



Housing Report

DECEMBER 2024



Southeast Michigan

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Finding Year-End Opportunitites:

Expired and Canceled Listings

The frequency of expired and canceled listings runs highest between October and January. They may be a source of properties for buyers and listings for agents.

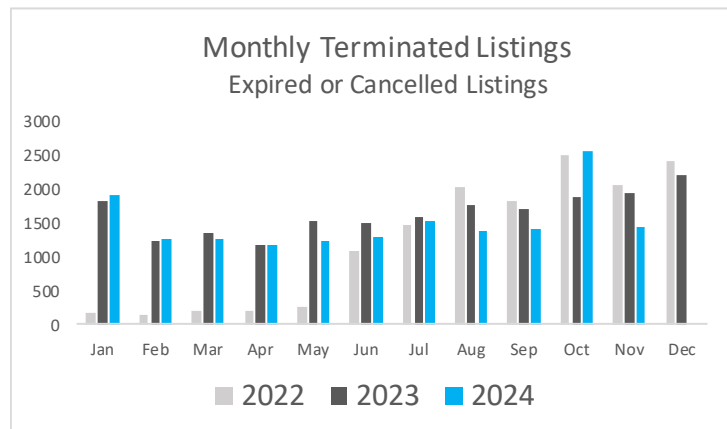
Buyer and Agent Opportunities:

Expired and canceled listings are two types of unsuccessfully terminated listings. Expireds are listings that end based on predetermined date. Canceled listings are often intentionally managed to reset the days-on-market counter or sometimes because the existing listing path is not going anywhere and it's time for the seller and lister to part.

In these times of listing shortages, expireds and canceleds can be a source of opportunity for buyers and agents. It's likely that the seller is still interested in selling and may intend to put the property back on the market with a more favorable price or improved condition.

Buyers

Work with your agent and together monitor expired and canceled listings. The listings are likely to return to the market with a more motivated seller and improvements to the price or condition "package".



Agents

Expired and canceled listings can be a great source for finding matches for existing clients and for building listing inventory heading into the new year. If you have a specific buyer interested in the property, you may be able to put together a win-win opportunity for your client, yourself and that seller.

When approaching sellers, before making assumptions, ask questions to gain a good understanding of why things didn't work with the prior listing. Once you understand the seller's perspective, you'll be in position to better address those concerns and lead them to a successful experience.

Monitoring terminated listings can help get you and your clients off to a good start in 2025.

Montgomery
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SEMI 5-County Summary

MONTHLY

4,773
NOV NEW LISTINGS
-29% from last month

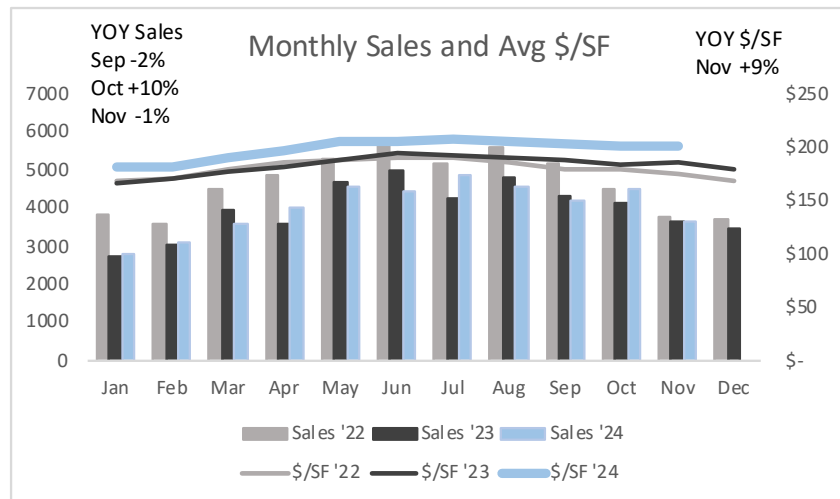
3,737
NEW PENDING
-16% from last month

3,661
CLOSED SALES
-20% from last month

\$201
PRICE PER SQ FT
even with last month

\$325K
AVG SALE PRICE
even with last month

Closed Single-Family Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	7,042	6,755	4,773	67,903	69,194	2%
New Pendings	4,276	4,470	3,737	46,367	46,786	1%
Closed Sales	4,185	4,506	3,621	43,927	44,072	0%
Price/SF	\$202	\$200	\$201	\$184	\$199	8%
Avg Price	\$330,204	\$326,749	\$325,270	\$300,316	\$325,263	8%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,398	2,372	1,873	26,604	24,612	-7%
New Pendings	1,403	1,573	1,385	17,720	15,847	-11%
Closed Sales	1,295	1,448	1,175	15,937	14,201	-11%
Price/SF	\$116	\$112	\$114	\$111	\$112	1%
\$200k-400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,757	2,603	1,859	24,821	26,282	6%
New Pendings	1,813	1,831	1,540	18,728	19,575	5%
Closed Sales	1,809	1,892	1,555	18,192	18,721	3%
Price/SF	\$196	\$195	\$194	\$185	\$195	5%
>\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,887	1,780	1,041	16,478	18,300	11%
New Pendings	1,060	1,066	812	9,919	11,364	15%
Closed Sales	1,081	1,166	891	9,798	11,150	14%
Price/SF	\$252	\$252	\$257	\$233	\$251	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Oakland County

