



HOUSING

report



OCTOBER 2025
SOUTHEAST REGION

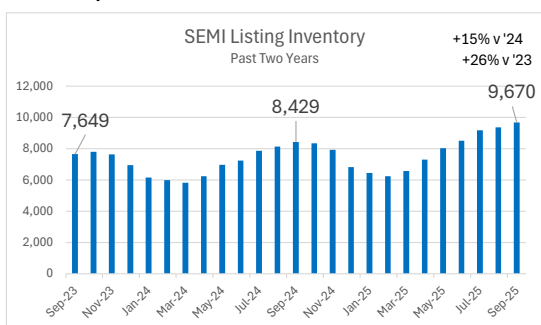
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Rising Inventory, Softer Showing Activity

As we move into the fourth quarter, it's normal to see sales activity ease and new listings taper off. What's different this year is that inventory has climbed higher than we've seen in quite some time.

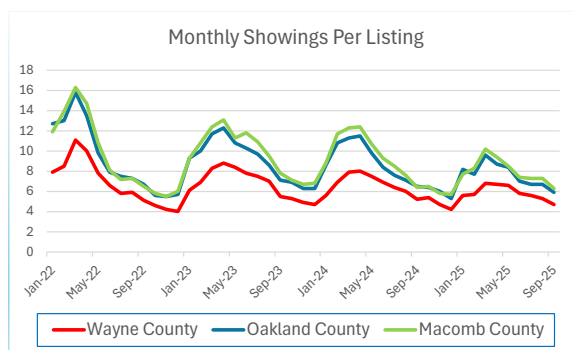


Inventory

As of September 30th, Southeast Michigan inventory was up 15% compared to a year ago and 26% compared to 2024. New listings have been arriving faster than homes are selling, giving buyers more options heading into fall.

Showings Tell the Story

Showings, which are an early signal of buyer demand, have kept pace with prior years overall. But with more listings on the market, the number of showings per listing has gradually slipped to around 6 showings per month in Oakland and Macomb and 4 in Wayne County.



We're also seeing market times stretch to just over 30 days for homes that went pending in September and nearly 30% of active listings require a price reduction before going under contract. These are clear signs that the market is slowly shifting toward a more balanced, more traditional rhythm.

What This Means for Agents and Clients

Despite the cooling pace, the market remains healthy. Half of September's sales still closed at or above list price — proof that well-priced, well-prepared homes are drawing strong offers.

For sellers, it's more important than ever to focus on presentation and pricing right from the start. The days of "testing" the market with higher list prices are fading.

For buyers, this shift brings a bit more breathing room — more choices, less competition, and opportunities to negotiate, especially as we move deeper into fall and winter.



OCTOBER 2025 HOUSING REPORT

SEMI 5-County Summary

MONTHLY

6,989
SEP NEW LISTINGS
+1% from last month

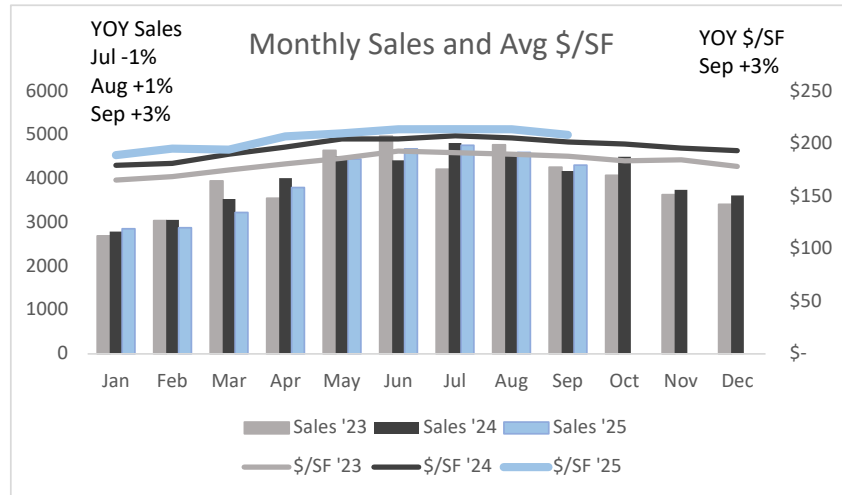
4,381
NEW PENDINGS
-6% from last month

4,324
CLOSED SALES
-6% from last month

\$209
PRICE PER SQ FT
-2% from last month

\$349K
AVG SALE PRICE
-4% from last month

Closed Single-Family Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	7,478	6,916	6,989	60,837	58,238	-4%
New Pendings	4,623	4,676	4,381	37,492	37,556	0%
Closed Sales	4,773	4,604	4,324	35,956	35,658	-1%
Price/SF	\$214	\$214	\$209	\$199	\$207	4%
Avg Price	\$360,504	\$363,300	\$349,028	\$325,170	\$341,726	5%

<\$200k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	2,210	2,245	2,267	21,591	18,801	-13%
New Pendings	1,308	1,311	1,388	12,438	11,265	-9%
Closed Sales	1,239	1,210	1,184	11,578	10,398	-10%
Price/SF	\$120	\$115	\$113	\$112	\$115	2%

\$200k-\$400k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	2,992	2,735	2,790	22,758	22,586	-1%
New Pendings	2,001	2,049	1,842	15,832	16,107	2%
Closed Sales	1,994	1,978	1,897	15,282	15,226	0%
Price/SF	\$203	\$201	\$199	\$195	\$199	2%

>\$400k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	2,276	1,936	1,932	16,488	16,851	2%
New Pendings	1,314	1,316	1,151	9,222	10,184	10%
Closed Sales	1,540	1,416	1,243	9,096	10,034	10%
Price/SF	\$256	\$262	\$257	\$251	\$256	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,706
SEP NEW LISTINGS
+1% from last month

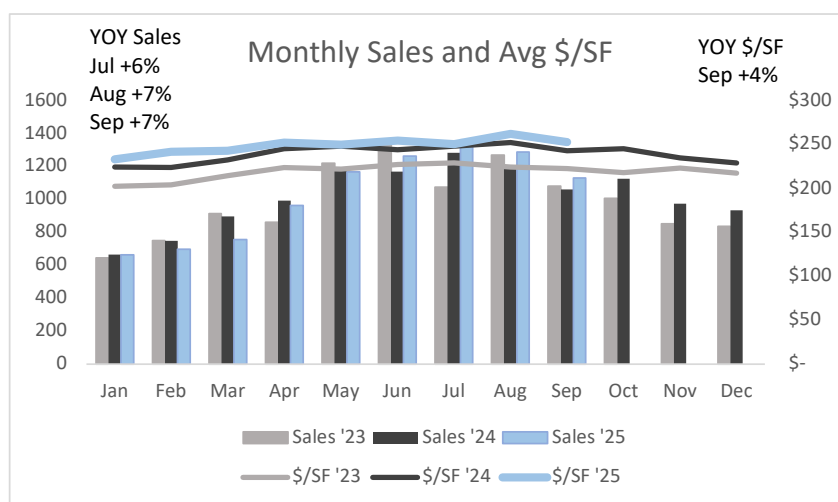
1,050
NEW PENDINGs
-17% from last month

1,130
CLOSED SALES
-12% from last month

\$252
PRICE PER SQ FT
-4% from last month

\$509K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	1,939	1,696	1,706	15,026	14,611	-3%
New Pending	1,261	1,266	1,050	9,537	9,687	2%
Closed Sales	1,360	1,286	1,130	9,201	9,283	1%
Price/SF	\$250	\$262	\$252	\$242	\$250	4%
Avg Price	\$494,085	\$531,866	\$508,975	\$474,929	\$492,261	4%

<\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	524	487	516	4,578	4,141	-10%
New Pending	342	382	346	3,245	2,982	-8%
Closed Sales	355	336	312	2,975	2,723	-8%
Price/SF	\$189	\$178	\$182	\$181	\$184	2%

\$300k-\$800k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	1,133	982	951	8,142	8,326	2%
New Pending	783	745	606	5,393	5,707	6%
Closed Sales	862	789	679	5,295	5,549	5%
Price/SF	\$236	\$235	\$231	\$226	\$234	3%

>\$800k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	282	227	239	2,306	2,144	-7%
New Pending	136	139	98	899	998	11%
Closed Sales	143	161	139	931	1,011	9%
Price/SF	\$348	\$383	\$364	\$352	\$358	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

121
SEP NEW LISTINGS
+16% from last month

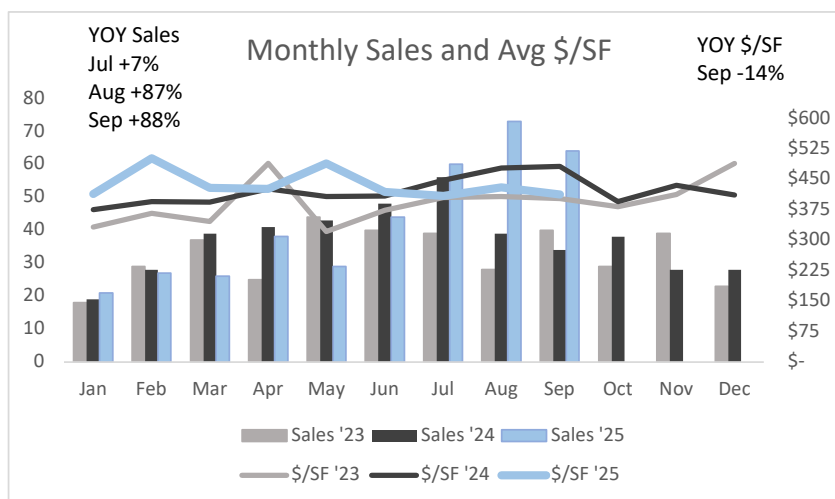
63
NEW PENDINGS
-11% from last month

64
CLOSED SALES
-12% from last month

\$413
PRICE PER SQ FT
-4% from last month

\$1.28M
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	127	104	121	799	831	4%
New Pendings	67	71	63	363	411	13%
Closed Sales	60	73	64	347	382	10%
Price/SF	\$410	\$431	\$413	\$429	\$431	0%
Avg Price	\$1,169,859	\$1,385,501	\$1,277,323	\$1,290,491	\$1,264,547	-2%

<\$700k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	36	35	31	182	231	27%
New Pendings	23	26	22	122	146	20%
Closed Sales	25	24	19	113	132	17%
Price/SF	\$287	\$247	\$257	\$323	\$289	-11%

\$700k-\$1.4m						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	37	31	41	236	233	-1%
New Pendings	22	22	24	131	134	2%
Closed Sales	17	22	22	129	124	-4%
Price/SF	\$387	\$351	\$328	\$357	\$362	1%

>\$1.4m						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	54	38	49	381	367	-4%
New Pendings	22	23	17	110	131	19%
Closed Sales	18	27	23	105	126	20%
Price/SF	\$492	\$546	\$538	\$516	\$532	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

