



# HOUSING

*report*

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FEBRUARY 2026  
SOUTHEAST REGION

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# Michigan Property Taxes Explained

When a home sells, the new owner's property taxes often increase dramatically. When buying, don't rely on the previous owner's taxes when budgeting for future years. In estimating taxes for the year following the sale, multiply the property's State Equalized Value by the millage rate. That gets you close. Also understand that the current SEV will be adjusted up or down based on local or neighboring comparable sales in the year you purchase.

Year	Inflation Rate	Rate Multiplier
1995	2.6%	1.026
1996	2.8%	1.028
1997	2.8%	1.028
1998	2.7%	1.027
1999	1.6%	1.016
2000	1.9%	1.019
2001	3.2%	1.032
2002	3.2%	1.032
2003	1.5%	1.015
2004	2.3%	1.023
2005	2.3%	1.023
2006	3.3%	1.033
2007	3.7%	1.037
2008	2.3%	1.023
2009	4.4%	1.044
2010	-0.3%	0.997
2011	1.7%	1.017
2012	2.7%	1.027
2013	2.4%	1.024
2014	1.6%	1.016
2015	1.6%	1.016
2016	0.3%	1.003
2017	0.9%	1.009
2018	2.1%	1.021
2019	2.4%	1.024
2020	1.9%	1.019
2021	1.4%	1.014
2022	3.3%	1.033
2023	7.9%	1.050 *
2024	5.1%	1.050 *
2025	3.1%	1.031
2026	2.7%	1.027

## The Rules: Headlee Amendment & Proposal A

Michigan's Headlee Amendment limits how much tax revenue local governments can collect, forcing rate reductions when property values rise faster than inflation. Proposal A, passed in 1994, caps annual taxable value increases at the lesser of inflation or 5%. This cap protects homeowners from sharp tax hikes due to high inflation. In 2023 and 2024, when the CPI hit 7.9% and 5.1%, the multiplier was limited by Proposal A to a 5% increase.

## What Happens When a Property Sells

When a home sells, the capped value and taxable value are reset the following January 1st. The previous owner's cap is discarded and the new owner's taxable value becomes equal to the State Equalized Value (SEV) which is half of the home's assessed market value. This uncapping often results in a significant tax increase compared to what the seller was paying. The SEV then becomes the starting point from which the buyer's property taxes will be calculated and capped moving forward.

## Taxable vs. Market Value: The Gap

From 2012 to 2025, Michigan property values increased by 196%. But capped taxable values for homeowners who didn't move rose only 37.9%. This large gap explains why taxes jump and new buyers often pay higher taxes than established neighbors who have benefited from having their taxes capped.

## Appealing Property Taxes

The Assessor mails your Notice of Assessment in February. In deciding whether or not to appeal property taxes, buyers should evaluate whether their SEV reflects about 50% of the true cash value of their home. Everything else (including what your neighbor pays) is irrelevant. If the SEV appears too high relative to the value, it may be worth appealing at the Board of Review.

\* 2023 and 2024 capped at 5%

**January 1st after you buy:**  
Taxable and Capped Values are discarded.  
New cap and taxable values are set equal to the SEV.

**SEV=Taxable=Capped**

**Taxes = Taxable Value x Millage Rate**

*Michigan's tax system favors long-term owners by limiting annual increases. But after a sale, the system resets—and the new owner may face a sharp increase. Understanding how property taxes are calculated is essential for financial planning.*



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# SEMI 5-County Summary

## MONTHLY

3,527  
JAN NEW LISTINGS  
+26% from last month

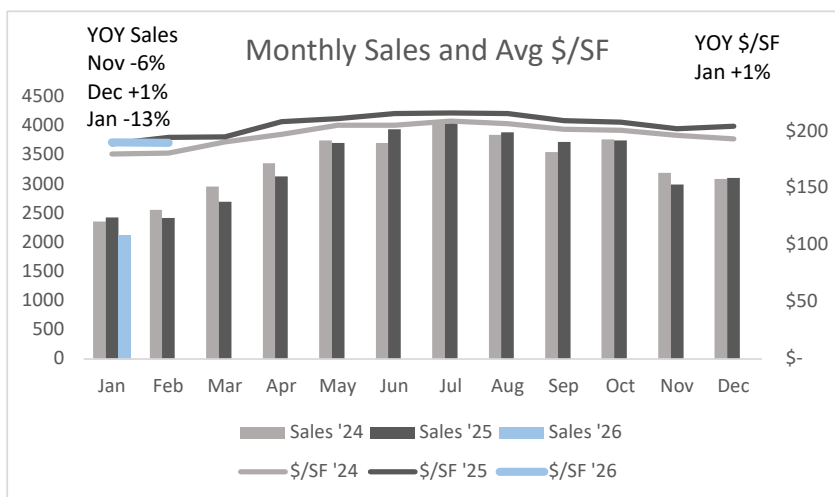
2,498  
NEW PENDING  
+3% from last month

2,127  
CLOSED SALES  
-32% from last month

\$190  
PRICE PER SQ FT  
-7% from last month

\$318K  
AVG SALE PRICE  
-8% from last month

### Closed Single-Family Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	4,116	2,807	3,527	3,957	3,527	-11%
New Pendings	2,938	2,425	2,498	2,591	2,498	-4%
Closed Sales	2,998	3,114	2,127	2,431	2,127	-13%
Price/SF	\$202	\$205	\$190	\$189	\$190	1%
Avg Price	\$334,731	\$343,763	\$317,938	\$305,789	\$317,938	4%
<b>&lt;\$200k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	1,567	1,171	1,334	1,536	1,334	-13%
New Pendings	897	869	917	904	917	1%
Closed Sales	921	966	753	908	753	-17%
Price/SF	\$113	\$109	\$102	\$108	\$102	-5%
<b>\$200k-\$400k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	1,572	982	1,253	1,434	1,253	-13%
New Pendings	1,236	953	988	1,081	988	-9%
Closed Sales	1,277	1,296	827	980	827	-16%
Price/SF	\$199	\$199	\$194	\$191	\$194	1%
<b>&gt;\$400k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	977	654	940	987	940	-5%
New Pendings	805	603	593	606	593	-2%
Closed Sales	800	852	547	543	547	1%
Price/SF	\$250	\$257	\$240	\$243	\$240	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

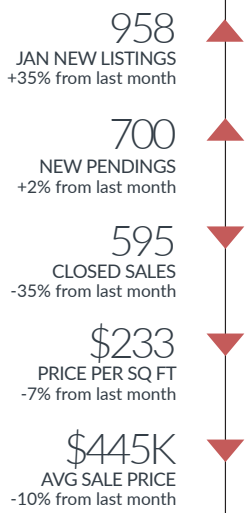


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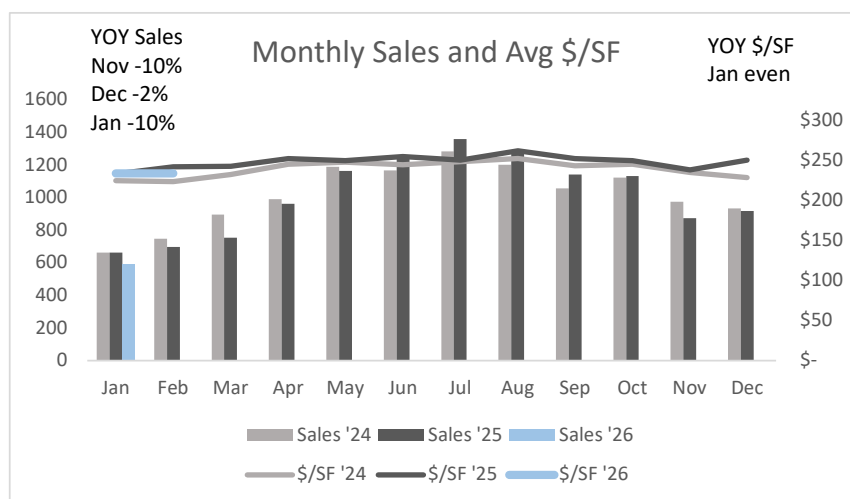
# Oakland County

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	1,097	708	958	1,076	958	-11%
New Pendings	880	687	700	735	700	-5%
Closed Sales	876	919	595	663	595	-10%
Price/SF	\$238	\$250	\$233	\$233	\$233	0%
Avg Price	\$457,924	\$494,425	\$444,933	\$447,912	\$444,933	-1%
<b>&lt;\$300k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	367	237	296	354	296	-16%
New Pendings	298	242	269	280	269	-4%
Closed Sales	301	298	209	254	209	-18%
Price/SF	\$183	\$183	\$171	\$176	\$171	-3%
<b>\$300k-\$800k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	591	389	510	548	510	-7%
New Pendings	494	383	378	390	378	-3%
Closed Sales	493	516	337	349	337	-3%
Price/SF	\$228	\$226	\$222	\$223	\$222	0%
<b>&gt;\$800k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	139	82	152	174	152	-13%
New Pendings	88	62	53	65	53	-18%
Closed Sales	82	105	49	60	49	-18%
Price/SF	\$328	\$376	\$372	\$338	\$372	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

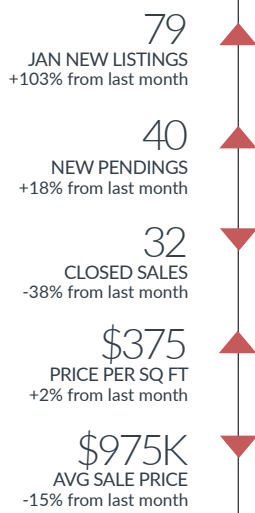


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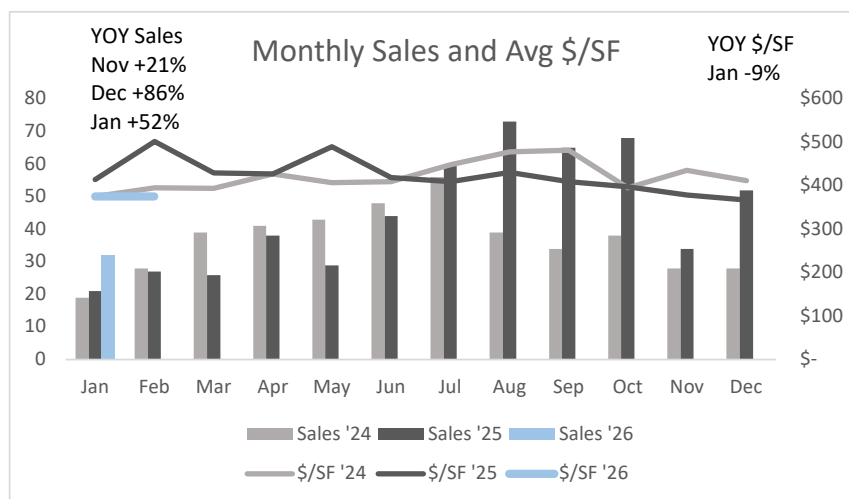
# Birmingham/Bloomfield Hills

Single-Family Homes

## MONTHLY



## Closed Sales



## All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	65	39	79	66	79	20%
New Pendings	44	34	40	24	40	67%
Closed Sales	34	52	32	21	32	52%
Price/SF	\$379	\$367	\$375	\$415	\$375	-9%
Avg Price	\$1,148,338	\$1,141,606	\$975,175	\$1,200,048	\$975,175	-19%
<b>&lt;\$700k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	24	13	30	14	30	114%
New Pendings	17	15	19	13	19	46%
Closed Sales	12	18	15	8	15	88%
Price/SF	\$259	\$243	\$265	\$260	\$265	2%
<b>\$700k-\$1.4m</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	20	14	19	19	19	0%
New Pendings	19	9	15	7	15	114%
Closed Sales	13	19	11	9	11	22%
Price/SF	\$294	\$307	\$347	\$379	\$347	-8%
<b>&gt;\$1.4m</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	21	12	30	33	30	-9%
New Pendings	8	10	6	4	6	50%
Closed Sales	9	15	6	4	6	50%
Price/SF	\$554	\$500	\$551	\$566	\$551	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

