



HOUSING

report



MARCH 2026
SOUTHEAST REGION

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Growing Inventory Despite Fewer New Listings

Inventory continues to rise, even as fewer new listings are coming to market. Active listings are up 21% compared to a year ago, increasing from 5,300 to 6,500.

At the same time, monthly new listings have declined year-over-year each month since last August, including an 8% drop last month.

Inventory grows when more listings enter the market than leave it. Properties leave the market when they go under contract, expire, or are withdrawn. Over the past year, listings have remained on the market longer, and 20% fewer have expired or been withdrawn. As a result, even with fewer new listings, inventory has continued to build.

Market times have increased from 38 to 43 days year-over-year. More notably, homes that sold last month averaged 43 days on market, while active listings are now averaging 104 days—highlighting a widening gap between homes that sell quickly and those that sit.

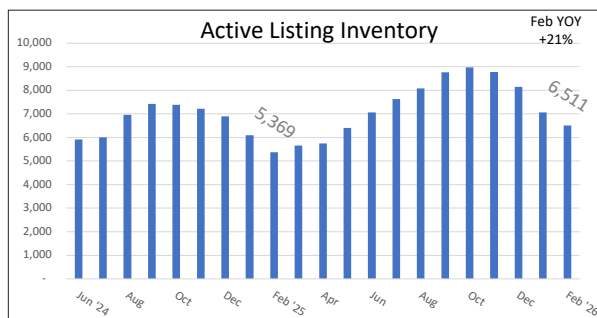
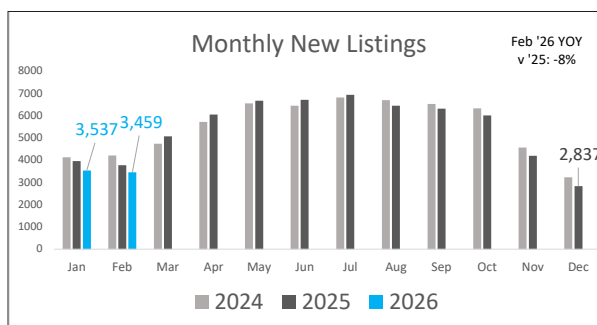
Move-in-ready homes continue to sell quickly, and 50% of last month's sales were at or above asking price. In contrast, homes that are overpriced or need updates are sitting longer and increasingly requiring price reductions. Buyers are prioritizing convenience—many prefer to pay more upfront and avoid the time, cost, and uncertainty of post-purchase improvements.

As the year moves into the second half, the pace of new listings typically slows. Because the best homes sell quickly, the remaining inventory becomes increasingly weighted toward properties that require price

adjustments or updates. This contributes to longer market times and further inventory buildup.

Sellers with homes sitting on the market should recognize that either pricing or presentation is missing the mark. At the same time, the continued shortage of move-in-ready homes presents an opportunity for well-prepared listings to stand out. With a large pool of buyers still waiting, there is a window of opportunity to bring new listings to market early. Buyers should be prepared to act quickly on desirable homes, but may also find opportunities among properties that have been on the market longer.

As seen in the new listing chart below, expect both the quantity and quality of inventory to increase over the next three months as this year's spring listings come to market.



SEMI 5-County Summary

MONTHLY

3,459
FEB NEW LISTINGS
-2% from last month

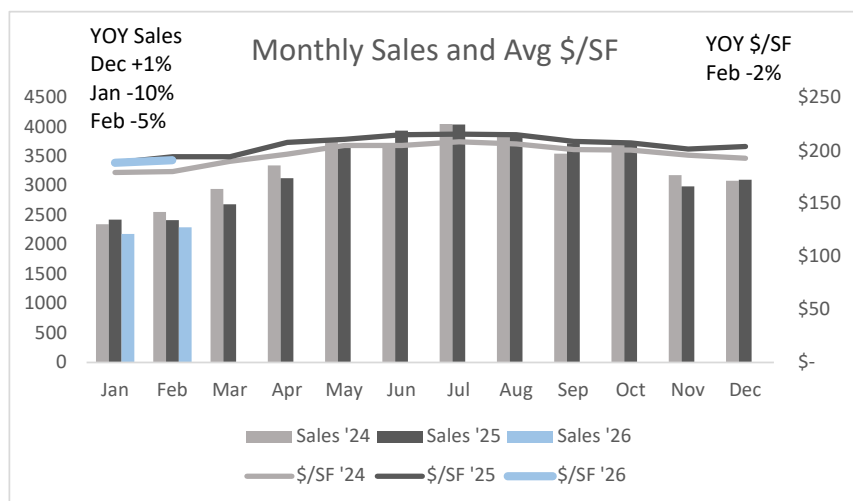
2,496
NEW PENDING
-1% from last month

2,308
CLOSED SALES
+5% from last month

\$192
PRICE PER SQ FT
+1% from last month

\$314K
AVG SALE PRICE
even with last month

Closed Single-Family Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 2,837 | 3,537 | 3,459 | 7,735 | 6,996 | -10% |
| New Pendings | 2,398 | 2,518 | 2,496 | 5,100 | 5,014 | -2% |
| Closed Sales | 3,115 | 2,193 | 2,308 | 4,855 | 4,501 | -7% |
| Price/SF | \$205 | \$189 | \$192 | \$192 | \$190 | -1% |
| Avg Price | \$343,696 | \$315,436 | \$314,169 | \$311,213 | \$314,786 | 1% |
| <\$200k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 1,187 | 1,358 | 1,274 | 3,078 | 2,632 | -14% |
| New Pendings | 855 | 914 | 879 | 1,784 | 1,793 | 1% |
| Closed Sales | 967 | 787 | 803 | 1,723 | 1,590 | -8% |
| Price/SF | \$109 | \$102 | \$98 | \$108 | \$100 | -7% |
| \$200k-\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 996 | 1,245 | 1,256 | 2,698 | 2,501 | -7% |
| New Pendings | 943 | 998 | 1,021 | 2,131 | 2,019 | -5% |
| Closed Sales | 1,296 | 849 | 932 | 2,012 | 1,781 | -11% |
| Price/SF | \$199 | \$194 | \$198 | \$192 | \$196 | 2% |
| >\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 654 | 934 | 929 | 1,959 | 1,863 | -5% |
| New Pendings | 600 | 606 | 596 | 1,185 | 1,202 | 1% |
| Closed Sales | 852 | 557 | 573 | 1,120 | 1,130 | 1% |
| Price/SF | \$257 | \$240 | \$247 | \$246 | \$244 | -1% |

Data source: Realcomp MLS using Great Lakes Repository Data.

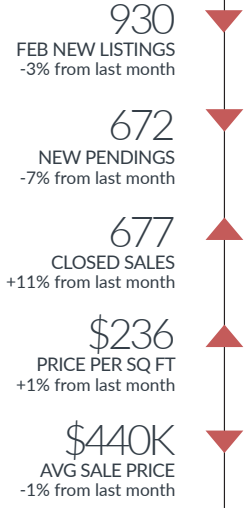


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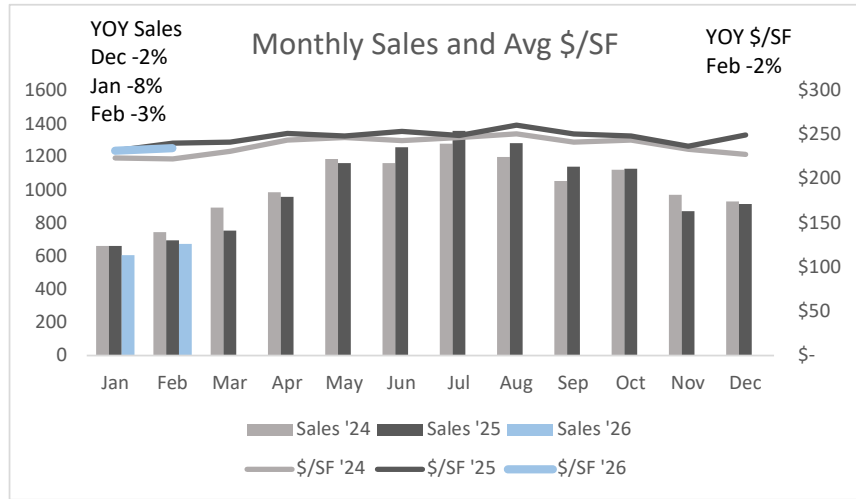
Oakland County

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 714 | 962 | 930 | 2,083 | 1,892 | -9% |
| New Pendings | 686 | 721 | 672 | 1,446 | 1,393 | -4% |
| Closed Sales | 919 | 609 | 677 | 1,361 | 1,286 | -6% |
| Price/SF | \$250 | \$233 | \$236 | \$237 | \$234 | -1% |
| Avg Price | \$494,425 | \$442,922 | \$439,613 | \$449,660 | \$441,180 | -2% |
| <\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 242 | 301 | 299 | 652 | 600 | -8% |
| New Pendings | 242 | 274 | 219 | 530 | 493 | -7% |
| Closed Sales | 298 | 217 | 249 | 518 | 466 | -10% |
| Price/SF | \$183 | \$172 | \$179 | \$182 | \$176 | -3% |
| \$300k-\$800k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 390 | 510 | 483 | 1,110 | 993 | -11% |
| New Pendings | 382 | 392 | 388 | 783 | 780 | 0% |
| Closed Sales | 516 | 343 | 374 | 713 | 717 | 1% |
| Price/SF | \$226 | \$222 | \$225 | \$224 | \$224 | 0% |
| >\$800k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 82 | 151 | 148 | 321 | 299 | -7% |
| New Pendings | 62 | 55 | 65 | 133 | 120 | -10% |
| Closed Sales | 105 | 49 | 54 | 130 | 103 | -21% |
| Price/SF | \$376 | \$372 | \$359 | \$347 | \$365 | 5% |

Data source: Realcomp MLS using Great Lakes Repository Data.

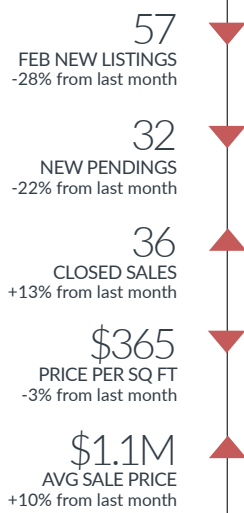


MARCH 2026
HOUSING REPORT

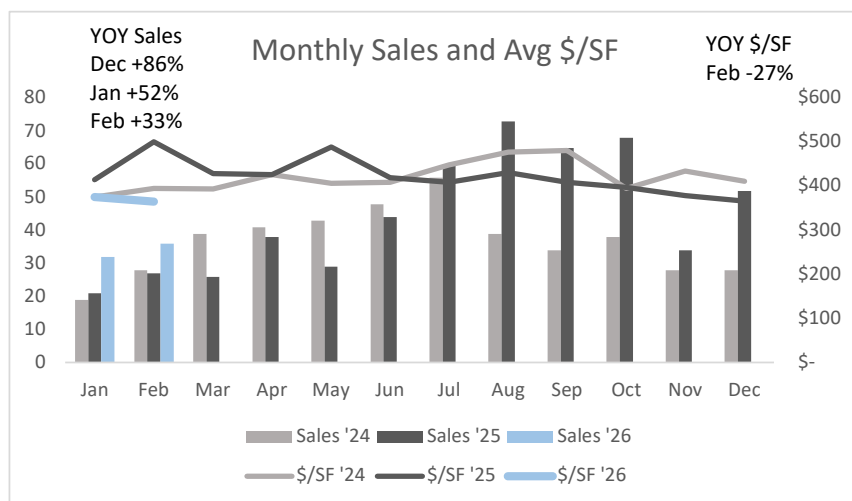
Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-------------|-----------|-------------|----------------------|-------------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 39 | 79 | 57 | 112 | 136 | 21% |
| New Pending | 34 | 41 | 32 | 45 | 73 | 62% |
| Closed Sales | 52 | 32 | 36 | 48 | 68 | 42% |
| Price/SF | \$367 | \$375 | \$365 | \$462 | \$370 | -20% |
| Avg Price | \$1,141,606 | \$975,175 | \$1,072,168 | \$1,295,552 | \$1,026,524 | -21% |
| <\$700k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 13 | 31 | 17 | 24 | 48 | 100% |
| New Pending | 15 | 20 | 13 | 20 | 33 | 65% |
| Closed Sales | 18 | 15 | 17 | 18 | 32 | 78% |
| Price/SF | \$243 | \$265 | \$266 | \$292 | \$266 | -9% |
| \$700k-\$1.4m | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 14 | 18 | 12 | 31 | 30 | -3% |
| New Pending | 9 | 14 | 9 | 9 | 23 | 156% |
| Closed Sales | 19 | 11 | 10 | 15 | 21 | 40% |
| Price/SF | \$307 | \$347 | \$294 | \$388 | \$319 | -18% |
| >\$1.4m | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 12 | 30 | 28 | 57 | 58 | 2% |
| New Pending | 10 | 7 | 10 | 16 | 17 | 6% |
| Closed Sales | 15 | 6 | 9 | 15 | 15 | 0% |
| Price/SF | \$500 | \$551 | \$504 | \$583 | \$521 | -11% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