53
SEP NEW LISTINGS
-12% from last month

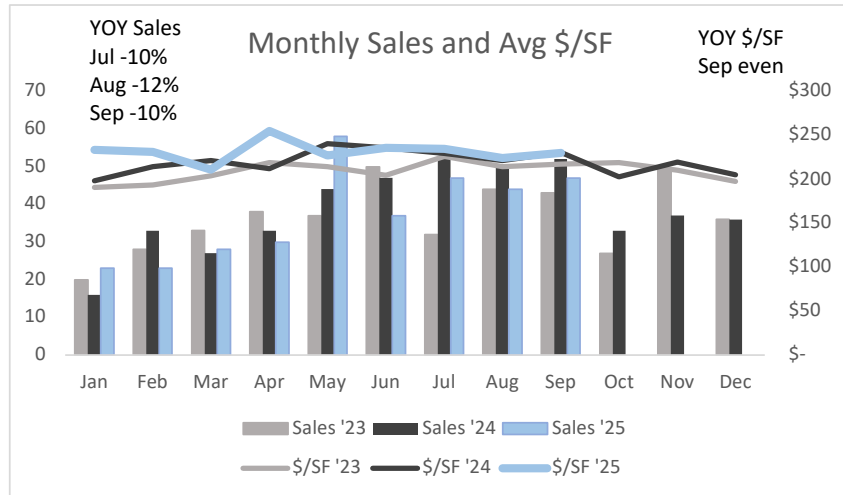
47
NEW PENDINGS
+7% from last month

47
CLOSED SALES
+7% from last month

\$230
PRICE PER SQ FT
+2% from last month

\$467K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	75	60	53	544	493	-9%
New Pendings	48	44	47	360	363	1%
Closed Sales	47	44	47	354	337	-5%
Price/SF	\$234	\$224	\$230	\$225	\$231	3%
Avg Price	\$486,960	\$498,409	\$466,980	\$489,073	\$495,355	1%

<\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	12	11	65	92	42%
New Pendings	5	5	14	55	76	38%
Closed Sales	6	7	11	51	63	24%
Price/SF	\$204	\$216	\$168	\$190	\$197	4%

\$300k-\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	35	26	302	249	-18%
New Pendings	35	28	23	226	195	-14%
Closed Sales	27	27	27	218	182	-17%
Price/SF	\$234	\$217	\$232	\$213	\$224	5%

>\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	20	13	16	177	152	-14%
New Pendings	8	11	10	79	92	16%
Closed Sales	14	10	9	85	92	8%
Price/SF	\$241	\$239	\$260	\$253	\$250	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

111
SEP NEW LISTINGS
+31% from last month

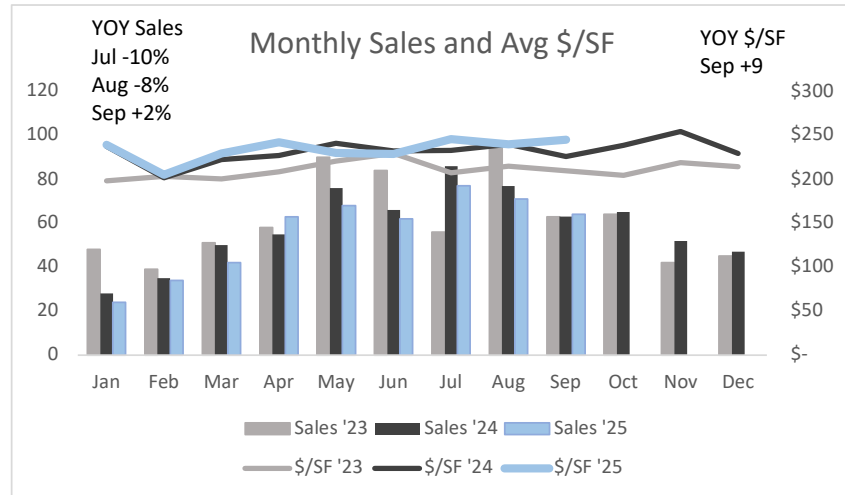
66
NEW PENDING
-13% from last month

64
CLOSED SALES
-10% from last month

\$245
PRICE PER SQ FT
+2% from last month

\$471K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	118	85	111	832	846	2%
New Pendings	72	76	66	553	550	-1%
Closed Sales	77	71	64	536	505	-6%
Price/SF	\$245	\$240	\$245	\$231	\$236	2%
Avg Price	\$478,236	\$484,338	\$471,259	\$458,459	\$472,515	3%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	21	13	20	174	138	-21%
New Pendings	19	9	14	136	110	-19%
Closed Sales	16	11	10	123	99	-20%
Price/SF	\$221	\$198	\$207	\$191	\$194	1%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	56	44	56	462	452	-2%
New Pendings	38	48	34	312	321	3%
Closed Sales	47	45	41	309	301	-3%
Price/SF	\$234	\$227	\$226	\$222	\$221	0%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	41	28	35	196	256	31%
New Pendings	15	19	18	105	119	13%
Closed Sales	14	15	13	104	105	1%
Price/SF	\$284	\$281	\$306	\$267	\$283	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

112
SEP NEW LISTINGS
+5% from last month

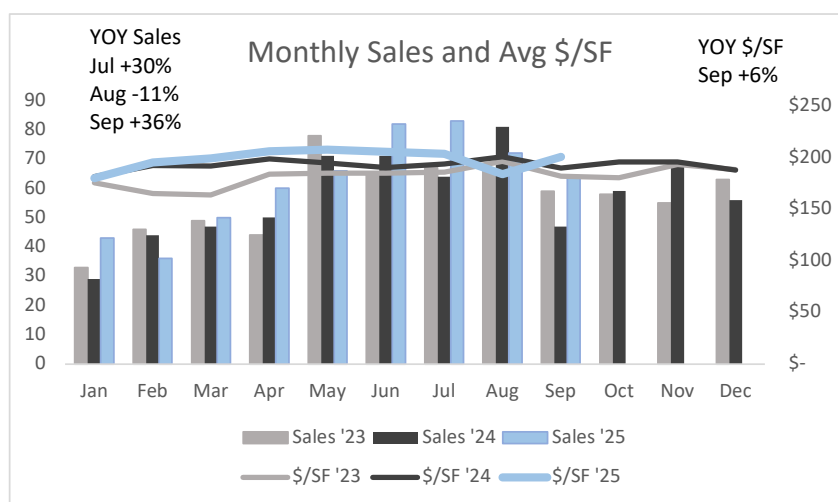
67
NEW PENDINGS
-17% from last month

64
CLOSED SALES
-11% from last month

\$200
PRICE PER SQ FT
+9% from last month

\$414K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	114	107	112	826	842	2%
New Pendings	76	81	67	522	584	12%
Closed Sales	83	72	64	504	556	10%
Price/SF	\$203	\$184	\$200	\$193	\$199	3%
Avg Price	\$401,303	\$391,917	\$413,861	\$390,051	\$407,969	5%

<\$250k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	9	11	123	101	-18%
New Pendings	11	7	7	79	67	-15%
Closed Sales	10	8	3	80	63	-21%
Price/SF	\$192	\$150	\$121	\$166	\$167	1%

\$250k-\$500k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	70	65	68	528	517	-2%
New Pendings	51	56	48	353	403	14%
Closed Sales	51	51	47	308	375	22%
Price/SF	\$202	\$176	\$203	\$193	\$195	1%

>\$500k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	32	33	33	175	224	28%
New Pendings	14	18	12	90	114	27%
Closed Sales	22	13	14	116	118	2%
Price/SF	\$207	\$214	\$204	\$201	\$212	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

37
SEP NEW LISTINGS
-10% from last month

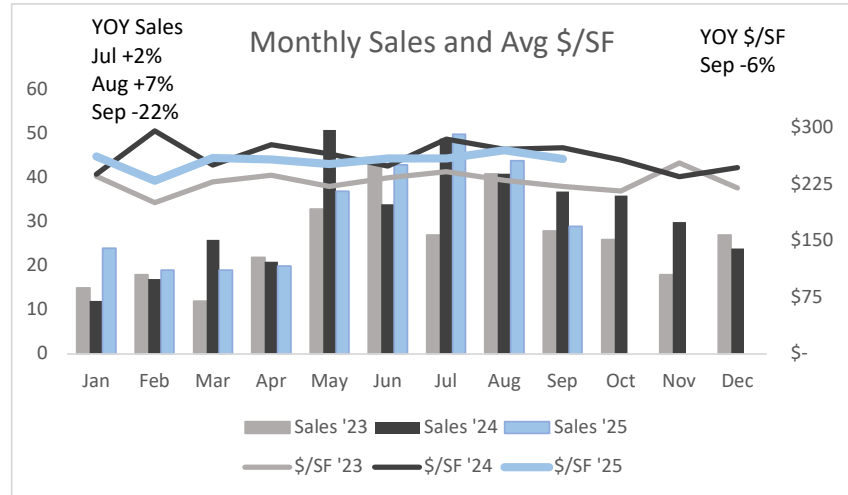
29
NEW PENDING
-15% from last month

29
CLOSED SALES
-34% from last month

\$259
PRICE PER SQ FT
-4% from last month

\$665K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	55	41	37	432	400	-7%
New Pendings	46	34	29	306	297	-3%
Closed Sales	50	44	29	288	285	-1%
Price/SF	\$260	\$270	\$259	\$270	\$258	-4%
Avg Price	\$670,653	\$706,441	\$665,214	\$741,267	\$674,915	-9%

<\$350k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	5	5	1	51	33	-35%
New Pendings	6	4	1	31	31	0%
Closed Sales	2	6	3	24	27	13%
Price/SF	\$200	\$175	\$277	\$179	\$200	12%

\$350k-\$750k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	36	25	26	247	247	0%
New Pendings	31	18	21	184	185	1%
Closed Sales	31	26	17	158	175	11%
Price/SF	\$243	\$239	\$230	\$236	\$234	-1%

>\$750k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	14	11	10	134	120	-10%
New Pendings	9	12	7	91	81	-11%
Closed Sales	17	12	9	106	83	-22%
Price/SF	\$281	\$322	\$288	\$308	\$295	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

101
SEP NEW LISTINGS
-8% from last month

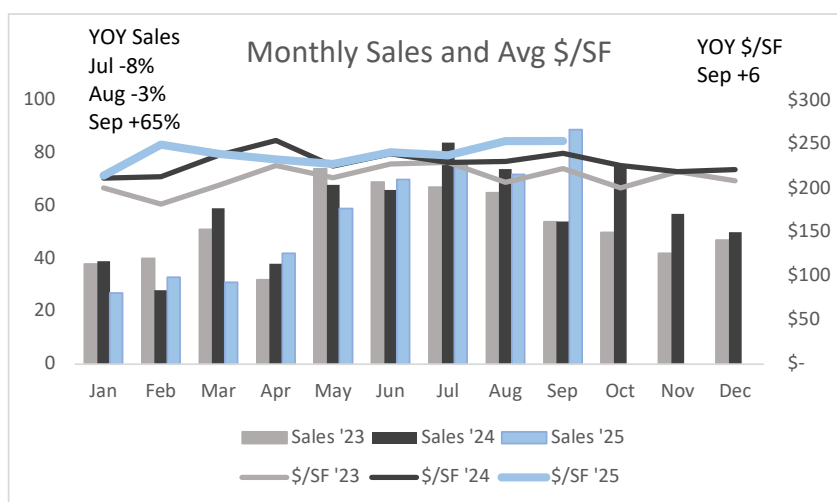
74
NEW PENDING
-11% from last month

89
CLOSED SALES
+24% from last month

\$254
PRICE PER SQ FT
even with last month

\$627K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	111	110	101	816	800	-2%
New Pendings	76	83	74	538	538	0%
Closed Sales	77	72	89	510	500	-2%
Price/SF	\$238	\$254	\$254	\$232	\$242	4%
Avg Price	\$577,060	\$636,710	\$627,021	\$543,096	\$577,399	6%