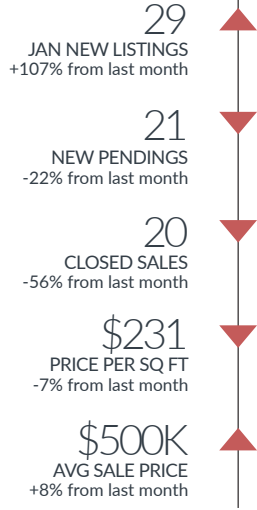


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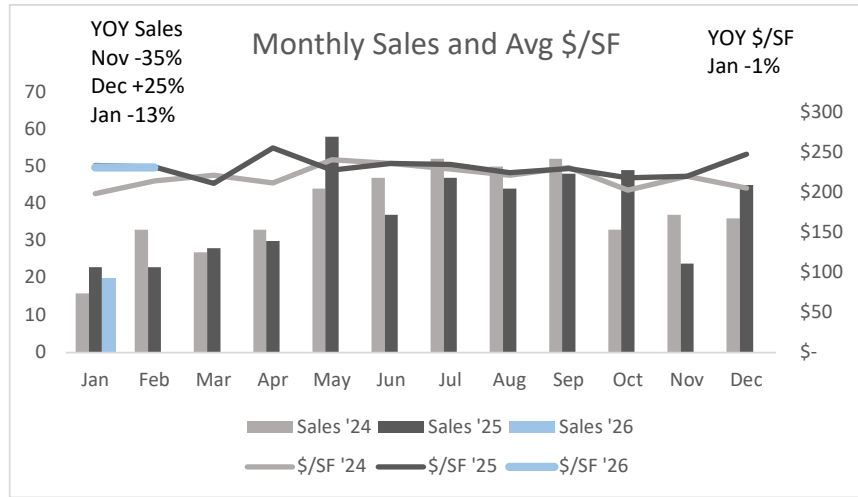
# Clarkston School District

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	44	14	29	28	29	4%
New Pending	35	27	21	26	21	-19%
Closed Sales	24	45	20	23	20	-13%
Price/SF	\$220	\$248	\$231	\$234	\$231	-1%
Avg Price	\$431,675	\$462,216	\$500,185	\$488,354	\$500,185	2%
<\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	11	3	5	5	5	0%
New Pending	16	6	3	9	3	-67%
Closed Sales	9	16	1	4	1	-75%
Price/SF	\$173	\$218	\$255	\$195	\$255	31%
\$300k-\$600k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	20	9	16	14	16	14%
New Pending	14	14	12	9	12	33%
Closed Sales	10	19	16	13	16	23%
Price/SF	\$207	\$221	\$221	\$224	\$221	-1%
>\$600k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	13	2	8	9	8	-11%
New Pending	5	7	6	8	6	-25%
Closed Sales	5	10	3	6	3	-50%
Price/SF	\$276	\$294	\$255	\$260	\$255	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.



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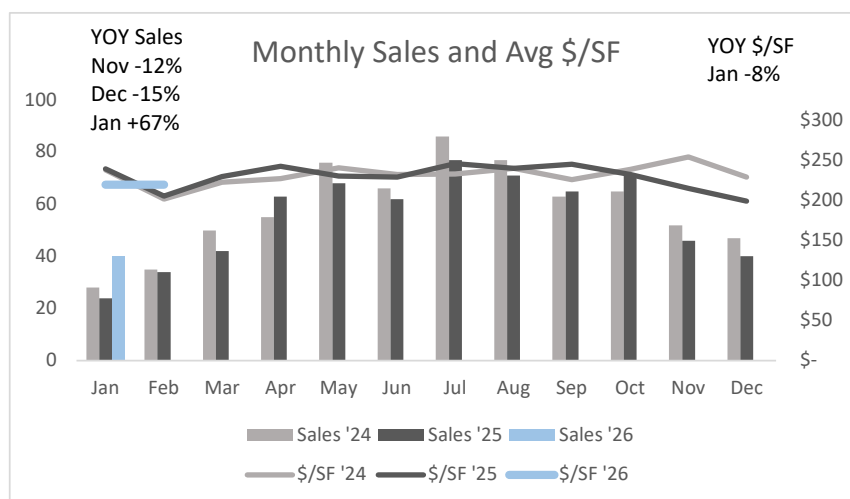
# Commerce/White Lake

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	57	36	59	56	59	5%
New Pending	41	44	38	40	38	-5%
Closed Sales	46	40	40	24	40	67%
Price/SF	\$215	\$199	\$219	\$239	\$219	-8%
Avg Price	\$427,837	\$420,125	\$446,825	\$506,421	\$446,825	-12%
<\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	20	6	10	15	10	-33%
New Pending	10	10	11	12	11	-8%
Closed Sales	13	12	9	8	9	13%
Price/SF	\$180	\$169	\$201	\$177	\$201	13%
\$300k-\$600k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	19	18	28	26	28	8%
New Pending	22	24	19	21	19	-10%
Closed Sales	25	21	25	7	25	257%
Price/SF	\$207	\$199	\$221	\$209	\$221	6%
>\$600k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	18	12	21	15	21	40%
New Pending	9	10	8	7	8	14%
Closed Sales	8	7	6	9	6	-33%
Price/SF	\$254	\$221	\$225	\$285	\$225	-21%

Data source: Realcomp MLS using Great Lakes Repository Data.



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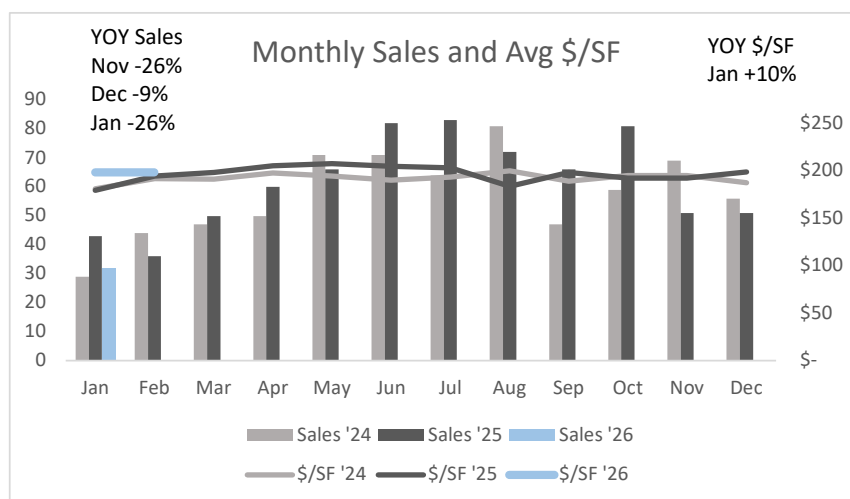
# Farmington/Farmington Hills

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	62	38	40	57	40	-30%
New Pendings	48	45	27	39	27	-31%
Closed Sales	51	51	32	43	32	-26%
Price/SF	\$193	\$199	\$199	\$180	\$199	10%
Avg Price	\$408,841	\$419,543	\$445,044	\$363,449	\$445,044	22%
<b>&lt;\$250k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	7	4	5	8	5	-38%
New Pendings	3	5	4	7	4	-43%
Closed Sales	5	5	4	9	4	-56%
Price/SF	\$164	\$188	\$159	\$138	\$159	15%
<b>\$250k-\$500k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	41	25	22	37	22	-41%
New Pendings	38	27	16	27	16	-41%
Closed Sales	36	34	17	29	17	-41%
Price/SF	\$185	\$191	\$197	\$184	\$197	7%
<b>&gt;\$500k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	14	9	13	12	13	8%
New Pendings	7	13	7	5	7	40%
Closed Sales	10	12	11	5	11	120%
Price/SF	\$219	\$215	\$206	\$194	\$206	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

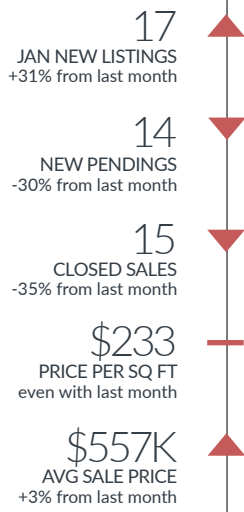


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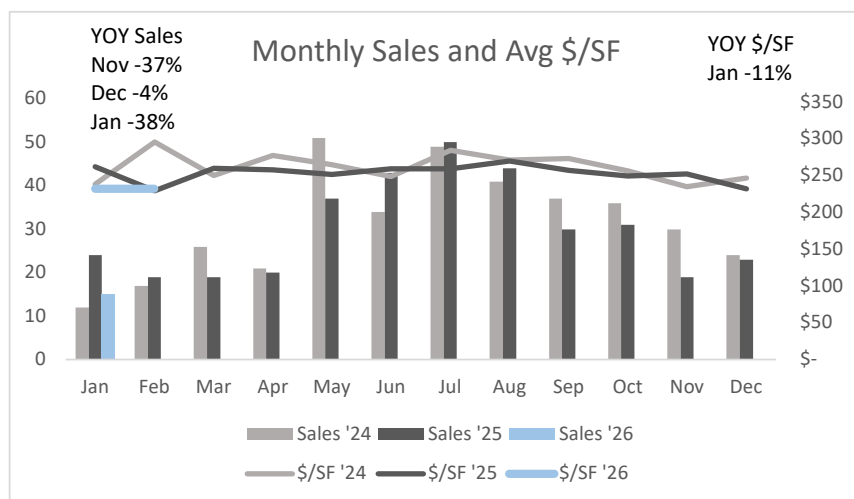
## Novi

Single-Family Homes

### MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	26	13	17	32	17	-47%
New Pendings	18	20	14	25	14	-44%
Closed Sales	19	23	15	24	15	-38%
Price/SF	\$253	\$232	\$233	\$262	\$233	-11%
Avg Price	\$644,133	\$543,470	\$557,100	\$661,671	\$557,100	-16%
<\$350k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	4	2	2	5	2	-60%
New Pendings	2	4	1	5	1	-80%
Closed Sales	1	4	4	5	4	-20%
Price/SF	\$218	\$242	\$181	\$187	\$181	-3%
\$350k-\$750k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	12	9	11	18	11	-39%
New Pendings	14	11	12	13	12	-8%
Closed Sales	14	15	8	14	8	-43%
Price/SF	\$230	\$216	\$207	\$227	\$207	-9%
>\$750k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	10	2	4	9	4	-56%
New Pendings	2	5	1	7	1	-86%
Closed Sales	4	4	3	5	3	-40%
Price/SF	\$307	\$270	\$298	\$335	\$298	-11%

Data source: Realcomp MLS using Great Lakes Repository Data.

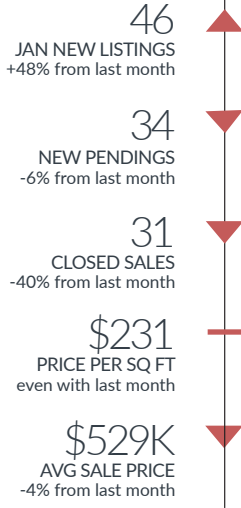


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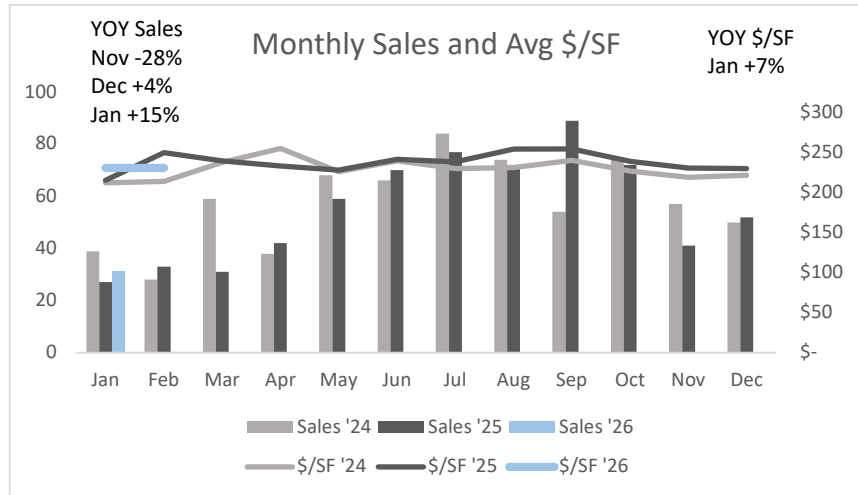
# Rochester/Rochester Hills

