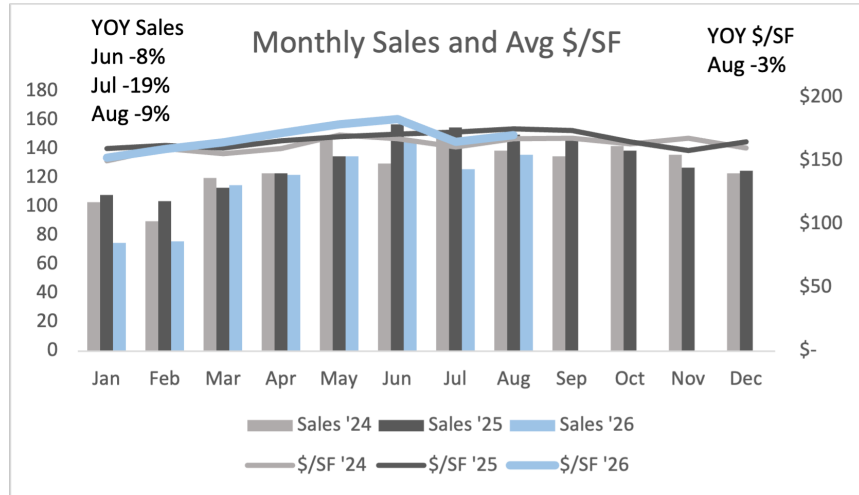
132
NEW PENDINGS
+1% from last month

136
CLOSED SALES
+8% from last month

\$170
PRICE PER SQ FT
+3% from last month

\$215K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	240	246	239	1,764	1,722	-2%
New Pendings	130	131	132	1,102	996	-10%
Closed Sales	145	126	136	1,045	930	-11%
Price/SF	\$183	\$165	\$170	\$168	\$170	1%
Avg Price	\$232,211	\$216,659	\$215,333	\$204,425	\$211,260	3%

<\$125k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	38	32	38	364	295	-19%
New Pendings	16	16	23	212	157	-26%
Closed Sales	14	24	23	215	165	-23%
Price/SF	\$96	\$95	\$92	\$103	\$99	-4%

\$125k-\$250k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	106	117	115	817	817	0%
New Pendings	62	58	66	519	484	-7%
Closed Sales	63	57	60	471	432	-8%
Price/SF	\$178	\$169	\$166	\$166	\$168	2%

>\$250k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	96	97	86	583	610	5%
New Pendings	52	57	43	371	355	-4%
Closed Sales	68	45	53	359	333	-7%
Price/SF	\$199	\$185	\$195	\$193	\$194	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

292
AUG NEW LISTINGS
-18% from last month

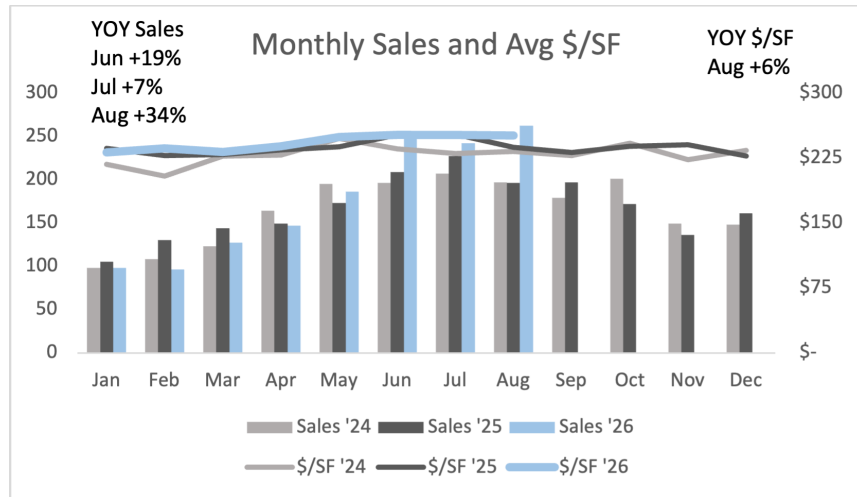
231
NEW PENDINGS
-5% from last month

262
CLOSED SALES
+8% from last month

\$251
PRICE PER SQ FT
even with last month

\$507K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	306	357	292	2,038	2,058	1%
New Pendings	265	243	231	1,376	1,509	10%
Closed Sales	248	242	262	1,333	1,406	5%
Price/SF	\$252	\$251	\$251	\$240	\$246	2%
Avg Price	\$494,969	\$495,976	\$507,354	\$471,175	\$484,389	3%