Single-Family Homes

MONTHLY

1,133
NOV NEW LISTINGS
-31% from last month

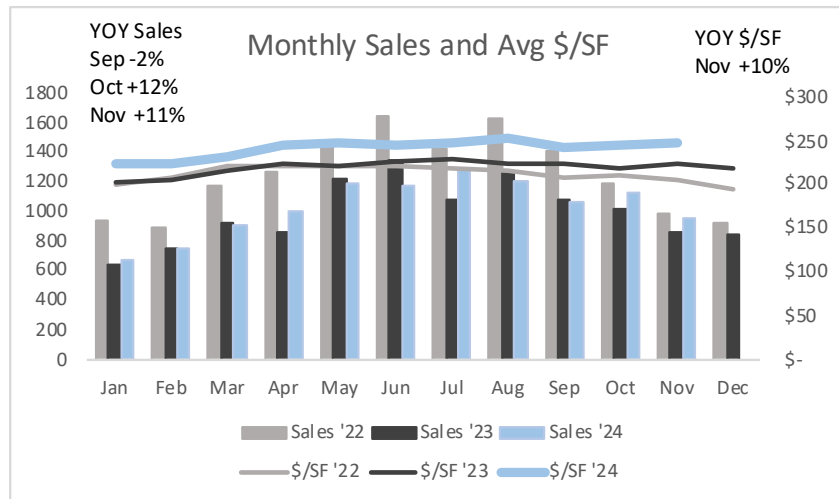
925
NEW PENDING
-17% from last month

946
CLOSED SALES
-16% from last month

\$246
PRICE PER SQ FT
+1% from last month

\$475K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,801	1,654	1,133	16,858	17,107	1%
New Pendings	1,059	1,117	925	11,594	11,927	3%
Closed Sales	1,058	1,124	946	11,010	11,263	2%
Price/SF	\$242	\$245	\$246	\$220	\$242	10%
Avg Price	\$479,173	\$486,623	\$474,759	\$432,413	\$475,882	10%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	556	516	431	5,887	5,324	-10%
New Pendings	346	391	332	4,512	4,070	-10%
Closed Sales	325	353	321	4,105	3,646	-11%
Price/SF	\$185	\$184	\$178	\$172	\$181	5%
\$300k-800k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	976	912	566	8,839	9,283	5%
New Pendings	611	613	519	6,172	6,735	9%
Closed Sales	619	659	542	6,075	6,492	7%
Price/SF	\$223	\$227	\$227	\$212	\$226	7%
>\$800k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	269	226	136	2,132	2,500	17%
New Pendings	102	113	74	910	1,122	23%
Closed Sales	114	112	83	830	1,125	36%
Price/SF	\$344	\$366	\$392	\$329	\$356	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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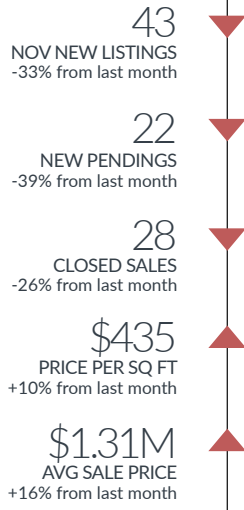
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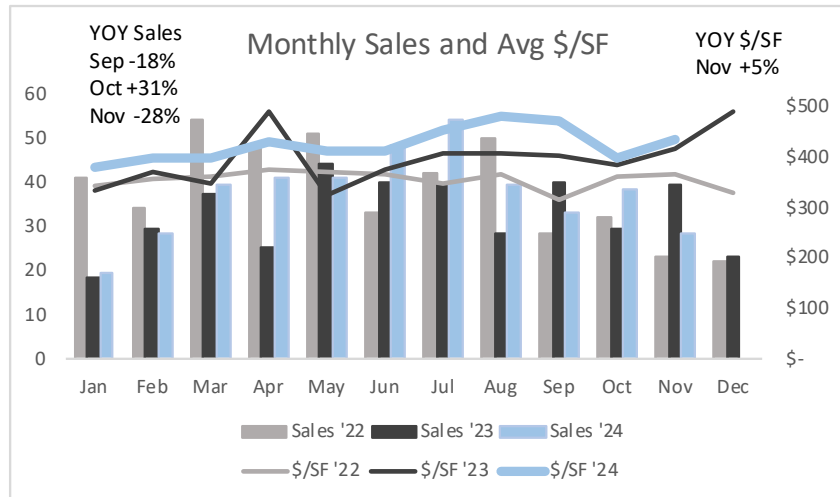
Birm/Bloom Hills

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	92	64	43	820	846	3%
New Pendings	38	36	22	394	437	11%
Closed Sales	33	38	28	368	408	11%
Price/SF	\$471	\$395	\$435	\$384	\$426	11%
Avg Price	\$1,530,682	\$1,133,961	\$1,312,529	\$1,078,262	\$1,280,249	19%
<\$700k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	17	17	10	202	199	-1%
New Pendings	11	10	8	153	149	-3%
Closed Sales	5	12	9	148	130	-12%
Price/SF	\$293	\$340	\$315	\$288	\$324	13%
\$700k-\$1.4m						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	30	25	12	266	264	-1%
New Pendings	14	12	10	132	157	19%
Closed Sales	17	16	10	128	155	21%
Price/SF	\$390	\$332	\$386	\$330	\$356	8%
>\$1.4m						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	22	21	352	383	9%
New Pendings	13	14	4	109	131	20%
Closed Sales	11	10	9	92	123	34%
Price/SF	\$566	\$493	\$506	\$483	\$512	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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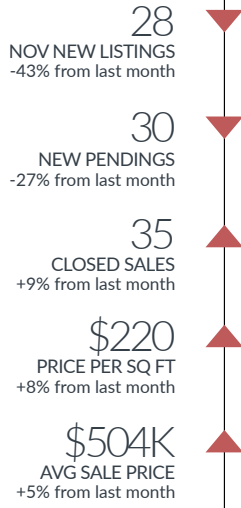
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DEC 2024
SEMI HOUSING REPORT

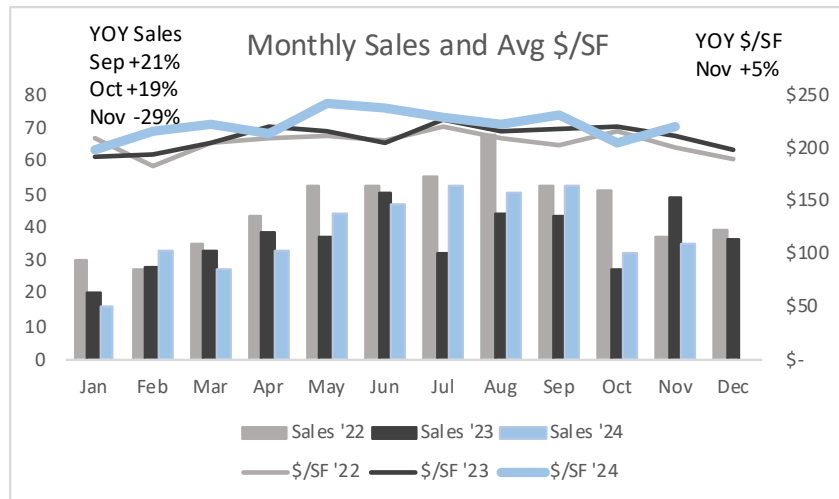
Clarkston

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	56	49	28	624	602	-4%
New Pendings	25	41	30	428	453	6%
Closed Sales	52	32	35	401	421	5%
Price/SF	\$231	\$203	\$220	\$211	\$223	6%
Avg Price	\$510,679	\$479,132	\$503,957	\$465,275	\$489,554	5%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	7	13	9	136	84	-38%
New Pendings	3	7	8	109	70	-36%
Closed Sales	4	4	2	99	57	-42%
Price/SF	\$203	\$200	\$158	\$182	\$189	4%
\$300k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	22	13	331	335	1%
New Pendings	16	23	17	232	278	20%
Closed Sales	36	21	22	215	261	21%
Price/SF	\$219	\$196	\$207	\$202	\$211	5%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	14	6	157	183	17%
New Pendings	6	11	5	87	105	21%
Closed Sales	12	7	11	87	103	18%
Price/SF	\$255	\$217	\$242	\$238	\$249	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Commerce/White Lake