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	58	31	46	65	46	-29%
New Pendings	48	36	34	35	34	-3%
Closed Sales	41	52	31	27	31	15%
Price/SF	\$230	\$230	\$231	\$215	\$231	7%
Avg Price	\$553,683	\$553,667	\$529,206	\$506,963	\$529,206	4%
<b>&lt;\$300k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	4	1	5	7	5	-29%
New Pendings	3	4	3	6	3	-50%
Closed Sales	4	6	2	4	2	-50%
Price/SF	\$215	\$194	\$177	\$169	\$177	5%
<b>\$300k-\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	33	21	21	30	21	-30%
New Pendings	29	24	20	23	20	-13%
Closed Sales	25	33	20	18	20	11%
Price/SF	\$212	\$227	\$216	\$199	\$216	9%
<b>&gt;\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	21	9	20	28	20	-29%
New Pendings	16	8	11	6	11	83%
Closed Sales	12	13	9	5	9	80%
Price/SF	\$260	\$239	\$256	\$276	\$256	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

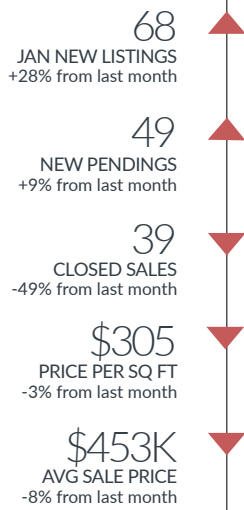


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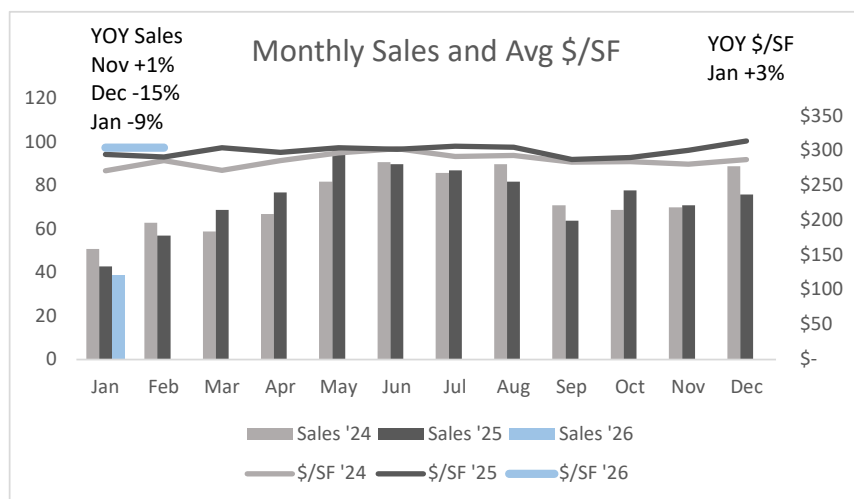
# Royal Oak

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	78	53	68	50	68	36%
New Pendings	78	45	49	50	49	-2%
Closed Sales	71	76	39	43	39	-9%
Price/SF	\$301	\$314	\$305	\$295	\$305	3%
Avg Price	\$462,873	\$492,687	\$453,074	\$411,937	\$453,074	10%
<\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	12	9	7	16	7	-56%
New Pendings	16	13	9	13	9	-31%
Closed Sales	11	17	8	14	8	-43%
Price/SF	\$250	\$248	\$224	\$258	\$224	-13%
\$300k-\$450k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	45	26	36	26	36	38%
New Pendings	43	19	30	26	30	15%
Closed Sales	37	36	23	18	23	28%
Price/SF	\$296	\$291	\$300	\$295	\$300	2%
>\$450k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	21	18	25	8	25	213%
New Pendings	19	13	10	11	10	-9%
Closed Sales	23	23	8	11	8	-27%
Price/SF	\$316	\$352	\$345	\$316	\$345	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



# FEBRUARY 2026 HOUSING REPORT

## Troy

Single-Family Homes

### MONTHLY

**49**  
JAN NEW LISTINGS  
+17% from last month

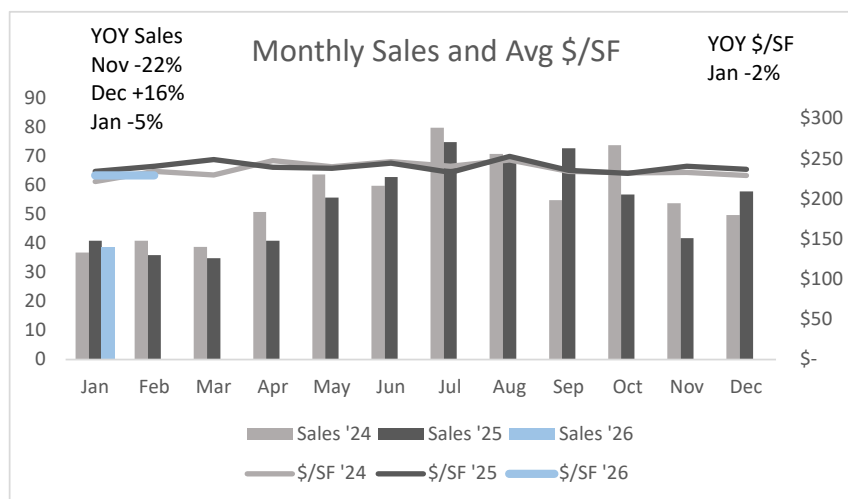
**28**  
NEW PENDING  
-26% from last month

**39**  
CLOSED SALES  
-33% from last month

**\$230**  
PRICE PER SQ FT  
-3% from last month

**\$540K**  
AVG SALE PRICE  
even with last month

### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	59	42	49	48	49	2%
New Pendings	57	38	28	35	28	-20%
Closed Sales	42	58	39	41	39	-5%
Price/SF	\$241	\$237	\$230	\$235	\$230	-2%
Avg Price	\$576,309	\$538,132	\$540,483	\$491,922	\$540,483	10%
<b>&lt;\$400k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	23	16	18	16	18	13%
New Pendings	21	14	12	11	12	9%
Closed Sales	14	19	13	13	13	0%
Price/SF	\$213	\$229	\$218	\$218	\$218	0%
<b>\$400k-\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	17	12	18	13	18	38%
New Pendings	19	13	10	16	10	-38%
Closed Sales	13	21	14	16	14	-13%
Price/SF	\$229	\$229	\$219	\$228	\$219	-4%
<b>&gt;\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	19	14	13	19	13	-32%
New Pendings	17	11	6	8	6	-25%
Closed Sales	15	18	12	12	12	0%
Price/SF	\$258	\$247	\$244	\$248	\$244	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

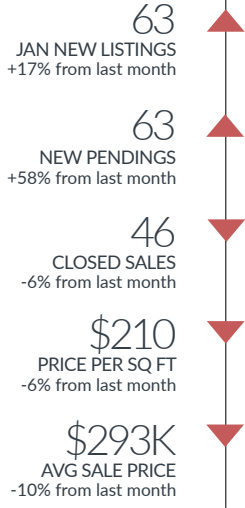


FEBRUARY 2026  
HOUSING REPORT

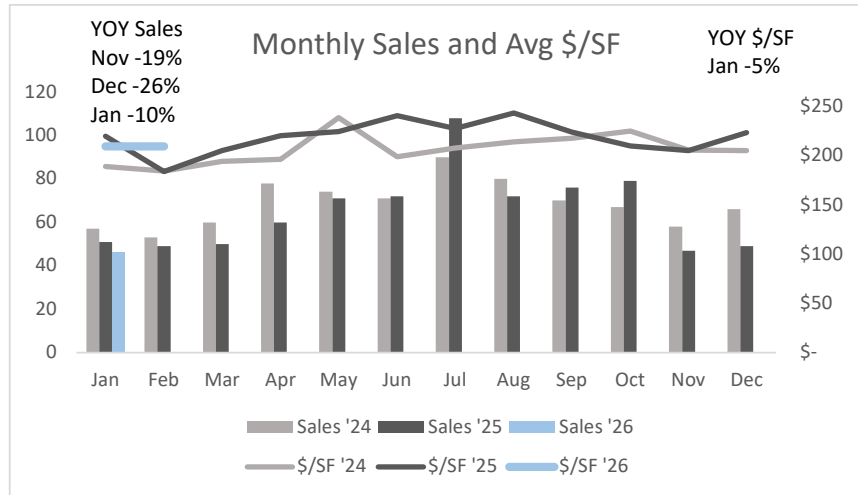
# Waterford

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	66	54	63	71	63	-11%
New Pendings	49	40	63	56	63	13%
Closed Sales	47	49	46	51	46	-10%
Price/SF	\$205	\$224	\$210	\$220	\$210	-5%
Avg Price	\$320,735	\$325,564	\$293,165	\$316,461	\$293,165	-7%
<b>&lt;\$200k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	6	7	3	10	3	-70%
New Pendings	11	10	4	8	4	-50%
Closed Sales	4	6	13	3	13	333%
Price/SF	\$183	\$150	\$173	\$210	\$173	-17%
<b>\$200k-\$350k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	44	31	39	51	39	-24%
New Pendings	31	20	50	42	50	19%
Closed Sales	27	30	23	37	23	-38%
Price/SF	\$193	\$198	\$193	\$193	\$193	0%
<b>&gt;\$350k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	16	16	21	10	21	110%
New Pendings	7	10	9	6	9	50%
Closed Sales	16	13	10	11	10	-9%
Price/SF	\$223	\$281	\$259	\$290	\$259	-11%

Data source: Realcomp MLS using Great Lakes Repository Data.

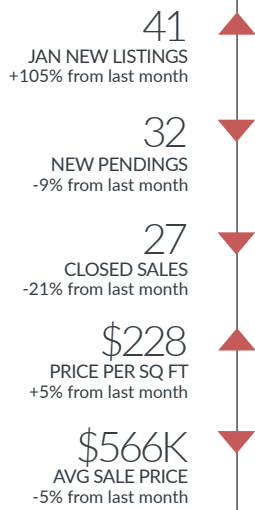


FEBRUARY 2026  
HOUSING REPORT

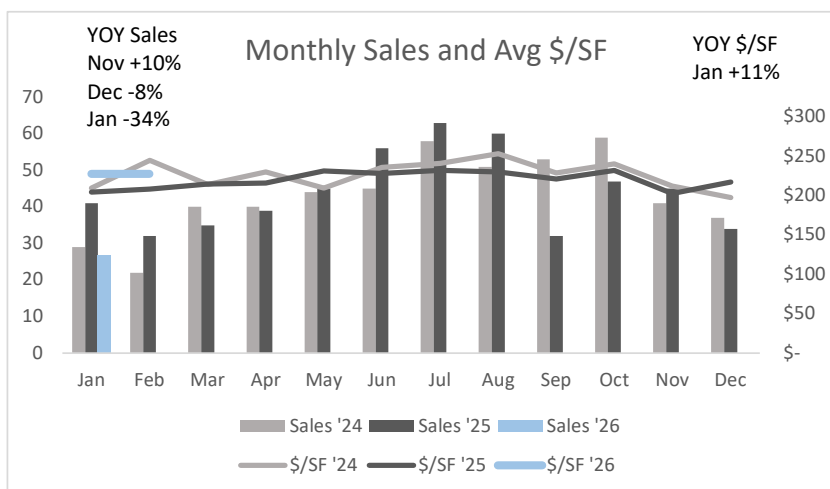
# West Bloomfield

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	55	20	41	54	41	-24%
New Pendings	39	35	32	40	32	-20%
Closed Sales	45	34	27	41	27	-34%
Price/SF	\$202	\$217	\$228	\$205	\$228	11%
Avg Price	\$582,142	\$595,939	\$566,241	\$559,942	\$566,241	1%
<\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	13	2	7	11	7	-36%
New Pendings	8	8	8	12	8	-33%
Closed Sales	10	8	9	12	9	-25%
Price/SF	\$182	\$208	\$180	\$200	\$180	-10%
\$400k-\$600k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	20	8	21	21	21	0%
New Pendings	16	12	14	11	14	27%
Closed Sales	21	14	9	14	9	-36%
Price/SF	\$186	\$186	\$193	\$182	\$193	6%
>\$600k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	22	10	13	22	13	-41%
New Pendings	15	15	10	17	10	-41%
Closed Sales	14	12	9	15	9	-40%
Price/SF	\$227	\$248	\$279	\$221	\$279	26%

Data source: Realcomp MLS using Great Lakes Repository Data.

