



HOUSING

report



NOVEMBER 2025
SOUTHEAST REGION

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SE MI Market: Solid and Steady

The Southeast Michigan market continued its gradual path toward normalization through October, with seasonal cooling in new listings and pendings but solid pricing and stable year-to-date performance. While activity has leveled off since mid-summer, the broader 2025 trend for the region remains defined by rising values, and steady demand.

Sales & Market Activity

Year-to-date sales are essentially even with 2024—down just 1%—despite fewer new listings entering the market. Monthly pending activity peaked in June and has eased each month since, with October pendings landing 1% above last year but below long-term norms. Buyers remain active, but they're moving more deliberately than during the pandemic-era cycles.

Values & Price Trends

Pricing remains a consistent bright spot. Average sale price is up 5% YTD and \$/SF is up 4%. That 5% average, however, is slightly misleading in that it's caused in part by a 9% increase in upper-end "over \$400k" sales. Within any price level (including upper-end sales), prices are up two or three percent. But the main value takeaway is that the pricing trend remains stable and positive.

Inventory & New Listings

Sellers continue to participate at restrained levels compared to last year. New listings are down 5% YTD and 11% YOY in October

alone, marking the third consecutive year of reduced seller activity in the fall months.

Shifts in Market Dynamics

Market mechanics continue to normalize toward pre-2020 patterns.

- 53% of October closings sold at or above asking, down from earlier in the year and trailing 2023–24 norms.
- Price reductions rose to 32% of October pendings, signaling increasing selectiveness among buyers.
- DOM has been rising since June, moving from the mid-20s to the low-30s by October.
- The share of homes going pending within 10 days has eased to 40%, down from this year's peak of 53%.

These indicators reflect a marketplace that still favors sellers but no longer operates at the hyper-competitive pace of the past several years.

Looking Ahead

As we head toward year-end, local markets remain fundamentally strong. Expect a temporary easing of average prices—a reflection of picked-over year end inventory. But the market remains healthy, and sales are tracking nearly even with last year. With demand stable and inventory constrained, early 2026 is likely to open with similar conditions: competitive for the best listings, more price-sensitive for mid-range and dated inventory, and generally more balanced than the post-pandemic peaks.



SEMI 5-County Summary

MONTHLY

5,583
OCT NEW LISTINGS
-5% from last month

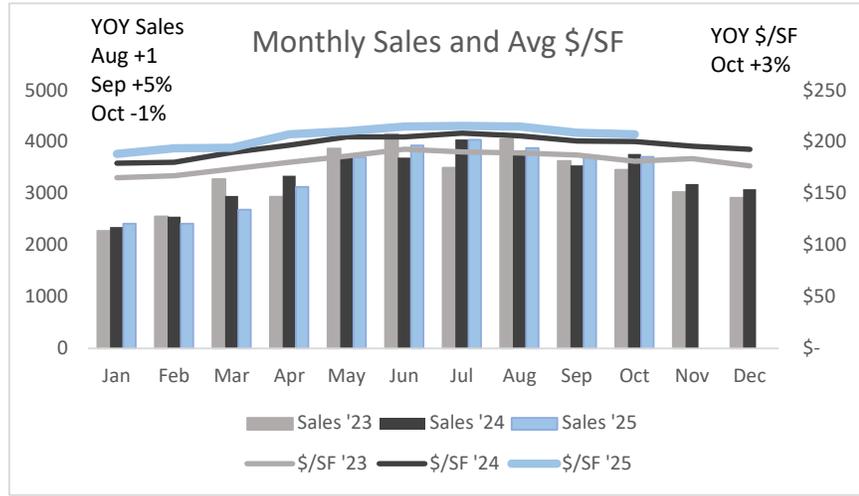
3,657
NEW PENDING
-1% from last month

3,724
CLOSED SALES
even with last month

\$208
PRICE PER SQ FT
-1% from last month

\$348K
AVG SALE PRICE
-3% from last month

Closed Single-Family Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	5,896	5,893	5,583	58,022	55,106	-5%
New Pendings	3,914	3,687	3,657	35,077	35,013	0%
Closed Sales	3,893	3,731	3,724	33,961	33,759	-1%
Price/SF	\$216	\$209	\$208	\$200	\$208	4%
Avg Price	\$377,280	\$358,404	\$347,880	\$335,072	\$352,510	5%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,944	1,976	1,866	20,888	18,169	-13%
New Pendings	1,081	1,130	1,179	11,615	10,413	-10%
Closed Sales	985	1,004	1,106	10,855	9,687	-11%
Price/SF	\$110	\$109	\$111	\$108	\$110	3%
\$200k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,230	2,248	2,153	20,562	20,344	-1%
New Pendings	1,658	1,507	1,522	14,208	14,543	2%
Closed Sales	1,626	1,598	1,559	13,837	13,950	1%
Price/SF	\$201	\$200	\$201	\$195	\$200	2%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,722	1,669	1,564	16,572	16,593	0%
New Pendings	1,175	1,050	956	9,254	10,057	9%
Closed Sales	1,282	1,129	1,059	9,269	10,122	9%
Price/SF	\$261	\$256	\$258	\$249	\$255	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



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Oakland County

Single-Family Homes

MONTHLY

1,637
OCT NEW LISTINGS
-5% from last month

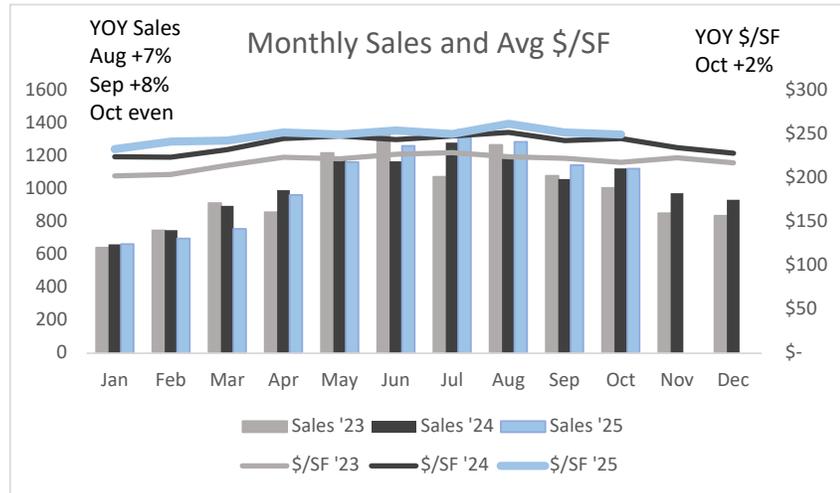
1,079
NEW PENDING
+1% from last month

1,124
CLOSED SALES
-2% from last month

\$250
PRICE PER SQ FT
-1% from last month

\$490K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,725	1,720	1,637	16,809	16,428	-2%
New Pending	1,257	1,071	1,079	10,625	10,766	1%
Closed Sales	1,286	1,144	1,124	10,326	10,421	1%
Price/SF	\$262	\$252	\$250	\$242	\$250	3%
Avg Price	\$531,866	\$507,348	\$489,579	\$476,174	\$491,816	3%

<\$300k

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	501	527	507	5,119	4,714	-8%
New Pending	378	349	371	3,627	3,344	-8%
Closed Sales	336	317	355	3,329	3,083	-7%
Price/SF	\$178	\$182	\$181	\$181	\$184	2%

\$300k-\$800k

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	999	954	909	9,121	9,329	2%
New Pending	742	621	598	5,996	6,316	5%
Closed Sales	789	688	650	5,954	6,208	4%
Price/SF	\$235	\$231	\$231	\$226	\$233	3%

>\$800k

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	225	239	221	2,569	2,385	-7%
New Pending	137	101	110	1,002	1,106	10%
Closed Sales	161	139	119	1,043	1,130	8%
Price/SF	\$383	\$364	\$370	\$353	\$359	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

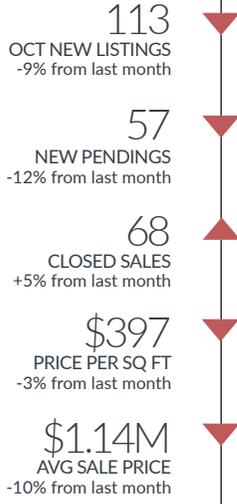


NOVEMBER 2025
HOUSING REPORT

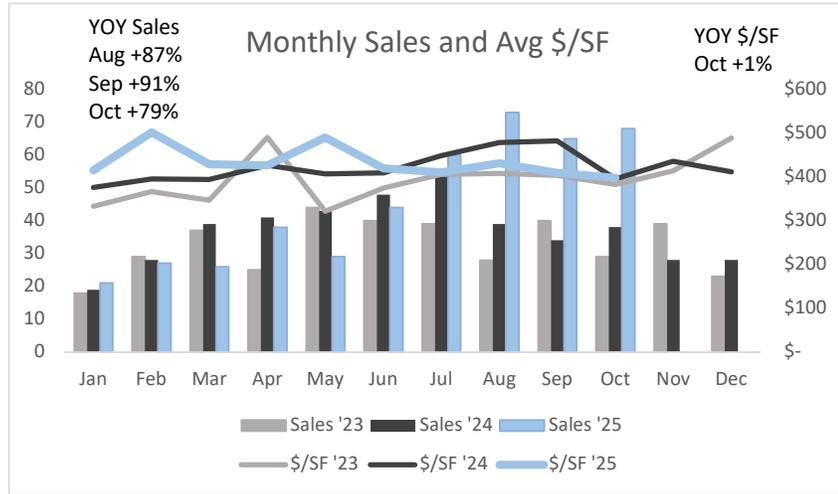
Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	105	124	113	879	956	9%
New Pending	70	65	57	399	468	17%
Closed Sales	73	65	68	385	451	17%
Price/SF	\$431	\$409	\$397	\$426	\$425	0%
Avg Price	\$1,385,501	\$1,265,902	\$1,143,873	\$1,275,041	\$1,244,734	-2%
<\$700k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	35	32	33	202	268	33%
New Pending	25	22	21	134	166	24%
Closed Sales	24	20	26	125	159	27%
Price/SF	\$247	\$252	\$285	\$325	\$287	-12%
\$700k-\$1.4m						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	32	40	37	269	271	1%
New Pending	22	24	16	141	150	6%
Closed Sales	22	22	26	145	150	3%
Price/SF	\$351	\$328	\$352	\$354	\$360	2%
>\$1.4m						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	38	52	43	408	417	2%
New Pending	23	19	20	124	152	23%
Closed Sales	27	23	16	115	142	23%
Price/SF	\$546	\$538	\$510	\$515	\$529	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