Single-Family Homes

MONTHLY

59
NOV NEW LISTINGS
-33% from last month

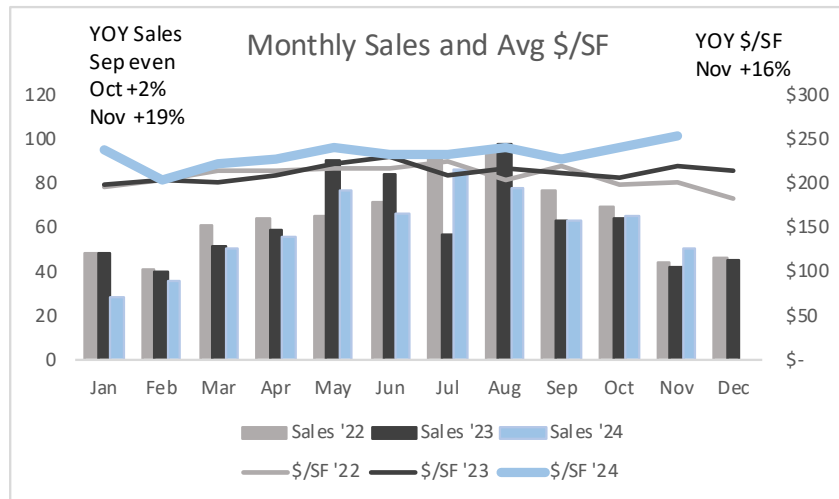
53
NEW PENDING
-7% from last month

50
CLOSED SALES
-23% from last month

\$254
PRICE PER SQ FT
+6% from last month

\$521K
AVG SALE PRICE
+20% from last month

Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	78	88	59	1,023	938	-8%
New Pendings	56	57	53	720	682	-5%
Closed Sales	63	65	50	692	651	-6%
Price/SF	\$226	\$239	\$254	\$212	\$233	10%
Avg Price	\$453,404	\$432,908	\$521,468	\$427,521	\$460,747	8%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	17	8	239	191	-20%
New Pendings	14	10	7	187	161	-14%
Closed Sales	14	12	9	193	144	-25%
Price/SF	\$199	\$170	\$203	\$185	\$190	3%
\$300k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	56	28	592	524	-11%
New Pendings	35	37	30	439	386	-12%
Closed Sales	34	43	26	395	378	-4%
Price/SF	\$217	\$231	\$231	\$204	\$223	9%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	15	23	192	223	16%
New Pendings	7	10	16	94	135	44%
Closed Sales	15	10	15	104	129	24%
Price/SF	\$249	\$306	\$292	\$254	\$272	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Farmington/Farm Hills

Single-Family Homes

MONTHLY

56
NOV NEW LISTINGS
-40% from last month

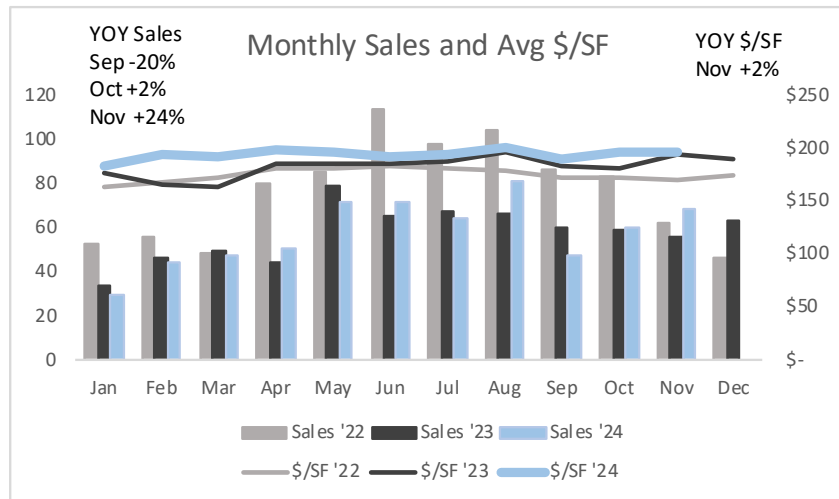
59
NEW PENDING
-23% from last month

68
CLOSED SALES
+15% from last month

\$196
PRICE PER SQ FT
even with last month

\$382K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	97	93	56	826	935	13%
New Pendings	61	77	59	664	690	4%
Closed Sales	47	59	68	620	631	2%
Price/SF	\$189	\$195	\$196	\$182	\$194	6%
Avg Price	\$402,736	\$438,732	\$382,281	\$378,782	\$393,766	4%

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	10	6	143	131	-8%
New Pendings	6	8	7	116	99	-15%
Closed Sales	6	5	8	100	93	-7%
Price/SF	\$158	\$173	\$170	\$155	\$166	8%

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	62	65	41	512	616	20%
New Pendings	41	58	43	449	470	5%
Closed Sales	34	39	50	420	397	-5%
Price/SF	\$187	\$188	\$196	\$179	\$193	8%

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	20	18	9	171	188	10%
New Pendings	14	11	9	99	121	22%
Closed Sales	7	15	10	100	141	41%
Price/SF	\$210	\$211	\$202	\$203	\$202	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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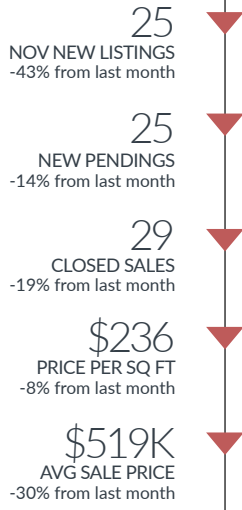
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DEC 2024
SEMI HOUSING REPORT