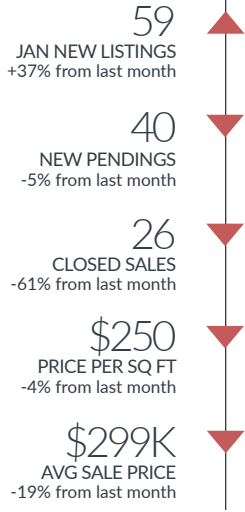


FEBRUARY 2026  
HOUSING REPORT

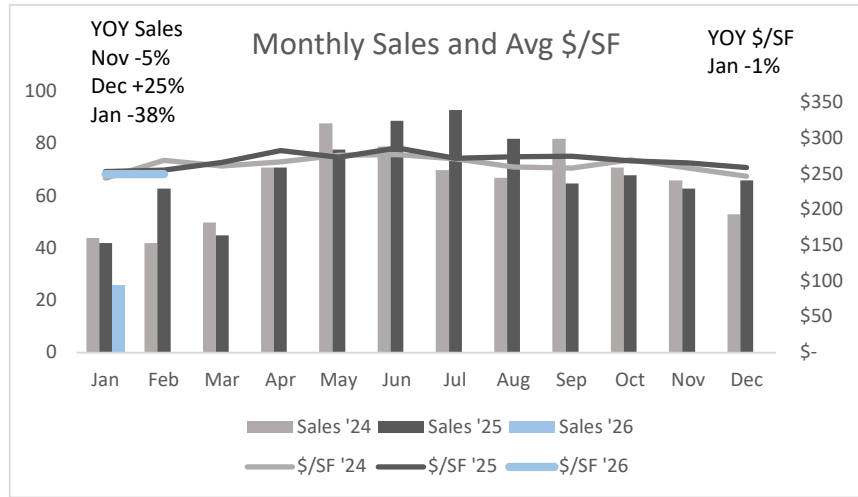
# West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	91	43	59	77	59	-23%
New Pending	56	42	40	60	40	-33%
Closed Sales	63	66	26	42	26	-38%
Price/SF	\$266	\$259	\$250	\$254	\$250	-1%
Avg Price	\$334,850	\$368,915	\$298,515	\$348,214	\$298,515	-14%
<b>&lt;\$200k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	14	5	7	11	7	-36%
New Pending	13	4	5	11	5	-55%
Closed Sales	14	8	4	6	4	-33%
Price/SF	\$177	\$172	\$183	\$169	\$183	9%
<b>\$200k-\$350k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	40	20	32	39	32	-18%
New Pending	21	20	22	31	22	-29%
Closed Sales	29	28	15	22	15	-32%
Price/SF	\$251	\$242	\$241	\$253	\$241	-5%
<b>&gt;\$350k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	37	18	20	27	20	-26%
New Pending	22	18	13	18	13	-28%
Closed Sales	20	30	7	14	7	-50%
Price/SF	\$315	\$281	\$289	\$271	\$289	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

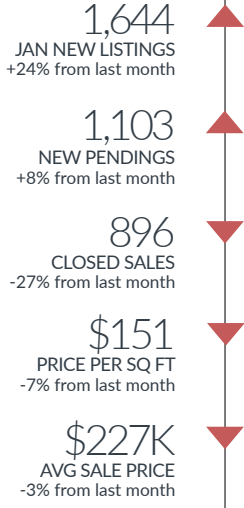


FEBRUARY 2026  
HOUSING REPORT

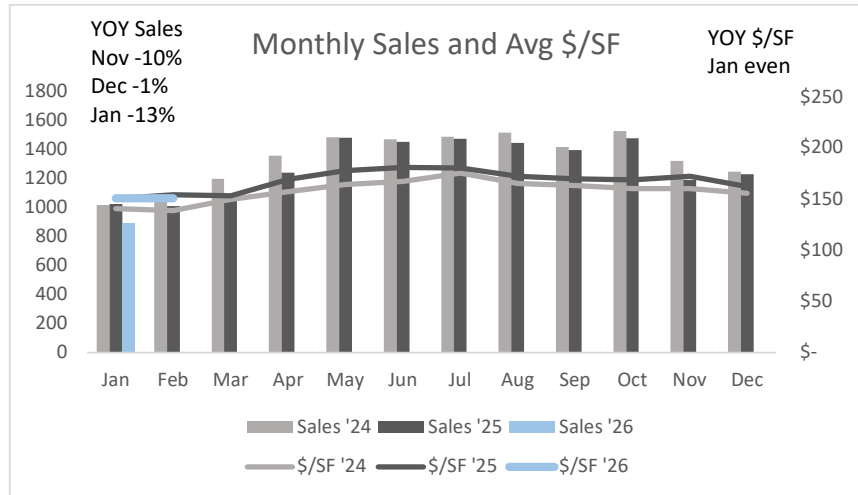
# Wayne County

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	1,902	1,330	1,644	1,778	1,644	-8%
New Pendings	1,150	1,022	1,103	1,044	1,103	6%
Closed Sales	1,192	1,231	896	1,025	896	-13%
Price/SF	\$172	\$162	\$151	\$150	\$151	0%
Avg Price	\$250,859	\$233,253	\$227,009	\$209,650	\$227,009	8%
<\$200k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	1,152	867	967	1,108	967	-13%
New Pendings	574	593	642	596	642	8%
Closed Sales	576	638	505	603	505	-16%
Price/SF	\$106	\$101	\$93	\$98	\$93	-5%
\$200k-\$500k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	641	409	565	584	565	-3%
New Pendings	494	366	395	396	395	0%
Closed Sales	519	504	326	366	326	-11%
Price/SF	\$196	\$193	\$188	\$186	\$188	1%
>\$500k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	109	54	112	86	112	30%
New Pendings	82	63	66	52	66	27%
Closed Sales	97	89	65	56	65	16%
Price/SF	\$258	\$249	\$221	\$243	\$221	-9%

Data source: Realcomp MLS using Great Lakes Repository Data.



FEBRUARY 2026  
HOUSING REPORT

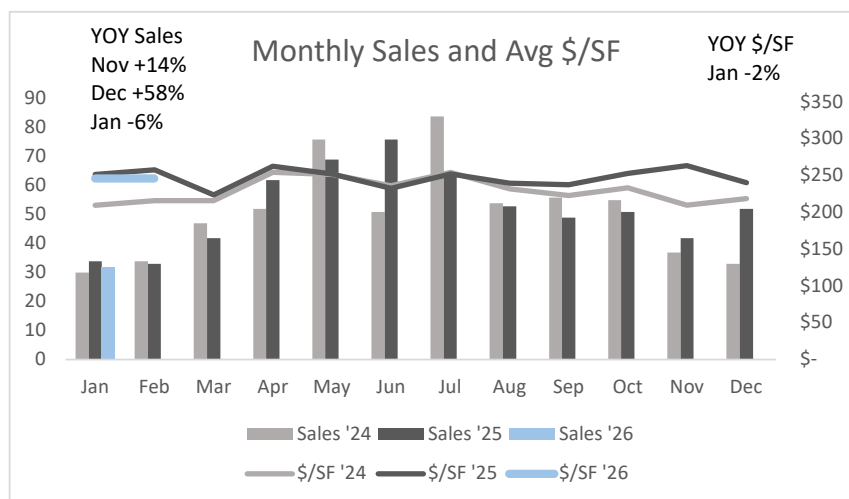
# Grosse Pointe

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	69	24	38	50	38	-24%
New Pendings	51	36	33	32	33	3%
Closed Sales	42	52	32	34	32	-6%
Price/SF	\$264	\$241	\$247	\$252	\$247	-2%
Avg Price	\$608,212	\$534,763	\$517,643	\$539,379	\$517,643	-4%
<\$350k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	20	11	13	25	13	-48%
New Pendings	14	14	14	12	14	17%
Closed Sales	17	16	14	13	14	8%
Price/SF	\$220	\$190	\$210	\$199	\$210	5%
\$350k-\$750k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	31	11	21	19	21	11%
New Pendings	27	18	16	14	16	14%
Closed Sales	16	28	14	15	14	-7%
Price/SF	\$237	\$229	\$243	\$227	\$243	7%
>\$750k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	18	2	4	6	4	-33%
New Pendings	10	4	3	6	3	-50%
Closed Sales	9	8	4	6	4	-33%
Price/SF	\$314	\$303	\$283	\$336	\$283	-16%

Data source: Realcomp MLS using Great Lakes Repository Data.



FEBRUARY 2026  
HOUSING REPORT

# Detroit Single-Family

Single-Family Homes

## MONTHLY

746  
JAN NEW LISTINGS  
+21% from last month

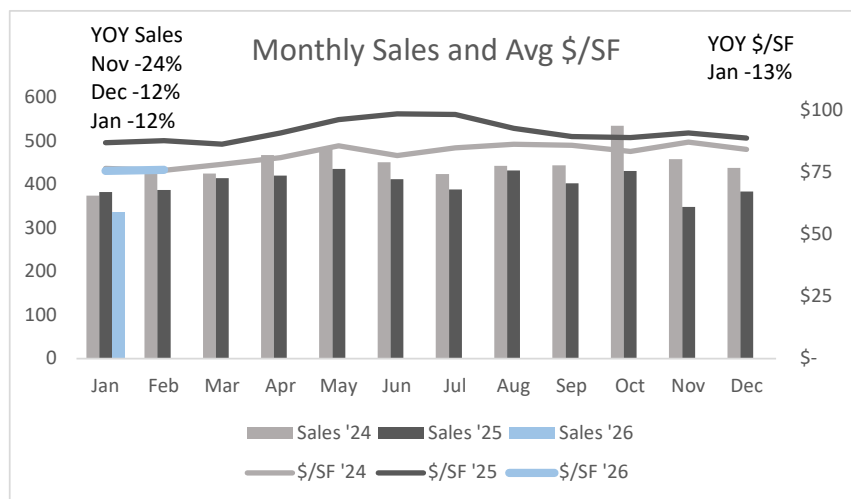
418  
NEW PENDING  
+13% from last month

336  
CLOSED SALES  
-13% from last month

\$76  
PRICE PER SQ FT  
-15% from last month

\$113K  
AVG SALE PRICE  
-6% from last month

### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	865	619	746	862	746	-13%
New Pending	361	370	418	377	418	11%
Closed Sales	349	385	336	383	336	-12%
Price/SF	\$91	\$89	\$76	\$87	\$76	-13%
Avg Price	\$123,880	\$120,092	\$112,693	\$115,392	\$112,693	-2%
<b>&lt;\$100k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	424	313	365	455	365	-20%
New Pending	194	207	237	208	237	14%
Closed Sales	183	206	199	226	199	-12%
Price/SF	\$53	\$52	\$47	\$50	\$47	-7%
<b>\$100k-\$300k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	405	288	330	355	330	-7%
New Pending	151	148	157	152	157	3%
Closed Sales	151	163	125	135	125	-7%
Price/SF	\$112	\$112	\$112	\$115	\$112	-3%
<b>&gt;\$300k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	36	18	51	52	51	-2%
New Pending	16	15	24	17	24	41%
Closed Sales	15	16	12	22	12	-45%
Price/SF	\$158	\$166	\$87	\$155	\$87	-44%

Data source: Realcomp MLS using Great Lakes Repository Data.

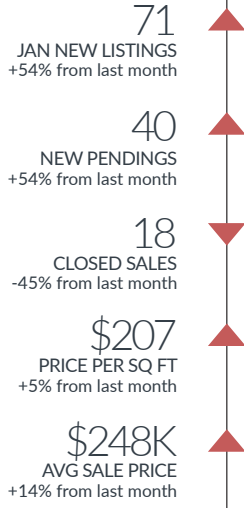


FEBRUARY 2026  
HOUSING REPORT

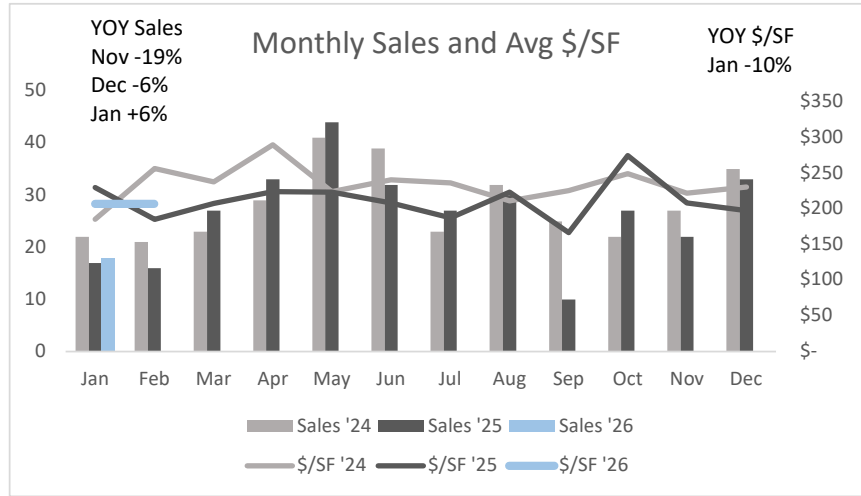
# Detroit Condos

Condos/Lofts

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	57	46	71	86	71	-17%
New Pendings	33	26	40	18	40	122%
Closed Sales	22	33	18	17	18	6%
Price/SF	\$208	\$197	\$207	\$230	\$207	-10%
Avg Price	\$269,518	\$217,216	\$247,939	\$290,048	\$247,939	-15%
<\$200k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	23	22	15	28	15	-46%
New Pendings	16	10	8	7	8	14%
Closed Sales	9	17	7	6	7	17%
Price/SF	\$91	\$75	\$120	\$138	\$120	-13%
\$200k-\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	-	-	-	-	-	#DIV/0!
New Pendings	-	-	-	-	-	#DIV/0!
Closed Sales	-	-	-	-	-	#DIV/0!
Price/SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
>\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	51	40	71	86	71	-17%
New Pendings	27	23	39	16	39	144%
Closed Sales	21	27	17	16	17	6%
Price/SF	\$212	\$215	\$213	\$236	\$213	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.