<\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	10	13	12	98	91	-7%
New Pendings	4	11	14	74	69	-7%
Closed Sales	6	5	10	59	54	-8%
Price/SF	\$215	\$223	\$202	\$196	\$204	4%

\$300k-\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	55	60	58	422	404	-4%
New Pendings	48	43	32	316	285	-10%
Closed Sales	43	42	43	293	273	-7%
Price/SF	\$217	\$232	\$233	\$218	\$227	4%

>\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	46	37	31	296	305	3%
New Pendings	24	29	28	148	184	24%
Closed Sales	28	25	36	158	173	9%
Price/SF	\$261	\$277	\$273	\$254	\$260	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

126
SEP NEW LISTINGS
+3% from last month

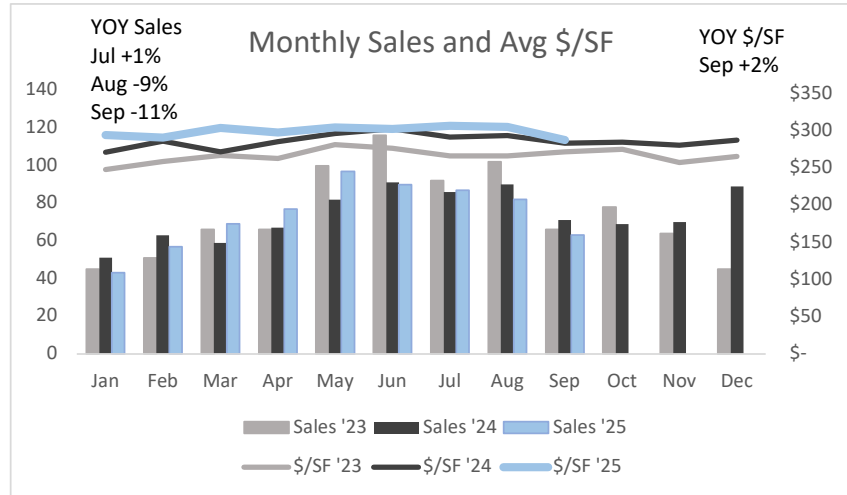
57
NEW PENDINGS
-26% from last month

63
CLOSED SALES
-23% from last month

\$288
PRICE PER SQ FT
-6% from last month

\$401K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	139	122	126	1,081	1,000	-7%
New Pendings	84	77	57	667	683	2%
Closed Sales	87	82	63	660	665	1%
Price/SF	\$307	\$306	\$288	\$289	\$301	4%
Avg Price	\$488,991	\$429,402	\$401,223	\$417,707	\$437,751	5%

<\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	24	29	23	257	198	-23%
New Pendings	13	21	11	176	156	-11%
Closed Sales	14	13	18	154	143	-7%
Price/SF	\$246	\$254	\$243	\$246	\$246	0%

\$300k-\$450k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	67	52	53	540	486	-10%
New Pendings	45	40	26	354	338	-5%
Closed Sales	41	49	28	347	323	-7%
Price/SF	\$296	\$298	\$294	\$288	\$297	3%

>\$450k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	48	41	50	284	316	11%
New Pendings	26	16	20	137	189	38%
Closed Sales	32	20	17	159	199	25%
Price/SF	\$327	\$331	\$307	\$308	\$324	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

92
SEP NEW LISTINGS
-17% from last month

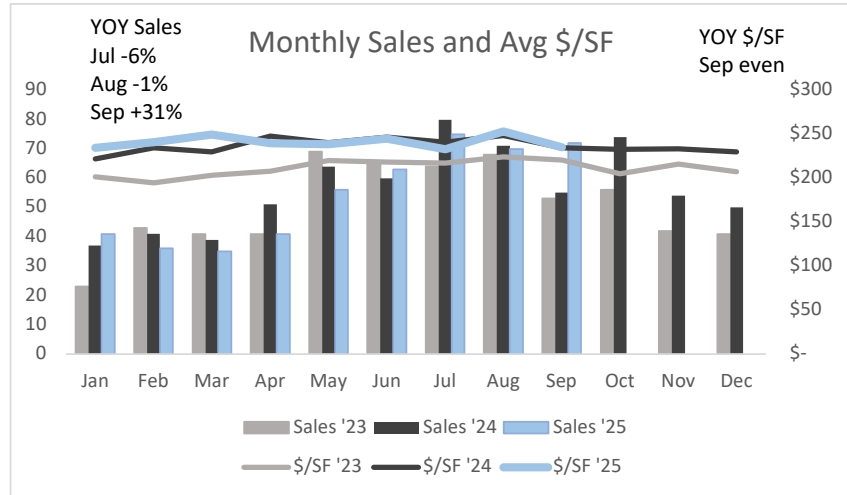
61
NEW PENDINGS
-19% from last month

72
CLOSED SALES
+3% from last month

\$235
PRICE PER SQ FT
-7% from last month

\$516K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	99	111	92	781	748	-4%
New Pendings	68	75	61	534	498	-7%
Closed Sales	75	70	72	498	489	-2%
Price/SF	\$233	\$253	\$235	\$240	\$241	0%
Avg Price	\$514,297	\$535,160	\$516,167	\$530,440	\$522,380	-2%

<\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	7	11	9	77	70	-9%
New Pendings	5	7	8	59	40	-32%
Closed Sales	10	5	6	48	39	-19%
Price/SF	\$180	\$219	\$178	\$212	\$205	-3%

\$300k-\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	54	78	52	435	466	7%
New Pendings	46	42	41	312	326	4%
Closed Sales	44	44	45	291	308	6%
Price/SF	\$228	\$237	\$227	\$227	\$232	3%

>\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	38	22	31	269	212	-21%
New Pendings	17	26	12	163	132	-19%
Closed Sales	21	21	21	159	142	-11%
Price/SF	\$250	\$277	\$254	\$258	\$256	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

104
SEP NEW LISTINGS
-4% from last month

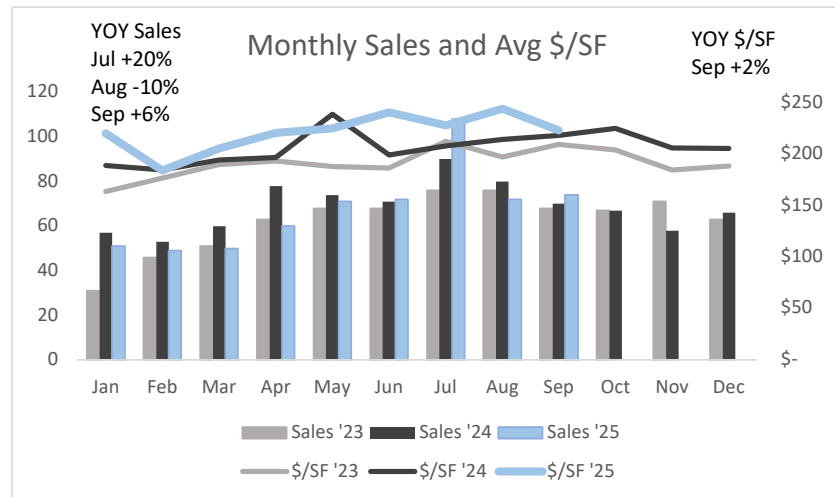
73
NEW PENDINGS
-9% from last month

74
CLOSED SALES
+3% from last month

\$223
PRICE PER SQ FT
-9% from last month

\$336K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	110	108	104	889	881	-1%
New Pendings	77	80	73	637	630	-1%
Closed Sales	108	72	74	633	607	-4%
Price/SF	\$228	\$244	\$223	\$206	\$224	8%
Avg Price	\$360,169	\$379,570	\$336,437	\$307,872	\$337,303	10%

<\$200k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	14	11	111	94	-15%
New Pendings	5	10	8	101	68	-33%
Closed Sales	8	6	7	86	55	-36%
Price/SF	\$175	\$192	\$158	\$148	\$168	13%

\$200k-\$350k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	67	61	62	529	489	-8%
New Pendings	55	43	48	399	394	-1%
Closed Sales	62	44	41	407	377	-7%
Price/SF	\$192	\$208	\$200	\$194	\$200	3%

>\$350k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	32	33	31	249	298	20%
New Pendings	17	27	17	137	168	23%
Closed Sales	38	22	26	140	175	25%
Price/SF	\$274	\$295	\$259	\$251	\$268	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

80
SEP NEW LISTINGS
-15% from last month

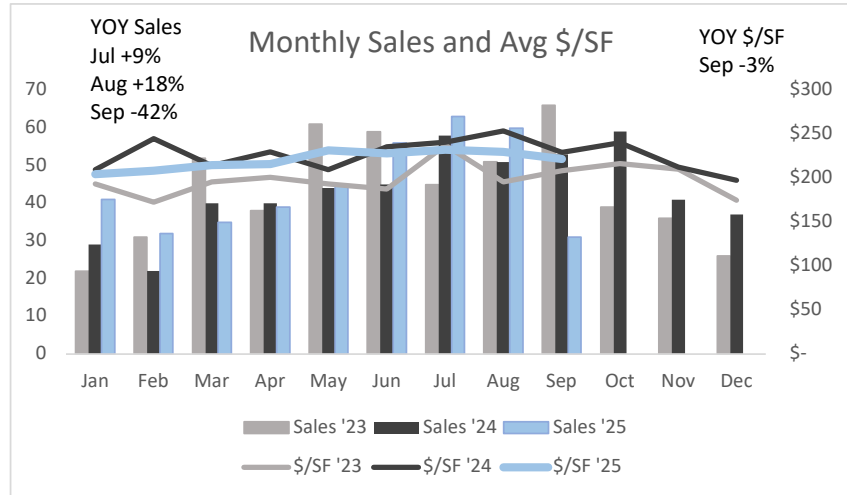
44
NEW PENDINGS
+13% from last month

31
CLOSED SALES
-48% from last month

\$222
PRICE PER SQ FT
-4% from last month

\$568K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	102	94	80	754	733	-3%
New Pendings	59	39	44	413	419	1%
Closed Sales	63	60	31	382	402	5%
Price/SF	\$232	\$230	\$222	\$230	\$223	-3%
Avg Price	\$607,767	\$621,768	\$568,037	\$604,293	\$590,765	-2%

<\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	12	7	7	71	61	-14%
New Pendings	5	3	7	47	44	-6%
Closed Sales	5	5	4	41	37	-10%
Price/SF	\$243	\$232	\$166	\$207	\$201	-3%

\$300k-\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	47	50	44	400	357	-11%
New Pendings	21	26	22	250	220	-12%
Closed Sales	34	25	18	233	212	-9%
Price/SF	\$199	\$185	\$191	\$187	\$193	3%

>\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	43	37	29	283	315	11%
New Pendings	33	10	15	116	155	34%
Closed Sales	24	30	9	108	153	42%
Price/SF	\$262	\$257	\$286	\$293	\$253	-14%

Data source: Realcomp MLS using Great Lakes Repository Data.