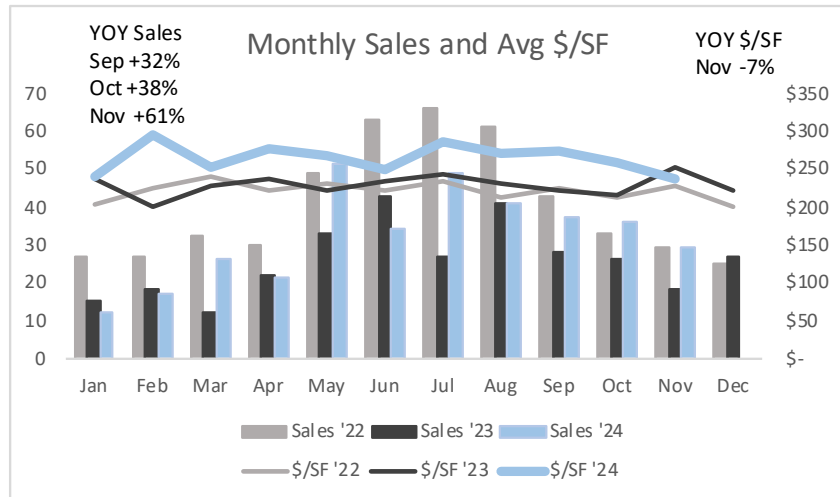
Novi

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	43	44	25	418	492	18%
New Pendings	34	29	25	314	360	15%
Closed Sales	37	36	29	283	353	25%
Price/SF	\$274	\$257	\$236	\$230	\$266	16%
Avg Price	\$772,319	\$737,043	\$519,409	\$601,350	\$722,610	20%
<\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	5	4	4	37	59	59%
New Pendings	3	8	2	34	40	18%
Closed Sales	3	3	5	30	32	7%
Price/SF	\$225	\$221	\$226	\$195	\$190	-3%
\$350k-\$700k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	26	30	16	234	267	14%
New Pendings	20	16	17	199	205	3%
Closed Sales	20	19	20	180	186	3%
Price/SF	\$227	\$231	\$230	\$217	\$235	8%
>\$700k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	10	5	147	166	13%
New Pendings	11	5	6	81	115	42%
Closed Sales	14	14	4	73	135	85%
Price/SF	\$315	\$283	\$260	\$256	\$299	17%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Rochester/Roch Hills

Single-Family Homes

MONTHLY

48
NOV NEW LISTINGS
-54% from last month

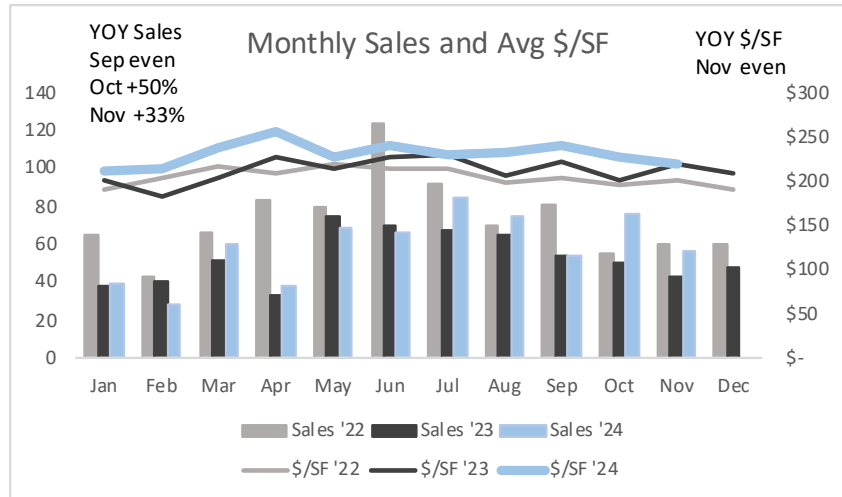
57
NEW PENDINGS
-17% from last month

56
CLOSED SALES
-25% from last month

\$219
PRICE PER SQ FT
-3% from last month

\$518K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	90	104	48	948	943	-1%
New Pending	64	69	57	606	685	13%
Closed Sales	54	75	56	582	641	10%
Price/SF	\$240	\$226	\$219	\$213	\$230	8%
Avg Price	\$573,264	\$505,503	\$518,374	\$497,245	\$536,538	8%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	9	6	134	109	-19%
New Pending	15	9	6	97	92	-5%
Closed Sales	9	13	8	79	80	1%
Price/SF	\$193	\$162	\$185	\$183	\$189	3%
\$300k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	49	24	521	488	-6%
New Pending	33	41	32	381	403	6%
Closed Sales	27	41	32	373	366	-2%
Price/SF	\$216	\$223	\$216	\$201	\$218	9%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	33	46	18	293	346	18%
New Pending	16	19	19	128	190	48%
Closed Sales	18	21	16	130	195	50%
Price/SF	\$271	\$246	\$228	\$242	\$251	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Royal Oak