FEBRUARY 2026  
HOUSING REPORT

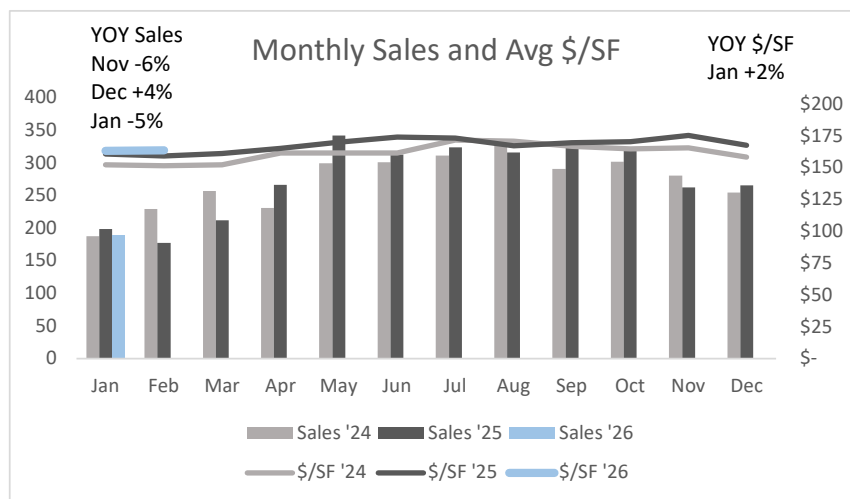
# Downriver

Single-Family Homes

## MONTHLY

**293**  
 JAN NEW LISTINGS  
 +29% from last month  
  
**243**  
 NEW PENDINGS  
 +16% from last month  
  
**189**  
 CLOSED SALES  
 -29% from last month  
  
**\$164**  
 PRICE PER SQ FT  
 -2% from last month  
  
**\$224K**  
 AVG SALE PRICE  
 -2% from last month

### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	330	227	293	281	293	4%
New Pending	256	209	243	199	243	22%
Closed Sales	263	266	189	199	189	-5%
Price/SF	\$176	\$168	\$164	\$161	\$164	2%
Avg Price	\$232,960	\$229,152	\$223,597	\$201,135	\$223,597	11%
<\$150k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	83	69	79	79	79	0%
New Pending	47	46	67	56	67	20%
Closed Sales	40	52	37	51	37	-27%
Price/SF	\$115	\$115	\$116	\$117	\$116	-1%
\$150k-\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	198	115	174	160	174	9%
New Pending	161	129	133	116	133	15%
Closed Sales	166	156	116	119	116	-3%
Price/SF	\$178	\$171	\$172	\$164	\$172	5%
>\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	49	43	40	42	40	-5%
New Pending	48	34	43	27	43	59%
Closed Sales	57	58	36	29	36	24%
Price/SF	\$193	\$184	\$171	\$191	\$171	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.



FEBRUARY 2026  
HOUSING REPORT

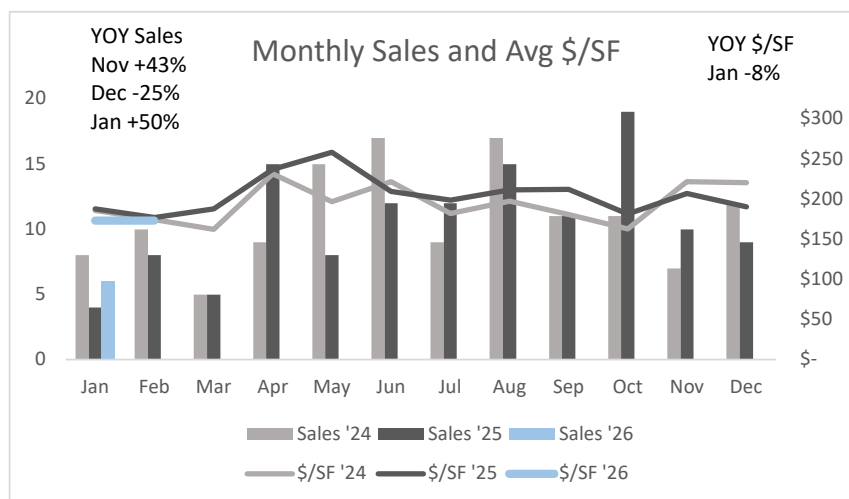
# Grosse Ile

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges				YTD through Jan 31st		
	Nov '25	Dec '25	Jan '26	2025	2026	(+/-)
Listings Taken	7	3	13	15	13	-13%
New Pendings	12	6	12	6	12	100%
Closed Sales	10	9	6	4	6	50%
Price/SF	\$207	\$191	\$174	\$188	\$174	-8%
Avg Price	\$515,800	\$411,000	\$462,583	\$506,225	\$462,583	-9%
<\$350k				YTD through Jan 31st		
	Nov '25	Dec '25	Jan '26	2025	2026	(+/-)
Listings Taken	2	-	4	3	4	33%
New Pendings	4	3	1	1	1	0%
Closed Sales	4	3	2	-	2	#DIV/0!
Price/SF	\$176	\$199	\$169	#DIV/0!	\$169	#DIV/0!
\$350k-\$600k				YTD through Jan 31st		
	Nov '25	Dec '25	Jan '26	2025	2026	(+/-)
Listings Taken	1	3	6	10	6	-40%
New Pendings	4	2	7	4	7	75%
Closed Sales	3	6	2	4	2	-50%
Price/SF	\$164	\$188	\$166	\$188	\$166	-11%
>\$600k				YTD through Jan 31st		
	Nov '25	Dec '25	Jan '26	2025	2026	(+/-)
Listings Taken	4	-	3	2	3	50%
New Pendings	4	1	4	1	4	300%
Closed Sales	3	-	2	-	2	#DIV/0!
Price/SF	\$264	#DIV/0!	\$182	#DIV/0!	\$182	#DIV/0!

Data source: Realcomp MLS using Great Lakes Repository Data.

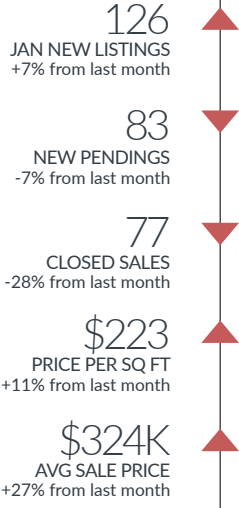


FEBRUARY 2026  
HOUSING REPORT

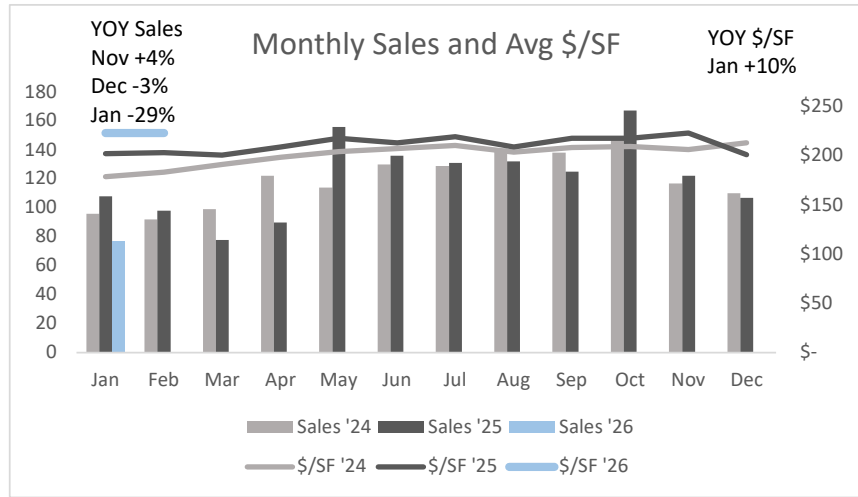
# Dearborn/Deaborn Heights

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	156	118	126	157	126	-20%
New Pending	105	89	83	104	83	-20%
Closed Sales	122	107	77	108	77	-29%
Price/SF	\$223	\$201	\$223	\$202	\$223	10%
Avg Price	\$301,809	\$255,528	\$323,846	\$263,852	\$323,846	23%
<b>&lt;\$175k</b>						
Listings Taken	31	28	16	28	16	-43%
New Pending	18	26	14	21	14	-33%
Closed Sales	20	24	18	26	18	-31%
Price/SF	\$153	\$138	\$143	\$136	\$143	5%
<b>\$175k-\$300k</b>						
Listings Taken	92	60	73	74	73	-1%
New Pending	64	45	50	57	50	-12%
Closed Sales	66	62	39	56	39	-30%
Price/SF	\$200	\$195	\$196	\$189	\$196	3%
<b>&gt;\$300k</b>						
Listings Taken	33	30	37	55	37	-33%
New Pending	23	18	19	26	19	-27%
Closed Sales	36	21	20	26	20	-23%
Price/SF	\$266	\$253	\$288	\$259	\$288	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

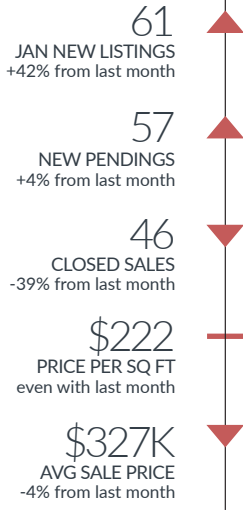


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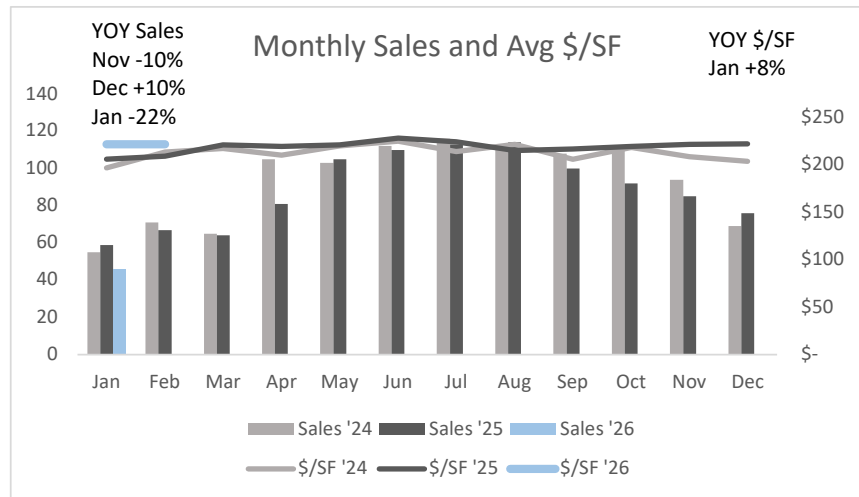
# Livonia