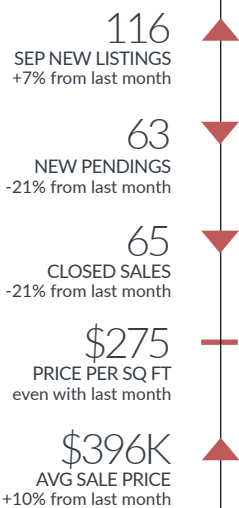


OCTOBER 2025 HOUSING REPORT

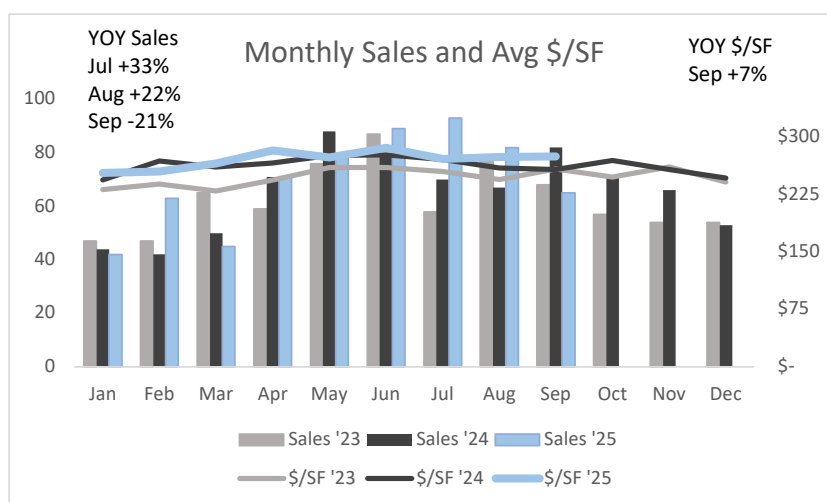
West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY



Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	106	108	116	875	945	8%
New Pendings	87	80	63	608	653	7%
Closed Sales	93	82	65	593	628	6%
Price/SF	\$272	\$274	\$275	\$266	\$273	2%
Avg Price	\$339,563	\$360,064	\$395,857	\$344,453	\$360,182	5%

<\$200k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	11	10	23	106	115	8%
New Pendings	12	6	7	77	69	-10%
Closed Sales	12	8	6	79	68	-14%
Price/SF	\$183	\$172	\$195	\$195	\$192	-1%

\$200k-\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	37	36	36	348	313	-10%
New Pendings	23	27	23	243	227	-7%
Closed Sales	30	23	18	206	202	-2%
Price/SF	\$251	\$247	\$228	\$239	\$246	3%

>\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	58	62	57	421	517	23%
New Pendings	52	47	33	288	357	24%
Closed Sales	51	51	41	308	358	16%
Price/SF	\$292	\$292	\$295	\$289	\$291	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,535
SEP NEW LISTINGS
even with last month

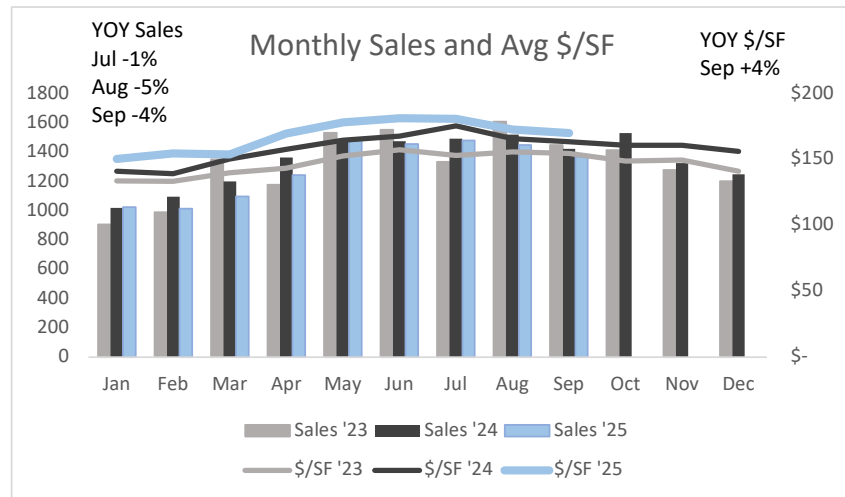
1,476
NEW PENDING
even with last month

1,366
CLOSED SALES
-6% from last month

\$170
PRICE PER SQ FT
-2% from last month

\$250K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	2,588	2,525	2,535	22,186	20,515	-8%
New Pendings	1,490	1,477	1,476	12,636	12,251	-3%
Closed Sales	1,478	1,448	1,366	12,066	11,612	-4%
Price/SF	\$181	\$173	\$170	\$160	\$170	6%
Avg Price	\$275,936	\$263,430	\$249,985	\$233,230	\$250,972	8%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	1,348	1,375	1,387	13,298	11,424	-14%
New Pendings	695	714	750	6,959	6,181	-11%
Closed Sales	651	643	647	6,450	5,680	-12%
Price/SF	\$109	\$101	\$102	\$98	\$102	4%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	1,016	962	972	7,284	7,535	3%
New Pendings	664	637	621	4,739	5,092	7%
Closed Sales	662	666	607	4,689	4,917	5%
Price/SF	\$199	\$193	\$196	\$191	\$195	2%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	224	188	176	1,604	1,556	-3%
New Pendings	131	126	105	938	978	4%
Closed Sales	165	139	112	927	1,015	9%
Price/SF	\$252	\$251	\$247	\$244	\$252	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

81
SEP NEW LISTINGS
+7% last month

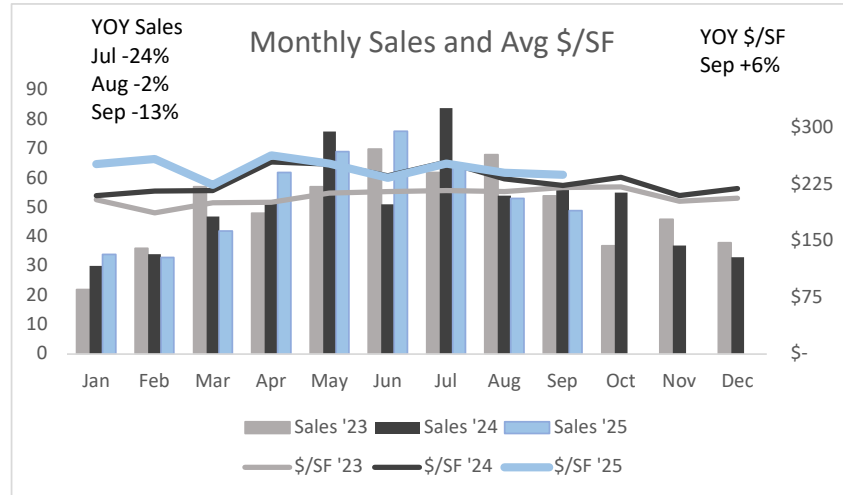
54
NEW PENDING
+15% from last month

49
CLOSED SALES
-8% from last month

\$238
PRICE PER SQ FT
-1% from last month

\$551K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	80	76	81	725	709	-2%
New Pendings	65	47	54	496	499	1%
Closed Sales	64	53	49	484	482	0%
Price/SF	\$252	\$240	\$238	\$238	\$247	4%
Avg Price	\$580,190	\$545,494	\$551,148	\$575,162	\$588,533	2%

<\$350k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	29	22	29	210	223	6%
New Pendings	17	16	17	141	143	1%
Closed Sales	17	17	18	136	138	1%
Price/SF	\$207	\$197	\$204	\$205	\$207	1%

\$350k-\$750k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	34	35	33	361	333	-8%
New Pendings	35	21	24	261	243	-7%
Closed Sales	37	27	23	258	245	-5%
Price/SF	\$247	\$232	\$246	\$224	\$239	7%

>\$750k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	17	19	19	154	153	-1%
New Pendings	13	10	13	94	113	20%
Closed Sales	10	9	8	90	99	10%
Price/SF	\$288	\$283	\$249	\$276	\$274	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

1,042
SEP NEW LISTINGS
+1% from last month

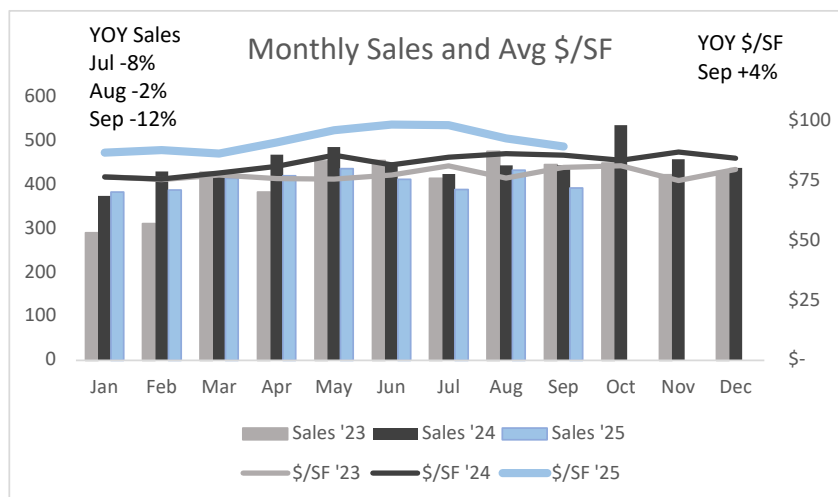
467
NEW PENDINGs
+7% from last month

393
CLOSED SALES
-9% from last month

\$89
PRICE PER SQ FT
-4% from last month

\$119K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	968	1,030	1,042	9,793	8,588	-12%
New Pending	420	436	467	4,182	3,878	-7%
Closed Sales	389	433	393	3,952	3,672	-7%
Price/SF	\$98	\$93	\$89	\$82	\$92	12%
Avg Price	\$141,579	\$127,704	\$119,434	\$108,180	\$124,024	15%

<\$100k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	436	486	486	5,311	4,150	-22%
New Pending	199	214	264	2,447	2,007	-18%
Closed Sales	177	204	214	2,340	1,929	-18%
Price/SF	\$54	\$53	\$53	\$50	\$53	6%

\$100k-\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	485	488	490	4,029	3,980	-1%
New Pending	200	208	183	1,583	1,683	6%
Closed Sales	184	209	163	1,479	1,543	4%
Price/SF	\$112	\$112	\$117	\$109	\$114	5%

>\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	47	56	66	453	458	1%
New Pending	21	14	20	152	188	24%
Closed Sales	28	20	16	133	200	50%
Price/SF	\$155	\$158	\$150	\$154	\$157	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

69
SEP NEW LISTINGS
-1% from last month

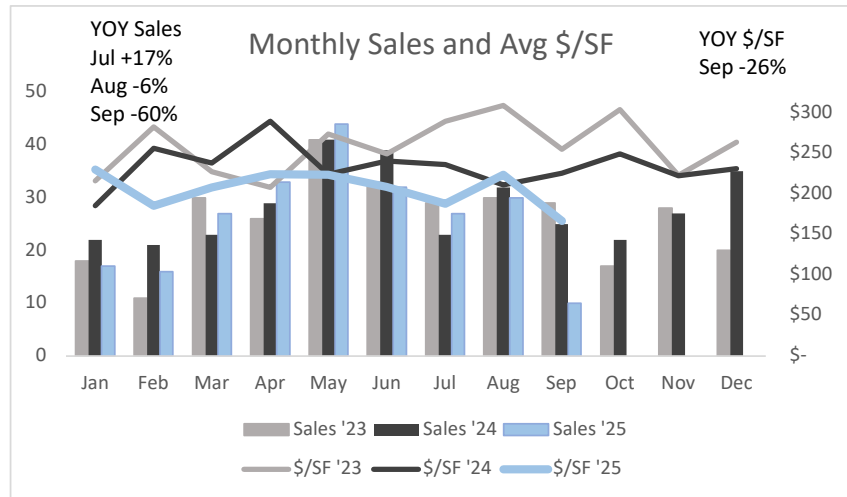
15
NEW PENDINGS
-46% from last month

10
CLOSED SALES
-67% from last month

\$166
PRICE PER SQ FT
-26% from last month

\$197K
AVG SALE PRICE
-31% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	66	70	69	766	671	-12%
New Pendings	28	28	15	251	264	5%
Closed Sales	27	30	10	255	236	-7%
Price/SF	\$188	\$223	\$166	\$234	\$211	-10%
Avg Price	\$224,869	\$282,984	\$196,631	\$295,999	\$255,352	-14%