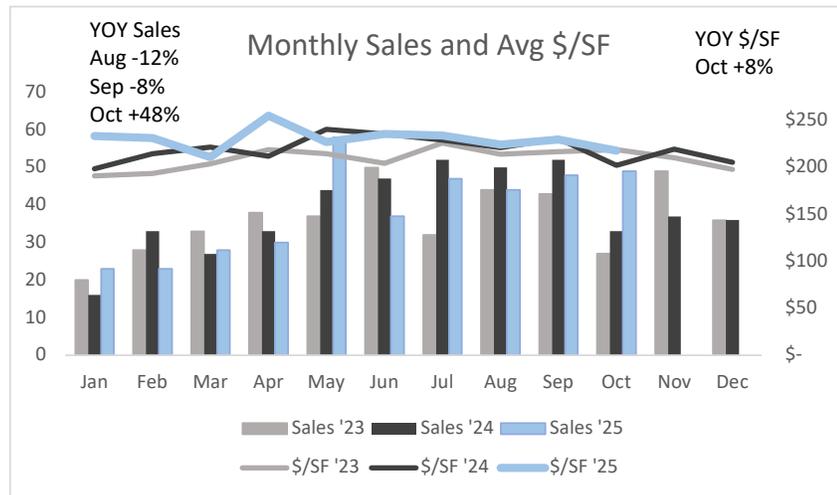
Clarkston School District

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	62	55	59	599	558	-7%
New Pendings	44	47	35	398	398	0%
Closed Sales	44	48	49	387	387	0%
Price/SF	\$224	\$230	\$218	\$223	\$229	3%
Avg Price	\$498,409	\$462,085	\$486,640	\$487,465	\$493,571	1%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	12	17	78	111	42%
New Pendings	5	14	8	62	84	35%
Closed Sales	7	12	8	56	72	29%
Price/SF	\$216	\$172	\$174	\$190	\$194	2%
\$300k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	36	26	26	328	276	-16%
New Pendings	28	24	16	248	212	-15%
Closed Sales	27	27	29	239	211	-12%
Price/SF	\$217	\$232	\$208	\$212	\$222	5%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	17	16	193	171	-11%
New Pendings	11	9	11	88	102	16%
Closed Sales	10	9	12	92	104	13%
Price/SF	\$239	\$260	\$249	\$250	\$250	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
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Commerce/White Lake

Single-Family Homes

MONTHLY

89
OCT NEW LISTINGS
-20% from last month

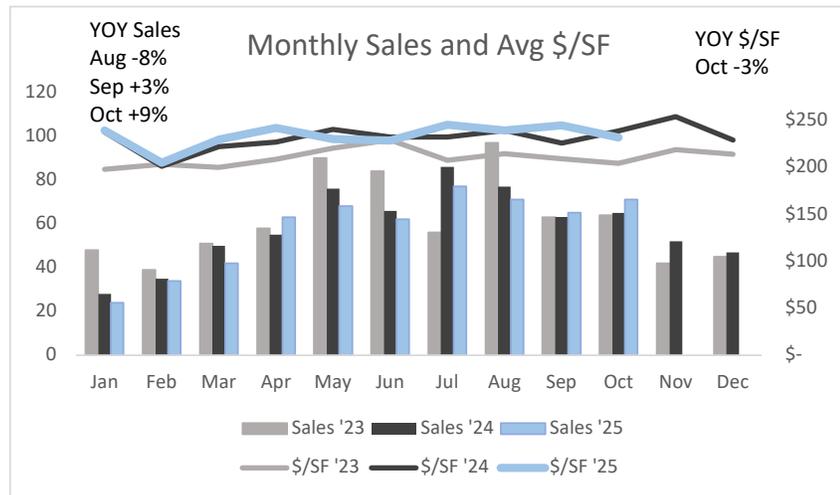
61
NEW PENDINGS
-9% from last month

71
CLOSED SALES
+9% from last month

\$232
PRICE PER SQ FT
-5% from last month

\$493K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	86	111	89	928	944	2%
New Pending	75	67	61	611	610	0%
Closed Sales	71	65	71	601	577	-4%
Price/SF	\$240	\$245	\$232	\$231	\$235	2%
Avg Price	\$484,338	\$469,855	\$492,774	\$455,696	\$474,847	4%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	20	21	194	159	-18%
New Pending	9	14	16	145	125	-14%
Closed Sales	11	10	15	135	114	-16%
Price/SF	\$198	\$207	\$192	\$189	\$194	2%
\$300k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	46	56	44	521	506	-3%
New Pending	48	36	31	351	354	1%
Closed Sales	45	42	36	352	338	-4%
Price/SF	\$227	\$225	\$227	\$223	\$222	0%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	35	24	213	279	31%
New Pending	18	17	14	115	131	14%
Closed Sales	15	13	20	114	125	10%
Price/SF	\$281	\$306	\$250	\$270	\$277	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
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Farmington/Farmington Hills

Single-Family Homes

MONTHLY

84
OCT NEW LISTINGS
-25% from last month

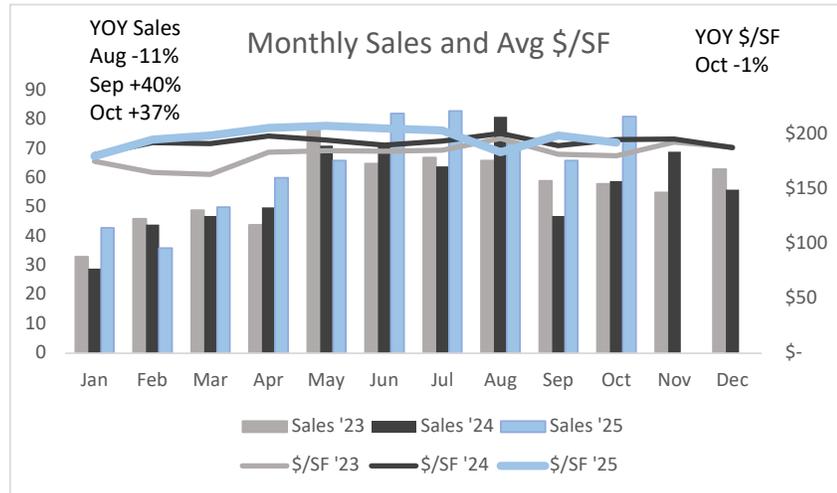
65
NEW PENDING
-10% from last month

81
CLOSED SALES
+23% from last month

\$193
PRICE PER SQ FT
-3% from last month

\$382K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	109	112	84	930	933	0%
New Pendings	81	72	65	596	654	10%
Closed Sales	72	66	81	563	639	13%
Price/SF	\$184	\$199	\$193	\$194	\$198	2%
Avg Price	\$391,917	\$414,805	\$381,673	\$395,153	\$404,751	2%
<\$250k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	9	11	8	132	109	-17%
New Pendings	7	8	7	87	75	-14%
Closed Sales	8	3	13	85	76	-11%
Price/SF	\$150	\$121	\$162	\$166	\$166	0%
\$250k-\$500k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	66	69	60	601	583	-3%
New Pendings	56	51	38	407	444	9%
Closed Sales	51	48	51	347	427	23%
Price/SF	\$176	\$202	\$192	\$193	\$195	1%
>\$500k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	34	32	16	197	241	22%
New Pendings	18	13	20	102	135	32%
Closed Sales	13	15	17	131	136	4%
Price/SF	\$214	\$200	\$203	\$202	\$211	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025 HOUSING REPORT

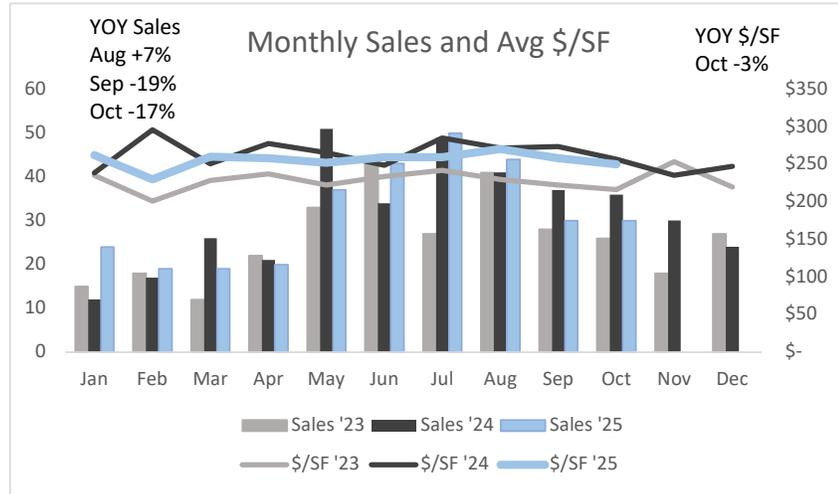
Novi

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	41	37	34	477	438	-8%
New Pending	34	28	26	335	322	-4%
Closed Sales	44	30	30	324	316	-2%
Price/SF	\$270	\$258	\$250	\$268	\$257	-4%
Avg Price	\$706,441	\$662,873	\$632,283	\$740,797	\$670,615	-9%
<\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	5	1	4	55	38	-31%
New Pending	4	1	3	38	34	-11%
Closed Sales	6	3	3	27	30	11%
Price/SF	\$175	\$277	\$110	\$184	\$193	5%
\$350k-\$750k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	25	27	20	276	269	-3%
New Pending	18	21	16	201	201	0%
Closed Sales	26	18	18	181	194	7%
Price/SF	\$239	\$231	\$238	\$236	\$235	0%
>\$750k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	9	10	146	131	-10%
New Pending	12	6	7	96	87	-9%
Closed Sales	12	9	9	116	92	-21%
Price/SF	\$322	\$288	\$279	\$307	\$294	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

84
OCT NEW LISTINGS
-17% from last month

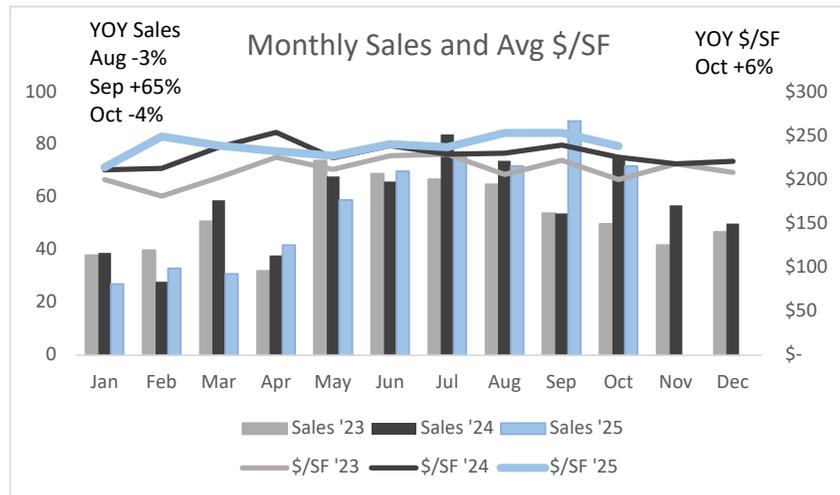
62
NEW PENDING
-15% from last month

72
CLOSED SALES
-19% from last month

\$239
PRICE PER SQ FT
-6% from last month

\$551K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	111	101	84	925	894	-3%
New Pendings	83	73	62	610	599	-2%
Closed Sales	72	89	72	585	572	-2%
Price/SF	\$254	\$254	\$239	\$231	\$241	4%
Avg Price	\$636,710	\$627,021	\$550,949	\$538,276	\$574,070	7%
<\$300k						
Listings Taken	13	12	11	107	103	-4%
New Pendings	11	14	7	84	76	-10%
Closed Sales	5	10	11	72	65	-10%
Price/SF	\$223	\$202	\$197	\$189	\$203	7%
\$300k-\$600k						
Listings Taken	60	57	49	475	454	-4%
New Pendings	43	31	38	359	322	-10%
Closed Sales	42	43	38	334	311	-7%
Price/SF	\$232	\$233	\$226	\$219	\$227	4%
>\$600k						
Listings Taken	38	32	24	343	337	-2%
New Pendings	29	28	17	167	201	20%
Closed Sales	25	36	23	179	196	9%
Price/SF	\$277	\$273	\$258	\$253	\$260	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