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	77	43	61	78	61	-22%
New Pending Sales	70	55	57	69	57	-17%
Closed Sales	85	76	46	59	46	-22%
Price/SF	\$222	\$222	\$222	\$206	\$222	8%
Avg Price	\$317,589	\$340,421	\$327,205	\$313,938	\$327,205	4%
<b>&lt;\$250k</b>						
Listings Taken	18	14	13	19	13	-32%
New Pending Sales	15	13	11	16	11	-31%
Closed Sales	16	13	10	12	10	-17%
Price/SF	\$182	\$196	\$195	\$192	\$195	1%
<b>\$250k-\$400k</b>						
Listings Taken	45	24	33	46	33	-28%
New Pending Sales	38	32	35	43	35	-19%
Closed Sales	59	44	26	37	26	-30%
Price/SF	\$233	\$228	\$239	\$212	\$239	13%
<b>&gt;\$400k</b>						
Listings Taken	14	5	15	13	15	15%
New Pending Sales	17	10	11	10	11	10%
Closed Sales	10	19	10	10	10	0%
Price/SF	\$213	\$224	\$207	\$201	\$207	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



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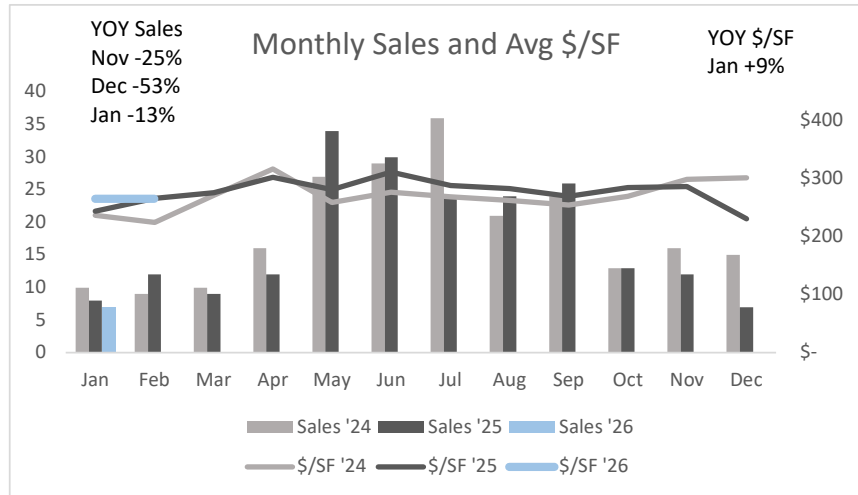
# Northville

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	9	8	17	10	17	70%
New Pending	11	10	11	9	11	22%
Closed Sales	12	7	7	8	7	-13%
Price/SF	\$287	\$231	\$265	\$244	\$265	9%
Avg Price	\$918,842	\$635,143	\$832,857	\$747,344	\$832,857	11%
<b>&lt;\$700k</b>						
Listings Taken	5	3	5	3	5	67%
New Pending	7	5	6	2	6	200%
Closed Sales	3	4	4	2	4	100%
Price/SF	\$273	\$220	\$241	\$221	\$241	9%
<b>\$700k-\$1m</b>						
Listings Taken	-	4	3	3	3	0%
New Pending	1	3	3	4	3	-25%
Closed Sales	5	3	1	5	1	-80%
Price/SF	\$250	\$242	\$213	\$235	\$213	-9%
<b>&gt;\$1m</b>						
Listings Taken	4	1	9	4	9	125%
New Pending	3	2	2	3	2	-33%
Closed Sales	4	-	2	1	2	100%
Price/SF	\$326	#DIV/0!	\$322	\$304	\$322	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

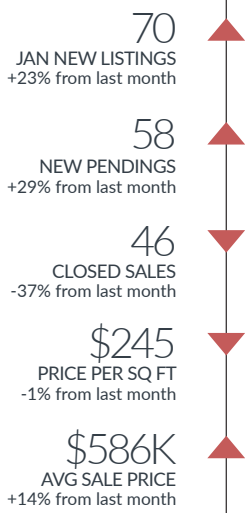


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HOUSING REPORT

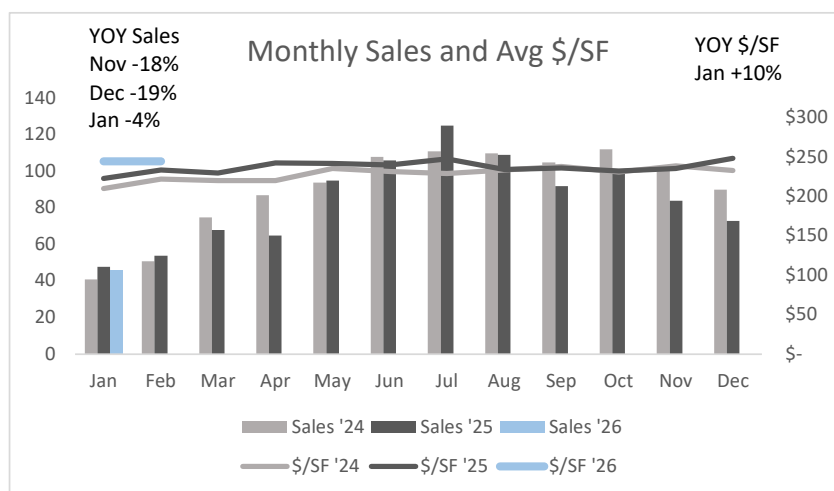
# Plymouth/Canton

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	67	57	70	68	70	3%
New Pendings	68	45	58	52	58	12%
Closed Sales	84	73	46	48	46	-4%
Price/SF	\$236	\$249	\$245	\$223	\$245	10%
Avg Price	\$468,039	\$516,406	\$586,306	\$451,413	\$586,306	30%
<b>&lt;\$350k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	13	7	6	26	6	-77%
New Pendings	15	8	7	15	7	-53%
Closed Sales	14	18	6	12	6	-50%
Price/SF	\$223	\$227	\$256	\$195	\$256	31%
<b>\$350k-\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	35	34	36	31	36	16%
New Pendings	37	21	34	27	34	26%
Closed Sales	52	35	22	27	22	-19%
Price/SF	\$230	\$224	\$213	\$229	\$213	-7%
<b>&gt;\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	19	16	28	11	28	155%
New Pendings	16	16	17	10	17	70%
Closed Sales	18	20	18	9	18	100%
Price/SF	\$254	\$289	\$270	\$229	\$270	18%

Data source: Realcomp MLS using Great Lakes Repository Data.



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# Macomb County

Single-Family Homes

## MONTHLY

678  
JAN NEW LISTINGS  
+19% from last month

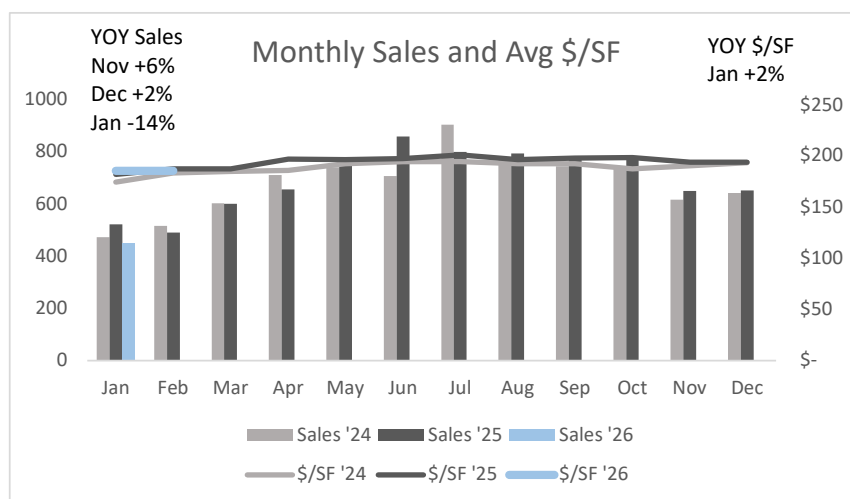
509  
NEW PENDING  
+1% from last month

449  
CLOSED SALES  
-31% from last month

\$186  
PRICE PER SQ FT  
-4% from last month

\$308K  
AVG SALE PRICE  
-4% from last month

### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	834	571	678	786	678	-14%
New Pendings	624	503	509	568	509	-10%
Closed Sales	652	654	449	523	449	-14%
Price/SF	\$194	\$194	\$186	\$182	\$186	2%
Avg Price	\$317,858	\$322,264	\$308,072	\$295,803	\$308,072	4%
<\$200k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	212	153	200	223	200	-10%
New Pendings	151	142	141	165	141	-15%
Closed Sales	164	163	127	152	127	-16%
Price/SF	\$123	\$123	\$120	\$132	\$120	-9%
\$200k-\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	-	-	-	-	-	#DIV/0!
New Pendings	-	-	-	-	-	#DIV/0!
Closed Sales	-	-	-	-	-	#DIV/0!
Price/SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
>\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	832	568	671	778	671	-14%
New Pendings	621	501	505	568	505	-11%
Closed Sales	648	647	444	522	444	-15%
Price/SF	\$195	\$195	\$187	\$183	\$187	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

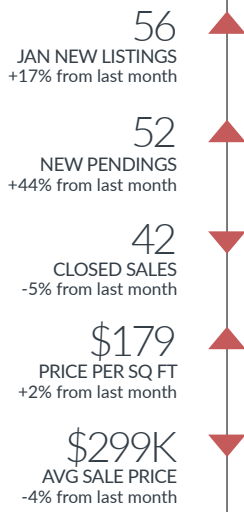


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HOUSING REPORT

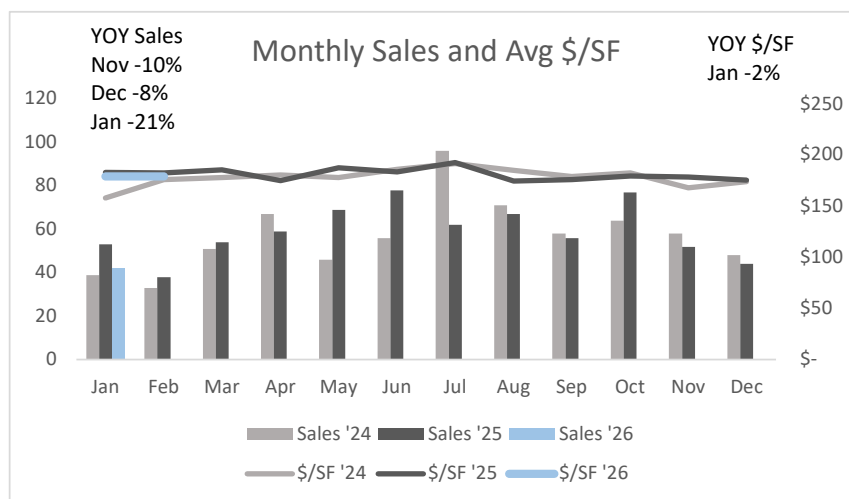
# Clinton Twp

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	66	48	56	67	56	-16%
New Pendings	49	36	52	57	52	-9%
Closed Sales	52	44	42	53	42	-21%
Price/SF	\$179	\$175	\$179	\$183	\$179	-2%
Avg Price	\$294,613	\$312,450	\$298,607	\$314,014	\$298,607	-5%
<\$200k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	8	8	10	9	10	11%
New Pendings	8	3	9	9	9	0%
Closed Sales	8	7	4	8	4	-50%
Price/SF	\$122	\$107	\$106	\$123	\$106	-14%
\$200k-\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	-	-	-	-	-	#DIV/0!
New Pendings	-	-	-	-	-	#DIV/0!
Closed Sales	-	-	-	-	-	#DIV/0!
Price/SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
>\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	66	46	55	67	55	-18%
New Pendings	49	36	51	57	51	-11%
Closed Sales	51	44	41	53	41	-23%
Price/SF	\$182	\$175	\$183	\$183	\$183	0%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