<\$200k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	23	30	21	247	231	-6%
New Pendings	11	11	5	92	112	22%
Closed Sales	14	12	4	98	110	12%
Price/SF	\$96	\$131	\$91	\$112	\$112	0%

\$200k-\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	23	26	27	305	252	-17%
New Pendings	10	13	7	101	104	3%
Closed Sales	8	10	5	100	78	-22%
Price/SF	\$246	\$224	\$193	\$237	\$226	-4%

>\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	20	14	21	214	188	-12%
New Pendings	7	4	3	58	48	-17%
Closed Sales	5	8	1	57	48	-16%
Price/SF	\$266	\$301	\$253	\$342	\$317	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

463
SEP NEW LISTINGS
-2% from last month

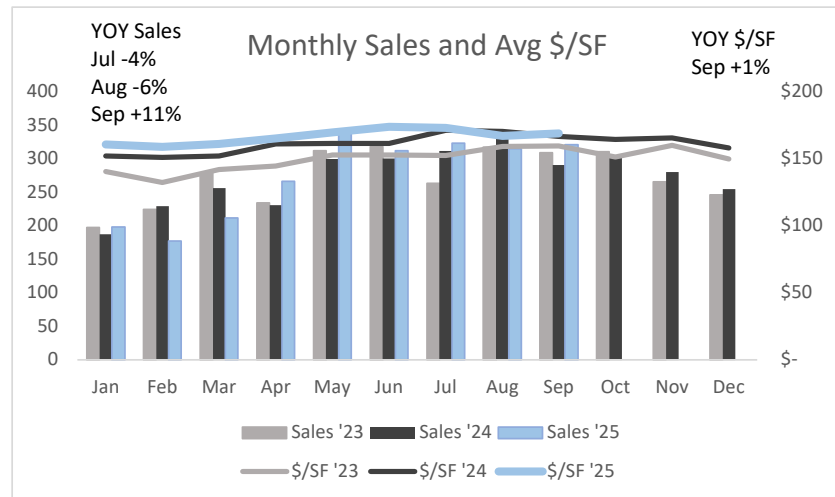
306
NEW PENDING
-10% from last month

322
CLOSED SALES
+2% from last month

\$169
PRICE PER SQ FT
+1% from last month

\$224K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	490	472	463	3,654	3,744	2%
New Pendings	330	341	306	2,556	2,626	3%
Closed Sales	324	316	322	2,447	2,473	1%
Price/SF	\$173	\$168	\$169	\$162	\$168	3%
Avg Price	\$231,950	\$229,296	\$223,926	\$212,700	\$221,536	4%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	93	94	80	969	823	-15%
New Pendings	59	68	55	674	557	-17%
Closed Sales	57	57	58	612	498	-19%
Price/SF	\$110	\$111	\$119	\$109	\$114	4%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	306	284	285	2,000	2,248	12%
New Pendings	216	213	188	1,464	1,627	11%
Closed Sales	198	197	212	1,413	1,548	10%
Price/SF	\$179	\$176	\$174	\$172	\$174	1%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	91	94	98	685	673	-2%
New Pendings	55	60	63	418	442	6%
Closed Sales	69	62	52	422	427	1%
Price/SF	\$190	\$177	\$183	\$181	\$185	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

21
SEP NEW LISTINGS
-9% from last month

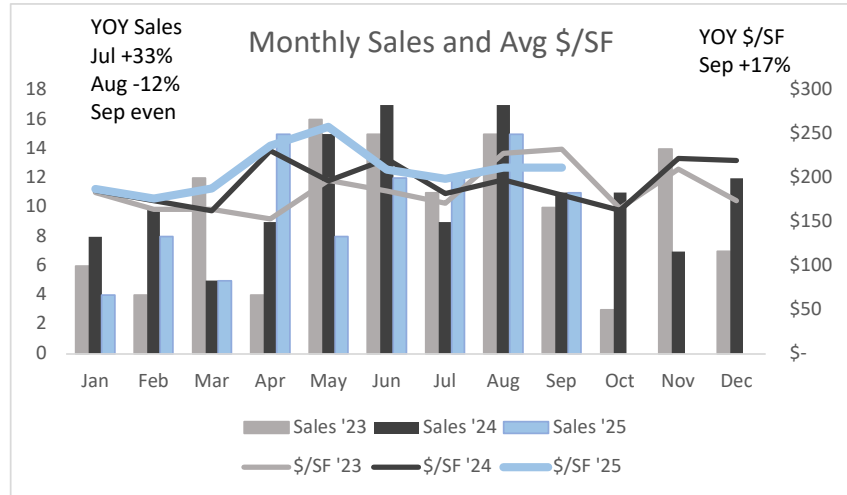
13
NEW PENDINGS
-7% from last month

11
CLOSED SALES
-27% from last month

\$212
PRICE PER SQ FT
even with last month

\$504K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	21	23	21	150	169	13%
New Pendings	15	14	13	103	100	-3%
Closed Sales	12	15	11	101	90	-11%
Price/SF	\$199	\$212	\$212	\$196	\$213	8%
Avg Price	\$475,750	\$532,960	\$504,255	\$474,948	\$523,556	10%

<\$350k				YTD		
	Jul '25	Aug '25	Sep '25	2024	2025	(+/-)
Listings Taken	10	4	6	38	51	34%
New Pendings	5	2	3	35	29	-17%
Closed Sales	3	5	1	34	25	-26%
Price/SF	\$163	\$172	\$201	\$176	\$170	-3%

\$350k-\$600k				YTD		
	Jul '25	Aug '25	Sep '25	2024	2025	(+/-)
Listings Taken	8	11	14	77	83	8%
New Pendings	6	10	8	47	53	13%
Closed Sales	7	5	6	48	45	-6%
Price/SF	\$201	\$184	\$179	\$189	\$186	-1%

>\$600k				YTD		
	Jul '25	Aug '25	Sep '25	2024	2025	(+/-)
Listings Taken	3	8	1	35	35	0%
New Pendings	4	2	2	21	18	-14%
Closed Sales	2	5	4	19	20	5%
Price/SF	\$223	\$250	\$262	\$223	\$279	25%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

231
SEP NEW LISTINGS
+9% from last month

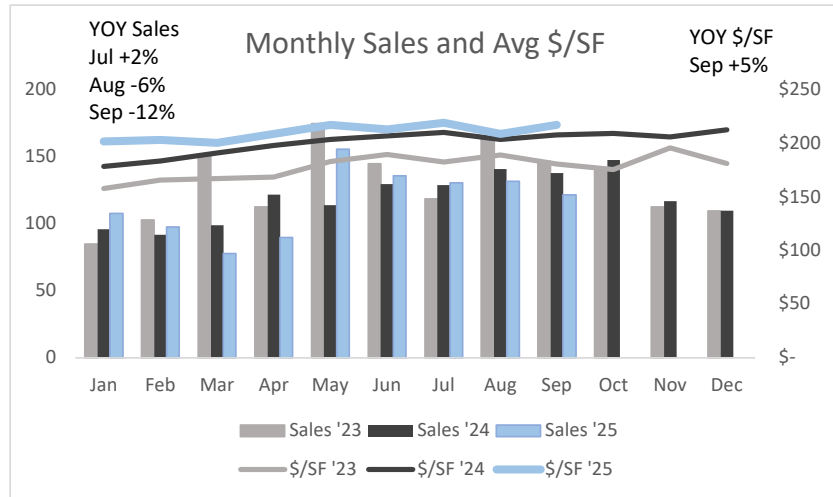
148
NEW PENDINGs
+22% from last month

122
CLOSED SALES
-8% from last month

\$218
PRICE PER SQ FT
+4% from last month

\$284K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	243	211	231	1,779	1,722	-3%
New Pending	138	121	148	1,095	1,099	0%
Closed Sales	131	132	122	1,061	1,051	-1%
Price/SF	\$220	\$209	\$218	\$200	\$211	6%
Avg Price	\$297,383	\$277,893	\$284,196	\$269,143	\$282,793	5%

<\$175k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	38	49	349	279	-20%
New Pending	24	24	27	255	195	-24%
Closed Sales	28	23	25	245	194	-21%
Price/SF	\$141	\$139	\$137	\$145	\$142	-2%

\$175k-\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	130	117	110	866	879	2%
New Pending	77	65	78	585	589	1%
Closed Sales	59	68	55	537	518	-4%
Price/SF	\$200	\$203	\$209	\$194	\$198	2%

>\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	86	56	72	564	564	0%
New Pending	37	32	43	255	315	24%
Closed Sales	44	41	42	279	339	22%
Price/SF	\$263	\$237	\$256	\$232	\$248	7%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

104
SEP NEW LISTINGS
-22% from last month

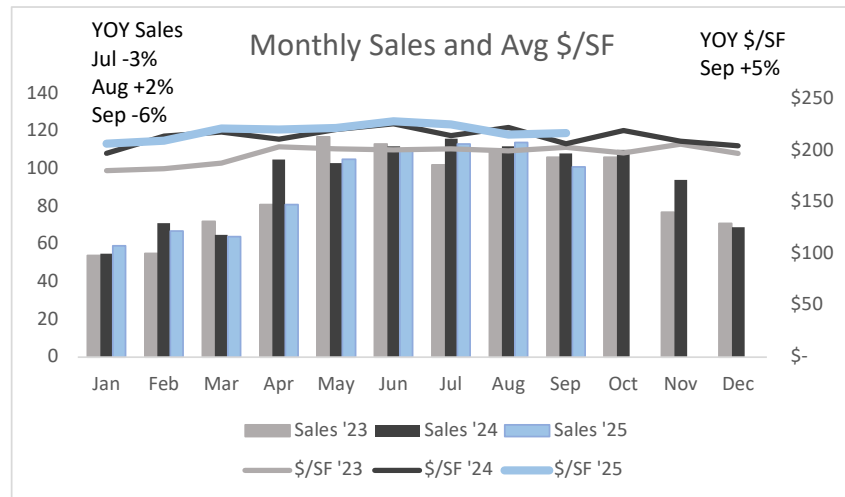
89
NEW PENDINGs
-21% from last month

101
CLOSED SALES
-11% from last month

\$217
PRICE PER SQ FT
+1% from last month

\$342K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	148	134	104	1,142	1,018	-11%
New Pending	127	112	89	893	848	-5%
Closed Sales	113	114	101	847	814	-4%
Price/SF	\$225	\$215	\$217	\$215	\$219	2%
Avg Price	\$356,048	\$346,691	\$342,314	\$326,233	\$338,555	4%

<\$250k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	25	20	14	249	157	-37%
New Pending	23	15	11	197	134	-32%
Closed Sales	17	12	18	153	123	-20%
Price/SF	\$179	\$169	\$199	\$189	\$187	-1%