Single-Family Homes

MONTHLY

73
NOV NEW LISTINGS
-35% from last month

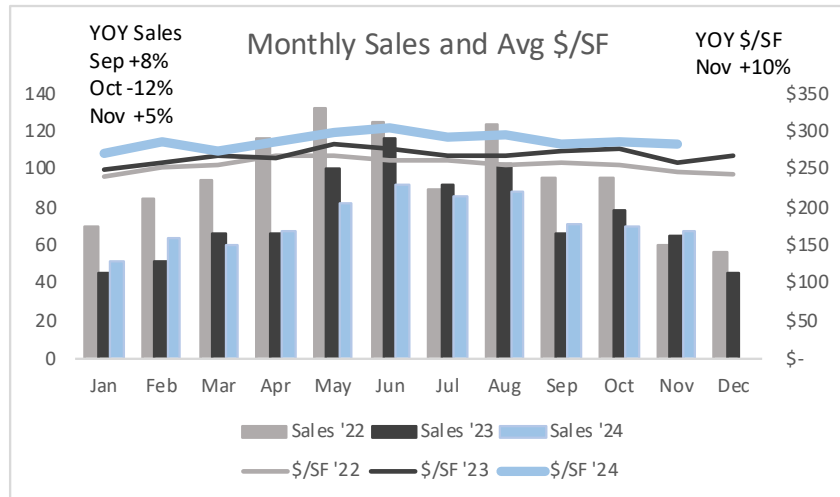
72
NEW PENDING
-15% from last month

67
CLOSED SALES
-3% from last month

\$282
PRICE PER SQ FT
-1% from last month

\$412K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	147	112	73	1,216	1,202	-1%
New Pendings	62	85	72	876	854	-3%
Closed Sales	71	69	67	846	794	-6%
Price/SF	\$284	\$285	\$282	\$269	\$288	7%
Avg Price	\$410,292	\$393,765	\$411,906	\$394,048	\$415,597	5%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	38	22	23	374	284	-24%
New Pendings	15	26	19	308	227	-26%
Closed Sales	16	22	20	260	194	-25%
Price/SF	\$263	\$251	\$250	\$236	\$247	5%
\$300k-\$450k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	59	63	37	514	613	19%
New Pendings	35	38	34	387	442	14%
Closed Sales	40	35	30	404	412	2%
Price/SF	\$278	\$277	\$288	\$270	\$287	6%
>\$450k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	27	13	328	305	-7%
New Pendings	12	21	19	181	185	2%
Closed Sales	15	12	17	182	188	3%
Price/SF	\$302	\$325	\$294	\$288	\$308	7%

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DEC 2024
SEMI HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

61
NOV NEW LISTINGS
-22% from last month

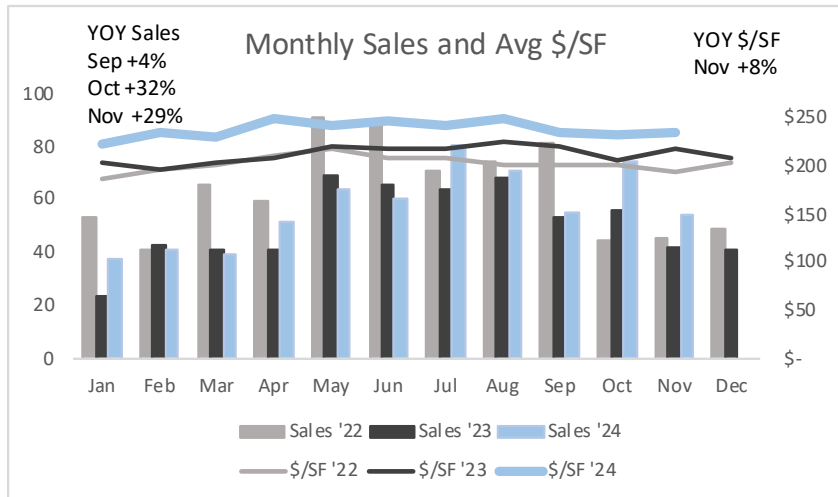
50
NEW PENDING
-29% from last month

54
CLOSED SALES
-27% from last month

\$233
PRICE PER SQ FT
even with last month

\$547K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	102	78	61	781	898	15%
New Pendings	63	70	50	573	670	17%
Closed Sales	55	74	54	565	626	11%
Price/SF	\$235	\$233	\$233	\$214	\$238	12%
Avg Price	\$534,051	\$523,058	\$547,065	\$474,425	\$531,002	12%

<\$300k				YTD		
	Sep '24	Oct '24	Nov '24	'23	'24	(+/-)
Listings Taken	3	10	6	131	91	-31%
New Pendings	4	7	5	91	71	-22%
Closed Sales	2	6	6	71	60	-15%
Price/SF	\$157	\$203	\$207	\$192	\$211	10%

\$300k-\$600k				YTD		
	Sep '24	Oct '24	Nov '24	'23	'24	(+/-)
Listings Taken	68	49	40	473	509	8%
New Pendings	42	44	34	381	397	4%
Closed Sales	36	46	30	374	367	-2%
Price/SF	\$219	\$223	\$220	\$207	\$226	9%

>\$600k				YTD		
	Sep '24	Oct '24	Nov '24	'23	'24	(+/-)
Listings Taken	31	19	15	177	298	68%
New Pendings	17	19	11	101	202	100%
Closed Sales	17	22	18	120	199	66%
Price/SF	\$261	\$250	\$251	\$232	\$257	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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DEC 2024
SEMI HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

89
NOV NEW LISTINGS
+3% from last month

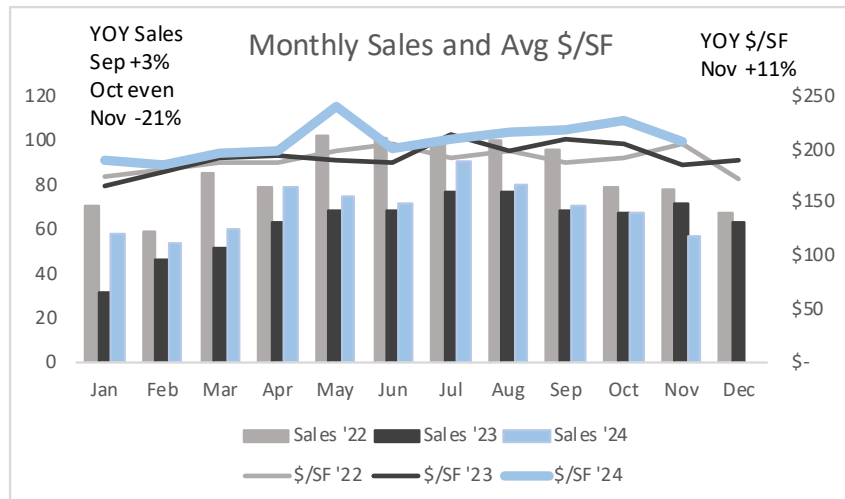
62
NEW PENDINGS
-16% from last month

56
CLOSED SALES
-16% from last month

\$225
PRICE PER SQ FT
-9% from last month

\$301K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	121	86	89	1,007	1,045	4%
New Pending	64	74	62	733	788	8%
Closed Sales	70	67	56	685	756	10%
Price/SF	\$218	\$225	\$205	\$194	\$208	7%
Avg Price	\$322,380	\$316,391	\$301,018	\$290,292	\$308,119	6%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	13	11	196	136	-31%
New Pending	8	8	9	160	119	-26%
Closed Sales	9	10	7	147	103	-30%
Price/SF	\$164	\$173	\$152	\$142	\$151	6%
\$200k-\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	77	51	56	562	628	12%
New Pending	42	55	44	428	509	19%
Closed Sales	44	45	37	406	489	20%
Price/SF	\$200	\$201	\$193	\$183	\$194	6%
>\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	22	22	249	281	13%
New Pending	14	11	9	145	160	10%
Closed Sales	17	12	12	132	164	24%
Price/SF	\$265	\$308	\$248	\$246	\$255	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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West Bloomfield