<\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	41	49	32	318	302	-5%
New Pendings	43	40	30	261	230	-12%
Closed Sales	28	35	42	233	204	-12%
Price/SF	\$162	\$148	\$162	\$161	\$164	1%

\$300k-\$500k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	150	150	128	951	942	-1%
New Pendings	120	117	113	669	745	11%
Closed Sales	117	119	106	644	676	5%
Price/SF	\$232	\$234	\$226	\$223	\$225	1%

>\$500k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	115	158	132	769	814	6%
New Pendings	102	86	88	446	534	20%
Closed Sales	103	88	114	456	526	15%
Price/SF	\$281	\$290	\$283	\$277	\$281	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

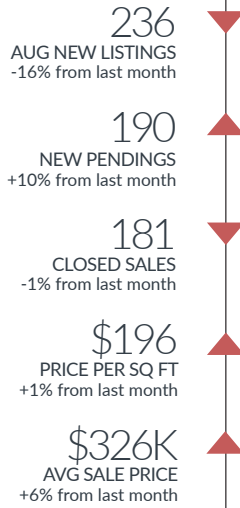


SEPT 2026
HOUSING REPORT

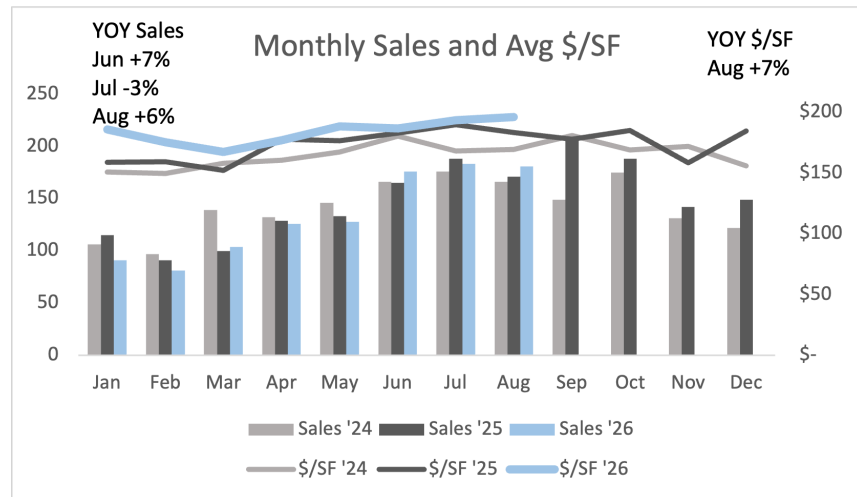
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	247	282	236	1,833	1,692	-8%
New Pendings	193	172	190	1,177	1,147	-3%
Closed Sales	176	183	181	1,092	1,070	-2%
Price/SF	\$186	\$193	\$196	\$176	\$186	6%
Avg Price	\$309,950	\$308,017	\$325,890	\$289,294	\$302,073	4%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	59	89	56	562	459	-18%
New Pendings	56	49	41	395	334	-15%
Closed Sales	48	47	48	365	310	-15%
Price/SF	\$132	\$119	\$123	\$110	\$112	2%

\$200k-\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	118	123	116	800	818	2%
New Pendings	98	93	101	537	591	10%
Closed Sales	93	97	86	510	536	5%
Price/SF	\$175	\$186	\$188	\$179	\$183	2%

>\$400k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	70	70	64	471	415	-12%
New Pendings	39	30	48	245	222	-9%
Closed Sales	35	39	47	217	224	3%
Price/SF	\$240	\$255	\$245	\$228	\$244	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