22
FEB NEW LISTINGS
-24% from last month

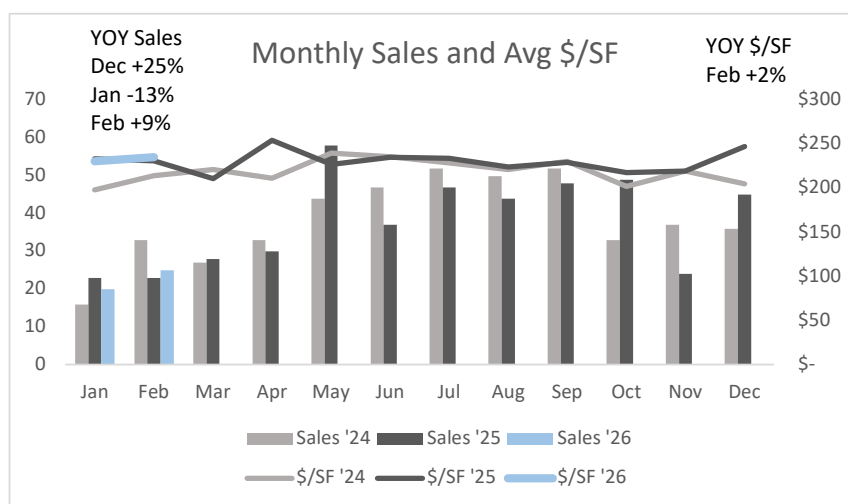
23
NEW PENDING
+5% from last month

25
CLOSED SALES
+25% from last month

\$236
PRICE PER SQ FT
+2% from last month

\$495K
AVG SALE PRICE
-1% from last month

Closed Sales



| All Price Ranges | | | | | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 13 | 29 | 22 | 58 | 51 | -12% |
| New Pendings | 27 | 22 | 23 | 58 | 45 | -22% |
| Closed Sales | 45 | 20 | 25 | 46 | 45 | -2% |
| Price/SF | \$248 | \$231 | \$236 | \$232 | \$233 | 0% |
| Avg Price | \$462,216 | \$500,185 | \$495,248 | \$523,433 | \$497,442 | -5% |
| <\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 4 | 5 | 6 | 8 | 11 | 38% |
| New Pendings | 6 | 3 | 7 | 14 | 10 | -29% |
| Closed Sales | 16 | 1 | 6 | 10 | 7 | -30% |
| Price/SF | \$218 | \$255 | \$129 | \$193 | \$145 | -25% |
| \$300k-\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 7 | 16 | 12 | 30 | 28 | -7% |
| New Pendings | 14 | 13 | 9 | 25 | 22 | -12% |
| Closed Sales | 19 | 16 | 12 | 21 | 28 | 33% |
| Price/SF | \$221 | \$221 | \$210 | \$220 | \$216 | -2% |
| >\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 2 | 8 | 4 | 20 | 12 | -40% |
| New Pendings | 7 | 6 | 7 | 19 | 13 | -32% |
| Closed Sales | 10 | 3 | 7 | 15 | 10 | -33% |
| Price/SF | \$294 | \$255 | \$301 | \$252 | \$285 | 13% |

Data source: Realcomp MLS using Great Lakes Repository Data.



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Commerce/White Lake

Single-Family Homes

MONTHLY

48
FEB NEW LISTINGS
-19% from last month

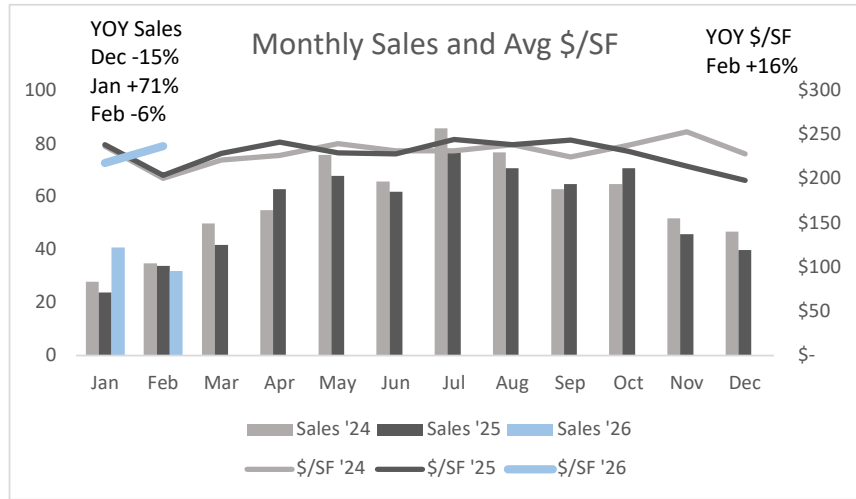
39
NEW PENDINGS
even with last month

32
CLOSED SALES
-22% from last month

\$238
PRICE PER SQ FT
+9% from last month

\$563K
AVG SALE PRICE
+27% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 37 | 59 | 48 | 116 | 107 | -8% |
| New Pending | 44 | 39 | 39 | 75 | 78 | 4% |
| Closed Sales | 40 | 41 | 32 | 58 | 73 | 26% |
| Price/SF | \$199 | \$219 | \$238 | \$220 | \$228 | 3% |
| Avg Price | \$420,125 | \$442,770 | \$563,450 | \$435,384 | \$495,670 | 14% |
| <\$300k | | | | | | |
| Listings Taken | 6 | 10 | 5 | 24 | 15 | -38% |
| New Pending | 10 | 11 | 5 | 22 | 16 | -27% |
| Closed Sales | 12 | 10 | 6 | 20 | 16 | -20% |
| Price/SF | \$169 | \$200 | \$231 | \$179 | \$210 | 18% |
| \$300k-\$600k | | | | | | |
| Listings Taken | 19 | 29 | 21 | 61 | 50 | -18% |
| New Pending | 24 | 20 | 17 | 39 | 37 | -5% |
| Closed Sales | 21 | 25 | 12 | 25 | 37 | 48% |
| Price/SF | \$199 | \$221 | \$200 | \$200 | \$214 | 7% |
| >\$600k | | | | | | |
| Listings Taken | 12 | 20 | 22 | 31 | 42 | 35% |
| New Pending | 10 | 8 | 17 | 14 | 25 | 79% |
| Closed Sales | 7 | 6 | 14 | 13 | 20 | 54% |
| Price/SF | \$221 | \$225 | \$260 | \$281 | \$249 | -12% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

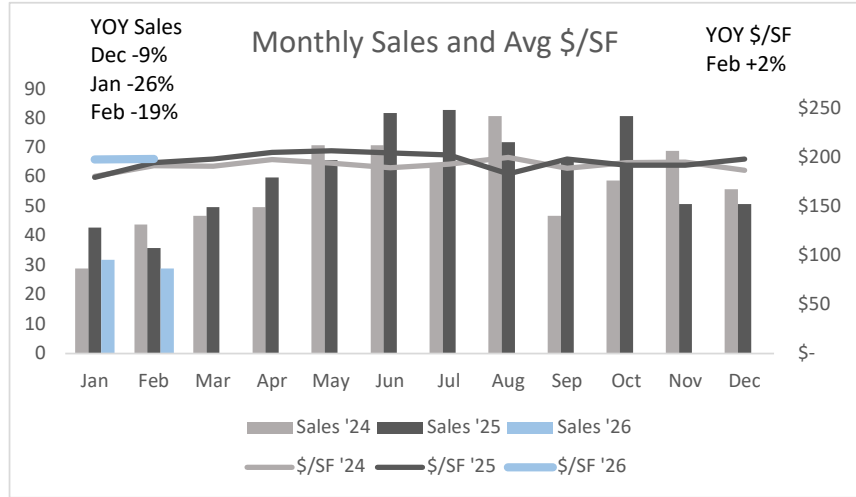
Farmington/Farmington Hills

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 39 | 40 | 61 | 108 | 101 | -6% |
| New Pendings | 44 | 26 | 46 | 86 | 72 | -16% |
| Closed Sales | 51 | 32 | 29 | 79 | 61 | -23% |
| Price/SF | \$199 | \$199 | \$199 | \$187 | \$199 | 7% |
| Avg Price | \$419,543 | \$445,044 | \$407,244 | \$369,866 | \$427,074 | 15% |
| <\$250k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 5 | 5 | 6 | 19 | 11 | -42% |
| New Pendings | 5 | 4 | 7 | 17 | 11 | -35% |
| Closed Sales | 5 | 4 | 6 | 14 | 10 | -29% |
| Price/SF | \$188 | \$159 | \$197 | \$156 | \$182 | 17% |
| \$250k-\$500k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 25 | 22 | 38 | 67 | 60 | -10% |
| New Pendings | 26 | 15 | 29 | 59 | 44 | -25% |
| Closed Sales | 34 | 17 | 15 | 56 | 32 | -43% |
| Price/SF | \$191 | \$197 | \$187 | \$188 | \$192 | 2% |
| >\$500k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 9 | 13 | 17 | 22 | 30 | 36% |
| New Pendings | 13 | 7 | 10 | 10 | 17 | 70% |
| Closed Sales | 12 | 11 | 8 | 9 | 19 | 111% |
| Price/SF | \$215 | \$206 | \$214 | \$198 | \$210 | 6% |

Data source: Realcomp MLS using Great Lakes Repository Data.

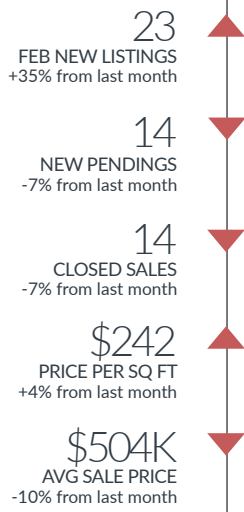


MARCH 2026
HOUSING REPORT

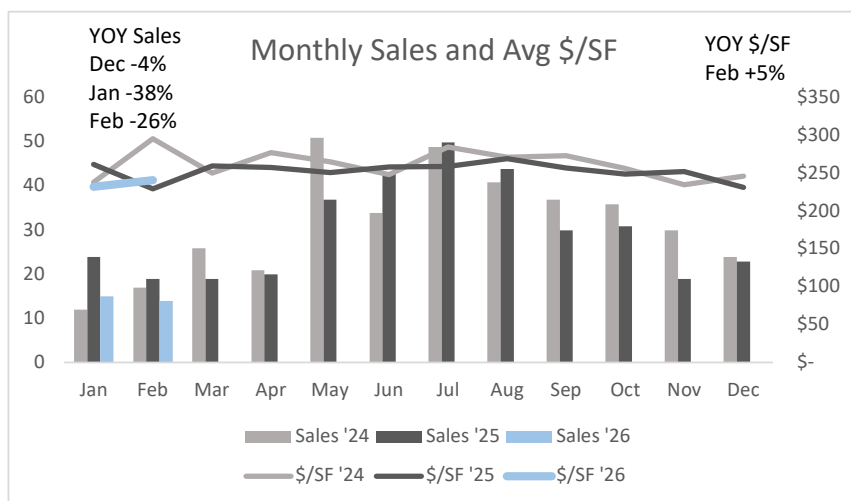
Novi

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 13 | 17 | 23 | 57 | 40 | -30% |
| New Pendings | 20 | 15 | 14 | 42 | 29 | -31% |
| Closed Sales | 23 | 15 | 14 | 43 | 29 | -33% |
| Price/SF | \$232 | \$233 | \$242 | \$247 | \$237 | -4% |
| Avg Price | \$543,470 | \$557,100 | \$503,993 | \$664,754 | \$531,462 | -20% |
| <\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 2 | 2 | 1 | 9 | 3 | -67% |
| New Pendings | 4 | 1 | 1 | 9 | 2 | -78% |
| Closed Sales | 4 | 4 | 2 | 6 | 6 | 0% |
| Price/SF | \$242 | \$181 | \$101 | \$188 | \$156 | -17% |
| \$350k-\$750k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 9 | 11 | 13 | 28 | 24 | -14% |
| New Pendings | 11 | 13 | 8 | 22 | 21 | -5% |
| Closed Sales | 15 | 8 | 11 | 27 | 19 | -30% |
| Price/SF | \$216 | \$207 | \$252 | \$218 | \$233 | 7% |
| >\$750k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 2 | 4 | 9 | 20 | 13 | -35% |
| New Pendings | 5 | 1 | 5 | 11 | 6 | -45% |
| Closed Sales | 4 | 3 | 1 | 10 | 4 | -60% |
| Price/SF | \$270 | \$298 | \$293 | \$305 | \$297 | -3% |

Data source: Realcomp MLS using Great Lakes Repository Data.

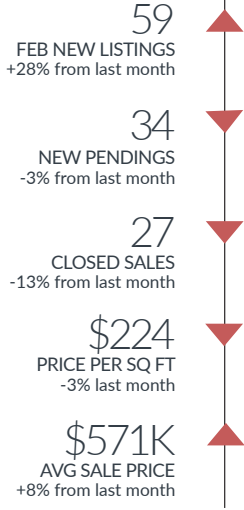


MARCH 2026
HOUSING REPORT

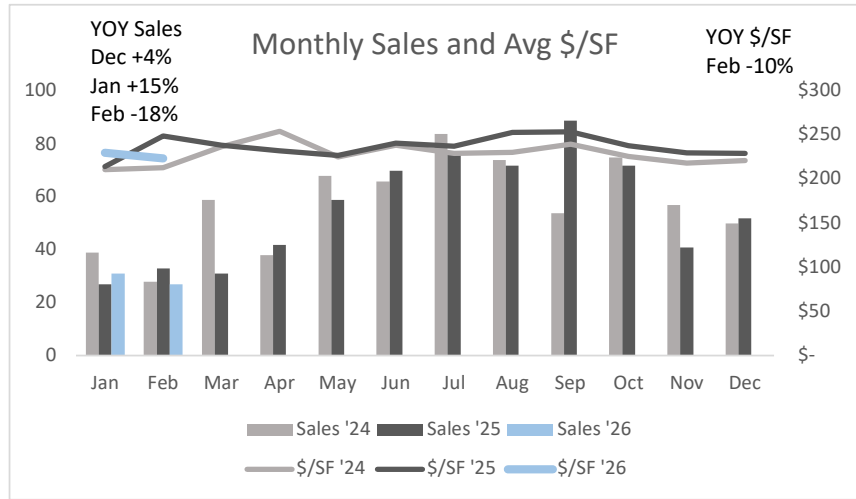
Rochester/Rochester Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 31 | 46 | 59 | 97 | 105 | 8% |
| New Pending | 36 | 35 | 34 | 64 | 69 | 8% |
| Closed Sales | 52 | 31 | 27 | 60 | 58 | -3% |
| Price/SF | \$230 | \$231 | \$224 | \$233 | \$227 | -3% |
| Avg Price | \$553,667 | \$529,206 | \$571,478 | \$529,877 | \$548,884 | 4% |
| <\$300k | | | | | | |
| Listings Taken | 1 | 5 | 10 | 11 | 15 | 36% |
| New Pending | 4 | 3 | 5 | 11 | 8 | -27% |
| Closed Sales | 6 | 2 | 1 | 11 | 3 | -73% |
| Price/SF | \$194 | \$177 | \$218 | \$197 | \$190 | -4% |
| \$300k-\$600k | | | | | | |
| Listings Taken | 21 | 21 | 27 | 53 | 48 | -9% |
| New Pending | 24 | 20 | 21 | 36 | 41 | 14% |
| Closed Sales | 33 | 20 | 15 | 34 | 35 | 3% |
| Price/SF | \$227 | \$216 | \$208 | \$212 | \$213 | 0% |
| >\$600k | | | | | | |
| Listings Taken | 9 | 20 | 22 | 33 | 42 | 27% |
| New Pending | 8 | 12 | 8 | 17 | 20 | 18% |
| Closed Sales | 13 | 9 | 11 | 15 | 20 | 33% |
| Price/SF | \$239 | \$256 | \$239 | \$275 | \$247 | -10% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