Single-Family Homes

MONTHLY

53
NOV NEW LISTINGS
-38% from last month

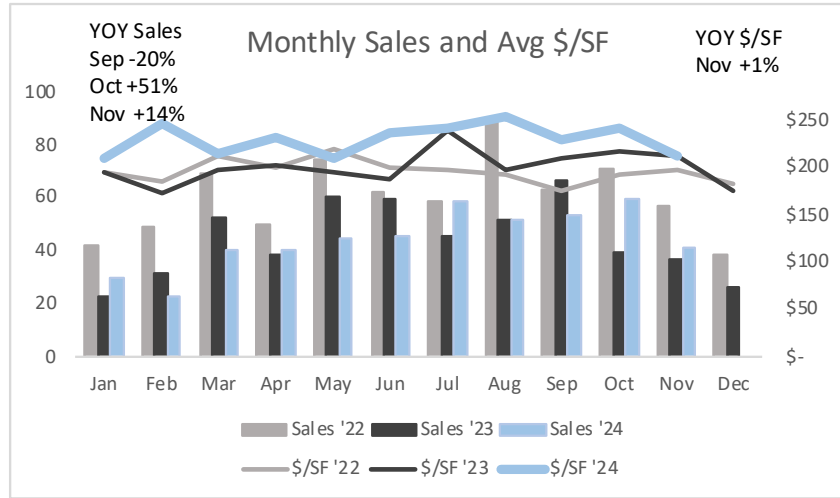
43
NEW PENDING
+2% from last month

41
CLOSED SALES
-31% from last month

\$213
PRICE PER SQ FT
-12% from last month

\$538K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	94	85	53	845	848	0%
New Pendings	55	42	43	529	519	-2%
Closed Sales	53	59	41	499	482	-3%
Price/SF	\$229	\$240	\$213	\$201	\$230	14%
Avg Price	\$611,501	\$616,537	\$537,749	\$528,205	\$600,131	14%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	12	9	9	88	86	-2%
New Pendings	7	9	7	71	64	-10%
Closed Sales	5	6	8	60	55	-8%
Price/SF	\$228	\$168	\$171	\$173	\$197	14%
\$300k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	45	41	28	491	444	-10%
New Pendings	28	19	24	341	304	-11%
Closed Sales	33	31	22	321	286	-11%
Price/SF	\$195	\$199	\$193	\$175	\$189	8%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	37	35	16	266	318	20%
New Pendings	20	14	12	117	151	29%
Closed Sales	15	22	11	118	141	19%
Price/SF	\$272	\$287	\$247	\$257	\$289	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

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West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

69
NOV NEW LISTINGS
-36% from last month

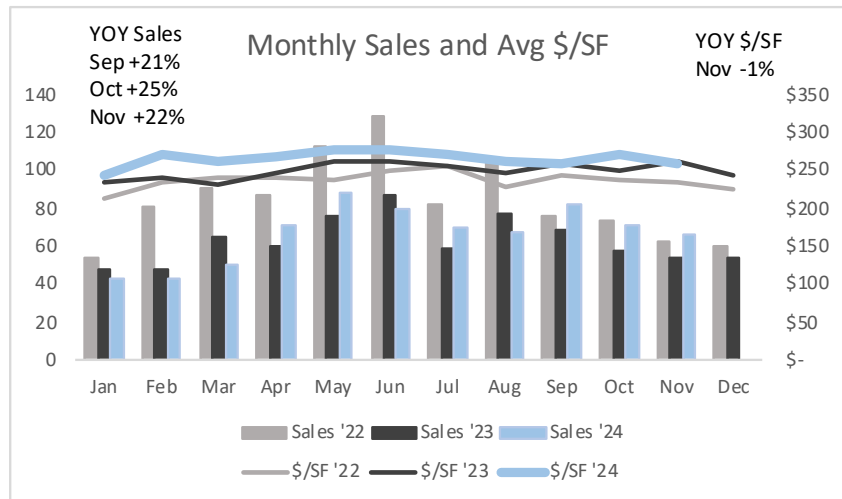
65
NEW PENDINGS
-7% from last month

66
CLOSED SALES
-7% from last month

\$258
PRICE PER SQ FT
-4% from last month

\$310K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	123	107	69	985	1,026	4%
New Pending	74	70	65	727	763	5%
Closed Sales	82	71	66	695	729	5%
Price/SF	\$258	\$270	\$258	\$250	\$266	6%
Avg Price	\$339,949	\$352,730	\$309,714	\$330,348	\$342,202	4%

<\$200k				YTD		
	Sep '24	Oct '24	Nov '24	'23	'24	(+/-)
Listings Taken	11	17	14	161	135	-16%
New Pending	2	10	12	118	101	-14%
Closed Sales	10	5	9	98	93	-5%
Price/SF	\$204	\$179	\$193	\$188	\$194	3%

\$200k-\$350k				YTD		
	Sep '24	Oct '24	Nov '24	'23	'24	(+/-)
Listings Taken	66	52	37	514	534	4%
New Pending	43	39	28	391	402	3%
Closed Sales	42	38	37	361	373	3%
Price/SF	\$241	\$257	\$254	\$243	\$252	4%

>\$350k				YTD		
	Sep '24	Oct '24	Nov '24	'23	'24	(+/-)
Listings Taken	46	38	18	310	357	15%
New Pending	29	21	25	218	260	19%
Closed Sales	30	28	20	236	263	11%
Price/SF	\$283	\$289	\$280	\$269	\$291	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Wayne County