634
AUG NEW LISTINGS
-5% from last month

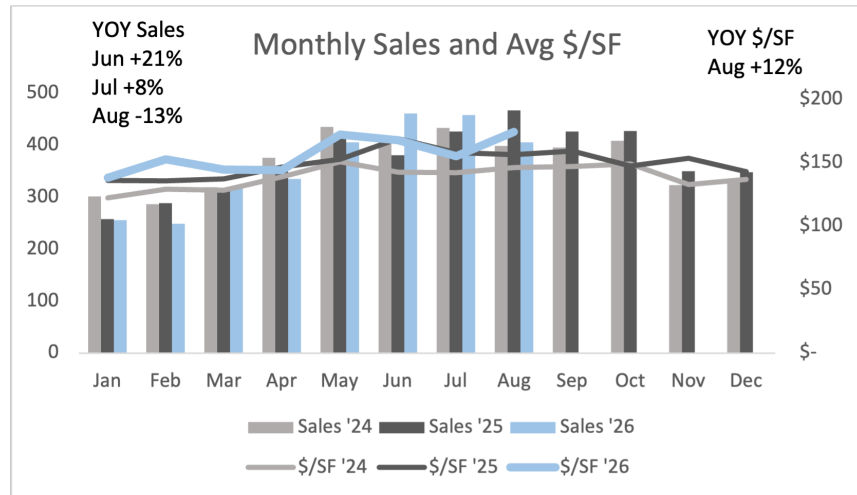
430
NEW PENDINGs
+5% from last month

405
CLOSED SALES
-12% from last month

\$175
PRICE PER SQ FT
+12% from last month

\$273K
AVG SALE PRICE
+14% from last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	540	669	634	4,492	4,267	-5%
New Pending	456	409	430	3,077	3,057	-1%
Closed Sales	461	458	405	2,904	2,888	-1%
Price/SF	\$168	\$155	\$175	\$151	\$158	5%
Avg Price	\$268,259	\$238,917	\$273,333	\$229,529	\$244,332	6%

<\$150k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	157	223	193	1,610	1,427	-11%
New Pending	135	133	125	1,025	952	-7%
Closed Sales	113	139	115	980	897	-8%
Price/SF	\$69	\$64	\$73	\$68	\$66	-4%

\$150k-\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	203	235	238	1,622	1,537	-5%
New Pending	183	150	175	1,257	1,226	-2%
Closed Sales	185	192	147	1,182	1,124	-5%
Price/SF	\$157	\$154	\$157	\$151	\$155	3%

>\$300k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	180	211	203	1,260	1,303	3%
New Pending	138	126	130	795	879	11%
Closed Sales	163	127	143	742	867	17%
Price/SF	\$210	\$207	\$227	\$206	\$211	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



SEPT 2026
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

189
AUG NEW LISTINGS
-3% from last month

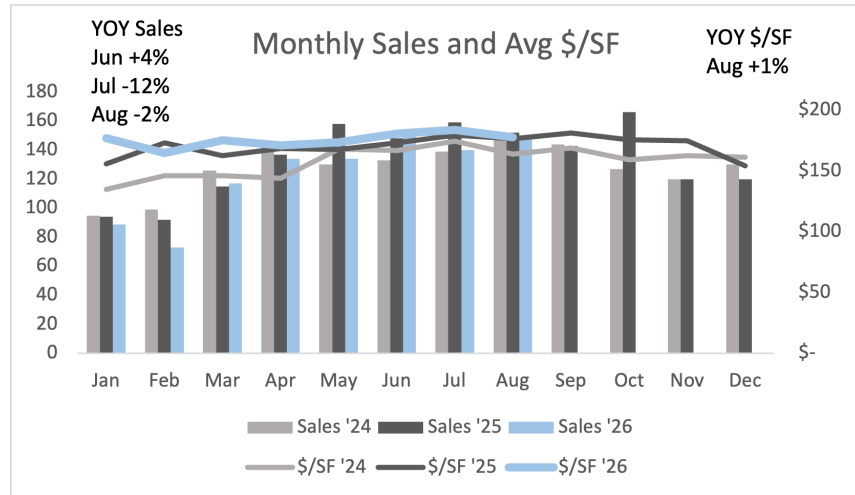
168
NEW PENDINGs
+1% from last month

149
CLOSED SALES
+6% from last month

\$178
PRICE PER SQ FT
-3% from last month

\$323K
AVG SALE PRICE
+3% last month

Closed Sales



All Price Ranges

	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	185	195	189	1,434	1,279	-11%
New Pending	146	166	168	1,103	1,053	-5%
Closed Sales	154	140	149	1,055	990	-6%
Price/SF	\$181	\$184	\$178	\$171	\$176	3%
Avg Price	\$311,929	\$313,447	\$323,364	\$280,804	\$299,591	7%

<\$200k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	36	57	38	408	317	-22%
New Pending	27	36	37	308	252	-18%
Closed Sales	35	24	33	282	238	-16%
Price/SF	\$116	\$101	\$101	\$112	\$110	-2%

\$200k-\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	83	82	79	628	542	-14%
New Pending	61	73	79	524	483	-8%
Closed Sales	60	65	61	520	447	-14%
Price/SF	\$176	\$174	\$169	\$171	\$174	1%

>\$350k						
	Jun '26	Jul '26	Aug '26	YTD through August 31st		
				2025	2026	(+/-)
Listings Taken	66	56	72	398	420	6%
New Pending	58	57	52	271	318	17%
Closed Sales	59	51	55	253	305	21%
Price/SF	\$203	\$216	\$208	\$205	\$207	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