66
FEB NEW LISTINGS
-6% from last month

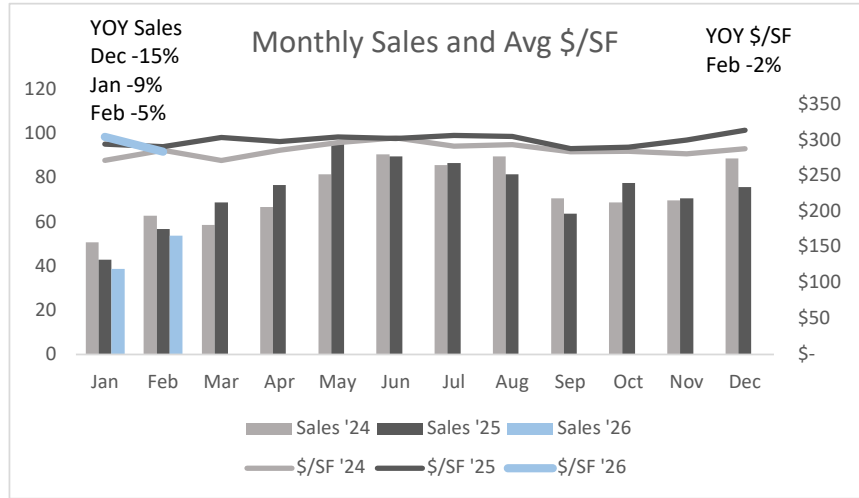
45
NEW PENDING
-18% from last month

54
CLOSED SALES
+38% from last month

\$284
PRICE PER SQ FT
-7% from last month

\$405K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 53 | 70 | 66 | 128 | 136 | 6% |
| New Pendings | 45 | 55 | 45 | 108 | 100 | -7% |
| Closed Sales | 76 | 39 | 54 | 100 | 93 | -7% |
| Price/SF | \$314 | \$305 | \$284 | \$293 | \$293 | 0% |
| Avg Price | \$492,687 | \$453,074 | \$404,807 | \$431,541 | \$425,048 | -2% |
| <\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 9 | 8 | 6 | 32 | 14 | -56% |
| New Pendings | 13 | 11 | 8 | 36 | 19 | -47% |
| Closed Sales | 17 | 8 | 14 | 26 | 22 | -15% |
| Price/SF | \$248 | \$224 | \$242 | \$248 | \$235 | -5% |
| \$300k-\$450k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 26 | 37 | 27 | 61 | 64 | 5% |
| New Pendings | 19 | 33 | 24 | 47 | 57 | 21% |
| Closed Sales | 36 | 23 | 29 | 50 | 52 | 4% |
| Price/SF | \$291 | \$300 | \$279 | \$279 | \$288 | 3% |
| >\$450k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 18 | 25 | 33 | 35 | 58 | 66% |
| New Pendings | 13 | 11 | 13 | 25 | 24 | -4% |
| Closed Sales | 23 | 8 | 11 | 24 | 19 | -21% |
| Price/SF | \$352 | \$345 | \$316 | \$329 | \$329 | 0% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

25
FEB NEW LISTINGS
-49% from last month

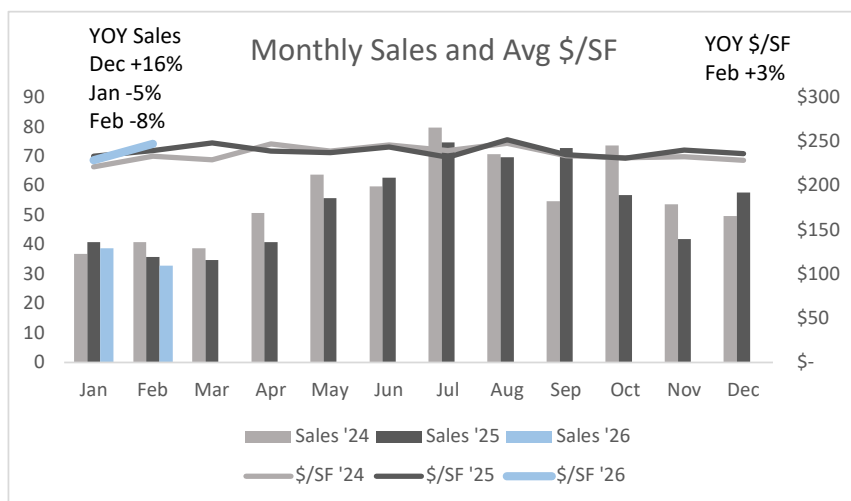
30
NEW PENDING
+3% from last month

33
CLOSED SALES
-15% from last month

\$248
PRICE PER SQ FT
+8% from last month

\$520K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 42 | 49 | 25 | 90 | 74 | -18% |
| New Pendings | 38 | 29 | 30 | 67 | 59 | -12% |
| Closed Sales | 58 | 39 | 33 | 77 | 72 | -6% |
| Price/SF | \$237 | \$230 | \$248 | \$238 | \$238 | 0% |
| Avg Price | \$538,132 | \$540,483 | \$519,922 | \$500,455 | \$531,059 | 6% |
| <\$400k | | | | | | |
| Listings Taken | 15 | 19 | 9 | 26 | 28 | 8% |
| New Pendings | 14 | 11 | 16 | 20 | 27 | 35% |
| Closed Sales | 19 | 13 | 13 | 21 | 26 | 24% |
| Price/SF | \$229 | \$218 | \$228 | \$218 | \$223 | 2% |
| \$400k-\$600k | | | | | | |
| Listings Taken | 14 | 17 | 10 | 37 | 27 | -27% |
| New Pendings | 13 | 12 | 9 | 27 | 21 | -22% |
| Closed Sales | 21 | 14 | 12 | 36 | 26 | -28% |
| Price/SF | \$229 | \$219 | \$229 | \$230 | \$223 | -3% |
| >\$600k | | | | | | |
| Listings Taken | 13 | 13 | 6 | 27 | 19 | -30% |
| New Pendings | 11 | 6 | 5 | 20 | 11 | -45% |
| Closed Sales | 18 | 12 | 8 | 20 | 20 | 0% |
| Price/SF | \$247 | \$244 | \$280 | \$256 | \$258 | 1% |

Data source: Realcomp MLS using Great Lakes Repository Data.

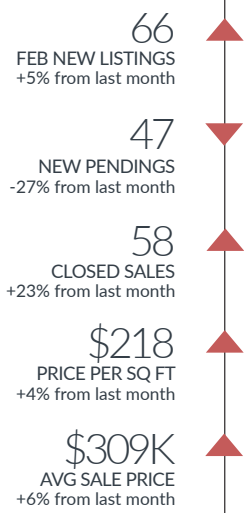


MARCH 2026
HOUSING REPORT

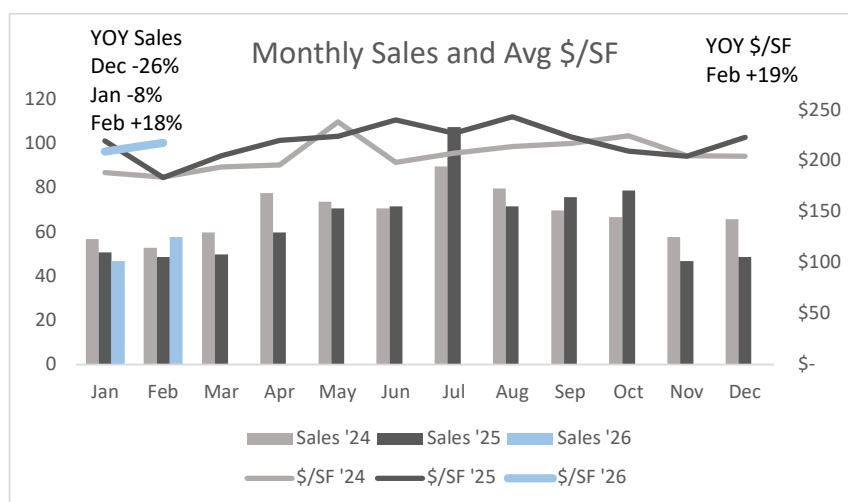
Waterford

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 54 | 63 | 66 | 135 | 129 | -4% |
| New Pending | 40 | 64 | 47 | 110 | 111 | 1% |
| Closed Sales | 49 | 47 | 58 | 100 | 105 | 5% |
| Price/SF | \$224 | \$210 | \$218 | \$202 | \$214 | 6% |
| Avg Price | \$325,564 | \$291,608 | \$309,498 | \$294,202 | \$301,490 | 2% |
| <\$200k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 7 | 3 | 6 | 17 | 9 | -47% |
| New Pending | 10 | 4 | 2 | 15 | 6 | -60% |
| Closed Sales | 6 | 13 | 6 | 7 | 19 | 171% |
| Price/SF | \$150 | \$173 | \$148 | \$165 | \$164 | -1% |
| \$200k-\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 31 | 40 | 44 | 82 | 84 | 2% |
| New Pending | 20 | 51 | 31 | 76 | 82 | 8% |
| Closed Sales | 30 | 24 | 41 | 75 | 65 | -13% |
| Price/SF | \$198 | \$193 | \$205 | \$190 | \$201 | 6% |
| >\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 16 | 20 | 16 | 36 | 36 | 0% |
| New Pending | 10 | 9 | 14 | 19 | 23 | 21% |
| Closed Sales | 13 | 10 | 11 | 18 | 21 | 17% |
| Price/SF | \$281 | \$259 | \$275 | \$250 | \$267 | 7% |

Data source: Realcomp MLS using Great Lakes Repository Data.

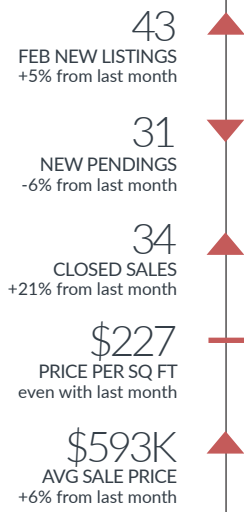


MARCH 2026
HOUSING REPORT

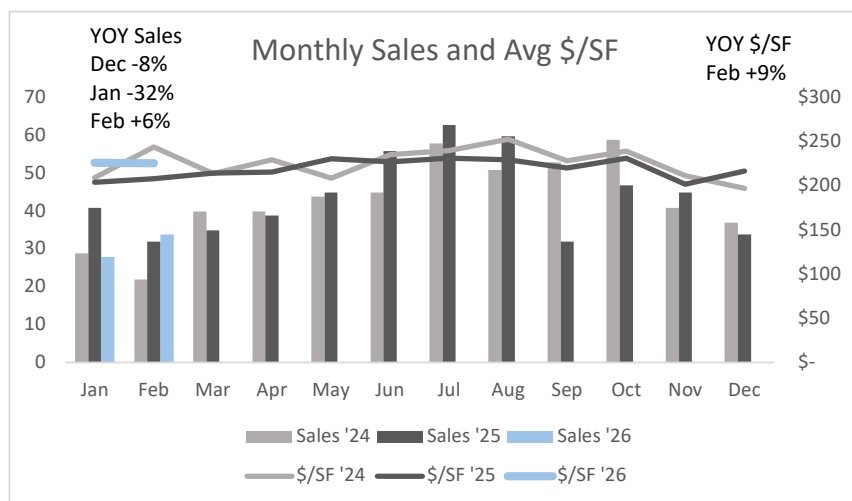
West Bloomfield

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 20 | 41 | 43 | 100 | 84 | -16% |
| New Pendings | 35 | 33 | 31 | 73 | 64 | -12% |
| Closed Sales | 34 | 28 | 34 | 73 | 62 | -15% |
| Price/SF | \$217 | \$227 | \$227 | \$206 | \$227 | 10% |
| Avg Price | \$595,939 | \$561,472 | \$592,765 | \$557,177 | \$578,633 | 4% |
| <\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 3 | 7 | 9 | 18 | 16 | -11% |
| New Pendings | 8 | 8 | 6 | 18 | 14 | -22% |
| Closed Sales | 8 | 9 | 6 | 20 | 15 | -25% |
| Price/SF | \$208 | \$180 | \$188 | \$195 | \$183 | -6% |
| \$400k-\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 7 | 21 | 15 | 42 | 36 | -14% |
| New Pendings | 12 | 15 | 15 | 30 | 30 | 0% |
| Closed Sales | 14 | 10 | 19 | 26 | 29 | 12% |
| Price/SF | \$186 | \$194 | \$194 | \$184 | \$194 | 6% |
| >\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 10 | 13 | 19 | 40 | 32 | -20% |
| New Pendings | 15 | 10 | 10 | 25 | 20 | -20% |
| Closed Sales | 12 | 9 | 9 | 27 | 18 | -33% |
| Price/SF | \$248 | \$279 | \$287 | \$227 | \$283 | 25% |

Data source: Realcomp MLS using Great Lakes Repository Data.