Single-Family Homes

MONTHLY

1,827
NOV NEW LISTINGS
-26% from last month

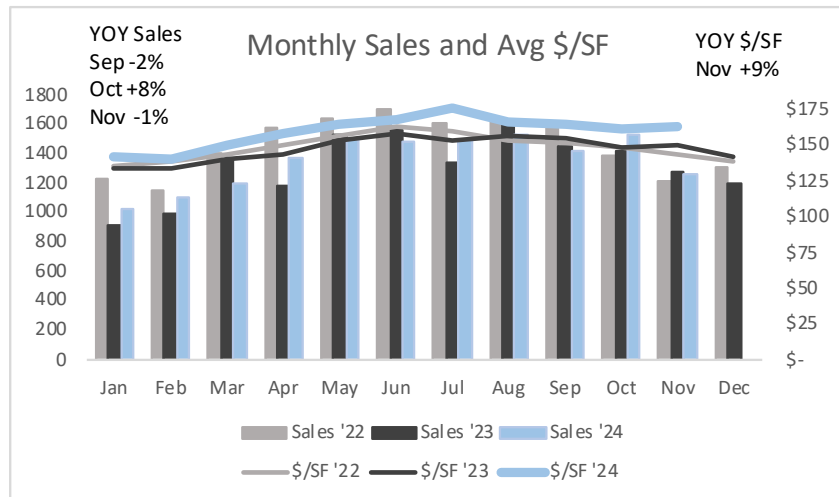
1,373
NEW PENDING
-15% from last month

1,261
CLOSED SALES
-18% from last month

\$162
PRICE PER SQ FT
+1% from last month

\$235K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	2,476	2,460	1,827	24,858	25,264	2%
New Pendings	1,435	1,619	1,373	15,737	16,062	2%
Closed Sales	1,420	1,531	1,261	14,585	14,857	2%
Price/SF	\$163	\$161	\$162	\$149	\$160	8%
Avg Price	\$238,679	\$231,255	\$235,309	\$216,741	\$233,195	8%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,442	1,448	1,143	16,009	15,100	-6%
New Pendings	788	932	822	9,509	9,028	-5%
Closed Sales	724	810	653	8,431	7,913	-6%
Price/SF	\$104	\$98	\$101	\$97	\$98	1%
\$200k-\$500k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	869	846	600	7,396	8,405	14%
New Pendings	543	593	470	5,317	5,912	11%
Closed Sales	584	607	512	5,230	5,807	11%
Price/SF	\$187	\$192	\$187	\$181	\$190	5%
>\$500k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	165	166	84	1,453	1,759	21%
New Pendings	104	94	81	911	1,122	23%
Closed Sales	112	114	96	924	1,137	23%
Price/SF	\$245	\$243	\$247	\$225	\$244	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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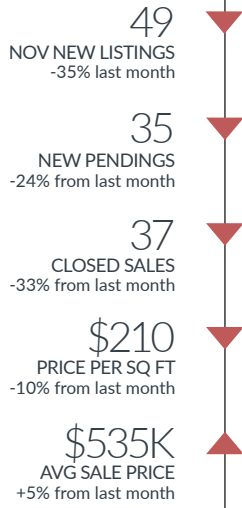
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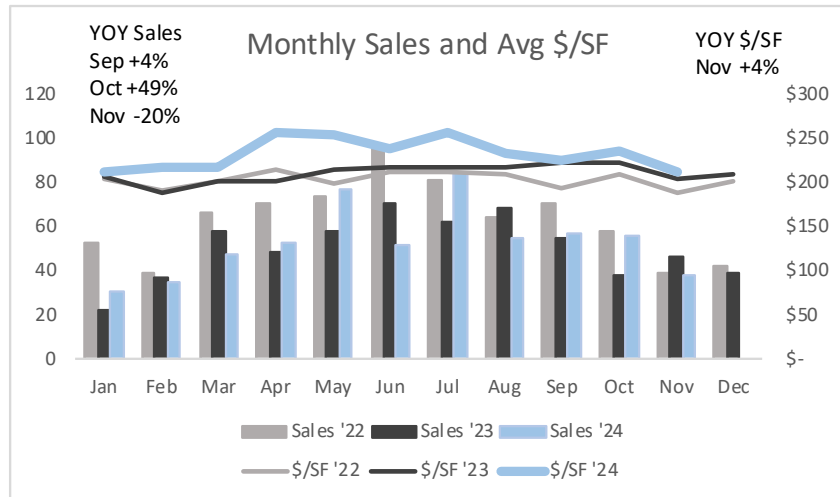
Grosse Pointe

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	75	75	49	885	809	-9%
New Pending	50	46	35	582	582	0%
Closed Sales	56	55	37	557	576	3%
Price/SF	\$224	\$234	\$210	\$210	\$236	12%
Avg Price	\$469,079	\$508,323	\$534,744	\$479,254	\$566,183	18%
<\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	28	20	16	298	238	-20%
New Pending	20	11	13	228	169	-26%
Closed Sales	22	21	9	210	166	-21%
Price/SF	\$199	\$208	\$169	\$188	\$203	8%
\$350k-\$750k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	32	33	25	450	401	-11%
New Pending	23	28	18	283	308	9%
Closed Sales	30	23	24	274	305	11%
Price/SF	\$218	\$237	\$202	\$209	\$223	7%
>\$750k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	22	8	137	170	24%
New Pending	7	7	4	71	105	48%
Closed Sales	4	11	4	73	105	44%
Price/SF	\$308	\$247	\$262	\$234	\$273	17%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Lindemann



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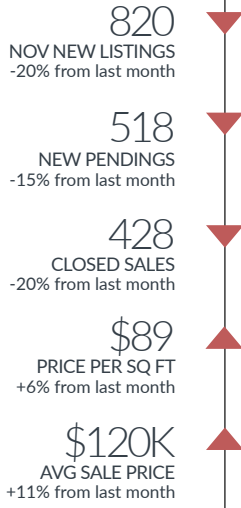
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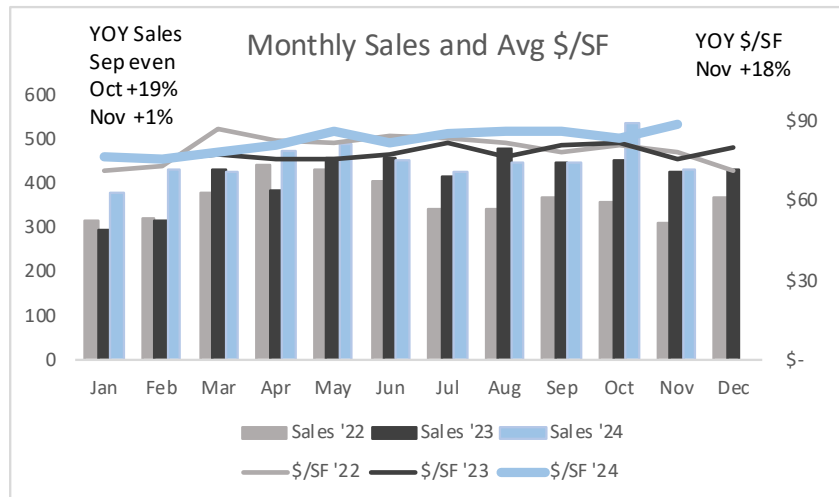
Detroit Single Family