# Macomb Twp

Single-Family Homes

## MONTHLY

54  
JAN NEW LISTINGS  
-19% from last month

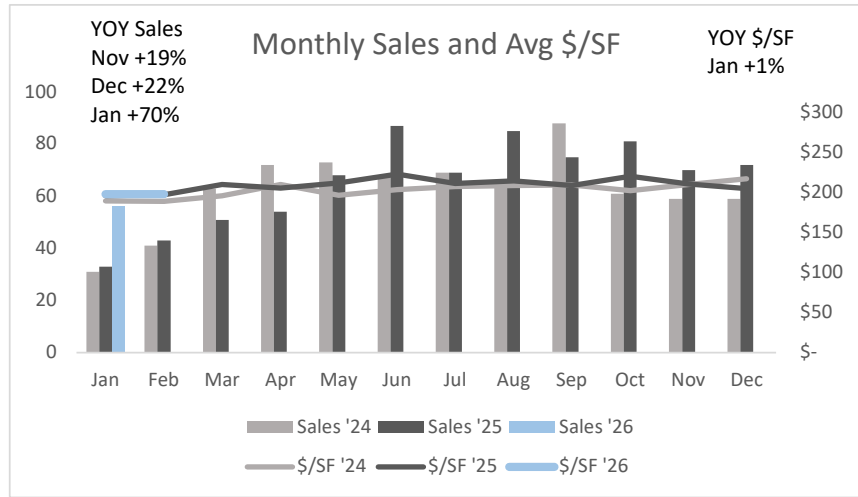
45  
NEW PENDING  
-26% from last month

56  
CLOSED SALES  
-22% from last month

\$198  
PRICE PER SQ FT  
-3% from last month

\$464K  
AVG SALE PRICE  
+3% from last month

### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	79	67	54	61	54	-11%
New Pendings	71	61	45	55	45	-18%
Closed Sales	70	72	56	33	56	70%
Price/SF	\$210	\$205	\$198	\$195	\$198	1%
Avg Price	\$495,926	\$452,041	\$463,523	\$473,526	\$463,523	-2%
<b>&lt;\$350k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	9	10	8	5	8	60%
New Pendings	14	11	6	5	6	20%
Closed Sales	8	16	9	3	9	200%
Price/SF	\$142	\$166	\$139	\$113	\$139	23%
<b>\$350k-\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	50	41	34	40	34	-15%
New Pendings	44	37	32	36	32	-11%
Closed Sales	42	44	39	26	39	50%
Price/SF	\$207	\$210	\$207	\$198	\$207	4%
<b>&gt;\$600k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	20	16	12	16	12	-25%
New Pendings	13	13	7	14	7	-50%
Closed Sales	20	12	8	4	8	100%
Price/SF	\$232	\$216	\$203	\$216	\$203	-6%

Data source: Realcomp MLS using Great Lakes Repository Data.



FEBRUARY 2026  
HOUSING REPORT

# Shelby Twp

Single-Family Homes

## MONTHLY

**52**  
 JAN NEW LISTINGS  
 +33% from last month  


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**37**  
 NEW PENDING  
 -18% from last month  


---

**27**  
 CLOSED SALES  
 -46% from last month  

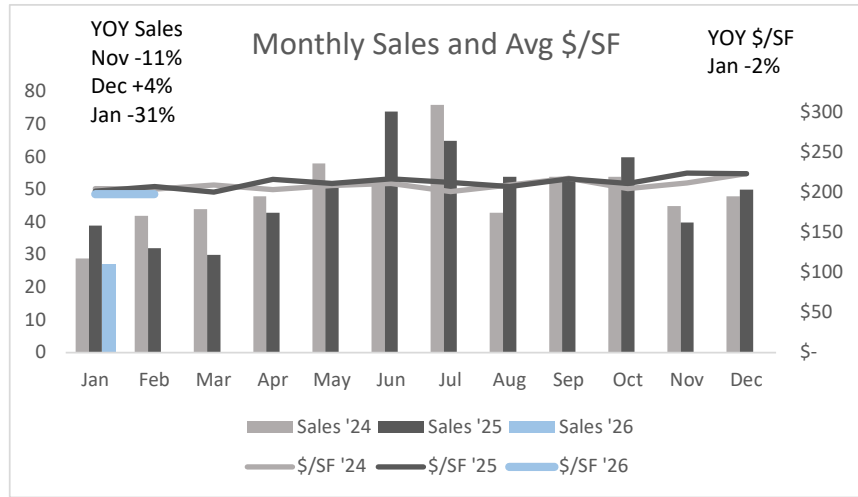

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**\$198**  
 PRICE PER SQ FT  
 -11% from last month  


---

**\$426K**  
 AVG SALE PRICE  
 -22% from last month

### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	48	39	52	42	52	24%
New Pendings	31	45	37	33	37	12%
Closed Sales	40	50	27	39	27	-31%
Price/SF	\$224	\$223	\$198	\$202	\$198	-2%
Avg Price	\$499,508	\$548,318	\$425,615	\$506,354	\$425,615	-16%
<b>&lt;\$300k</b>						
Listings Taken	6	8	11	10	11	10%
New Pendings	4	13	6	5	6	20%
Closed Sales	4	6	8	6	8	33%
Price/SF	\$209	\$168	\$161	\$196	\$161	-18%
<b>\$300k-\$600k</b>						
Listings Taken	24	19	19	14	19	36%
New Pendings	15	19	21	19	21	11%
Closed Sales	24	19	15	21	15	-29%
Price/SF	\$205	\$202	\$197	\$188	\$197	5%
<b>&gt;\$600k</b>						
Listings Taken	18	12	22	18	22	22%
New Pendings	12	13	10	9	10	11%
Closed Sales	12	25	4	12	4	-67%
Price/SF	\$253	\$238	\$227	\$219	\$227	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

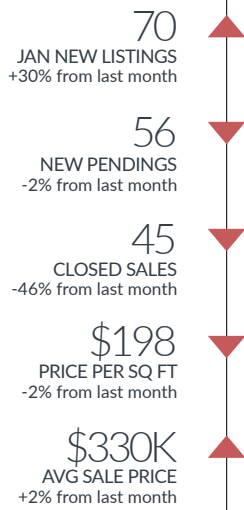


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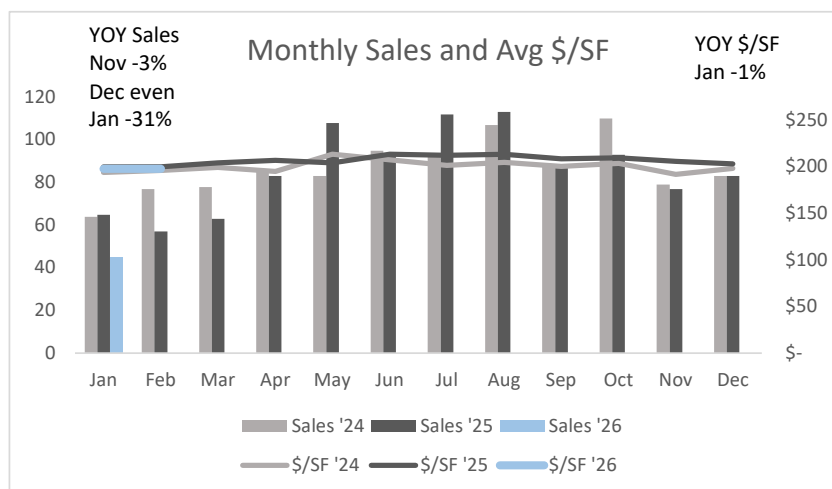
# Sterling Heights

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	109	54	70	72	70	-3%
New Pending	75	57	56	60	56	-7%
Closed Sales	77	83	45	65	45	-31%
Price/SF	\$206	\$203	\$198	\$200	\$198	-1%
Avg Price	\$340,806	\$324,034	\$330,366	\$328,528	\$330,366	1%
<\$250k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	13	1	5	4	5	25%
New Pending	10	7	4	4	4	0%
Closed Sales	5	11	4	7	4	-43%
Price/SF	\$165	\$175	\$169	\$176	\$169	-4%
\$250k-\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	78	42	48	59	48	-19%
New Pending	54	42	42	49	42	-14%
Closed Sales	60	61	36	48	36	-25%
Price/SF	\$209	\$204	\$201	\$201	\$201	0%
>\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	18	11	17	9	17	89%
New Pending	11	8	10	7	10	43%
Closed Sales	12	11	5	10	5	-50%
Price/SF	\$205	\$217	\$198	\$206	\$198	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

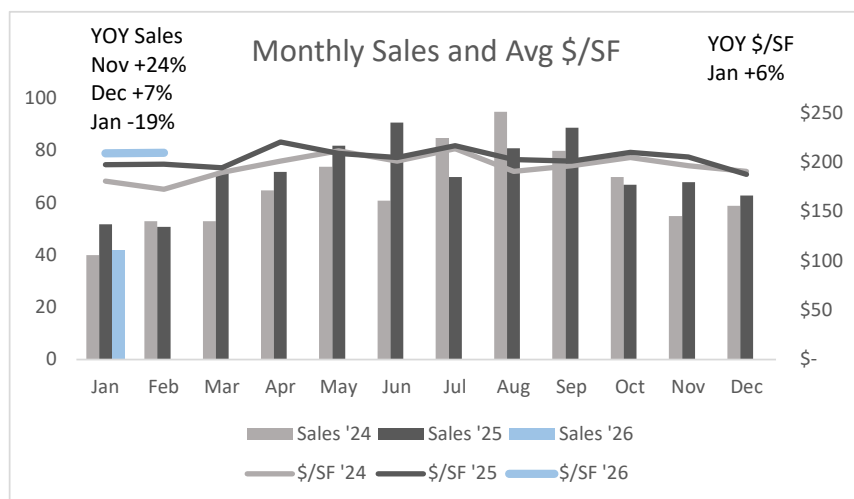
# St. Clair Shores

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	81	60	61	80	61	-24%
New Pending	67	50	47	58	47	-19%
Closed Sales	68	63	42	52	42	-19%
Price/SF	\$206	\$189	\$210	\$198	\$210	6%
Avg Price	\$272,404	\$249,935	\$283,493	\$230,698	\$283,493	23%
<\$200k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	11	8	9	16	9	-44%
New Pending	9	7	6	8	6	-25%
Closed Sales	10	10	7	15	7	-53%
Price/SF	\$135	\$140	\$155	\$156	\$155	-1%
\$200k-\$275k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	45	36	29	41	29	-29%
New Pending	33	30	27	38	27	-29%
Closed Sales	39	33	23	27	23	-15%
Price/SF	\$212	\$187	\$202	\$218	\$202	-7%
>\$275k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	25	16	23	23	23	0%
New Pending	25	13	14	12	14	17%
Closed Sales	19	20	12	10	12	20%
Price/SF	\$220	\$209	\$241	\$206	\$241	17%

Data source: Realcomp MLS using Great Lakes Repository Data.



# FEBRUARY 2026 HOUSING REPORT

## Warren

Single-Family Homes

### MONTHLY

**131**  
JAN NEW LISTINGS  
+20% from last month

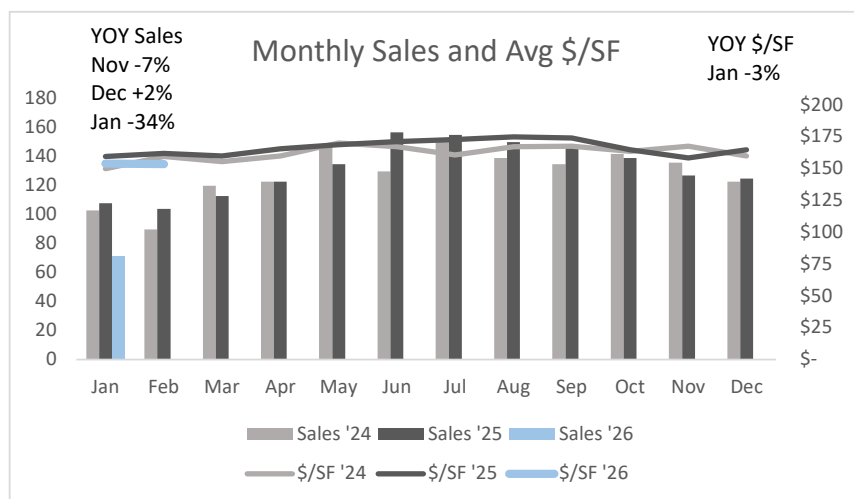
**88**  
NEW PENDING  
+4% from last month

**71**  
CLOSED SALES  
-43% from last month

**\$154**  
PRICE PER SQ FT  
-6% from last month

**\$190K**  
AVG SALE PRICE  
-4% from last month

### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	161	109	131	168	131	-22%
New Pendings	124	85	88	107	88	-18%
Closed Sales	127	125	71	108	71	-34%
Price/SF	\$158	\$165	\$154	\$160	\$154	-3%
Avg Price	\$188,008	\$196,694	\$189,501	\$203,652	\$189,501	-7%
<b>&lt;\$125k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	31	23	34	39	34	-13%
New Pendings	24	20	18	25	18	-28%
Closed Sales	33	29	19	22	19	-14%
Price/SF	\$99	\$95	\$87	\$97	\$87	-10%
<b>\$125k-\$250k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	74	55	65	83	65	-22%
New Pendings	63	39	50	53	50	-6%
Closed Sales	65	61	31	52	31	-40%
Price/SF	\$167	\$175	\$165	\$159	\$165	3%
<b>&gt;\$250k</b>						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	56	31	32	46	32	-30%
New Pendings	37	26	20	29	20	-31%
Closed Sales	29	35	21	34	21	-38%
Price/SF	\$183	\$184	\$180	\$184	\$180	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