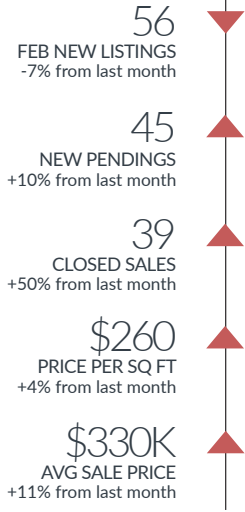


MARCH 2026
HOUSING REPORT

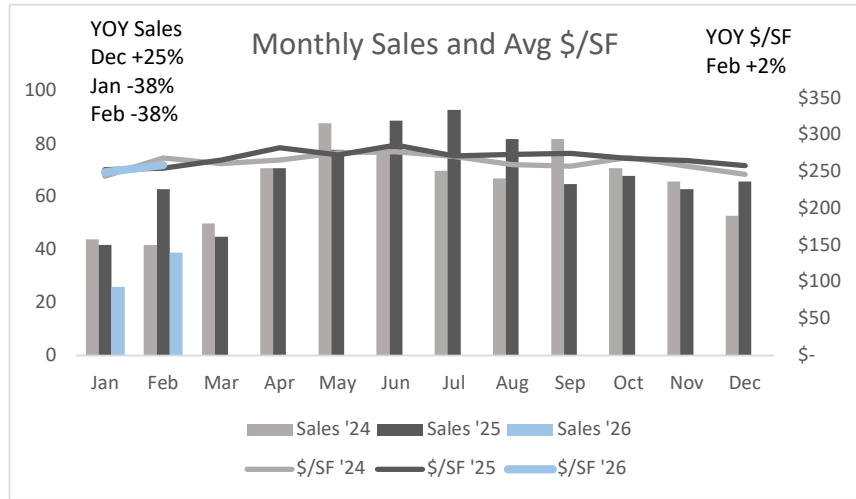
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 44 | 60 | 56 | 145 | 116 | -20% |
| New Pending | 42 | 41 | 45 | 102 | 86 | -16% |
| Closed Sales | 66 | 26 | 39 | 105 | 65 | -38% |
| Price/SF | \$259 | \$250 | \$260 | \$255 | \$256 | 0% |
| Avg Price | \$368,915 | \$298,515 | \$330,185 | \$329,798 | \$317,517 | -4% |
| <\$200k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 5 | 9 | 9 | 17 | 18 | 6% |
| New Pending | 4 | 5 | 5 | 12 | 10 | -17% |
| Closed Sales | 8 | 4 | 6 | 16 | 10 | -38% |
| Price/SF | \$172 | \$183 | \$160 | \$177 | \$170 | -4% |
| \$200k-\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 22 | 31 | 19 | 81 | 50 | -38% |
| New Pending | 20 | 22 | 17 | 58 | 39 | -33% |
| Closed Sales | 28 | 15 | 17 | 57 | 32 | -44% |
| Price/SF | \$242 | \$241 | \$253 | \$249 | \$247 | -1% |
| >\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 17 | 20 | 28 | 47 | 48 | 2% |
| New Pending | 18 | 14 | 23 | 32 | 37 | 16% |
| Closed Sales | 30 | 7 | 16 | 32 | 23 | -28% |
| Price/SF | \$281 | \$289 | \$285 | \$281 | \$286 | 2% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

1,581
FEB NEW LISTINGS
-4% from last month

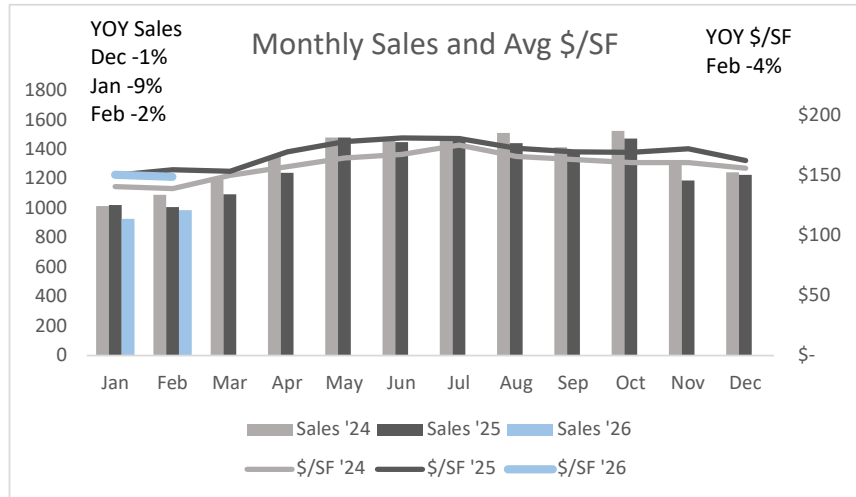
1,108
NEW PENDING
even with last month

991
CLOSED SALES
+6% from last month

\$149
PRICE PER SQ FT
-1% from last month

\$216K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 1,346 | 1,647 | 1,581 | 3,497 | 3,228 | -8% |
| New Pendings | 1,004 | 1,108 | 1,108 | 2,105 | 2,216 | 5% |
| Closed Sales | 1,232 | 933 | 991 | 2,039 | 1,924 | -6% |
| Price/SF | \$162 | \$150 | \$149 | \$153 | \$150 | -2% |
| Avg Price | \$233,173 | \$224,931 | \$215,621 | \$216,820 | \$220,136 | 2% |

<\$200k

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------|---------|---------|---------|----------------------|-------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 877 | 976 | 937 | 2,215 | 1,913 | -14% |
| New Pendings | 583 | 644 | 616 | 1,213 | 1,260 | 4% |
| Closed Sales | 639 | 531 | 558 | 1,162 | 1,089 | -6% |
| Price/SF | \$101 | \$92 | \$87 | \$97 | \$90 | -8% |

\$200k-\$500k

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------|---------|---------|---------|----------------------|-------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 416 | 560 | 539 | 1,103 | 1,099 | 0% |
| New Pendings | 359 | 397 | 420 | 785 | 817 | 4% |
| Closed Sales | 504 | 334 | 379 | 761 | 713 | -6% |
| Price/SF | \$193 | \$188 | \$192 | \$185 | \$190 | 3% |

>\$500k

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------|---------|---------|---------|----------------------|-------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 53 | 111 | 105 | 179 | 216 | 21% |
| New Pendings | 62 | 67 | 72 | 107 | 139 | 30% |
| Closed Sales | 89 | 68 | 54 | 116 | 122 | 5% |
| Price/SF | \$249 | \$222 | \$250 | \$244 | \$233 | -5% |

Data source: Realcomp MLS using Great Lakes Repository Data.

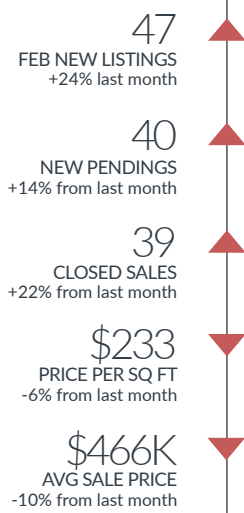


MARCH 2026
HOUSING REPORT

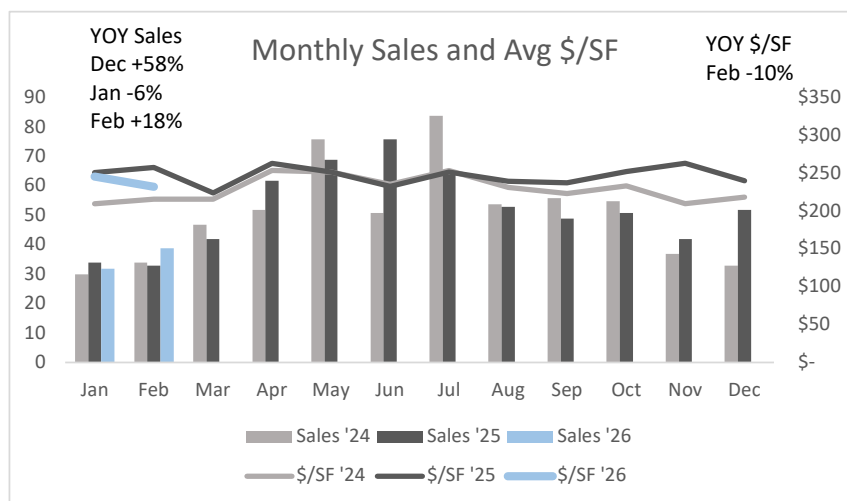
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 24 | 38 | 47 | 112 | 85 | -24% |
| New Pendings | 36 | 35 | 40 | 76 | 75 | -1% |
| Closed Sales | 52 | 32 | 39 | 67 | 71 | 6% |
| Price/SF | \$241 | \$247 | \$233 | \$255 | \$239 | -6% |
| Avg Price | \$534,763 | \$517,643 | \$465,767 | \$563,602 | \$489,147 | -13% |
| <\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 11 | 13 | 12 | 49 | 25 | -49% |
| New Pendings | 14 | 15 | 12 | 25 | 27 | 8% |
| Closed Sales | 16 | 14 | 16 | 27 | 30 | 11% |
| Price/SF | \$190 | \$210 | \$188 | \$204 | \$198 | -3% |
| \$350k-\$750k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 11 | 21 | 20 | 36 | 41 | 14% |
| New Pendings | 18 | 17 | 22 | 30 | 39 | 30% |
| Closed Sales | 28 | 14 | 17 | 27 | 31 | 15% |
| Price/SF | \$229 | \$243 | \$229 | \$238 | \$235 | -1% |
| >\$750k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 2 | 4 | 15 | 27 | 19 | -30% |
| New Pendings | 4 | 3 | 6 | 21 | 9 | -57% |
| Closed Sales | 8 | 4 | 6 | 13 | 10 | -23% |
| Price/SF | \$303 | \$283 | \$288 | \$312 | \$285 | -8% |

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Single-Family

Single-Family Homes

MONTHLY

790
FEB NEW LISTINGS
+6% from last month

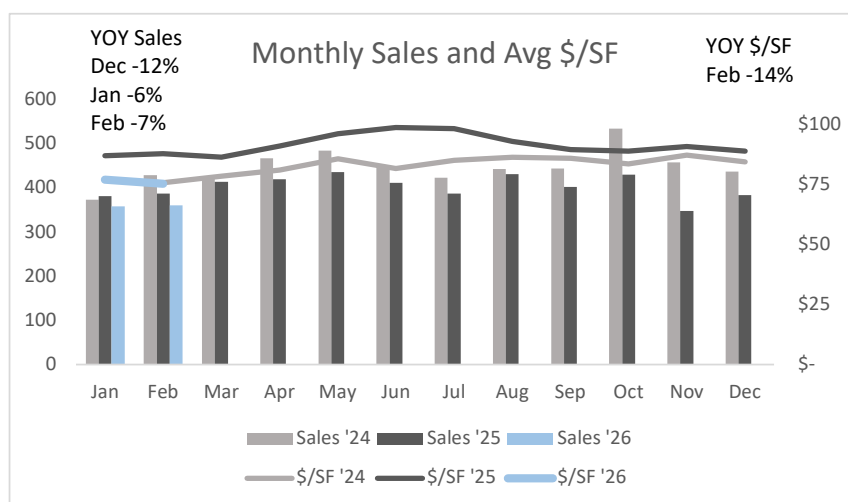
406
NEW PENDINGS
-3% from last month

362
CLOSED SALES
+1% from last month

\$75
PRICE PER SQ FT
-2% from last month

\$107K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 626 | 747 | 790 | 1,676 | 1,537 | -8% |
| New Pendings | 362 | 418 | 406 | 788 | 824 | 5% |
| Closed Sales | 385 | 359 | 362 | 771 | 721 | -6% |
| Price/SF | \$89 | \$77 | \$75 | \$87 | \$76 | -13% |
| Avg Price | \$120,092 | \$113,869 | \$106,878 | \$115,580 | \$110,359 | -5% |
| <\$100k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 318 | 373 | 395 | 865 | 768 | -11% |
| New Pendings | 204 | 228 | 227 | 431 | 455 | 6% |
| Closed Sales | 206 | 212 | 229 | 451 | 441 | -2% |
| Price/SF | \$52 | \$46 | \$42 | \$51 | \$44 | -14% |
| \$100k-\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 290 | 323 | 362 | 722 | 685 | -5% |
| New Pendings | 143 | 163 | 165 | 322 | 328 | 2% |
| Closed Sales | 163 | 133 | 115 | 275 | 248 | -10% |
| Price/SF | \$112 | \$112 | \$114 | \$115 | \$113 | -2% |
| >\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 18 | 51 | 33 | 89 | 84 | -6% |
| New Pendings | 15 | 27 | 14 | 35 | 41 | 17% |
| Closed Sales | 16 | 14 | 18 | 45 | 32 | -29% |
| Price/SF | \$166 | \$96 | \$144 | \$149 | \$117 | -21% |

Data source: Realcomp MLS using Great Lakes Repository Data.