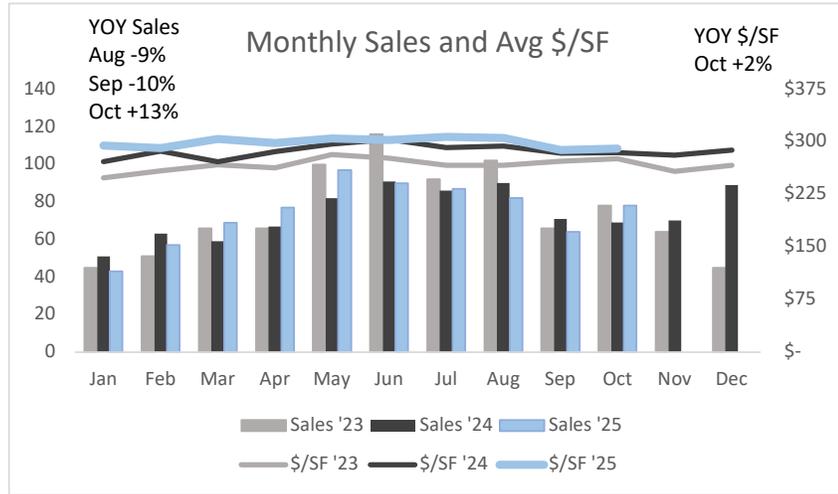
Royal Oak

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	126	126	139	1,199	1,150	-4%
New Pendings	77	61	81	754	767	2%
Closed Sales	82	64	78	729	744	2%
Price/SF	\$306	\$288	\$291	\$288	\$300	4%
Avg Price	\$429,402	\$399,250	\$481,089	\$415,441	\$442,076	6%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	31	23	21	283	223	-21%
New Pendings	21	12	14	204	171	-16%
Closed Sales	13	19	17	176	161	-9%
Price/SF	\$254	\$245	\$218	\$247	\$243	-2%
\$300k-\$450k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	53	57	82	605	575	-5%
New Pendings	40	27	38	392	376	-4%
Closed Sales	49	28	34	382	357	-7%
Price/SF	\$298	\$294	\$291	\$287	\$296	3%
>\$450k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	42	46	36	311	352	13%
New Pendings	16	22	29	158	220	39%
Closed Sales	20	17	27	171	226	32%
Price/SF	\$331	\$307	\$311	\$309	\$322	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

71
OCT NEW LISTINGS
-24% from last month

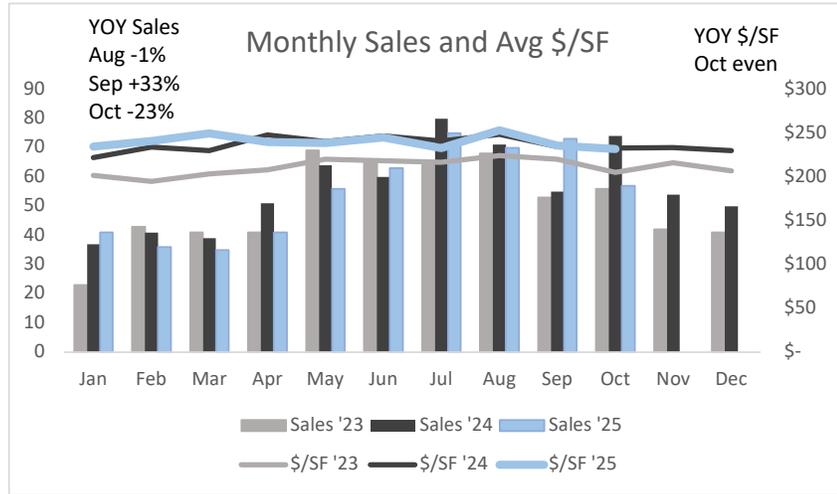
47
NEW PENDING
-24% from last month

57
CLOSED SALES
-22% from last month

\$232
PRICE PER SQ FT
-2% from last month

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

Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	110	94	71	862	829	-4%
New Pendings	75	62	47	602	547	-9%
Closed Sales	70	73	57	572	547	-4%
Price/SF	\$253	\$236	\$232	\$239	\$240	0%
Avg Price	\$535,160	\$515,739	\$506,730	\$529,485	\$520,680	-2%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	10	7	87	78	-10%
New Pendings	7	8	8	64	48	-25%
Closed Sales	5	6	8	54	47	-13%
Price/SF	\$219	\$178	\$208	\$211	\$205	-3%
\$300k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	77	54	43	483	516	7%
New Pendings	42	41	27	355	354	0%
Closed Sales	44	46	35	337	344	2%
Price/SF	\$237	\$229	\$222	\$226	\$231	2%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	22	30	21	292	235	-20%
New Pendings	26	13	12	183	145	-21%
Closed Sales	21	21	14	181	156	-14%
Price/SF	\$277	\$254	\$253	\$257	\$256	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

86
OCT NEW LISTINGS
-19% from last month

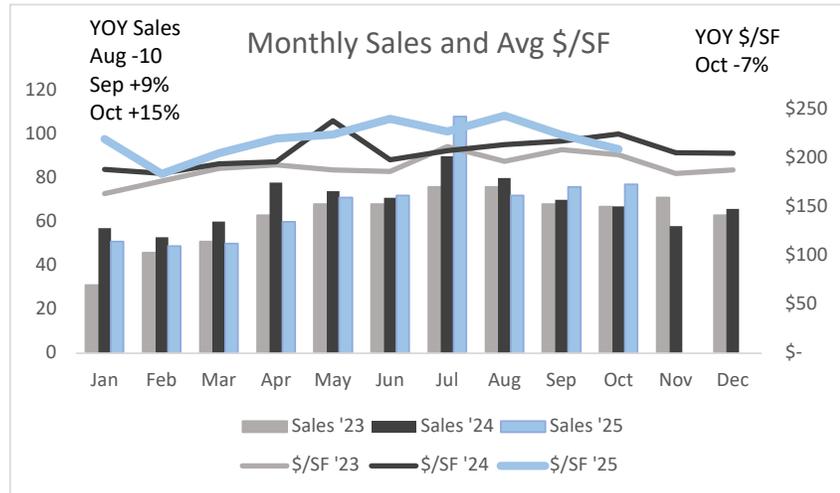
71
NEW PENDINGS
-4% from last month

77
CLOSED SALES
+1% from last month

\$210
PRICE PER SQ FT
-6% from last month

\$288K
AVG SALE PRICE
-14% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	110	106	86	986	978	-1%
New Pending	80	74	71	707	702	-1%
Closed Sales	72	76	77	700	686	-2%
Price/SF	\$244	\$224	\$210	\$208	\$222	7%
Avg Price	\$379,570	\$334,623	\$288,374	\$308,687	\$331,608	7%
<\$200k						
Listings Taken	15	13	16	125	114	-9%
New Pending	10	8	10	109	78	-28%
Closed Sales	6	7	12	96	67	-30%
Price/SF	\$192	\$158	\$154	\$151	\$165	10%
\$200k-\$350k						
Listings Taken	62	63	44	587	538	-8%
New Pending	43	49	39	452	434	-4%
Closed Sales	44	43	53	452	432	-4%
Price/SF	\$208	\$202	\$204	\$194	\$201	3%
>\$350k						
Listings Taken	33	30	26	274	326	19%
New Pending	27	17	22	146	190	30%
Closed Sales	22	26	12	152	187	23%
Price/SF	\$295	\$259	\$258	\$256	\$267	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

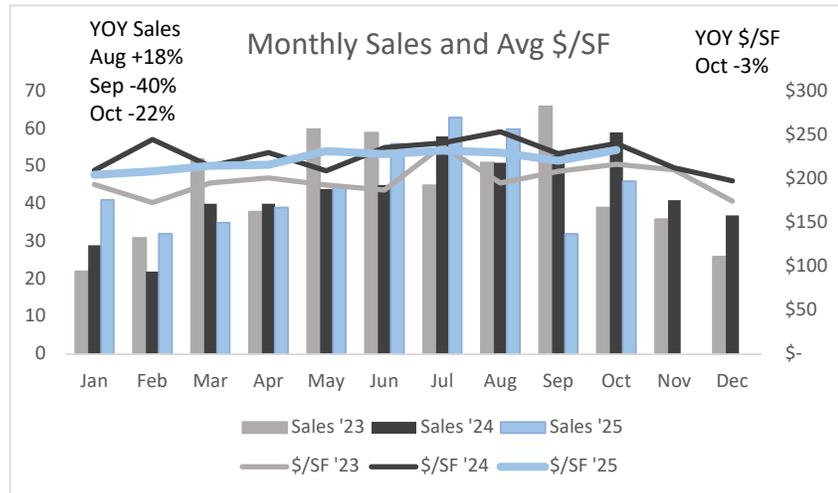
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	95	81	77	846	817	-3%
New Pendings	38	45	49	456	466	2%
Closed Sales	60	32	46	441	449	2%
Price/SF	\$230	\$221	\$233	\$232	\$224	-4%
Avg Price	\$621,768	\$563,099	\$540,369	\$605,931	\$585,199	-3%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	7	7	8	81	69	-15%
New Pendings	3	7	10	56	54	-4%
Closed Sales	5	4	8	47	45	-4%
Price/SF	\$232	\$166	\$196	\$201	\$200	-1%
\$300k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	51	44	42	441	401	-9%
New Pendings	25	23	32	272	252	-7%
Closed Sales	25	19	28	264	241	-9%
Price/SF	\$185	\$190	\$196	\$188	\$193	2%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	37	30	27	324	347	7%
New Pendings	10	15	7	128	160	25%
Closed Sales	30	9	10	130	163	25%
Price/SF	\$257	\$286	\$309	\$292	\$257	-12%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