\$250k-\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	83	80	72	698	629	-10%
New Pending	79	69	54	541	532	-2%
Closed Sales	62	72	53	522	488	-7%
Price/SF	\$237	\$227	\$224	\$224	\$227	2%

>\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	40	34	18	195	232	19%
New Pending	25	28	24	155	182	17%
Closed Sales	34	30	30	172	203	18%
Price/SF	\$224	\$208	\$213	\$210	\$217	3%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

29
SEP NEW LISTINGS
-17% from last month

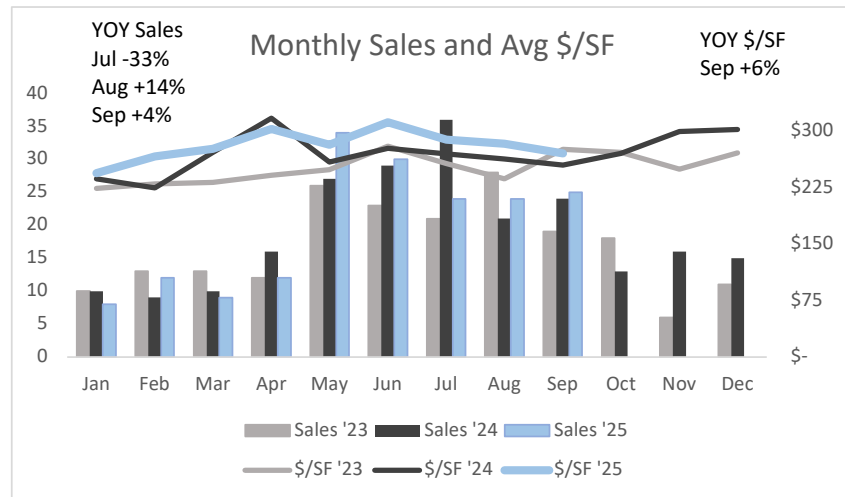
18
NEW PENDINGS
-28% from last month

25
CLOSED SALES
+4% from last month

\$271
PRICE PER SQ FT
-4% from last month

\$812K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	37	35	29	311	279	-10%
New Pendings	20	25	18	192	181	-6%
Closed Sales	24	24	25	182	178	-2%
Price/SF	\$288	\$283	\$271	\$266	\$285	7%
Avg Price	\$847,760	\$961,750	\$811,720	\$818,693	\$891,654	9%

<\$700k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	13	14	13	102	103	1%
New Pendings	7	14	8	77	68	-12%
Closed Sales	7	9	12	72	56	-22%
Price/SF	\$270	\$286	\$273	\$244	\$264	8%

\$700k-\$1m						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	9	12	6	104	82	-21%
New Pendings	6	6	7	74	63	-15%
Closed Sales	10	7	7	73	68	-7%
Price/SF	\$272	\$254	\$250	\$251	\$262	4%

>\$1m						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	9	10	105	94	-10%
New Pendings	7	5	3	41	50	22%
Closed Sales	7	8	6	37	54	46%
Price/SF	\$317	\$300	\$286	\$311	\$317	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

144
SEP NEW LISTINGS
+25% from last month

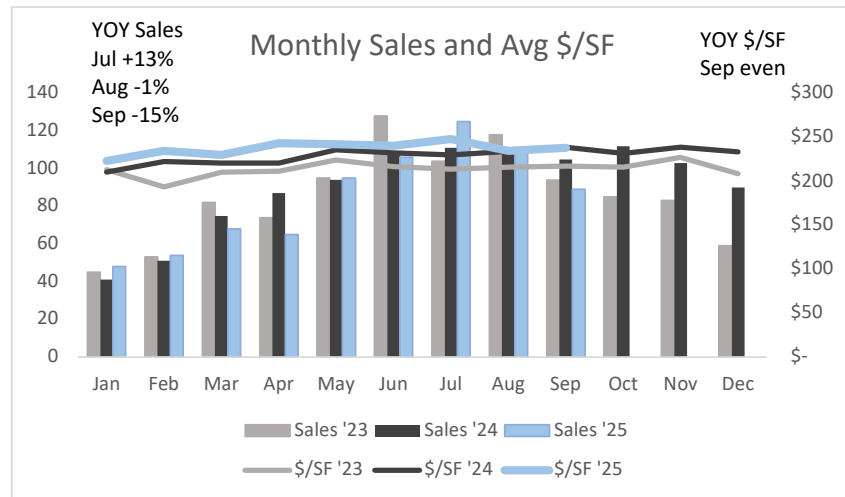
87
NEW PENDING
-18% from last month

89
CLOSED SALES
-18% from last month

\$238
PRICE PER SQ FT
+1% from last month

\$515K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	173	115	144	1,248	1,045	-16%
New Pendings	108	106	87	851	771	-9%
Closed Sales	125	109	89	782	759	-3%
Price/SF	\$248	\$235	\$238	\$229	\$239	4%
Avg Price	\$555,338	\$551,634	\$514,888	\$491,986	\$519,613	6%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	15	20	29	237	186	-22%
New Pendings	11	19	18	193	144	-25%
Closed Sales	15	10	11	164	107	-35%
Price/SF	\$232	\$173	\$187	\$211	\$206	-2%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	83	59	76	677	531	-22%
New Pendings	59	58	51	481	427	-11%
Closed Sales	72	59	52	437	441	1%
Price/SF	\$234	\$236	\$231	\$223	\$236	6%

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	75	36	39	334	328	-2%
New Pendings	38	29	18	177	200	13%
Closed Sales	38	40	26	181	211	17%
Price/SF	\$269	\$241	\$257	\$248	\$250	1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,185
SEP NEW LISTINGS
+6% from last month

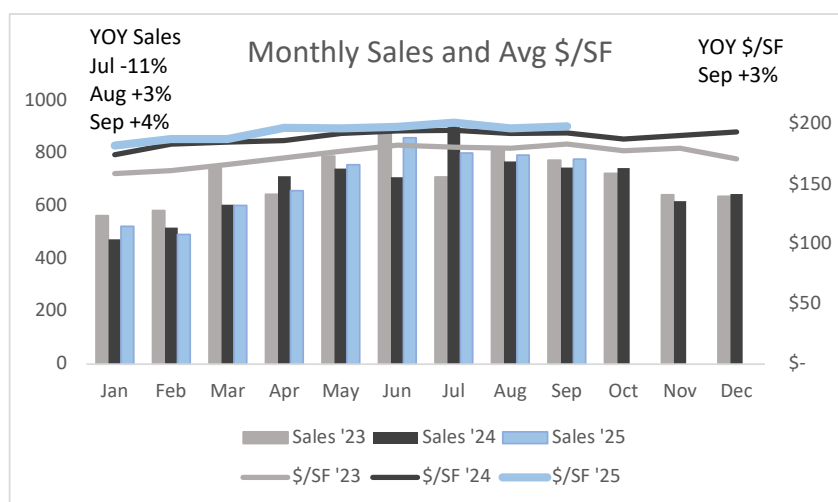
804
NEW PENDINGS
-3% from last month

777
CLOSED SALES
-2% from last month

\$198
PRICE PER SQ FT
+1% from last month

\$329K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	1,279	1,122	1,185	10,068	9,798	-3%
New Pendings	801	832	804	6,435	6,612	3%
Closed Sales	801	792	777	6,176	6,257	1%
Price/SF	\$201	\$197	\$198	\$190	\$195	3%
Avg Price	\$335,833	\$333,679	\$329,085	\$311,384	\$321,568	3%

<\$200k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	277	291	272	2,815	2,374	-16%
New Pendings	185	190	203	1,709	1,590	-7%
Closed Sales	165	155	166	1,592	1,448	-9%
Price/SF	\$127	\$130	\$125	\$129	\$128	-1%

\$200k-\$400k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	637	540	589	4,621	4,677	1%
New Pendings	417	447	391	3,245	3,428	6%
Closed Sales	423	412	413	3,138	3,252	4%
Price/SF	\$202	\$199	\$198	\$191	\$196	3%

>\$400k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	365	291	324	2,632	2,747	4%
New Pendings	199	195	210	1,481	1,594	8%
Closed Sales	213	225	198	1,446	1,557	8%
Price/SF	\$225	\$213	\$225	\$215	\$219	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

93
SEP NEW LISTINGS
+2% from last month

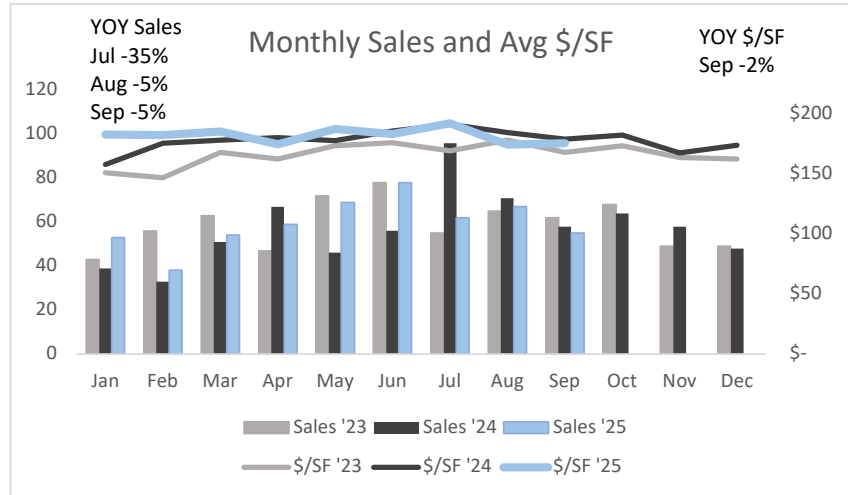
71
NEW PENDINGS
+9% from last month

55
CLOSED SALES
-18% from last month

\$176
PRICE PER SQ FT
+1% from last month

\$299K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	95	91	93	805	789	-2%
New Pendings	50	65	71	543	567	4%
Closed Sales	62	67	55	517	535	3%
Price/SF	\$193	\$175	\$176	\$181	\$182	1%
Avg Price	\$331,866	\$293,081	\$298,598	\$304,591	\$309,488	2%

<\$200k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	27	14	154	148	-4%
New Pendings	9	14	15	99	97	-2%
Closed Sales	6	17	10	85	87	2%
Price/SF	\$130	\$133	\$130	\$130	\$132	1%

\$200k-\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	56	48	60	500	465	-7%
New Pendings	31	39	48	372	371	0%
Closed Sales	44	36	34	351	339	-3%
Price/SF	\$196	\$188	\$177	\$185	\$188	2%

>\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	24	16	19	151	176	17%
New Pendings	10	12	8	72	99	38%
Closed Sales	12	14	11	81	109	35%
Price/SF	\$198	\$174	\$196	\$196	\$189	-4%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