Detroit Condos

Condos/Lofts

MONTHLY

58
FEB NEW LISTINGS
-18% from last month

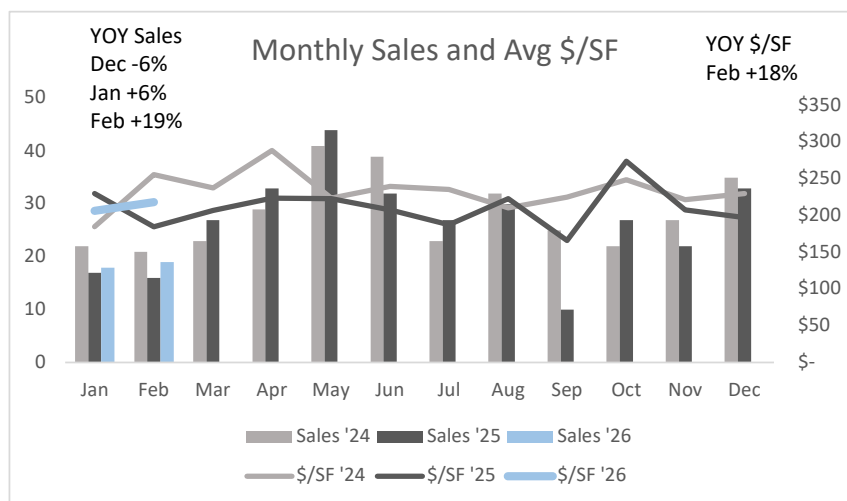
27
NEW PENDING
-33% from last month

19
CLOSED SALES
+6% from last month

\$218
PRICE PER SQ FT
+6% from last month

\$279K
AVG SALE PRICE
+13% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 47 | 71 | 58 | 132 | 129 | -2% |
| New Pendings | 26 | 40 | 27 | 42 | 67 | 60% |
| Closed Sales | 33 | 18 | 19 | 33 | 37 | 12% |
| Price/SF | \$197 | \$207 | \$218 | \$208 | \$213 | 3% |
| Avg Price | \$217,216 | \$247,939 | \$279,021 | \$270,385 | \$263,900 | -2% |
| <\$200k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 22 | 15 | 24 | 39 | 39 | 0% |
| New Pendings | 10 | 7 | 13 | 17 | 20 | 18% |
| Closed Sales | 17 | 7 | 8 | 15 | 15 | 0% |
| Price/SF | \$75 | \$120 | \$91 | \$123 | \$105 | -15% |
| \$200k-\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 15 | 37 | 20 | 53 | 57 | 8% |
| New Pendings | 10 | 22 | 10 | 16 | 32 | 100% |
| Closed Sales | 9 | 9 | 6 | 11 | 15 | 36% |
| Price/SF | \$243 | \$251 | \$240 | \$214 | \$246 | 15% |
| >\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 10 | 19 | 14 | 40 | 33 | -18% |
| New Pendings | 6 | 11 | 4 | 9 | 15 | 67% |
| Closed Sales | 7 | 2 | 5 | 7 | 7 | 0% |
| Price/SF | \$282 | \$275 | \$349 | \$319 | \$328 | 3% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

222
FEB NEW LISTINGS
-22% from last month

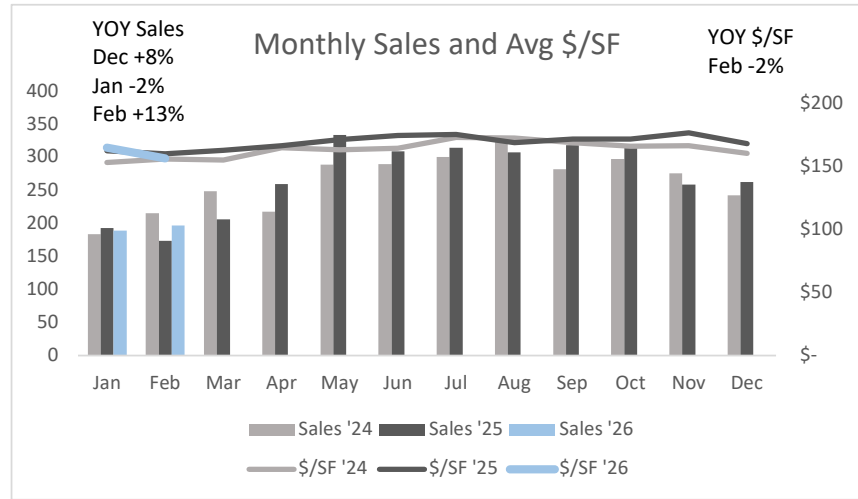
228
NEW PENDINGS
-6% from last month

197
CLOSED SALES
+4% from last month

\$157
PRICE PER SQ FT
-5% from last month

\$211K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 216 | 284 | 222 | 548 | 506 | -8% |
| New Pending | 198 | 242 | 228 | 397 | 470 | 18% |
| Closed Sales | 263 | 189 | 197 | 367 | 386 | 5% |
| Price/SF | \$169 | \$165 | \$157 | \$162 | \$161 | 0% |
| Avg Price | \$231,471 | \$225,171 | \$211,404 | \$213,678 | \$218,145 | 2% |
| <\$150k | | | | | | |
| Listings Taken | 56 | 71 | 49 | 149 | 120 | -19% |
| New Pending | 37 | 62 | 53 | 97 | 115 | 19% |
| Closed Sales | 49 | 35 | 55 | 89 | 90 | 1% |
| Price/SF | \$119 | \$120 | \$114 | \$116 | \$116 | 1% |
| \$150k-\$300k | | | | | | |
| Listings Taken | 116 | 173 | 128 | 318 | 301 | -5% |
| New Pending | 127 | 136 | 138 | 242 | 274 | 13% |
| Closed Sales | 156 | 118 | 108 | 218 | 226 | 4% |
| Price/SF | \$171 | \$173 | \$163 | \$166 | \$168 | 1% |
| >\$300k | | | | | | |
| Listings Taken | 44 | 40 | 45 | 81 | 85 | 5% |
| New Pending | 34 | 44 | 37 | 58 | 81 | 40% |
| Closed Sales | 58 | 36 | 34 | 60 | 70 | 17% |
| Price/SF | \$184 | \$171 | \$179 | \$183 | \$175 | -4% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

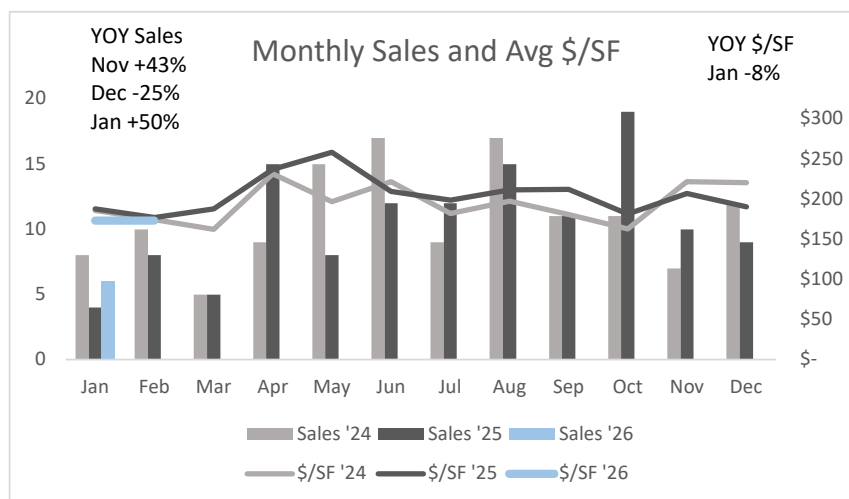
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|-----------------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| YTD through Feb 28th | | | | | | |
| Listings Taken | 3 | 13 | 8 | 23 | 21 | -9% |
| New Pending | 6 | 12 | 5 | 17 | 17 | 0% |
| Closed Sales | 9 | 6 | 6 | 12 | 12 | 0% |
| Price/SF | \$191 | \$174 | \$230 | \$181 | \$204 | 13% |
| Avg Price | \$411,000 | \$462,583 | \$699,667 | \$430,567 | \$581,125 | 35% |
| <\$350k | | | | | | |
| Listings Taken | - | 4 | 3 | 6 | 7 | 17% |
| New Pending | 3 | 1 | 2 | 5 | 3 | -40% |
| Closed Sales | 3 | 2 | 1 | 4 | 3 | -25% |
| Price/SF | \$199 | \$169 | \$213 | \$186 | \$183 | -2% |
| \$350k-\$600k | | | | | | |
| Listings Taken | 3 | 6 | 5 | 14 | 11 | -21% |
| New Pending | 2 | 7 | 1 | 9 | 8 | -11% |
| Closed Sales | 6 | 2 | 2 | 8 | 4 | -50% |
| Price/SF | \$188 | \$166 | \$156 | \$180 | \$162 | -10% |
| >\$600k | | | | | | |
| Listings Taken | - | 3 | - | 3 | 3 | 0% |
| New Pending | 1 | 4 | 2 | 3 | 6 | 100% |
| Closed Sales | - | 2 | 3 | - | 5 | - |
| Price/SF | - | \$182 | \$266 | - | \$234 | - |

Data source: Realcomp MLS using Great Lakes Repository Data.

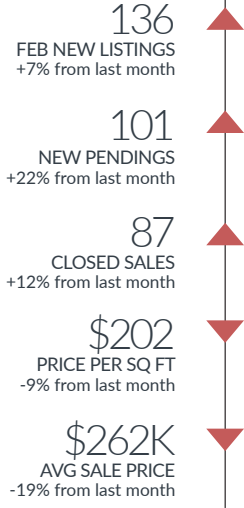


MARCH 2026
HOUSING REPORT

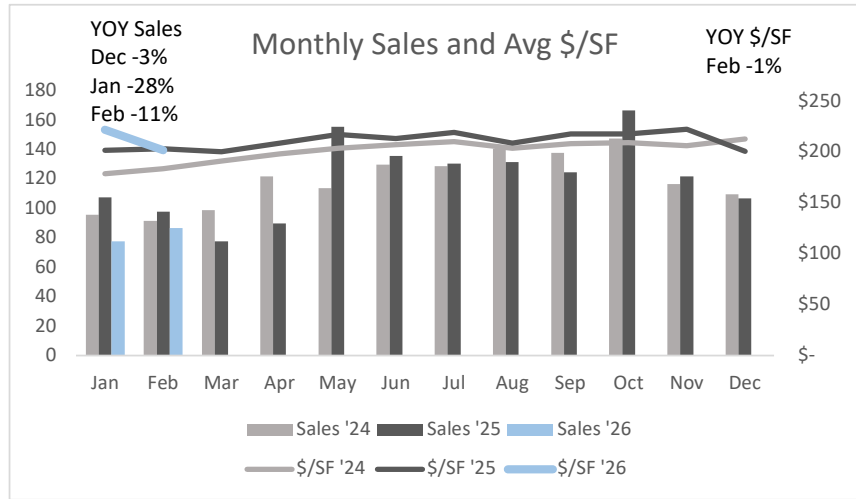
Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 118 | 127 | 136 | 280 | 263 | -6% |
| New Pendings | 89 | 83 | 101 | 177 | 184 | 4% |
| Closed Sales | 107 | 78 | 87 | 206 | 165 | -20% |
| Price/SF | \$201 | \$222 | \$202 | \$203 | \$212 | 5% |
| Avg Price | \$255,528 | \$322,258 | \$262,117 | \$268,767 | \$290,547 | 8% |
| <\$175k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 28 | 17 | 27 | 49 | 44 | -10% |
| New Pendings | 26 | 15 | 23 | 34 | 38 | 12% |
| Closed Sales | 24 | 18 | 20 | 43 | 38 | -12% |
| Price/SF | \$138 | \$143 | \$133 | \$140 | \$138 | -1% |
| \$175k-\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 60 | 72 | 70 | 135 | 142 | 5% |
| New Pendings | 45 | 49 | 47 | 100 | 96 | -4% |
| Closed Sales | 62 | 40 | 42 | 110 | 82 | -25% |
| Price/SF | \$195 | \$195 | \$196 | \$191 | \$195 | 3% |
| >\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 30 | 38 | 39 | 96 | 77 | -20% |
| New Pendings | 18 | 19 | 31 | 43 | 50 | 16% |
| Closed Sales | 21 | 20 | 25 | 53 | 45 | -15% |
| Price/SF | \$253 | \$288 | \$245 | \$251 | \$267 | 7% |

Data source: Realcomp MLS using Great Lakes Repository Data.

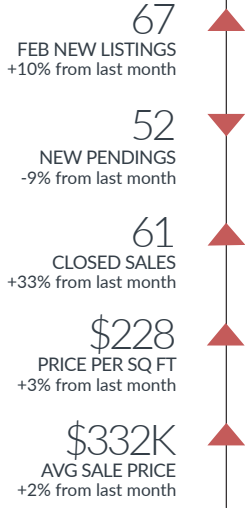


MARCH 2026
HOUSING REPORT

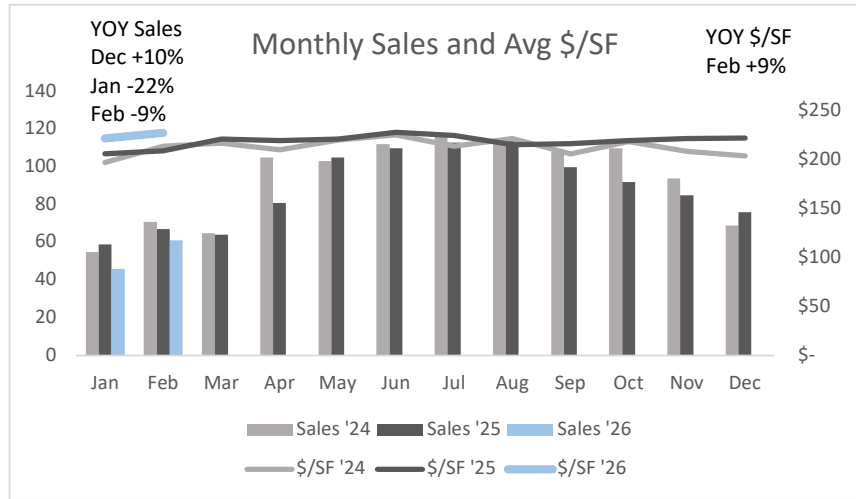
Livonia

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 43 | 61 | 67 | 152 | 128 | -16% |
| New Pending | 54 | 57 | 52 | 131 | 109 | -17% |
| Closed Sales | 76 | 46 | 61 | 126 | 107 | -15% |
| Price/SF | \$222 | \$222 | \$228 | \$208 | \$225 | 8% |
| Avg Price | \$340,421 | \$327,205 | \$332,280 | \$313,848 | \$330,098 | 5% |
| <\$250k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 14 | 13 | 10 | 32 | 23 | -28% |
| New Pending | 12 | 11 | 7 | 28 | 18 | -36% |
| Closed Sales | 13 | 10 | 9 | 25 | 19 | -24% |
| Price/SF | \$196 | \$195 | \$176 | \$181 | \$186 | 3% |
| \$250k-\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 24 | 33 | 41 | 98 | 74 | -24% |
| New Pending | 32 | 35 | 31 | 84 | 66 | -21% |
| Closed Sales | 44 | 26 | 40 | 79 | 66 | -16% |
| Price/SF | \$228 | \$239 | \$237 | \$217 | \$238 | 9% |
| >\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 5 | 15 | 16 | 22 | 31 | 41% |
| New Pending | 10 | 11 | 14 | 19 | 25 | 32% |
| Closed Sales | 19 | 10 | 12 | 22 | 22 | 0% |
| Price/SF | \$224 | \$207 | \$230 | \$201 | \$219 | 9% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