104
OCT NEW LISTINGS
-10% from last month

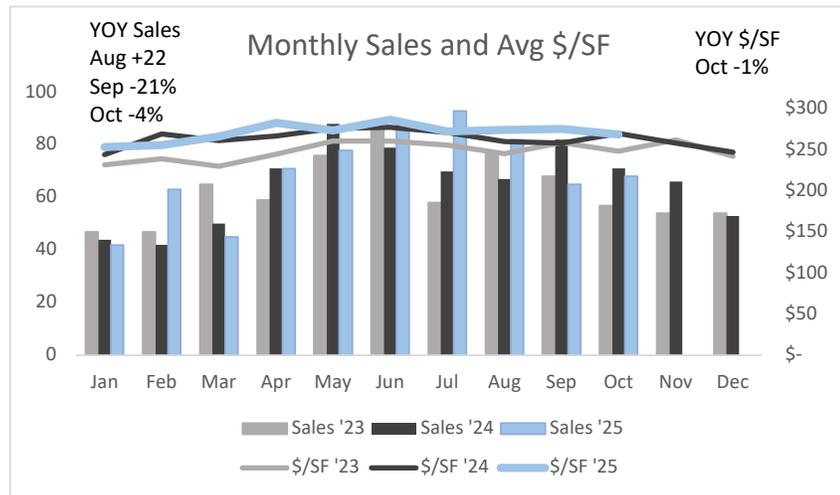
71
NEW PENDING
+18% from last month

68
CLOSED SALES
+5% from last month

\$268
PRICE PER SQ FT
-3% from last month

\$327K
AVG SALE PRICE
-17% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	109	115	104	981	1,054	7%
New Pendings	81	60	71	669	721	8%
Closed Sales	82	65	68	664	696	5%
Price/SF	\$274	\$275	\$268	\$267	\$273	2%
Avg Price	\$360,064	\$395,857	\$326,665	\$345,338	\$356,907	3%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	23	18	122	135	11%
New Pendings	6	6	11	85	78	-8%
Closed Sales	8	6	9	84	77	-8%
Price/SF	\$172	\$195	\$180	\$194	\$191	-2%
\$200k-\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	53	56	47	513	522	2%
New Pendings	38	32	40	357	375	5%
Closed Sales	38	27	37	337	335	-1%
Price/SF	\$265	\$253	\$256	\$252	\$256	2%
>\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	45	36	39	346	397	15%
New Pendings	37	22	20	227	268	18%
Closed Sales	36	32	22	243	284	17%
Price/SF	\$291	\$293	\$304	\$292	\$296	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

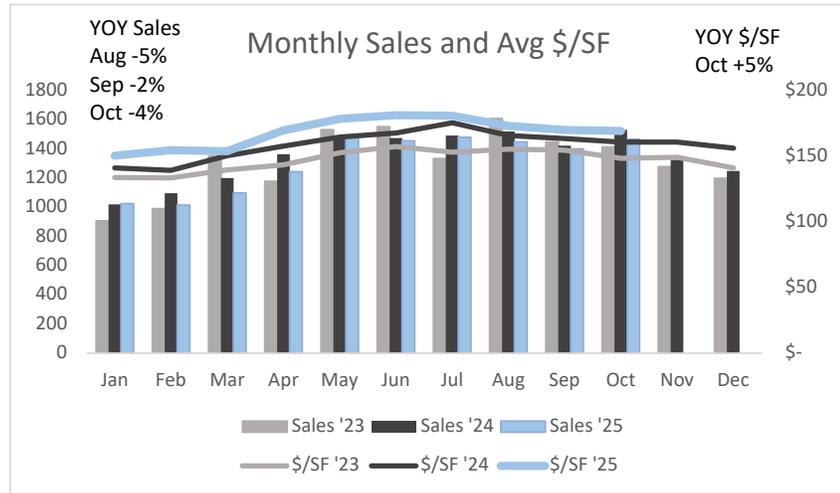
Wayne County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	2,542	2,548	2,346	24,871	23,101	-7%
New Pendings	1,455	1,466	1,482	14,134	13,655	-3%
Closed Sales	1,448	1,399	1,466	13,596	13,111	-4%
Price/SF	\$173	\$170	\$169	\$160	\$170	6%
Avg Price	\$263,430	\$249,549	\$245,772	\$232,994	\$250,342	7%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,387	1,408	1,304	14,884	12,911	-13%
New Pendings	703	725	762	7,796	6,872	-12%
Closed Sales	643	665	706	7,260	6,404	-12%
Price/SF	\$101	\$103	\$102	\$98	\$102	4%
\$200k-\$500k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	966	967	868	8,195	8,446	3%
New Pendings	626	631	620	5,307	5,701	7%
Closed Sales	666	620	660	5,295	5,590	6%
Price/SF	\$193	\$196	\$196	\$191	\$195	2%
>\$500k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	189	173	174	1,792	1,744	-3%
New Pendings	126	110	100	1,031	1,082	5%
Closed Sales	139	114	100	1,041	1,117	7%
Price/SF	\$251	\$246	\$258	\$244	\$252	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

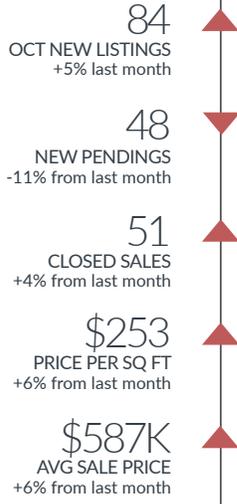


NOVEMBER 2025
HOUSING REPORT

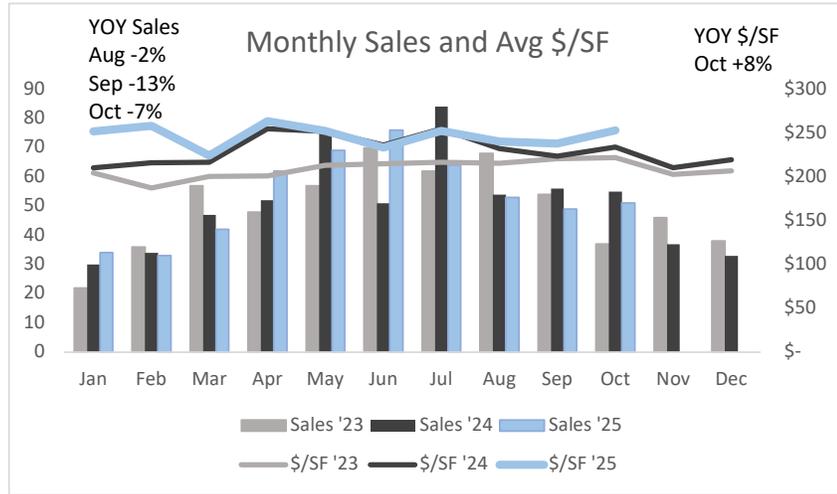
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	78	80	84	806	800	-1%
New Pendings	47	54	48	543	547	1%
Closed Sales	53	49	51	539	533	-1%
Price/SF	\$240	\$238	\$253	\$238	\$247	4%
Avg Price	\$545,494	\$551,148	\$586,817	\$568,341	\$588,369	4%
<\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	24	29	31	231	258	12%
New Pendings	16	17	19	155	162	5%
Closed Sales	17	18	15	157	153	-3%
Price/SF	\$197	\$204	\$201	\$206	\$206	0%
\$350k-\$750k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	35	33	41	394	377	-4%
New Pendings	21	24	24	287	267	-7%
Closed Sales	27	23	26	281	271	-4%
Price/SF	\$232	\$246	\$232	\$225	\$238	6%
>\$750k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	19	18	12	181	165	-9%
New Pendings	10	13	5	101	118	17%
Closed Sales	9	8	10	101	109	8%
Price/SF	\$283	\$249	\$303	\$274	\$277	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

973
OCT NEW LISTINGS
-7% from last month

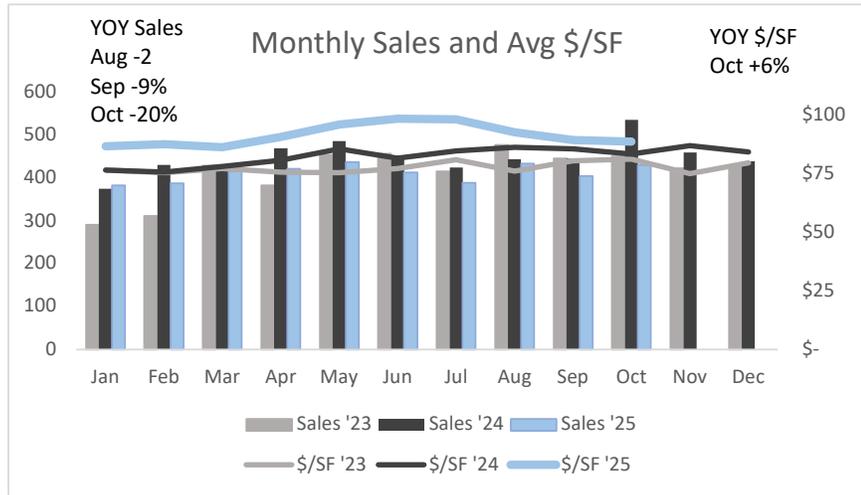
486
NEW PENDING
+8% from last month

430
CLOSED SALES
+6% from last month

\$89
PRICE PER SQ FT
-1% from last month

\$116K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,038	1,050	973	10,916	9,692	-11%
New Pending	429	448	486	4,709	4,312	-8%
Closed Sales	433	404	430	4,488	4,113	-8%
Price/SF	\$93	\$89	\$89	\$82	\$92	12%
Avg Price	\$127,704	\$119,878	\$116,067	\$108,139	\$123,223	14%
<\$100k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	500	506	451	5,846	4,697	-20%
New Pending	211	247	264	2,754	2,236	-19%
Closed Sales	204	219	237	2,647	2,171	-18%
Price/SF	\$53	\$53	\$55	\$50	\$53	6%
\$100k-\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	485	481	475	4,555	4,494	-1%
New Pending	203	179	201	1,784	1,864	4%
Closed Sales	209	169	172	1,688	1,721	2%
Price/SF	\$112	\$118	\$108	\$109	\$114	4%
>\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	53	63	47	515	501	-3%
New Pending	15	22	21	171	212	24%
Closed Sales	20	16	21	153	221	44%
Price/SF	\$158	\$150	\$160	\$152	\$157	4%

Data source: Realcomp MLS using Great Lakes Repository Data.