142
SEP NEW LISTINGS
+41% from last month

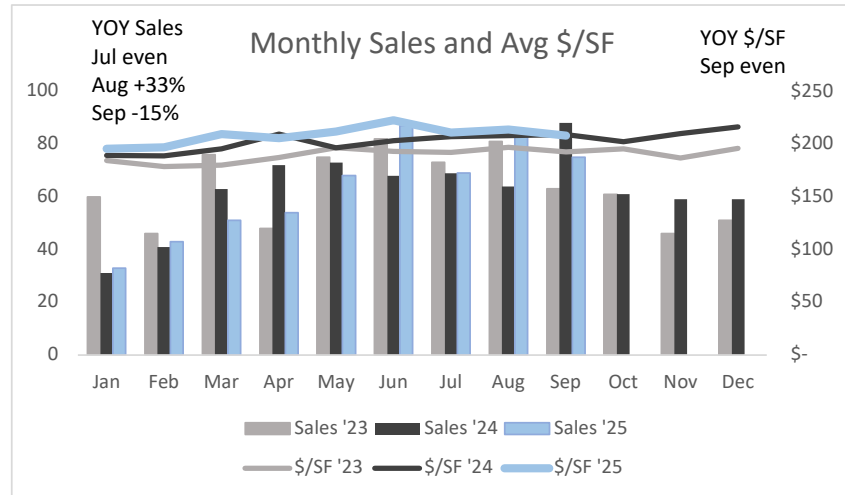
84
NEW PENDINGS
+14% from last month

75
CLOSED SALES
-12% from last month

\$208
PRICE PER SQ FT
-3% from last month

\$471K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	129	101	142	961	981	2%
New Pendings	73	74	84	606	615	1%
Closed Sales	69	85	75	569	565	-1%
Price/SF	\$211	\$214	\$208	\$202	\$210	4%
Avg Price	\$492,416	\$509,534	\$470,700	\$475,834	\$495,650	4%

<\$350k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	15	15	19	115	103	-10%
New Pendings	9	9	7	90	65	-28%
Closed Sales	8	8	11	77	58	-25%
Price/SF	\$173	\$227	\$165	\$169	\$161	-5%

\$350k-\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	87	65	101	680	636	-6%
New Pendings	47	53	66	424	420	-1%
Closed Sales	47	53	54	408	375	-8%
Price/SF	\$205	\$208	\$211	\$204	\$208	2%

>\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	21	22	166	242	46%
New Pendings	17	12	11	92	130	41%
Closed Sales	14	24	10	84	132	57%
Price/SF	\$238	\$222	\$222	\$213	\$226	6%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

79
SEP NEW LISTINGS
-5% from last month

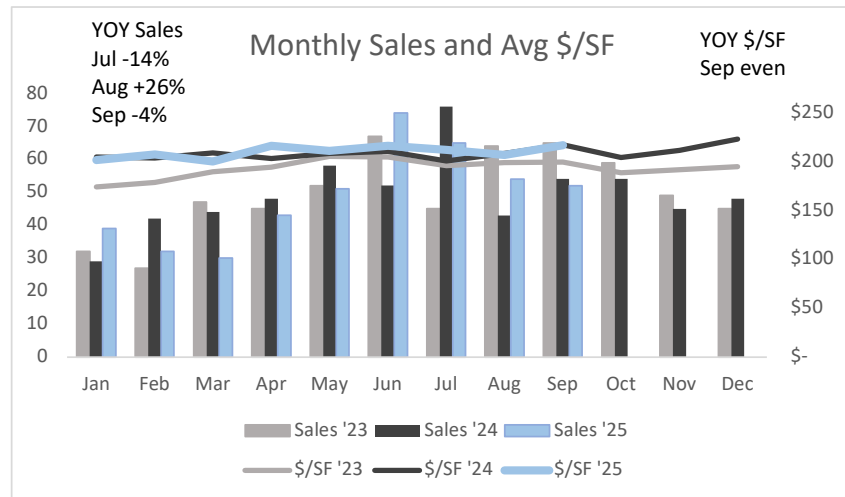
67
NEW PENDINGS
+29% from last month

52
CLOSED SALES
-4% from last month

\$217
PRICE PER SQ FT
+5% from last month

\$486K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	114	83	79	735	730	-1%
New Pendings	69	52	67	474	476	0%
Closed Sales	65	54	52	446	440	-1%
Price/SF	\$212	\$207	\$217	\$207	\$211	2%
Avg Price	\$497,134	\$523,912	\$485,580	\$480,426	\$490,493	2%

<\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	7	12	15	124	106	-15%
New Pendings	7	5	13	97	89	-8%
Closed Sales	14	1	7	82	70	-15%
Price/SF	\$143	\$205	\$180	\$174	\$169	-3%

\$300k-\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	48	48	34	368	319	-13%
New Pendings	42	34	32	242	241	0%
Closed Sales	31	37	30	249	237	-5%
Price/SF	\$203	\$198	\$204	\$194	\$202	4%

>\$600k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	59	23	30	243	305	26%
New Pendings	20	13	22	135	146	8%
Closed Sales	20	16	15	115	133	16%
Price/SF	\$241	\$219	\$242	\$236	\$230	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

143
SEP NEW LISTINGS
+6% from last month

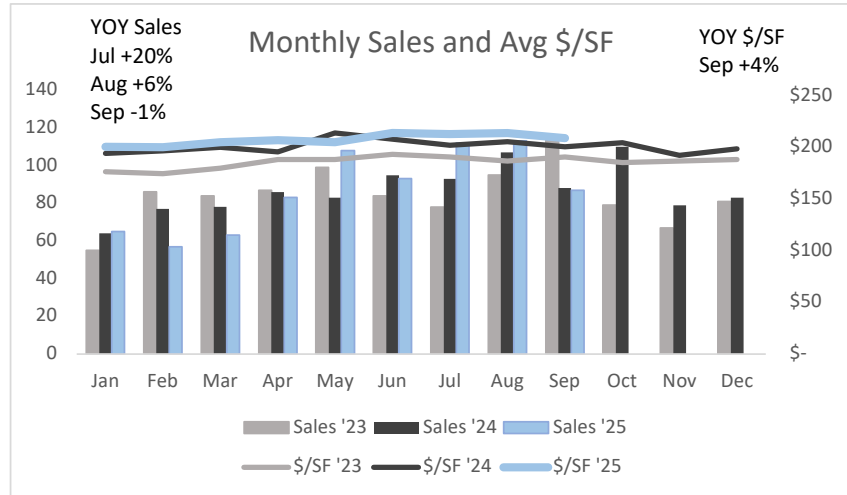
93
NEW PENDINGS
-11% from last month

87
CLOSED SALES
-23% from last month

\$209
PRICE PER SQ FT
-2% from last month

\$357K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	156	135	143	1,193	1,126	-6%
New Pendings	110	104	93	799	808	1%
Closed Sales	112	113	87	771	781	1%
Price/SF	\$213	\$214	\$209	\$202	\$208	3%
Avg Price	\$356,963	\$376,977	\$356,611	\$343,559	\$352,115	2%

<\$250k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	5	8	7	118	72	-39%
New Pendings	7	5	6	87	53	-39%
Closed Sales	5	4	3	64	47	-27%
Price/SF	\$203	\$165	\$218	\$182	\$178	-2%

\$250k-\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	126	100	108	844	837	-1%
New Pendings	88	75	70	575	615	7%
Closed Sales	84	79	66	556	587	6%
Price/SF	\$212	\$210	\$209	\$202	\$207	3%

>\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	25	27	28	231	217	-6%
New Pendings	15	24	17	137	140	2%
Closed Sales	23	30	18	151	147	-3%
Price/SF	\$215	\$223	\$207	\$206	\$216	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

93
SEP NEW LISTINGS
-23% from last month

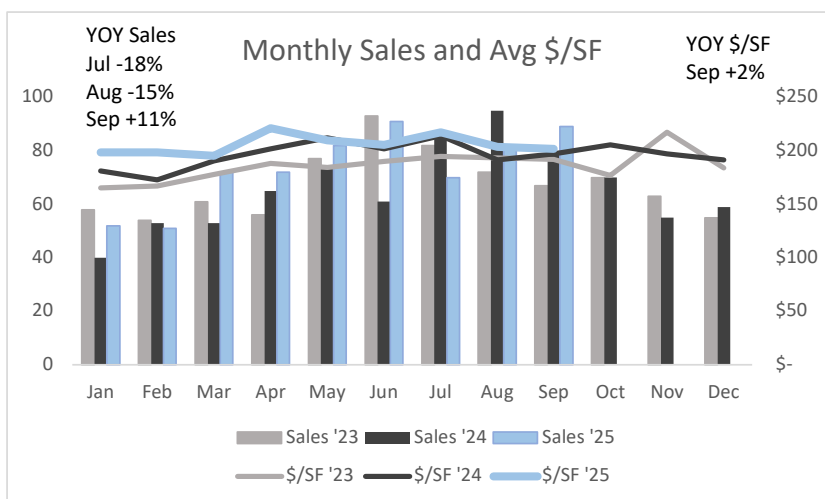
78
NEW PENDINGS
-6% from last month

89
CLOSED SALES
+10% from last month

\$202
PRICE PER SQ FT
-1% from last month

\$254K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	138	120	93	900	945	5%
New Pendings	89	83	78	633	685	8%
Closed Sales	70	81	89	606	660	9%
Price/SF	\$217	\$204	\$202	\$198	\$206	4%
Avg Price	\$263,910	\$261,818	\$253,980	\$254,534	\$260,764	2%

<\$200k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	23	24	11	184	142	-23%
New Pendings	15	17	22	132	114	-14%
Closed Sales	8	13	20	114	110	-4%
Price/SF	\$160	\$157	\$151	\$148	\$157	6%

\$200k-\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	88	65	67	566	622	10%
New Pendings	60	54	45	409	469	15%
Closed Sales	49	49	51	407	427	5%
Price/SF	\$218	\$203	\$215	\$202	\$211	5%

>\$300k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	27	31	15	150	181	21%
New Pendings	14	12	11	92	102	11%
Closed Sales	13	19	18	85	123	45%
Price/SF	\$241	\$225	\$213	\$223	\$222	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

221
SEP NEW LISTINGS
+6% from last month

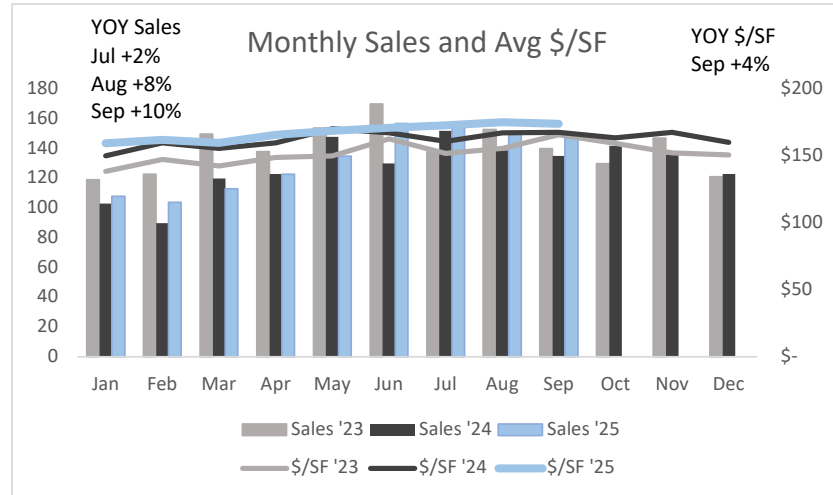
139
NEW PENDING
-15% from last month

148
CLOSED SALES
-1% from last month

\$174
PRICE PER SQ FT
-1% from last month

\$213K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	230	208	221	1,950	1,868	-4%
New Pending	147	163	139	1,174	1,254	7%
Closed Sales	155	150	148	1,140	1,193	5%
Price/SF	\$173	\$175	\$174	\$163	\$169	3%
Avg Price	\$207,517	\$216,025	\$212,891	\$195,592	\$205,475	5%