20
FEB NEW LISTINGS
+18% from last month

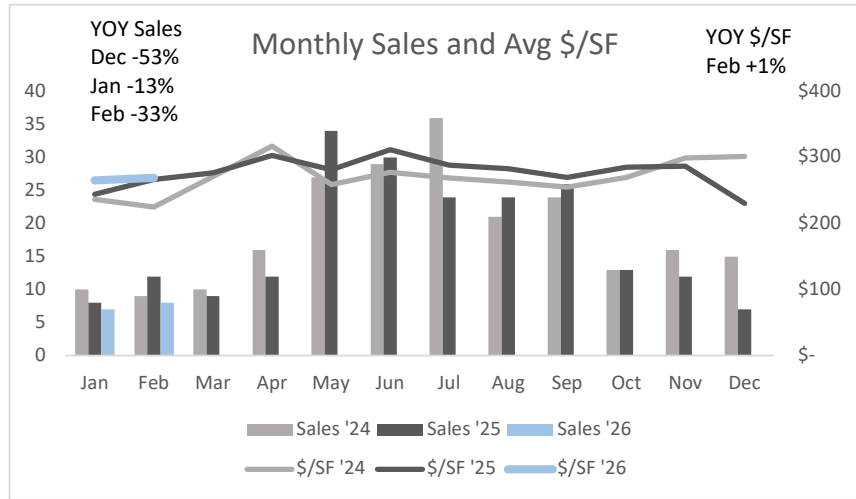
11
NEW PENDING
+10% from last month

8
CLOSED SALES
+14% from last month

\$269
PRICE PER SQ FT
+1% from last month

\$849K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|--------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 8 | 17 | 20 | 24 | 37 | 54% |
| New Pendings | 10 | 10 | 11 | 18 | 21 | 17% |
| Closed Sales | 7 | 7 | 8 | 20 | 15 | -25% |
| Price/SF | \$231 | \$265 | \$269 | \$259 | \$267 | 3% |
| Avg Price | \$635,143 | \$832,857 | \$848,875 | \$909,045 | \$841,400 | -7% |
| <\$700k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 3 | 5 | 4 | 9 | 9 | 0% |
| New Pendings | 5 | 5 | 4 | 5 | 9 | 80% |
| Closed Sales | 4 | 4 | 2 | 3 | 6 | 100% |
| Price/SF | \$220 | \$241 | \$271 | \$224 | \$248 | 11% |
| \$700k-\$1m | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 4 | 3 | 5 | 7 | 8 | 14% |
| New Pendings | 3 | 3 | 3 | 7 | 6 | -14% |
| Closed Sales | 3 | 1 | 4 | 11 | 5 | -55% |
| Price/SF | \$242 | \$213 | \$224 | \$227 | \$222 | -2% |
| >\$1m | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 1 | 9 | 11 | 8 | 20 | 150% |
| New Pendings | 2 | 2 | 4 | 6 | 6 | 0% |
| Closed Sales | - | 2 | 2 | 6 | 4 | -33% |
| Price/SF | #DIV/0! | \$322 | \$363 | \$316 | \$341 | 8% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

74
FEB NEW LISTINGS
+4% from last month

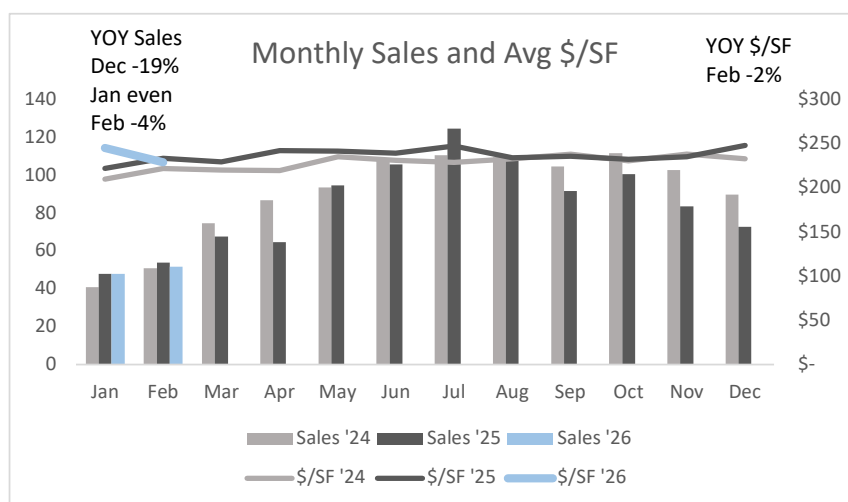
51
NEW PENDING
-11% from last month

52
CLOSED SALES
+8% from last month

\$230
PRICE PER SQ FT
-7% from last month

\$495K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 58 | 71 | 74 | 123 | 145 | 18% |
| New Pendings | 44 | 57 | 51 | 99 | 108 | 9% |
| Closed Sales | 73 | 48 | 52 | 102 | 100 | -2% |
| Price/SF | \$249 | \$246 | \$230 | \$229 | \$238 | 4% |
| Avg Price | \$516,406 | \$587,377 | \$494,584 | \$457,999 | \$539,124 | 18% |
| <\$350k | | | | | | |
| Listings Taken | 7 | 6 | 13 | 42 | 19 | -55% |
| New Pendings | 8 | 6 | 7 | 29 | 13 | -55% |
| Closed Sales | 18 | 6 | 8 | 25 | 14 | -44% |
| Price/SF | \$227 | \$256 | \$214 | \$211 | \$231 | 10% |
| \$350k-\$600k | | | | | | |
| Listings Taken | 35 | 38 | 38 | 61 | 76 | 25% |
| New Pendings | 21 | 35 | 28 | 52 | 63 | 21% |
| Closed Sales | 35 | 22 | 29 | 59 | 51 | -14% |
| Price/SF | \$224 | \$213 | \$223 | \$232 | \$219 | -6% |
| >\$600k | | | | | | |
| Listings Taken | 16 | 27 | 23 | 20 | 50 | 150% |
| New Pendings | 15 | 16 | 16 | 18 | 32 | 78% |
| Closed Sales | 20 | 20 | 15 | 18 | 35 | 94% |
| Price/SF | \$289 | \$270 | \$243 | \$234 | \$258 | 10% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

687
FEB NEW LISTINGS
+1% from last month

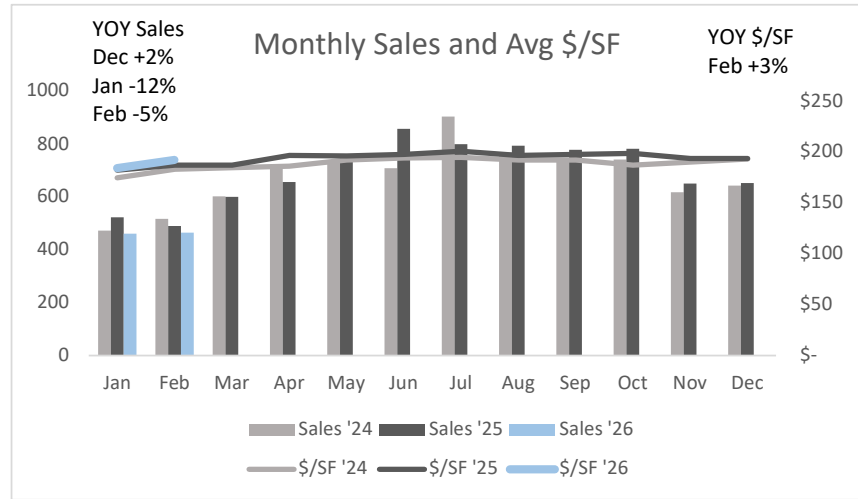
522
NEW PENDINGS
+5% from last month

466
CLOSED SALES
+1% from last month

\$193
PRICE PER SQ FT
+4% from last month

\$319K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 579 | 681 | 687 | 1,555 | 1,368 | -12% |
| New Pendings | 495 | 498 | 522 | 1,093 | 1,020 | -7% |
| Closed Sales | 654 | 462 | 466 | 1,014 | 928 | -8% |
| Price/SF | \$194 | \$185 | \$193 | \$185 | \$189 | 2% |
| Avg Price | \$322,264 | \$306,424 | \$319,018 | \$294,822 | \$312,748 | 6% |
| <\$200k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 158 | 205 | 156 | 469 | 361 | -23% |
| New Pendings | 138 | 136 | 142 | 312 | 278 | -11% |
| Closed Sales | 163 | 132 | 115 | 293 | 247 | -16% |
| Price/SF | \$123 | \$118 | \$129 | \$133 | \$123 | -7% |
| \$200k-\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 225 | 246 | 299 | 617 | 545 | -12% |
| New Pendings | 202 | 204 | 226 | 492 | 430 | -13% |
| Closed Sales | 282 | 188 | 197 | 466 | 385 | -17% |
| Price/SF | \$192 | \$187 | \$196 | \$190 | \$191 | 1% |
| >\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 196 | 230 | 232 | 469 | 462 | -1% |
| New Pendings | 155 | 158 | 154 | 289 | 312 | 8% |
| Closed Sales | 209 | 142 | 154 | 255 | 296 | 16% |
| Price/SF | \$220 | \$211 | \$211 | \$205 | \$211 | 3% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

51
FEB NEW LISTINGS
-9% from last month

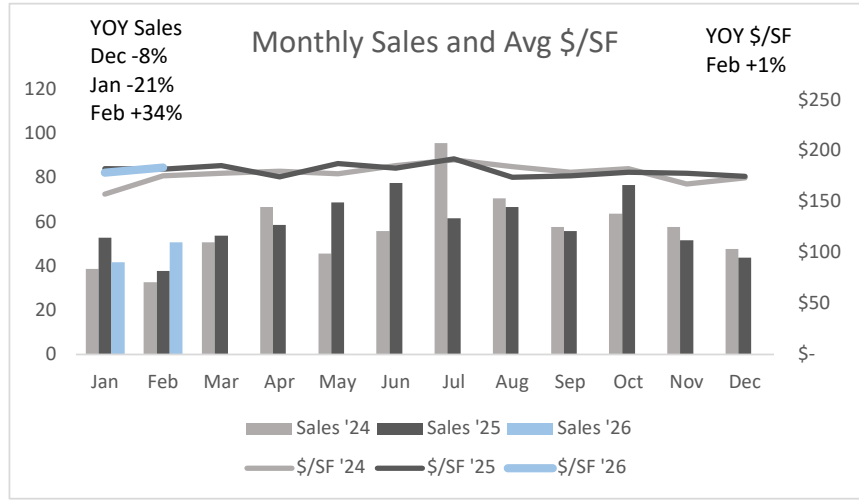
47
NEW PENDING
-11% from last month

51
CLOSED SALES
+21% from last month

\$184
PRICE PER SQ FT
+3% from last month

\$331K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 49 | 56 | 51 | 123 | 107 | -13% |
| New Pendings | 35 | 53 | 47 | 95 | 100 | 5% |
| Closed Sales | 44 | 42 | 51 | 91 | 93 | 2% |
| Price/SF | \$175 | \$179 | \$184 | \$183 | \$182 | -1% |
| Avg Price | \$312,450 | \$298,607 | \$330,765 | \$301,538 | \$316,242 | 5% |
| <\$200k | | | | | | |
| Listings Taken | 8 | 10 | 9 | 24 | 19 | -21% |
| New Pendings | 3 | 9 | 6 | 13 | 15 | 15% |
| Closed Sales | 7 | 4 | 6 | 15 | 10 | -33% |
| Price/SF | \$107 | \$106 | \$132 | \$125 | \$122 | -2% |
| \$200k-\$400k | | | | | | |
| Listings Taken | 34 | 35 | 33 | 74 | 68 | -8% |
| New Pendings | 25 | 30 | 30 | 67 | 60 | -10% |
| Closed Sales | 27 | 32 | 30 | 64 | 62 | -3% |
| Price/SF | \$187 | \$183 | \$190 | \$186 | \$186 | 0% |
| >\$400k | | | | | | |
| Listings Taken | 7 | 11 | 9 | 25 | 20 | -20% |
| New Pendings | 7 | 14 | 11 | 15 | 25 | 67% |
| Closed Sales | 10 | 6 | 15 | 12 | 21 | 75% |
| Price/SF | \$180 | \$189 | \$185 | \$205 | \$186 | -9% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