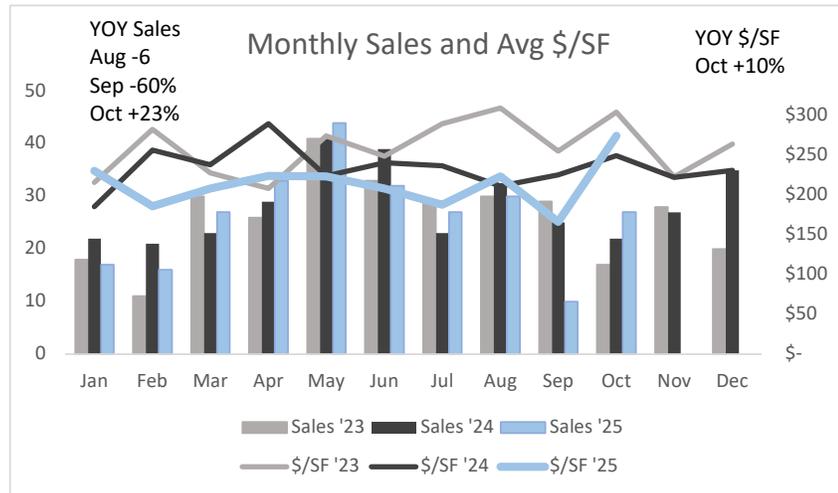
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	70	68	77	862	748	-13%
New Pendings	26	15	44	278	290	4%
Closed Sales	30	10	27	277	263	-5%
Price/SF	\$223	\$166	\$274	\$236	\$218	-8%
Avg Price	\$282,984	\$196,631	\$365,052	\$301,026	\$266,614	-11%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	30	21	19	288	251	-13%
New Pendings	11	5	11	97	123	27%
Closed Sales	12	4	9	104	119	14%
Price/SF	\$131	\$91	\$128	\$114	\$113	-1%
\$200k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	26	34	330	280	-15%
New Pendings	11	7	10	108	96	-11%
Closed Sales	10	5	10	108	88	-19%
Price/SF	\$224	\$193	\$223	\$235	\$226	-4%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	21	24	244	217	-11%
New Pendings	4	3	23	73	71	-3%
Closed Sales	8	1	8	65	56	-14%
Price/SF	\$301	\$253	\$402	\$338	\$330	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

408
OCT NEW LISTINGS
-11% from last month

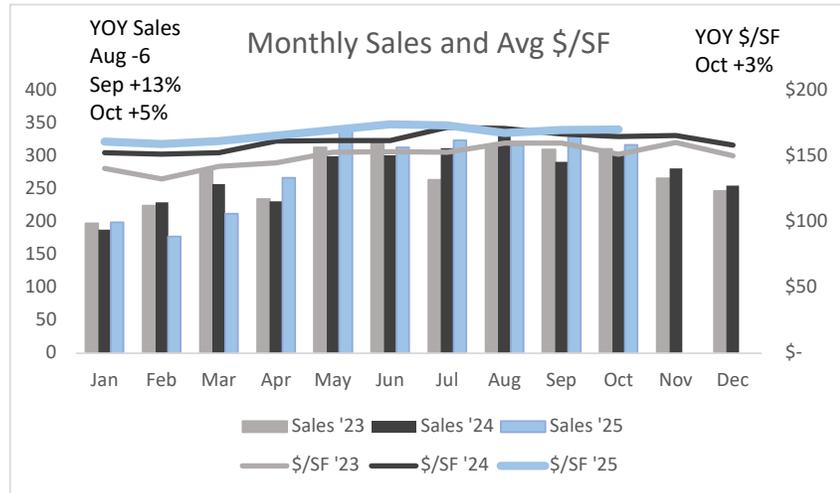
300
NEW PENDINGS
-1% from last month

317
CLOSED SALES
-4% from last month

\$170
PRICE PER SQ FT
even with last month

\$234K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	476	461	408	4,124	4,181	1%
New Pendings	337	303	300	2,855	2,913	2%
Closed Sales	316	330	317	2,749	2,798	2%
Price/SF	\$168	\$170	\$170	\$163	\$168	3%
Avg Price	\$229,296	\$224,455	\$234,142	\$213,068	\$223,033	5%
<\$150k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	98	81	81	1,095	917	-16%
New Pendings	68	55	58	754	615	-18%
Closed Sales	57	58	54	672	552	-18%
Price/SF	\$111	\$119	\$101	\$110	\$112	2%
\$150k-\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	285	280	264	2,272	2,526	11%
New Pendings	211	186	179	1,648	1,796	9%
Closed Sales	197	219	187	1,607	1,742	8%
Price/SF	\$176	\$174	\$174	\$171	\$174	2%
>\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	93	100	63	757	738	-3%
New Pendings	58	62	63	453	502	11%
Closed Sales	62	53	76	470	504	7%
Price/SF	\$177	\$184	\$190	\$181	\$186	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

19
OCT NEW LISTINGS
-5% from last month

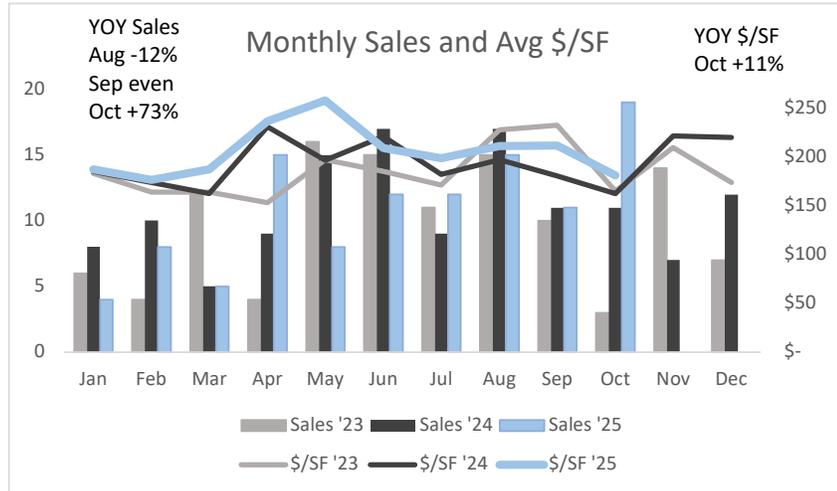
13
NEW PENDING
even with last month

19
CLOSED SALES
+73% from last month

\$181
PRICE PER SQ FT
-14% from last month

\$441K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	24	20	19	171	193	13%
New Pendings	14	13	13	109	113	4%
Closed Sales	15	11	19	112	109	-3%
Price/SF	\$212	\$212	\$181	\$193	\$207	7%
Avg Price	\$532,960	\$504,255	\$441,043	\$466,551	\$509,173	9%
<\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	4	6	5	44	58	32%
New Pendings	2	3	3	37	32	-14%
Closed Sales	5	1	4	39	29	-26%
Price/SF	\$172	\$201	\$149	\$173	\$167	-3%
\$350k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	13	8	88	92	5%
New Pendings	10	8	9	49	62	27%
Closed Sales	5	6	14	53	59	11%
Price/SF	\$184	\$179	\$193	\$187	\$188	1%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	9	1	6	39	43	10%
New Pendings	2	2	1	23	19	-17%
Closed Sales	5	4	1	20	21	5%
Price/SF	\$250	\$262	\$147	\$219	\$271	23%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

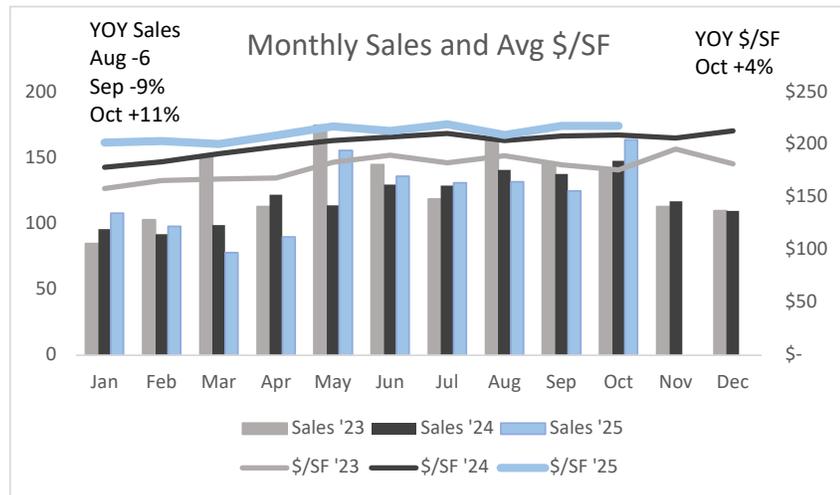
Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	213	234	191	2,007	1,936	-4%
New Pendings	120	148	152	1,243	1,248	0%
Closed Sales	132	125	164	1,209	1,218	1%
Price/SF	\$209	\$218	\$218	\$201	\$212	6%
Avg Price	\$277,893	\$284,695	\$285,433	\$270,456	\$283,204	5%
<\$175k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	38	52	30	390	314	-19%
New Pendings	24	27	22	293	217	-26%
Closed Sales	23	26	24	278	219	-21%
Price/SF	\$139	\$137	\$153	\$145	\$143	-1%
\$175k-\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	117	110	98	965	986	2%
New Pendings	64	80	86	655	675	3%
Closed Sales	68	55	89	611	607	-1%
Price/SF	\$203	\$209	\$195	\$195	\$198	2%
>\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	58	72	63	652	636	-2%
New Pendings	32	41	44	295	356	21%
Closed Sales	41	44	51	320	392	23%
Price/SF	\$237	\$256	\$267	\$234	\$250	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

124
OCT NEW LISTINGS
+17% from last month

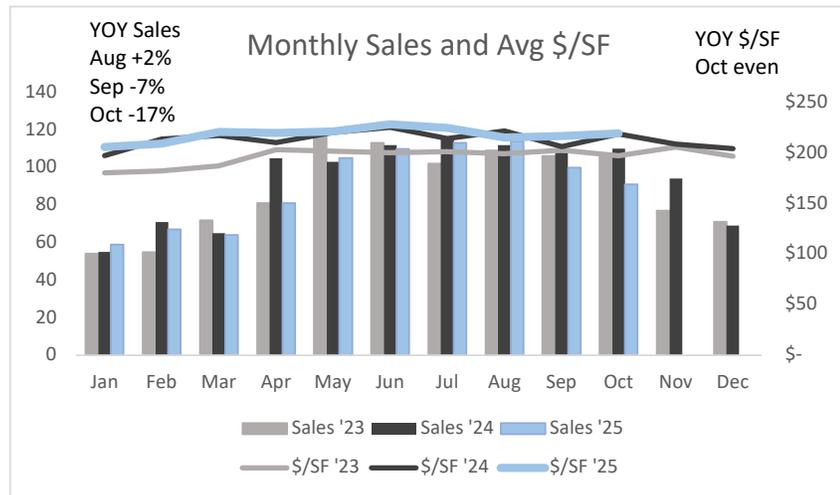
98
NEW PENDING
+9% from last month

91
CLOSED SALES
-9% from last month

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

\$340K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	135	106	124	1,268	1,149	-9%
New Pendings	109	90	98	997	942	-6%
Closed Sales	114	100	91	957	904	-6%
Price/SF	\$215	\$217	\$219	\$215	\$219	2%
Avg Price	\$346,691	\$342,437	\$339,995	\$325,515	\$338,710	4%
<\$250k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	20	14	19	277	178	-36%
New Pendings	15	11	15	219	149	-32%
Closed Sales	12	18	12	169	135	-20%
Price/SF	\$169	\$199	\$192	\$188	\$187	-1%
\$250k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	80	73	78	773	710	-8%
New Pendings	66	54	72	608	599	-1%
Closed Sales	72	52	60	597	547	-8%
Price/SF	\$227	\$225	\$222	\$223	\$226	1%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	35	19	27	218	261	20%
New Pendings	28	25	11	170	194	14%
Closed Sales	30	30	19	191	222	16%
Price/SF	\$208	\$213	\$222	\$211	\$217	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