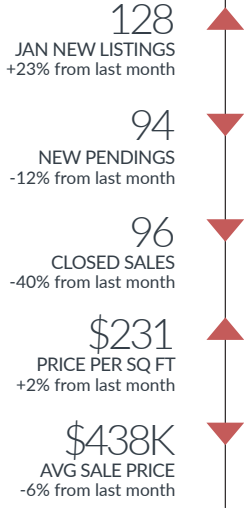


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HOUSING REPORT

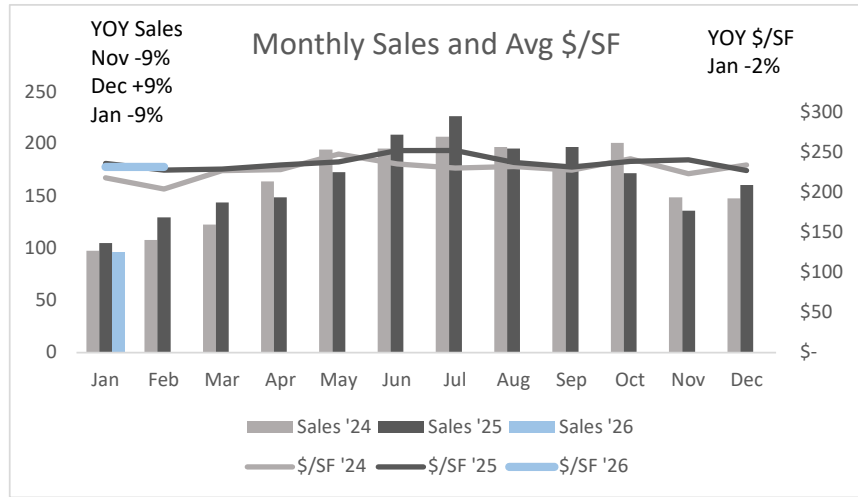
# Livingston County

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	141	104	128	164	128	-22%
New Pending	152	107	94	128	94	-27%
Closed Sales	136	161	96	105	96	-9%
Price/SF	\$240	\$227	\$231	\$236	\$231	-2%
Avg Price	\$459,058	\$467,203	\$437,952	\$467,044	\$437,952	-6%
<b>&lt;\$300k</b>						
Listings Taken	28	21	29	40	29	-28%
New Pending	22	20	22	27	22	-19%
Closed Sales	27	24	20	18	20	11%
Price/SF	\$185	\$141	\$159	\$159	\$159	0%
<b>\$300k-\$500k</b>						
Listings Taken	74	41	56	65	56	-14%
New Pending	73	54	46	58	46	-21%
Closed Sales	68	79	50	54	50	-7%
Price/SF	\$221	\$218	\$220	\$215	\$220	2%
<b>&gt;\$500k</b>						
Listings Taken	39	42	43	59	43	-27%
New Pending	57	33	26	43	26	-40%
Closed Sales	41	58	26	33	26	-21%
Price/SF	\$279	\$255	\$277	\$284	\$277	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

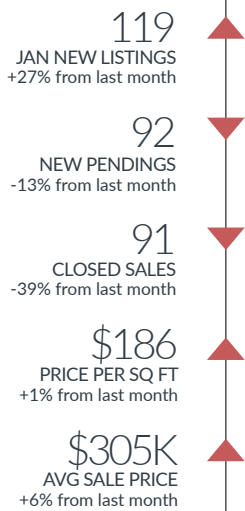


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HOUSING REPORT

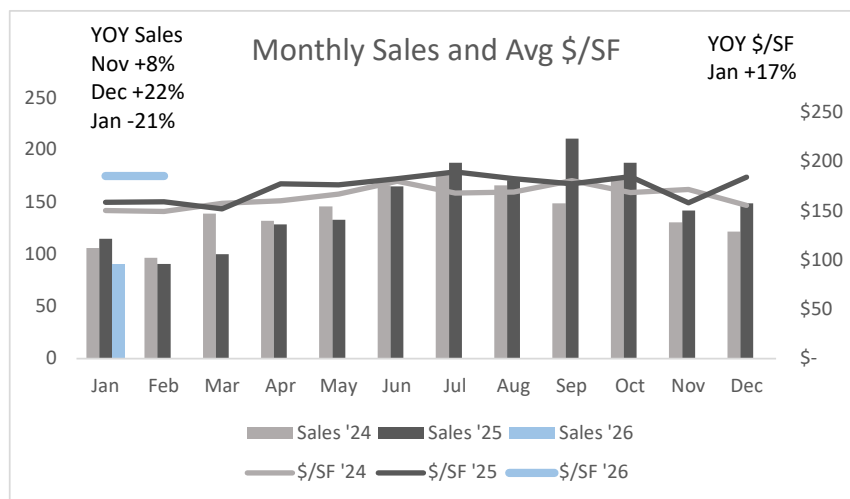
# St. Clair County

Single-Family Homes

## MONTHLY



### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	142	94	119	153	119	-22%
New Pending	132	106	92	116	92	-21%
Closed Sales	142	149	91	115	91	-21%
Price/SF	\$158	\$184	\$186	\$159	\$186	17%
Avg Price	\$237,209	\$288,509	\$304,970	\$241,488	\$304,970	26%
<\$200k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	45	32	42	57	42	-26%
New Pending	52	35	27	46	27	-41%
Closed Sales	56	50	24	46	24	-48%
Price/SF	\$106	\$114	\$114	\$110	\$114	3%
\$200k-\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	-	-	-	-	-	#DIV/0!
New Pending	-	-	-	-	-	#DIV/0!
Closed Sales	-	-	-	-	-	#DIV/0!
Price/SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
>\$400k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	140	93	116	152	116	-24%
New Pending	131	105	91	115	91	-21%
Closed Sales	142	147	90	114	90	-21%
Price/SF	\$158	\$186	\$188	\$159	\$188	18%

Data source: Realcomp MLS using Great Lakes Repository Data.



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HOUSING REPORT

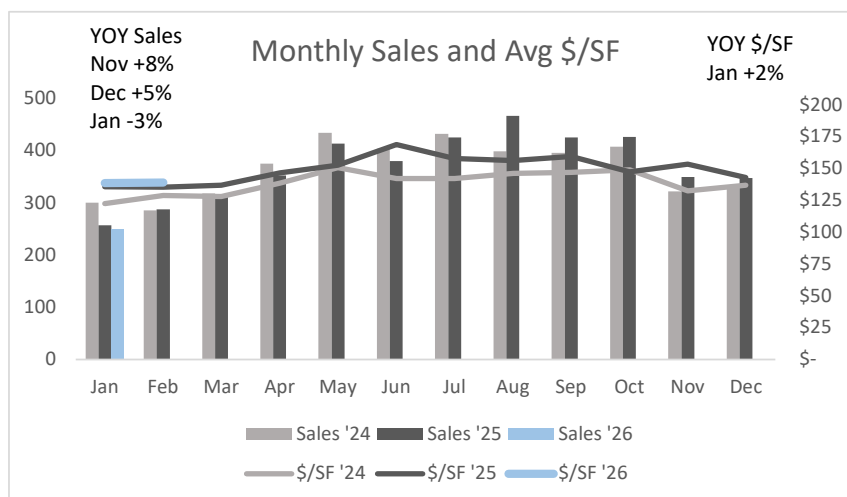
# Genesee County

Single-Family Homes

## MONTHLY

**332**  
 JAN NEW LISTINGS  
 +26% from last month  
  
**265**  
 NEW PENDING  
 -2% from last month  
  
**250**  
 CLOSED SALES  
 -28% from last month  
  
**\$139**  
 PRICE PER SQ FT  
 -3% from last month  
  
**\$207K**  
 AVG SALE PRICE  
 -4% from last month

### Closed Sales



All Price Ranges						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	374	264	332	407	332	-18%
New Pending	330	271	265	301	265	-12%
Closed Sales	350	348	250	258	250	-3%
Price/SF	\$154	\$143	\$139	\$136	\$139	2%
Avg Price	\$232,064	\$215,682	\$207,433	\$199,941	\$207,433	4%
<\$150k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	148	109	133	164	133	-19%
New Pending	95	113	105	112	105	-6%
Closed Sales	121	114	102	103	102	-1%
Price/SF	\$70	\$66	\$61	\$69	\$61	-12%
\$150k-\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	144	93	116	135	116	-14%
New Pending	141	102	97	120	97	-19%
Closed Sales	133	151	85	107	85	-21%
Price/SF	\$156	\$147	\$145	\$140	\$145	4%
>\$300k						
	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
Listings Taken	82	62	83	108	83	-23%
New Pending	94	56	63	69	63	-9%
Closed Sales	96	83	63	48	63	31%
Price/SF	\$206	\$194	\$198	\$202	\$198	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

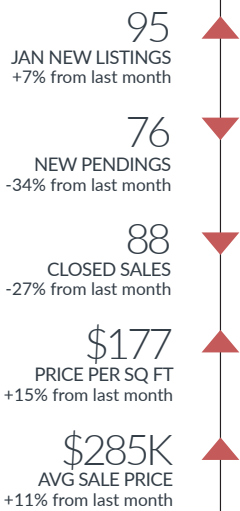


FEBRUARY 2026  
HOUSING REPORT

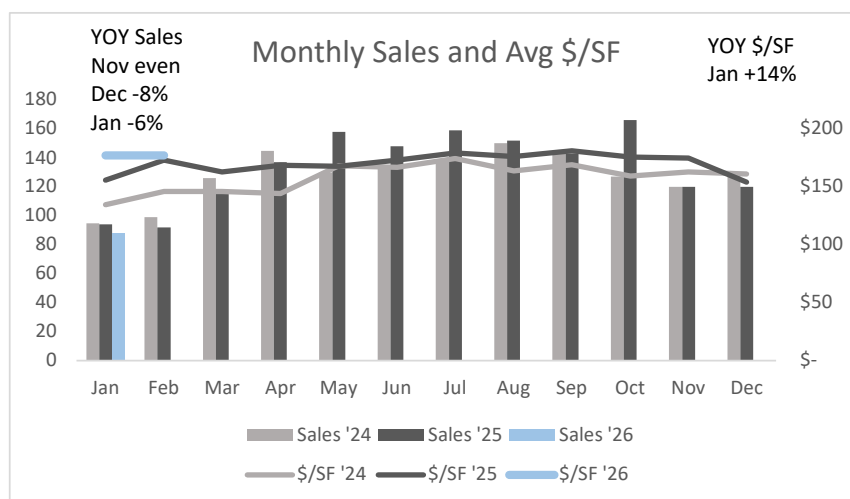
# Monroe County

Single-Family Homes

## MONTHLY



### Closed Sales



### All Price Ranges

	Nov '25	Dec '25	Jan '26	YTD through Jan 31st		
				2025	2026	(+/-)
<b>All Price Ranges</b>						
Listings Taken	115	89	95	113	95	-16%
New Pendings	104	115	76	91	76	-16%
Closed Sales	120	120	88	94	88	-6%
Price/SF	\$175	\$154	\$177	\$156	\$177	14%
Avg Price	\$289,781	\$256,278	\$285,075	\$235,670	\$285,075	21%
<b>&lt;\$200k</b>						
Listings Taken	49	34	25	36	25	-31%
New Pendings	40	35	20	31	20	-35%
Closed Sales	31	42	26	35	26	-26%
Price/SF	\$108	\$104	\$116	\$122	\$116	-5%
<b>\$200k-\$350k</b>						
Listings Taken	44	34	33	43	33	-23%
New Pendings	38	58	31	42	31	-26%
Closed Sales	50	55	38	48	38	-21%
Price/SF	\$171	\$162	\$179	\$164	\$179	9%
<b>&gt;\$350k</b>						
Listings Taken	22	21	37	34	37	9%
New Pendings	26	22	25	18	25	39%
Closed Sales	39	23	24	11	24	118%
Price/SF	\$209	\$190	\$210	\$184	\$210	14%

Data source: Realcomp MLS using Great Lakes Repository Data.