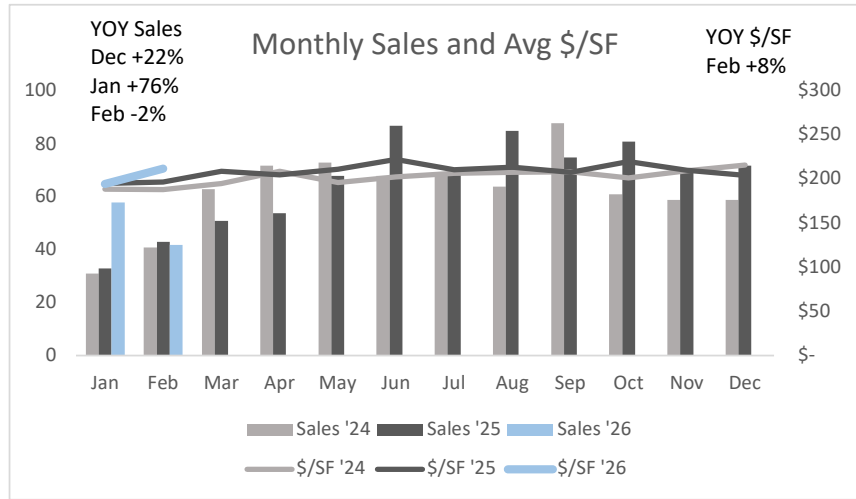
Macomb Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 67 | 54 | 71 | 132 | 125 | -5% |
| New Pendings | 61 | 45 | 45 | 89 | 90 | 1% |
| Closed Sales | 72 | 58 | 42 | 76 | 100 | 32% |
| Price/SF | \$205 | \$195 | \$212 | \$196 | \$202 | 3% |
| Avg Price | \$452,041 | \$454,305 | \$515,104 | \$491,999 | \$479,841 | -2% |
| <\$350k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 10 | 8 | 8 | 11 | 16 | 45% |
| New Pendings | 11 | 7 | 6 | 11 | 13 | 18% |
| Closed Sales | 16 | 10 | 4 | 8 | 14 | 75% |
| Price/SF | \$166 | \$129 | \$233 | \$136 | \$154 | 13% |
| \$350k-\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 42 | 34 | 47 | 82 | 81 | -1% |
| New Pendings | 37 | 32 | 30 | 59 | 62 | 5% |
| Closed Sales | 44 | 40 | 28 | 50 | 68 | 36% |
| Price/SF | \$210 | \$205 | \$205 | \$197 | \$205 | 4% |
| >\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 15 | 12 | 16 | 39 | 28 | -28% |
| New Pendings | 13 | 6 | 9 | 19 | 15 | -21% |
| Closed Sales | 12 | 8 | 10 | 18 | 18 | 0% |
| Price/SF | \$216 | \$203 | \$223 | \$209 | \$214 | 2% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

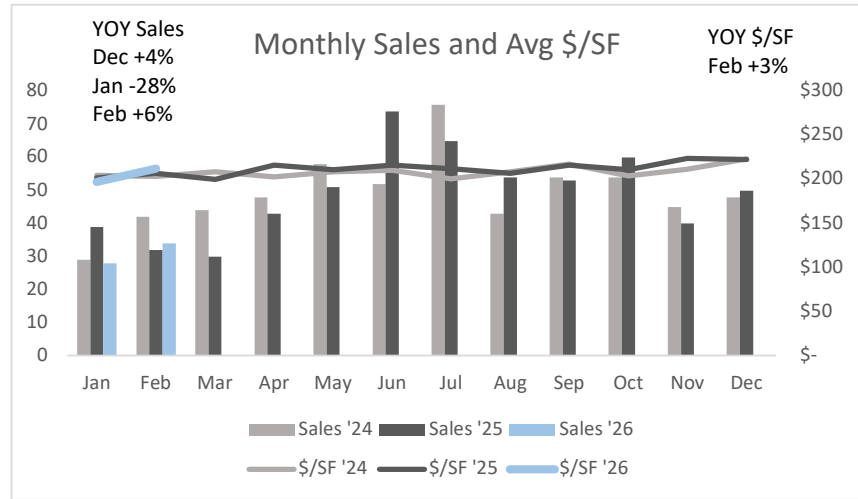
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 40 | 53 | 38 | 77 | 91 | 18% |
| New Pending | 45 | 34 | 34 | 69 | 68 | -1% |
| Closed Sales | 50 | 28 | 34 | 71 | 62 | -13% |
| Price/SF | \$223 | \$197 | \$213 | \$204 | \$206 | 1% |
| Avg Price | \$548,318 | \$430,593 | \$473,118 | \$467,678 | \$453,913 | -3% |
| <\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 8 | 11 | 4 | 17 | 15 | -12% |
| New Pending | 13 | 6 | 7 | 17 | 13 | -24% |
| Closed Sales | 6 | 8 | 5 | 14 | 13 | -7% |
| Price/SF | \$168 | \$161 | \$155 | \$187 | \$159 | -15% |
| \$300k-\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 20 | 19 | 17 | 30 | 36 | 20% |
| New Pending | 19 | 19 | 18 | 37 | 37 | 0% |
| Closed Sales | 19 | 16 | 21 | 39 | 37 | -5% |
| Price/SF | \$202 | \$197 | \$205 | \$190 | \$201 | 6% |
| >\$600k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 12 | 23 | 17 | 30 | 40 | 33% |
| New Pending | 13 | 9 | 9 | 15 | 18 | 20% |
| Closed Sales | 25 | 4 | 8 | 18 | 12 | -33% |
| Price/SF | \$238 | \$227 | \$238 | \$228 | \$234 | 3% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

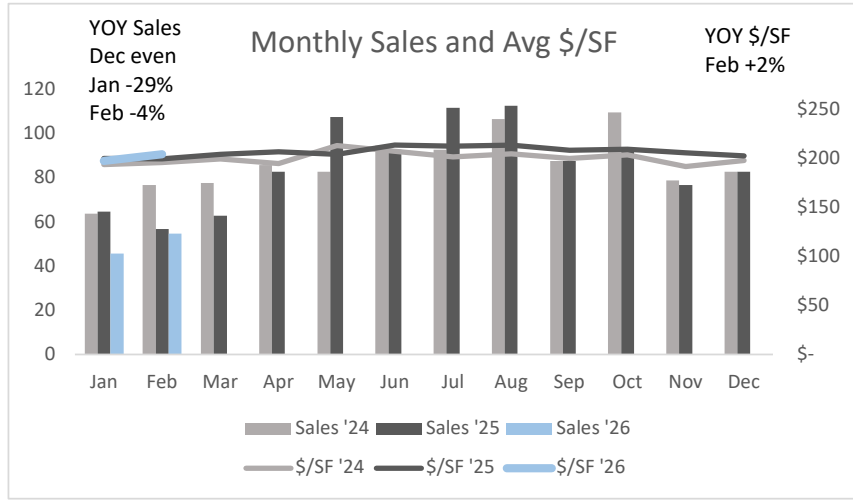
Sterling Heights

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 56 | 70 | 81 | 157 | 151 | -4% |
| New Pendings | 55 | 56 | 64 | 119 | 120 | 1% |
| Closed Sales | 83 | 46 | 55 | 122 | 101 | -17% |
| Price/SF | \$203 | \$198 | \$205 | \$200 | \$202 | 1% |
| Avg Price | \$324,034 | \$333,945 | \$333,676 | \$330,539 | \$333,798 | 1% |
| <\$250k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 1 | 5 | 5 | 10 | 10 | 0% |
| New Pendings | 7 | 4 | 6 | 9 | 10 | 11% |
| Closed Sales | 11 | 4 | 8 | 13 | 12 | -8% |
| Price/SF | \$175 | \$169 | \$215 | \$178 | \$197 | 11% |
| \$250k-\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 44 | 49 | 53 | 119 | 102 | -14% |
| New Pendings | 41 | 42 | 50 | 94 | 92 | -2% |
| Closed Sales | 61 | 36 | 40 | 92 | 76 | -17% |
| Price/SF | \$204 | \$201 | \$203 | \$200 | \$202 | 1% |
| >\$400k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 11 | 16 | 23 | 28 | 39 | 39% |
| New Pendings | 7 | 10 | 8 | 16 | 18 | 13% |
| Closed Sales | 11 | 6 | 7 | 17 | 13 | -24% |
| Price/SF | \$217 | \$197 | \$206 | \$210 | \$202 | -4% |

Data source: Realcomp MLS using Great Lakes Repository Data.

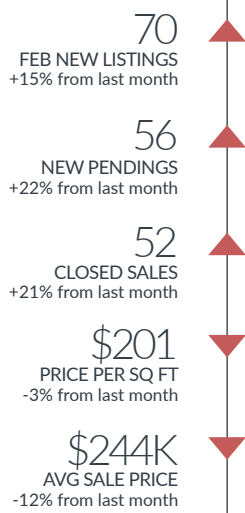


MARCH 2026
HOUSING REPORT

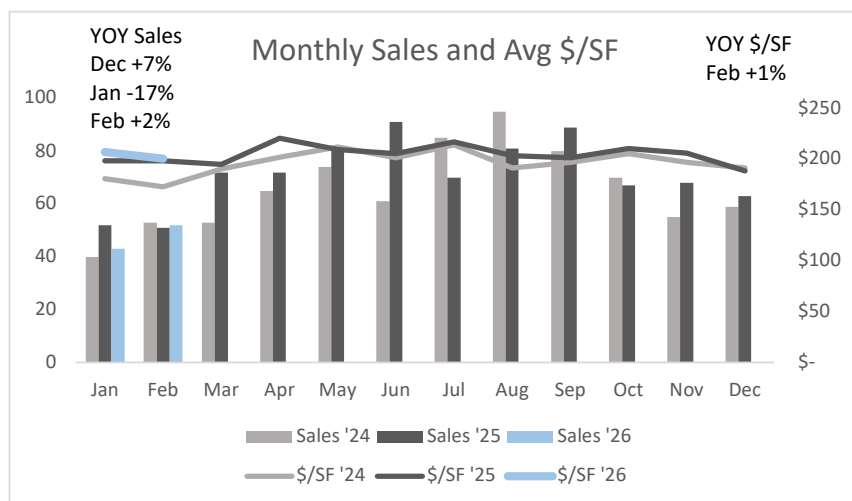
St. Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 61 | 61 | 70 | 173 | 131 | -24% |
| New Pendings | 48 | 46 | 56 | 116 | 102 | -12% |
| Closed Sales | 63 | 43 | 52 | 103 | 95 | -8% |
| Price/SF | \$189 | \$207 | \$201 | \$198 | \$204 | 3% |
| Avg Price | \$249,935 | \$277,616 | \$244,103 | \$246,007 | \$259,272 | 5% |
| <\$200k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 10 | 9 | 6 | 27 | 15 | -44% |
| New Pendings | 6 | 6 | 8 | 20 | 14 | -30% |
| Closed Sales | 10 | 8 | 12 | 24 | 20 | -17% |
| Price/SF | \$140 | \$142 | \$168 | \$160 | \$157 | -2% |
| \$200k-\$275k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 35 | 31 | 47 | 90 | 78 | -13% |
| New Pendings | 29 | 27 | 32 | 69 | 59 | -14% |
| Closed Sales | 33 | 23 | 27 | 53 | 50 | -6% |
| Price/SF | \$187 | \$202 | \$199 | \$213 | \$200 | -6% |
| >\$275k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 16 | 21 | 17 | 56 | 38 | -32% |
| New Pendings | 13 | 13 | 16 | 27 | 29 | 7% |
| Closed Sales | 20 | 12 | 13 | 26 | 25 | -4% |
| Price/SF | \$209 | \$241 | \$226 | \$202 | \$234 | 16% |

Data source: Realcomp MLS using Great Lakes Repository Data.

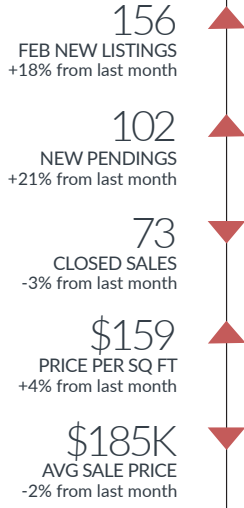


MARCH 2026
HOUSING REPORT

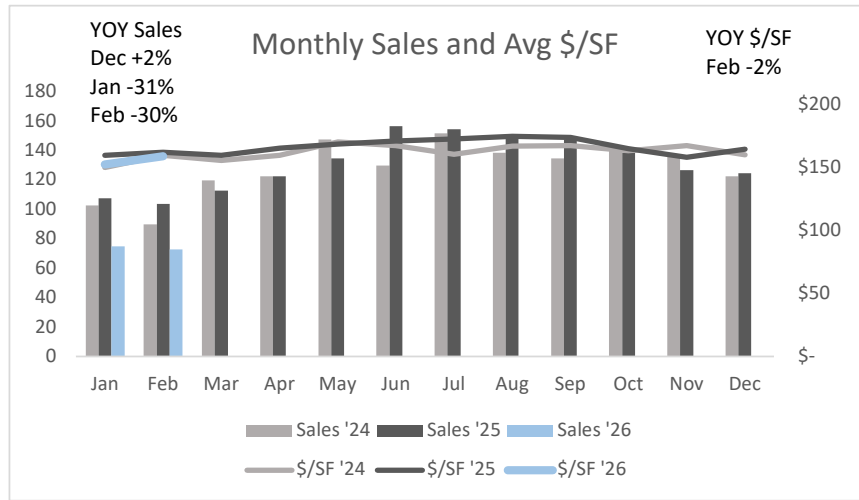
Warren

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 110 | 132 | 156 | 320 | 288 | -10% |
| New Pendings | 82 | 84 | 102 | 219 | 186 | -15% |
| Closed Sales | 125 | 75 | 73 | 212 | 148 | -30% |
| Price/SF | \$165 | \$153 | \$159 | \$161 | \$156 | -3% |
| Avg Price | \$196,694 | \$189,201 | \$185,452 | \$198,023 | \$187,352 | -5% |
| <\$125k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 23 | 34 | 28 | 78 | 62 | -21% |
| New Pendings | 18 | 17 | 19 | 48 | 36 | -25% |
| Closed Sales | 29 | 21 | 17 | 48 | 38 | -21% |
| Price/SF | \$95 | \$89 | \$106 | \$100 | \$97 | -3% |
| \$125k-\$250k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 56 | 66 | 81 | 162 | 147 | -9% |
| New Pendings | 39 | 47 | 59 | 109 | 106 | -3% |
| Closed Sales | 61 | 32 | 40 | 100 | 72 | -28% |
| Price/SF | \$175 | \$164 | \$158 | \$162 | \$161 | -1% |
| >\$250k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 31 | 32 | 47 | 80 | 79 | -1% |
| New Pendings | 25 | 20 | 24 | 62 | 44 | -29% |
| Closed Sales | 35 | 22 | 16 | 64 | 38 | -41% |
| Price/SF | \$184 | \$176 | \$197 | \$186 | \$184 | -1% |

Data source: Realcomp MLS using Great Lakes Repository Data.