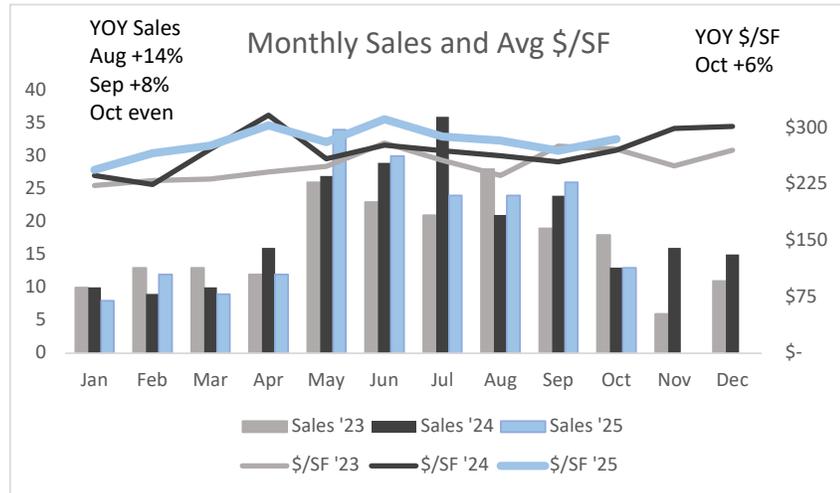
Northville

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	36	29	20	343	304	-11%
New Pending	25	18	12	205	193	-6%
Closed Sales	24	26	13	195	192	-2%
Price/SF	\$283	\$270	\$285	\$267	\$285	7%
Avg Price	\$961,750	\$811,830	\$850,154	\$833,596	\$888,443	7%
<\$700k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	13	5	111	111	0%
New Pending	14	8	2	83	70	-16%
Closed Sales	9	12	9	77	65	-16%
Price/SF	\$286	\$273	\$246	\$243	\$261	7%
\$700k-\$1m						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	6	5	116	88	-24%
New Pending	6	7	4	80	67	-16%
Closed Sales	7	8	1	77	70	-9%
Price/SF	\$254	\$250	\$253	\$252	\$262	4%
>\$1m						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	10	10	10	116	105	-9%
New Pending	5	3	6	42	56	33%
Closed Sales	8	6	3	41	57	39%
Price/SF	\$300	\$286	\$347	\$309	\$319	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

135
OCT NEW LISTINGS
-7% from last month

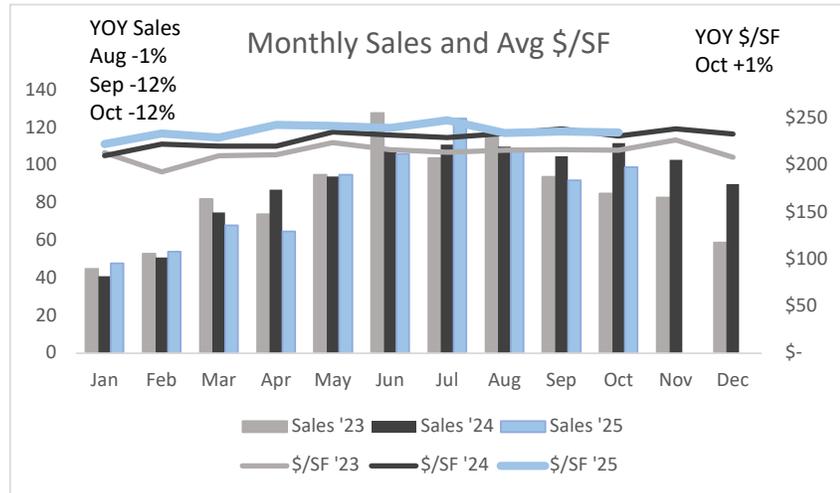
106
NEW PENDING
+14% from last month

99
CLOSED SALES
+8% from last month

\$235
PRICE PER SQ FT
-1% from last month

\$492K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	115	145	135	1,394	1,192	-14%
New Pending	105	93	106	959	882	-8%
Closed Sales	109	92	99	894	861	-4%
Price/SF	\$235	\$236	\$235	\$230	\$238	4%
Avg Price	\$551,634	\$511,500	\$492,490	\$496,025	\$516,116	4%
<\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	20	29	25	261	211	-19%
New Pending	19	17	25	213	168	-21%
Closed Sales	10	12	19	182	127	-30%
Price/SF	\$173	\$185	\$223	\$210	\$208	-1%
\$350k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	60	76	70	771	606	-21%
New Pending	57	57	53	546	485	-11%
Closed Sales	59	54	56	498	499	0%
Price/SF	\$236	\$229	\$228	\$223	\$235	5%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	35	40	40	362	375	4%
New Pending	29	19	28	200	229	15%
Closed Sales	40	26	24	214	235	10%
Price/SF	\$241	\$257	\$249	\$248	\$250	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,123
OCT NEW LISTINGS
-4% from last month

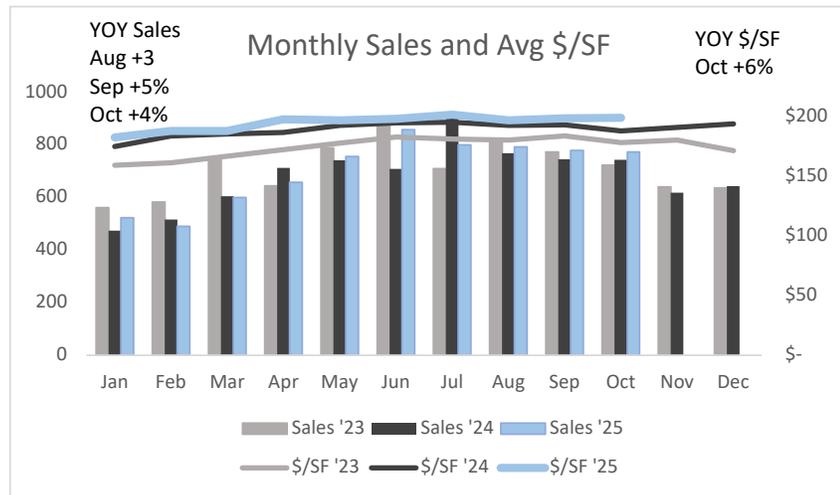
762
NEW PENDINGS
-1% from last month

774
CLOSED SALES
-1% from last month

\$199
PRICE PER SQ FT
even with last month

\$323K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	1,124	1,171	1,123	11,351	11,010	-3%
New Pendings	815	769	762	7,120	7,311	3%
Closed Sales	792	780	774	6,919	7,034	2%
Price/SF	\$197	\$198	\$199	\$189	\$195	3%
Avg Price	\$333,679	\$328,980	\$323,135	\$310,422	\$321,732	4%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	291	271	291	3,157	2,675	-15%
New Pendings	187	194	203	1,908	1,777	-7%
Closed Sales	155	166	199	1,791	1,647	-8%
Price/SF	\$130	\$125	\$130	\$129	\$129	0%
\$200k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	542	583	535	5,226	5,263	1%
New Pendings	436	375	366	3,587	3,760	5%
Closed Sales	412	415	388	3,512	3,642	4%
Price/SF	\$199	\$198	\$200	\$192	\$197	3%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	291	317	297	2,968	3,072	4%
New Pendings	192	200	193	1,625	1,774	9%
Closed Sales	225	199	187	1,616	1,745	8%
Price/SF	\$213	\$225	\$228	\$215	\$220	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

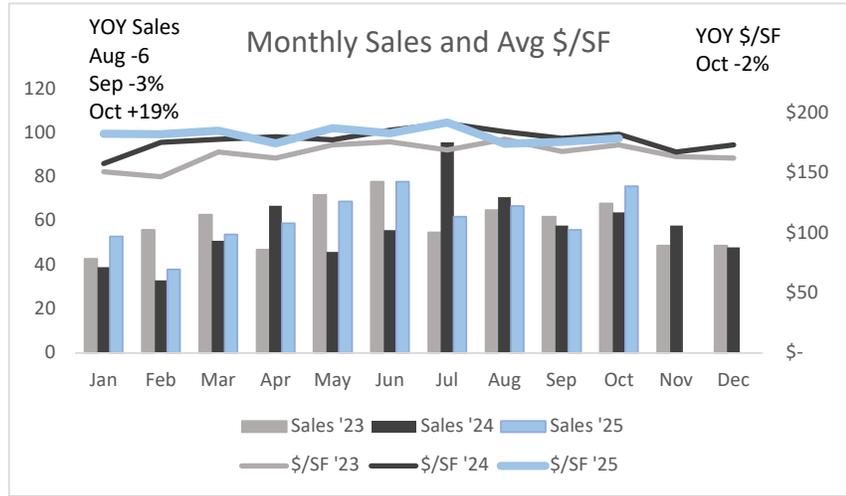
Clinton Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	91	90	100	921	894	-3%
New Pendings	63	70	65	608	628	3%
Closed Sales	67	56	76	581	612	5%
Price/SF	\$175	\$176	\$179	\$182	\$182	0%
Avg Price	\$293,081	\$298,444	\$282,211	\$302,770	\$306,069	1%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	15	18	182	167	-8%
New Pendings	14	15	19	117	115	-2%
Closed Sales	17	10	19	99	106	7%
Price/SF	\$133	\$130	\$142	\$131	\$133	2%
\$200k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	49	57	55	569	520	-9%
New Pendings	37	46	37	414	404	-2%
Closed Sales	36	35	46	392	386	-2%
Price/SF	\$188	\$177	\$185	\$185	\$188	1%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	18	27	170	207	22%
New Pendings	12	9	9	77	109	42%
Closed Sales	14	11	11	90	120	33%
Price/SF	\$174	\$196	\$194	\$196	\$189	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