<\$125k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	40	39	44	453	383	-15%
New Pending	29	25	32	269	245	-9%
Closed Sales	33	23	25	276	240	-13%
Price/SF	\$108	\$97	\$100	\$97	\$102	5%

\$125k-\$250k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	104	91	115	987	869	-12%
New Pending	70	72	59	590	587	-1%
Closed Sales	63	68	64	537	535	0%
Price/SF	\$167	\$168	\$163	\$167	\$165	-1%

>\$250k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	86	78	62	510	616	21%
New Pending	48	66	48	315	422	34%
Closed Sales	59	59	59	327	418	28%
Price/SF	\$201	\$201	\$203	\$190	\$194	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

234
SEP NEW LISTINGS
-4% from last month

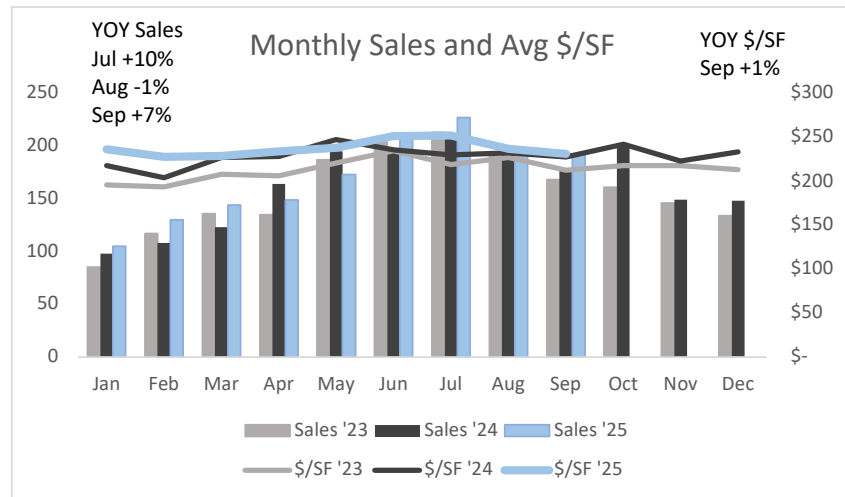
177
NEW PENDINGS
-10% from last month

192
CLOSED SALES
-2% from last month

\$231
PRICE PER SQ FT
-2% from last month

\$452K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	290	244	234	2,433	2,142	-12%
New Pendings	181	197	177	1,540	1,563	1%
Closed Sales	227	196	192	1,467	1,525	4%
Price/SF	\$252	\$237	\$231	\$230	\$239	4%
Avg Price	\$497,503	\$450,561	\$451,938	\$450,679	\$468,753	4%

<\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	44	37	38	462	345	-25%
New Pendings	37	34	33	320	294	-8%
Closed Sales	34	35	31	282	264	-6%
Price/SF	\$175	\$176	\$165	\$166	\$162	-3%

\$300k-\$500k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	144	115	117	1,087	1,005	-8%
New Pendings	92	98	90	771	765	-1%
Closed Sales	98	108	98	744	742	0%
Price/SF	\$223	\$224	\$220	\$214	\$223	4%

>\$500k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	102	92	79	884	792	-10%
New Pendings	52	65	54	449	504	12%
Closed Sales	95	53	63	441	519	18%
Price/SF	\$290	\$273	\$260	\$269	\$275	2%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

221
SEP NEW LISTINGS
-14% from last month

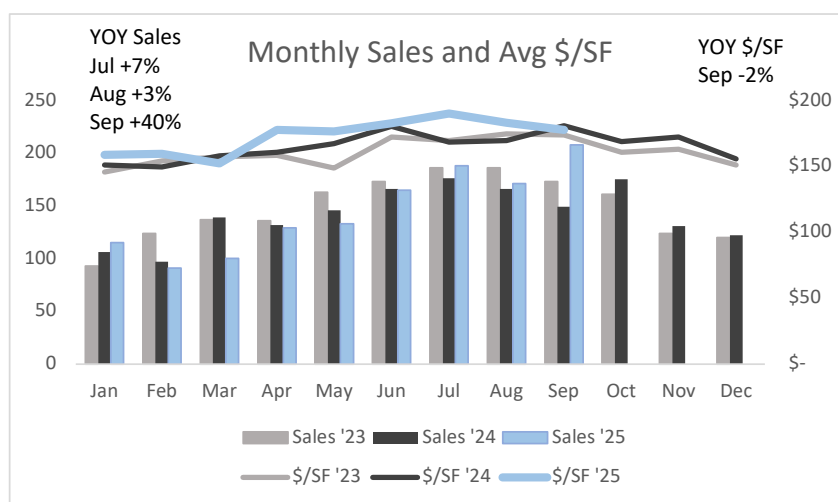
196
NEW PENDINGs
+2% from last month

208
CLOSED SALES
+22% from last month

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

\$295K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	239	258	221	2,002	1,906	-5%
New Pending	172	192	196	1,324	1,379	4%
Closed Sales	188	171	208	1,277	1,300	2%
Price/SF	\$190	\$183	\$178	\$166	\$176	6%
Avg Price	\$319,826	\$296,711	\$295,113	\$264,598	\$290,225	10%

<\$200k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	78	78	82	729	603	-17%
New Pending	61	58	77	501	475	-5%
Closed Sales	55	55	65	477	430	-10%
Price/SF	\$121	\$104	\$109	\$114	\$110	-4%

\$200k-\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	97	113	93	882	838	-5%
New Pending	67	91	86	620	625	1%
Closed Sales	86	77	98	617	608	-1%
Price/SF	\$182	\$192	\$175	\$169	\$178	5%

>\$400k						
	Jul '25	Aug '25	Sep '25	YTD		
				2024	2025	(+/-)
Listings Taken	64	67	46	391	465	19%
New Pending	44	43	33	203	279	37%
Closed Sales	47	39	45	183	262	43%
Price/SF	\$238	\$232	\$232	\$230	\$228	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



OCTOBER 2025 HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

551
SEP NEW LISTINGS
-1% from last month

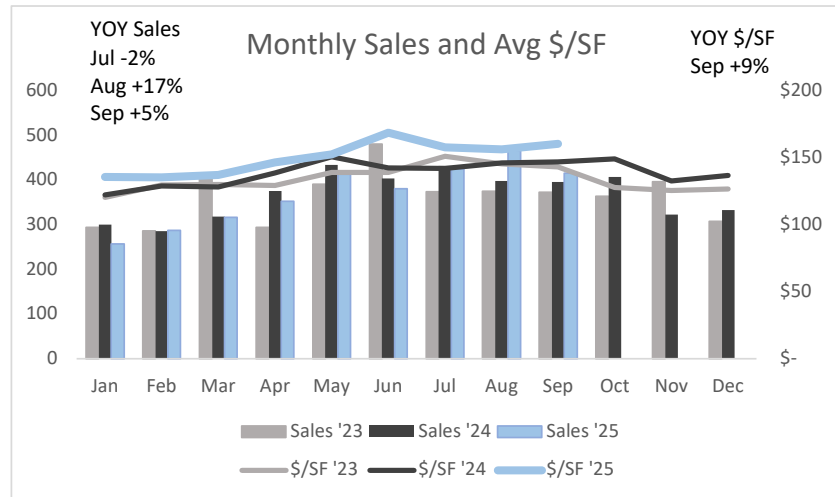
402
NEW PENDINGS
-10% from last month

416
CLOSED SALES
-11% from last month

\$161
PRICE PER SQ FT
+3% from last month

\$251K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	589	556	551	4,844	4,709	-3%
New Pendings	442	449	402	3,428	3,503	2%
Closed Sales	426	467	416	3,349	3,320	-1%
Price/SF	\$158	\$156	\$161	\$140	\$152	9%
Avg Price	\$247,597	\$240,814	\$251,083	\$211,639	\$232,229	10%

<\$150k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	198	199	196	1,906	1,672	-12%
New Pendings	142	137	141	1,217	1,180	-3%
Closed Sales	128	133	119	1,222	1,099	-10%
Price/SF	\$71	\$65	\$63	\$70	\$68	-3%

\$150k-\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	233	227	211	1,793	1,745	-3%
New Pendings	192	193	167	1,448	1,430	-1%
Closed Sales	173	209	173	1,399	1,355	-3%
Price/SF	\$152	\$156	\$163	\$146	\$152	4%

>\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	158	130	144	1,145	1,292	13%
New Pendings	108	119	94	763	893	17%
Closed Sales	125	125	124	728	866	19%
Price/SF	\$208	\$204	\$211	\$189	\$207	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

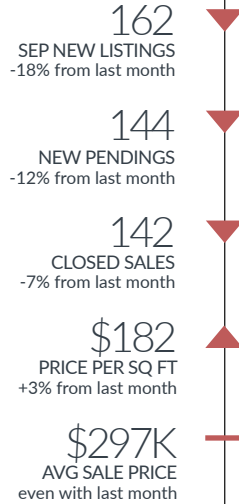


OCTOBER 2025 HOUSING REPORT

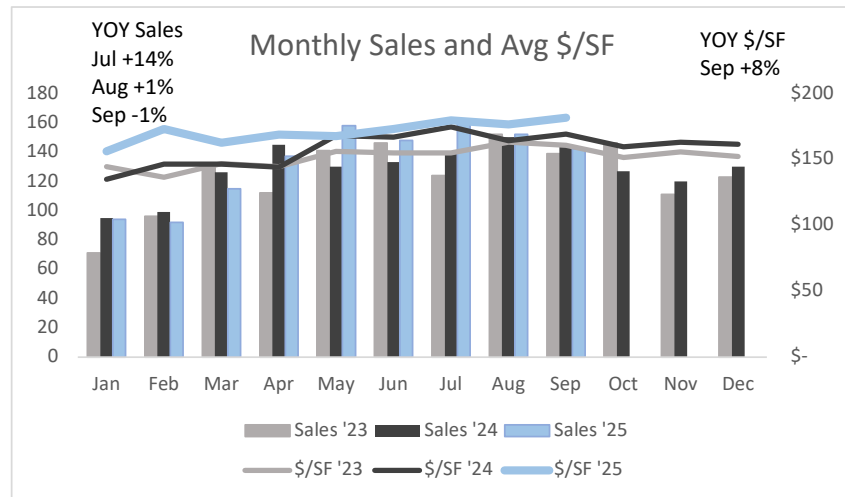
Monroe County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	198	197	162	1,564	1,534	-2%
New Pendings	163	163	144	1,192	1,243	4%
Closed Sales	159	152	142	1,161	1,197	3%
Price/SF	\$179	\$176	\$182	\$158	\$172	8%
Avg Price	\$287,476	\$296,301	\$296,967	\$265,093	\$282,721	7%

<\$200k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	61	49	46	499	427	-14%
New Pendings	45	44	44	403	353	-12%
Closed Sales	38	37	38	381	320	-16%
Price/SF	\$125	\$113	\$125	\$109	\$114	5%

\$200k-\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	62	66	54	465	490	5%
New Pendings	53	50	50	372	411	10%
Closed Sales	55	50	39	379	397	5%
Price/SF	\$173	\$163	\$172	\$158	\$166	5%

>\$300k						
	Jul '25	Aug '25	Sep '25	2024	YTD 2025	(+/-)
Listings Taken	75	82	62	600	617	3%
New Pendings	65	69	50	417	479	15%
Closed Sales	66	65	65	401	480	20%
Price/SF	\$200	\$205	\$206	\$185	\$199	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