MARCH 2026
HOUSING REPORT

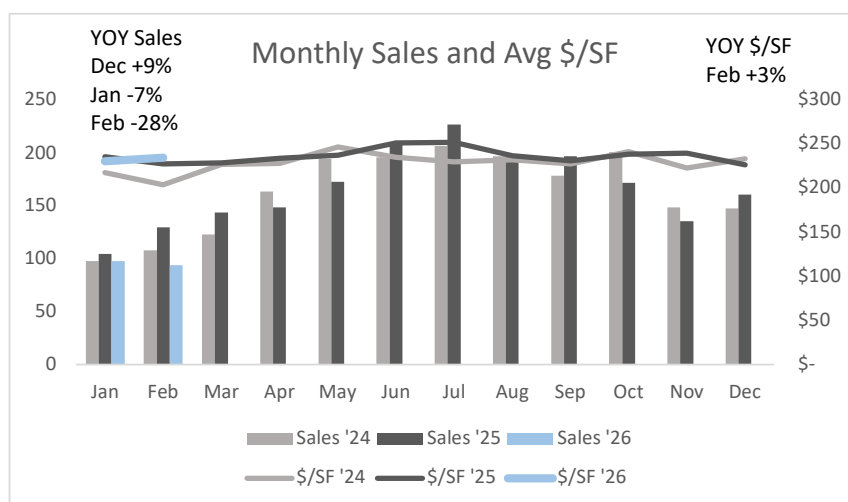
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 104 | 128 | 129 | 309 | 257 | -17% |
| New Pendings | 107 | 102 | 108 | 253 | 210 | -17% |
| Closed Sales | 161 | 98 | 94 | 235 | 192 | -18% |
| Price/SF | \$227 | \$231 | \$235 | \$232 | \$233 | 1% |
| Avg Price | \$467,203 | \$437,044 | \$442,345 | \$454,109 | \$439,639 | -3% |
| <\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 21 | 29 | 23 | 67 | 52 | -22% |
| New Pendings | 20 | 22 | 25 | 57 | 47 | -18% |
| Closed Sales | 24 | 21 | 19 | 45 | 40 | -11% |
| Price/SF | \$141 | \$159 | \$161 | \$161 | \$160 | -1% |
| \$300k-\$500k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 41 | 56 | 66 | 132 | 122 | -8% |
| New Pendings | 54 | 53 | 58 | 115 | 111 | -3% |
| Closed Sales | 79 | 51 | 45 | 120 | 96 | -20% |
| Price/SF | \$218 | \$221 | \$213 | \$216 | \$217 | 1% |
| >\$500k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 42 | 43 | 40 | 110 | 83 | -25% |
| New Pendings | 33 | 27 | 25 | 81 | 52 | -36% |
| Closed Sales | 58 | 26 | 30 | 70 | 56 | -20% |
| Price/SF | \$255 | \$277 | \$287 | \$275 | \$282 | 3% |

Data source: Realcomp MLS using Great Lakes Repository Data.

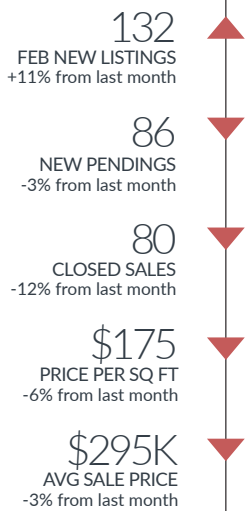


MARCH 2026
HOUSING REPORT

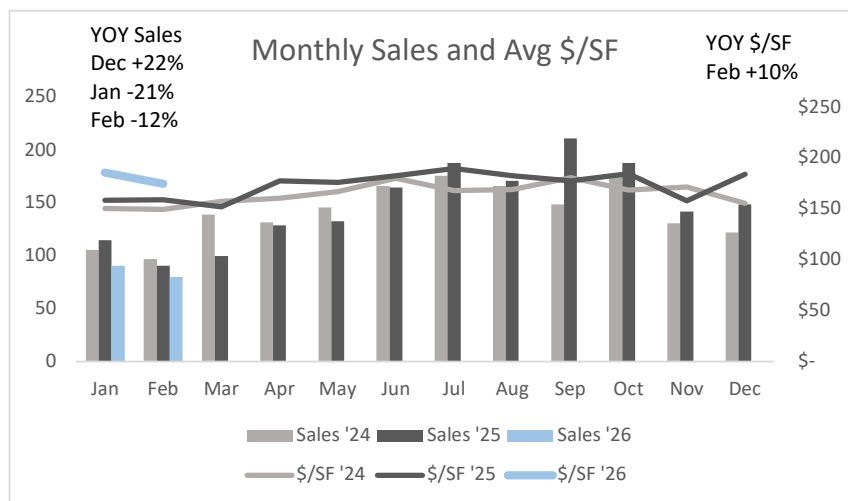
St. Clair County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 94 | 119 | 132 | 291 | 251 | -14% |
| New Pending | 106 | 89 | 86 | 203 | 175 | -14% |
| Closed Sales | 149 | 91 | 80 | 206 | 171 | -17% |
| Price/SF | \$184 | \$186 | \$175 | \$159 | \$181 | 14% |
| Avg Price | \$288,509 | \$304,970 | \$294,526 | \$248,511 | \$300,084 | 21% |
| <\$200k | | | | | | |
| Listings Taken | 32 | 44 | 35 | 112 | 79 | -29% |
| New Pending | 35 | 26 | 31 | 82 | 57 | -30% |
| Closed Sales | 50 | 24 | 27 | 83 | 51 | -39% |
| Price/SF | \$114 | \$114 | \$91 | \$107 | \$101 | -6% |
| \$200k-\$400k | | | | | | |
| Listings Taken | 44 | 51 | 73 | 129 | 124 | -4% |
| New Pending | 48 | 41 | 44 | 94 | 85 | -10% |
| Closed Sales | 69 | 43 | 39 | 100 | 82 | -18% |
| Price/SF | \$192 | \$182 | \$176 | \$174 | \$179 | 3% |
| >\$400k | | | | | | |
| Listings Taken | 18 | 24 | 24 | 50 | 48 | -4% |
| New Pending | 23 | 22 | 11 | 27 | 33 | 22% |
| Closed Sales | 30 | 24 | 14 | 23 | 38 | 65% |
| Price/SF | \$232 | \$227 | \$268 | \$215 | \$243 | 13% |

Data source: Realcomp MLS using Great Lakes Repository Data.

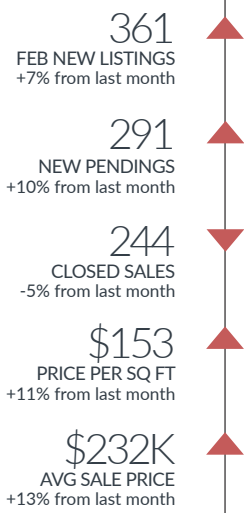


MARCH 2026
HOUSING REPORT

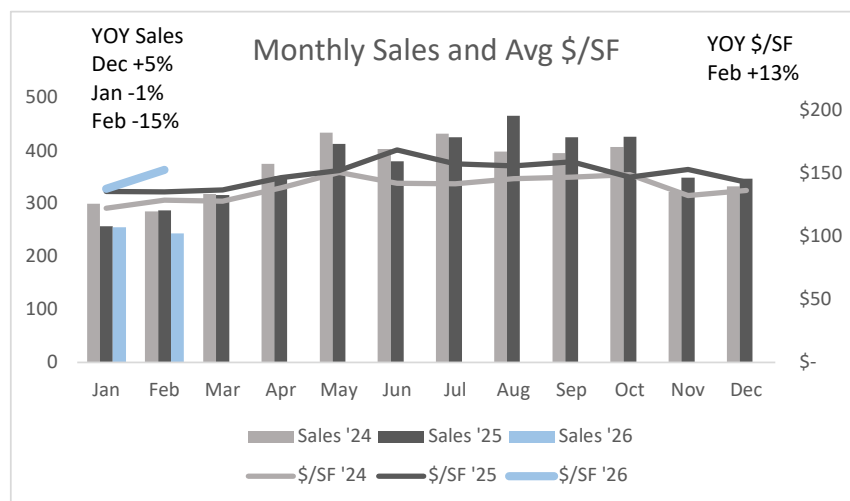
Genesee County

Single-Family Homes

MONTHLY



Closed Sales



| All Price Ranges | | | | | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 266 | 336 | 361 | 762 | 697 | -9% |
| New Pending | 267 | 265 | 291 | 595 | 556 | -7% |
| Closed Sales | 348 | 256 | 244 | 546 | 500 | -8% |
| Price/SF | \$143 | \$138 | \$153 | \$136 | \$146 | 7% |
| Avg Price | \$215,682 | \$205,940 | \$232,383 | \$198,797 | \$218,844 | 10% |
| <\$150k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 111 | 135 | 141 | 319 | 276 | -13% |
| New Pending | 110 | 102 | 112 | 228 | 214 | -6% |
| Closed Sales | 114 | 106 | 87 | 222 | 193 | -13% |
| Price/SF | \$66 | \$62 | \$63 | \$67 | \$62 | -7% |
| \$150k-\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 93 | 117 | 134 | 253 | 251 | -1% |
| New Pending | 101 | 101 | 117 | 238 | 218 | -8% |
| Closed Sales | 151 | 87 | 89 | 218 | 176 | -19% |
| Price/SF | \$147 | \$145 | \$151 | \$144 | \$148 | 3% |
| >\$300k | | | | | | |
| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 62 | 84 | 86 | 190 | 170 | -11% |
| New Pending | 56 | 62 | 62 | 129 | 124 | -4% |
| Closed Sales | 83 | 63 | 68 | 106 | 131 | 24% |
| Price/SF | \$194 | \$198 | \$218 | \$196 | \$208 | 6% |

Data source: Realcomp MLS using Great Lakes Repository Data.

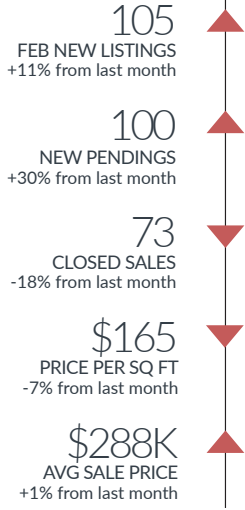


MARCH 2026
HOUSING REPORT

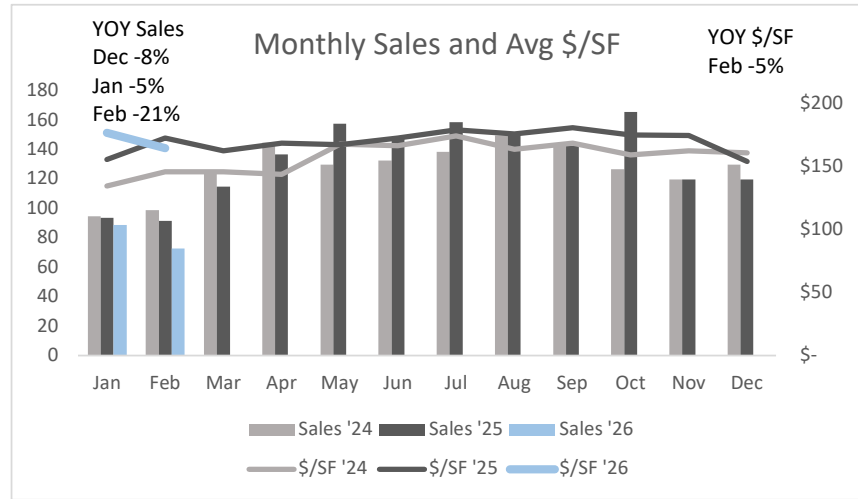
Monroe County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

| | Dec '25 | Jan '25 | Feb '26 | YTD through Feb 28th | | |
|----------------------|-----------|-----------|-----------|----------------------|-----------|-------|
| | | | | 2025 | 2026 | (+/-) |
| Listings Taken | 90 | 95 | 105 | 250 | 200 | -20% |
| New Pendings | 113 | 77 | 100 | 203 | 177 | -13% |
| Closed Sales | 120 | 89 | 73 | 186 | 162 | -13% |
| Price/SF | \$154 | \$177 | \$165 | \$165 | \$171 | 4% |
| Avg Price | \$256,278 | \$285,130 | \$287,883 | \$255,134 | \$286,371 | 12% |
| <\$200k | | | | | | |
| Listings Taken | 34 | 25 | 32 | 84 | 57 | -32% |
| New Pendings | 33 | 21 | 27 | 67 | 48 | -28% |
| Closed Sales | 42 | 26 | 23 | 60 | 49 | -18% |
| Price/SF | \$104 | \$116 | \$115 | \$120 | \$115 | -4% |
| \$200k-\$350k | | | | | | |
| Listings Taken | 35 | 33 | 52 | 109 | 85 | -22% |
| New Pendings | 58 | 31 | 50 | 94 | 81 | -14% |
| Closed Sales | 55 | 39 | 33 | 93 | 72 | -23% |
| Price/SF | \$162 | \$179 | \$175 | \$169 | \$177 | 4% |
| >\$350k | | | | | | |
| Listings Taken | 21 | 37 | 21 | 57 | 58 | 2% |
| New Pendings | 22 | 25 | 23 | 42 | 48 | 14% |
| Closed Sales | 23 | 24 | 17 | 33 | 41 | 24% |
| Price/SF | \$190 | \$210 | \$186 | \$197 | \$199 | 1% |

Data source: Realcomp MLS using Great Lakes Repository Data.