126
OCT NEW LISTINGS
-8% from last month

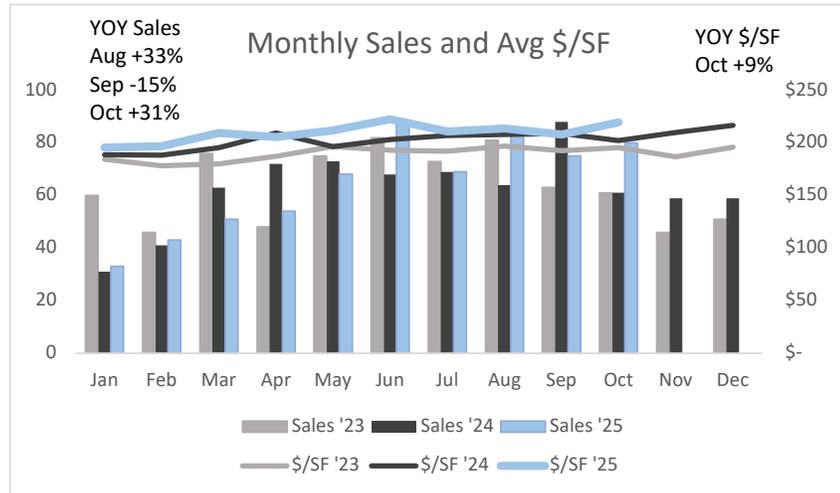
78
NEW PENDING
-3% from last month

80
CLOSED SALES
+7% from last month

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

\$485K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	102	137	126	1,076	1,115	4%
New Pendings	74	80	78	682	689	1%
Closed Sales	85	75	80	630	645	2%
Price/SF	\$214	\$208	\$220	\$202	\$211	4%
Avg Price	\$509,534	\$470,700	\$485,152	\$473,908	\$494,348	4%
<\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	18	19	126	121	-4%
New Pendings	9	8	9	98	75	-23%
Closed Sales	8	11	6	88	64	-27%
Price/SF	\$227	\$165	\$181	\$170	\$163	-4%
\$350k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	65	97	75	754	717	-5%
New Pendings	53	62	44	482	460	-5%
Closed Sales	53	54	60	453	435	-4%
Price/SF	\$208	\$211	\$216	\$204	\$209	3%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	22	22	32	196	277	41%
New Pendings	12	10	25	102	154	51%
Closed Sales	24	10	14	89	146	64%
Price/SF	\$222	\$222	\$240	\$213	\$227	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

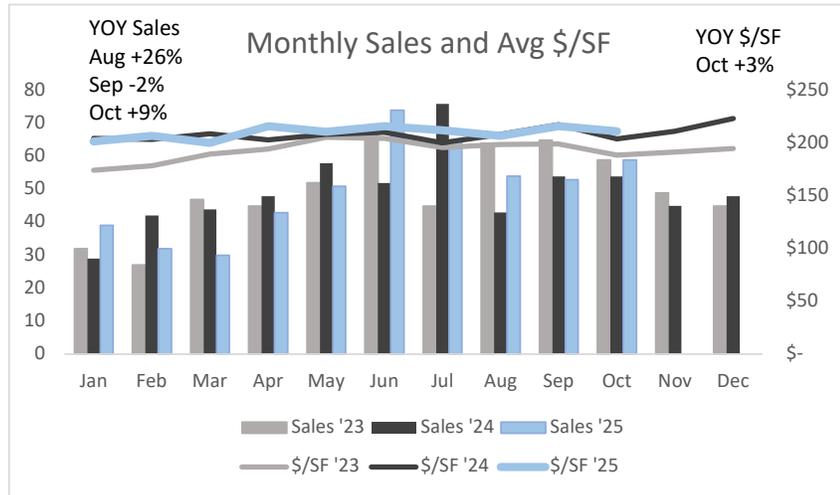
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	84	79	75	843	820	-3%
New Pending	52	64	49	525	521	-1%
Closed Sales	54	53	59	500	500	0%
Price/SF	\$207	\$216	\$211	\$207	\$211	2%
Avg Price	\$523,912	\$480,192	\$466,673	\$470,463	\$487,101	4%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	15	16	142	126	-11%
New Pending	5	13	10	118	99	-16%
Closed Sales	1	8	13	100	84	-16%
Price/SF	\$205	\$178	\$154	\$175	\$166	-5%
\$300k-\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	48	34	30	425	354	-17%
New Pending	34	30	30	266	269	1%
Closed Sales	37	30	31	278	268	-4%
Price/SF	\$198	\$204	\$201	\$195	\$202	4%
>\$600k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	23	30	29	276	340	23%
New Pending	13	21	9	141	153	9%
Closed Sales	16	15	15	122	148	21%
Price/SF	\$219	\$242	\$246	\$237	\$232	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

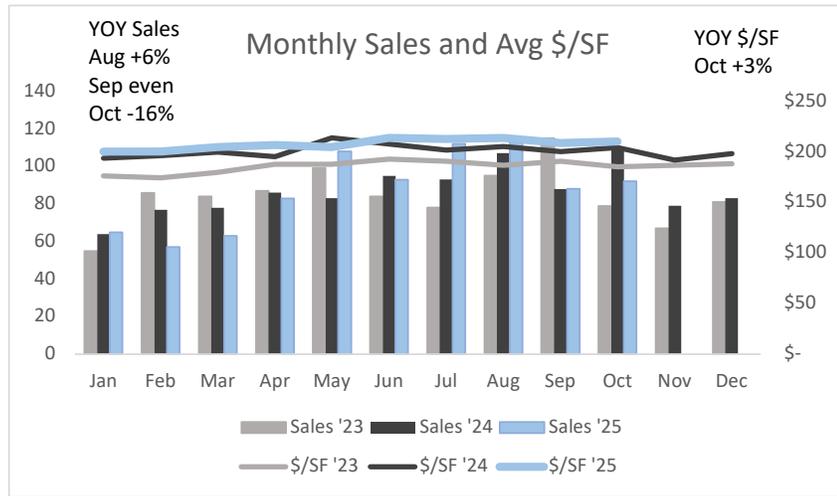
Sterling Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	133	142	117	1,350	1,249	-7%
New Pending	101	88	91	886	889	0%
Closed Sales	113	88	92	881	874	-1%
Price/SF	\$214	\$209	\$210	\$202	\$209	3%
Avg Price	\$376,977	\$357,274	\$358,316	\$343,887	\$352,840	3%
<\$250k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	8	6	8	136	80	-41%
New Pending	5	6	6	94	59	-37%
Closed Sales	4	3	6	74	53	-28%
Price/SF	\$165	\$218	\$203	\$182	\$181	-1%
\$250k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	99	110	89	949	934	-2%
New Pending	73	65	70	646	676	5%
Closed Sales	79	66	67	633	654	3%
Price/SF	\$210	\$209	\$208	\$202	\$207	3%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	26	26	20	265	235	-11%
New Pending	23	17	15	146	154	5%
Closed Sales	30	19	19	174	167	-4%
Price/SF	\$223	\$208	\$216	\$207	\$216	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

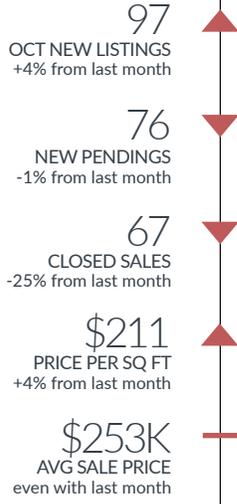


NOVEMBER 2025
HOUSING REPORT

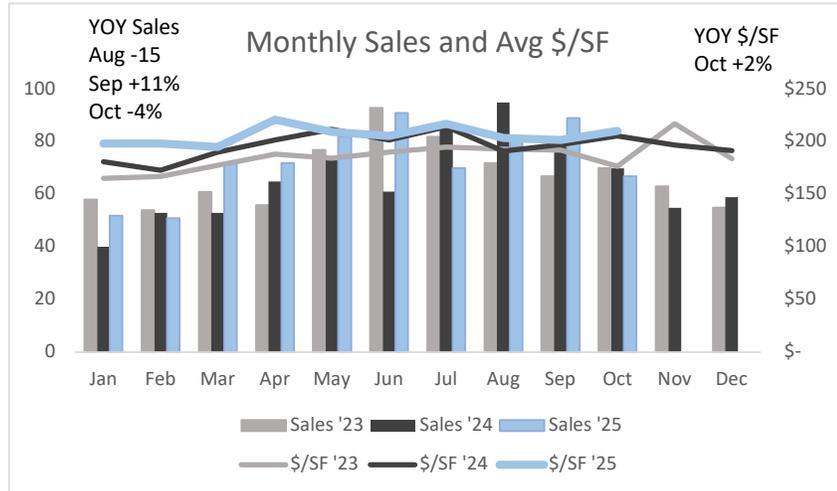
St. Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	123	93	97	1,005	1,053	5%
New Pending	82	77	76	692	757	9%
Closed Sales	81	89	67	676	727	8%
Price/SF	\$204	\$202	\$211	\$199	\$206	4%
Avg Price	\$261,818	\$253,980	\$253,046	\$256,089	\$260,053	2%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	23	11	16	210	156	-26%
New Pending	17	21	13	147	126	-14%
Closed Sales	13	20	11	130	121	-7%
Price/SF	\$157	\$151	\$146	\$149	\$156	4%
\$200k-\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	67	67	61	623	693	11%
New Pending	53	45	50	439	516	18%
Closed Sales	49	51	43	442	470	6%
Price/SF	\$203	\$215	\$213	\$203	\$211	4%
>\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	33	15	20	172	204	19%
New Pending	12	11	13	106	115	8%
Closed Sales	19	18	13	104	136	31%
Price/SF	\$225	\$213	\$251	\$223	\$224	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

236
OCT NEW LISTINGS
+8% from last month

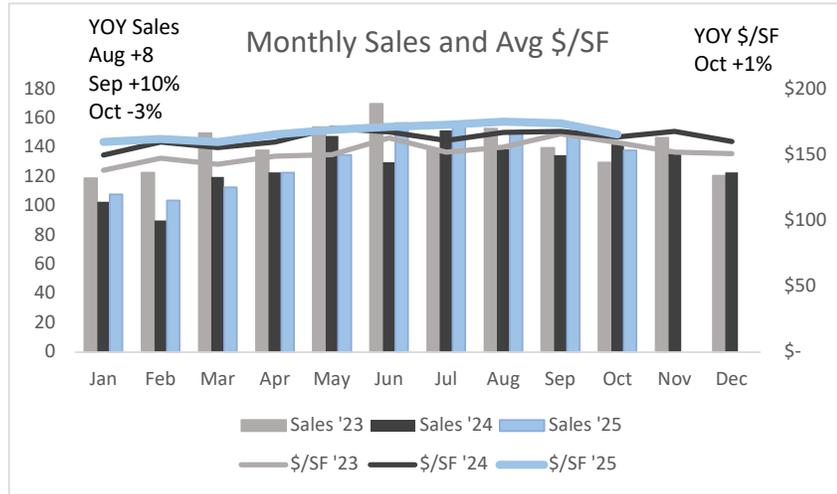
137
NEW PENDING
+1% from last month

138
CLOSED SALES
-7% from last month

\$166
PRICE PER SQ FT
-5% from last month

\$201K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	208	219	236	2,185	2,120	-3%
New Pendings	157	135	137	1,322	1,377	4%
Closed Sales	150	148	138	1,282	1,331	4%
Price/SF	\$175	\$174	\$166	\$163	\$168	3%
Avg Price	\$216,025	\$212,891	\$201,196	\$196,074	\$205,032	5%
<\$125k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	40	44	45	499	433	-13%
New Pendings	24	30	33	305	275	-10%
Closed Sales	23	25	30	305	270	-11%
Price/SF	\$97	\$100	\$96	\$97	\$102	5%
\$125k-\$250k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	92	112	122	1,107	996	-10%
New Pendings	68	56	74	657	652	-1%
Closed Sales	68	64	59	608	594	-2%
Price/SF	\$168	\$163	\$170	\$167	\$166	-1%
>\$250k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	76	63	69	579	691	19%
New Pendings	65	49	30	360	450	25%
Closed Sales	59	59	49	369	467	27%
Price/SF	\$201	\$203	\$188	\$191	\$194	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

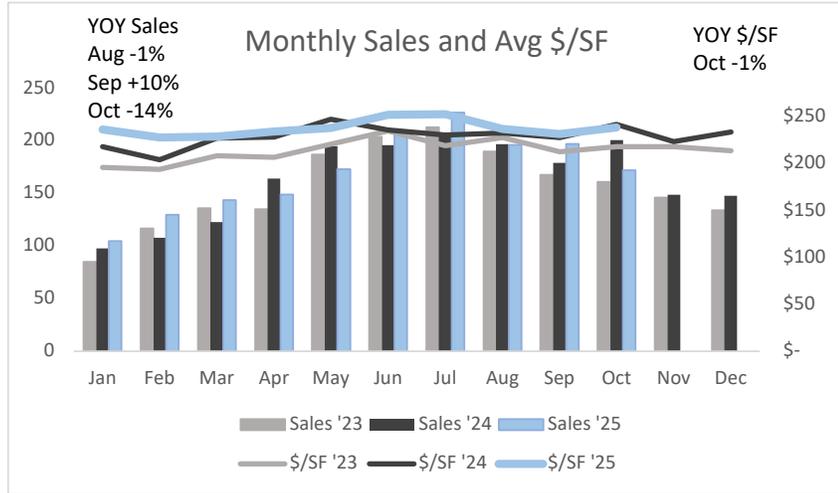
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	246	233	242	2,725	2,402	-12%
New Pending	195	182	156	1,727	1,723	0%
Closed Sales	196	197	172	1,668	1,702	2%
Price/SF	\$237	\$231	\$239	\$231	\$239	3%
Avg Price	\$450,561	\$451,652	\$458,465	\$455,260	\$467,631	3%
<\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	38	39	45	526	393	-25%
New Pending	34	32	31	358	325	-9%
Closed Sales	35	32	24	310	289	-7%
Price/SF	\$176	\$166	\$161	\$166	\$162	-3%
\$300k-\$500k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	117	117	128	1,199	1,139	-5%
New Pending	96	95	82	860	850	-1%
Closed Sales	108	100	93	846	837	-1%
Price/SF	\$224	\$220	\$228	\$215	\$223	4%
>\$500k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	91	77	69	1,000	870	-13%
New Pending	65	55	43	509	548	8%
Closed Sales	53	65	55	512	576	13%
Price/SF	\$273	\$260	\$267	\$270	\$274	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

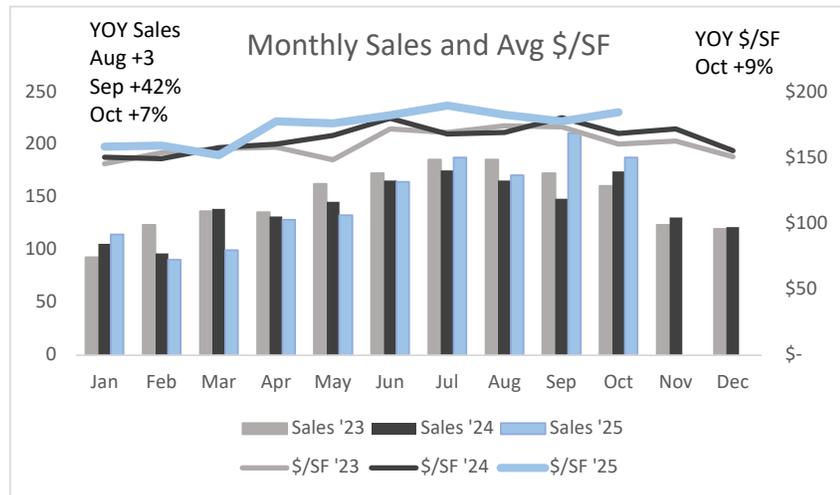
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	259	221	235	2,266	2,165	-4%
New Pendencies	192	199	178	1,471	1,558	6%
Closed Sales	171	211	188	1,452	1,491	3%
Price/SF	\$183	\$178	\$185	\$167	\$177	6%
Avg Price	\$296,711	\$294,312	\$297,639	\$266,828	\$291,056	9%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	81	82	63	820	676	-18%
New Pendencies	58	79	62	555	539	-3%
Closed Sales	55	66	70	540	501	-7%
Price/SF	\$104	\$110	\$121	\$113	\$111	-2%
\$200k-\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	112	91	113	992	957	-4%
New Pendencies	91	87	89	692	713	3%
Closed Sales	77	100	78	694	688	-1%
Price/SF	\$192	\$176	\$187	\$169	\$179	6%
>\$400k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	66	48	59	454	532	17%
New Pendencies	43	33	27	224	306	37%
Closed Sales	39	45	40	218	302	39%
Price/SF	\$232	\$232	\$235	\$230	\$229	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

604
OCT NEW LISTINGS
+9% from last month

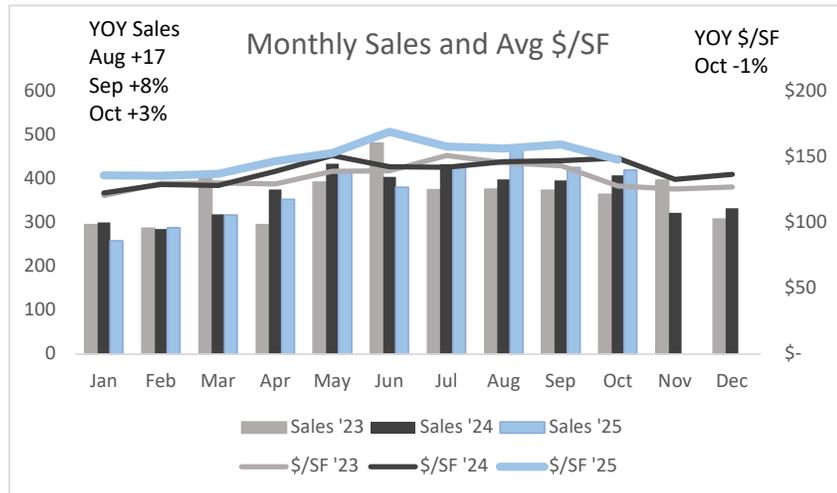
409
NEW PENDING
even with last month

420
CLOSED SALES
-1% from last month

\$148
PRICE PER SQ FT
-7% from last month

\$220K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	557	556	604	5,477	5,361	-2%
New Pendings	446	407	409	3,790	3,908	3%
Closed Sales	467	426	420	3,757	3,750	0%
Price/SF	\$156	\$160	\$148	\$141	\$152	7%
Avg Price	\$240,814	\$248,801	\$219,883	\$214,155	\$230,638	8%
<\$150k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	200	200	228	2,163	1,921	-11%
New Pendings	136	140	149	1,368	1,323	-3%
Closed Sales	133	124	148	1,359	1,252	-8%
Price/SF	\$65	\$63	\$67	\$69	\$68	-3%
\$150k-\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	225	212	216	2,045	1,976	-3%
New Pendings	193	170	159	1,579	1,591	1%
Closed Sales	209	177	169	1,567	1,528	-2%
Price/SF	\$156	\$163	\$156	\$146	\$153	4%
>\$300k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	132	144	160	1,269	1,464	15%
New Pendings	117	97	101	843	994	18%
Closed Sales	125	125	103	831	970	17%
Price/SF	\$204	\$210	\$200	\$191	\$206	8%

Data source: Realcomp MLS using Great Lakes Repository Data.



NOVEMBER 2025
HOUSING REPORT

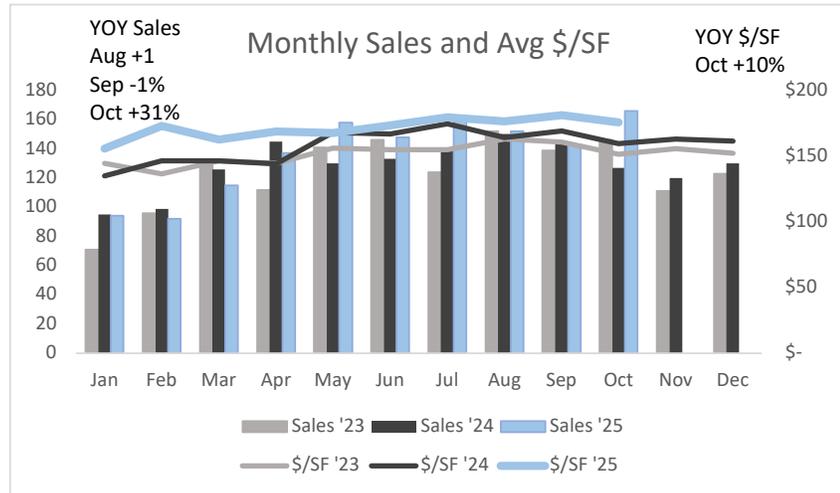
Monroe County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	197	162	197	1,751	1,737	-1%
New Pending	166	150	129	1,339	1,380	3%
Closed Sales	152	143	166	1,288	1,364	6%
Price/SF	\$176	\$181	\$176	\$159	\$172	9%
Avg Price	\$296,301	\$295,214	\$297,064	\$264,973	\$284,293	7%
<\$200k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	49	47	56	563	487	-13%
New Pending	43	45	32	454	384	-15%
Closed Sales	37	39	40	421	361	-14%
Price/SF	\$113	\$124	\$122	\$109	\$115	6%
\$200k-\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	91	70	83	754	764	1%
New Pending	74	65	57	588	646	10%
Closed Sales	73	64	77	580	661	14%
Price/SF	\$172	\$179	\$175	\$162	\$172	6%
>\$350k						
	Aug '25	Sep '25	Oct '25	YTD		
				2024	2025	(+/-)
Listings Taken	57	45	58	434	486	12%
New Pending	49	40	40	297	350	18%
Closed Sales	42	40	49	287	342	19%
Price/SF	\$211	\$214	\$198	\$192	\$205	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