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,119	1,029	820	10,764	10,966	2%
New Pendings	506	613	518	5,169	5,573	8%
Closed Sales	445	536	428	4,536	4,916	8%
Price/SF	\$86	\$84	\$89	\$78	\$83	7%
Avg Price	\$114,729	\$107,838	\$119,554	\$103,715	\$109,133	5%
<\$100k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	561	481	392	6,844	5,931	-13%
New Pendings	296	357	283	3,235	3,216	-1%
Closed Sales	246	307	231	2,850	2,878	1%
Price/SF	\$53	\$52	\$52	\$47	\$50	6%
\$100k-\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	488	496	391	3,528	4,517	28%
New Pendings	187	238	215	1,752	2,160	23%
Closed Sales	182	209	176	1,514	1,864	23%
Price/SF	\$108	\$109	\$112	\$105	\$109	4%
>\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	70	52	37	392	518	32%
New Pendings	23	18	20	182	197	8%
Closed Sales	17	20	21	172	174	1%
Price/SF	\$140	\$138	\$133	\$144	\$149	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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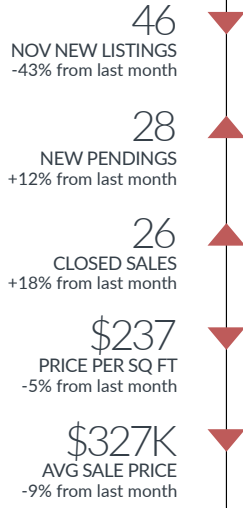
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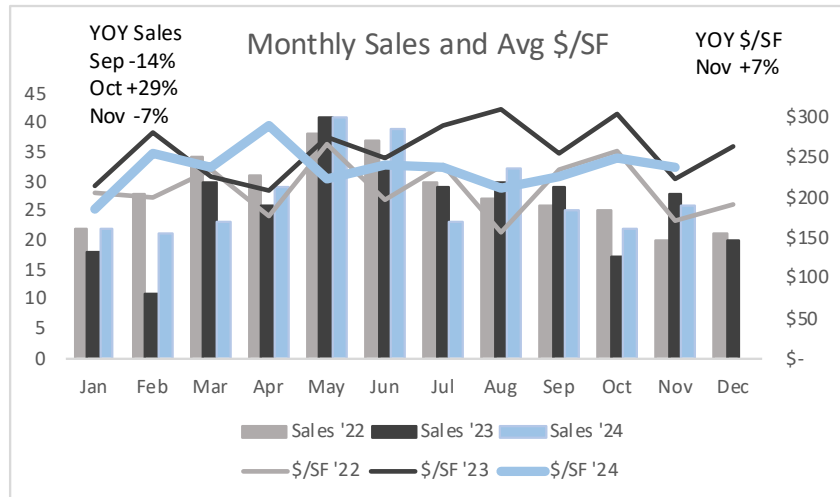
Detroit Condos

Condos/Lofts

MONTHLY



Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	73	81	46	813	842	4%
New Pendings	19	25	28	286	313	9%
Closed Sales	25	22	26	292	303	4%
Price/SF	\$225	\$249	\$237	\$259	\$236	-9%
Avg Price	\$280,008	\$359,285	\$326,631	\$334,506	\$303,223	-9%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	15	32	28	246	296	20%
New Pendings	9	6	12	104	112	8%
Closed Sales	12	6	7	101	111	10%
Price/SF	\$121	\$143	\$109	\$109	\$114	4%
\$200k-\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	40	28	11	299	328	10%
New Pendings	6	8	11	113	124	10%
Closed Sales	10	8	11	112	119	6%
Price/SF	\$238	\$214	\$234	\$246	\$235	-5%
>\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	21	7	268	218	-19%
New Pendings	4	11	5	69	77	12%
Closed Sales	3	8	8	79	73	-8%
Price/SF	\$359	\$313	\$295	\$371	\$334	-10%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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Downriver

Single-Family Homes

MONTHLY

312
NOV NEW LISTINGS
-30% from last month

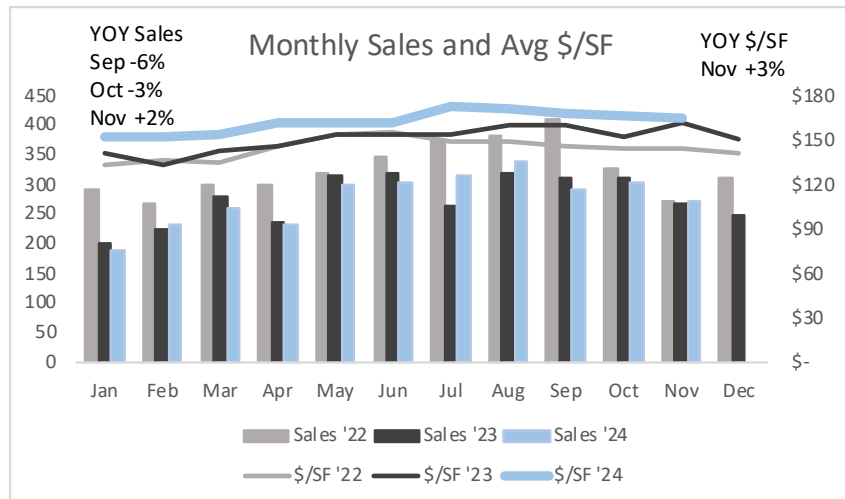
271
NEW PENDING
-15% from last month

272
CLOSED SALES
-10% from last month

\$165K
PRICE PER SQ FT
even with last month

\$211K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	419	447	312	4,077	4,275	5%
New Pendings	282	318	271	3,169	3,195	1%
Closed Sales	291	303	272	3,038	3,022	-1%
Price/SF	\$167	\$165	\$165	\$151	\$163	8%
Avg Price	\$219,741	\$216,743	\$210,803	\$203,062	\$212,934	5%
<\$150k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	89	119	77	1,308	1,134	-13%
New Pendings	55	82	85	1,009	863	-14%
Closed Sales	63	60	68	903	740	-18%
Price/SF	\$118	\$117	\$102	\$107	\$109	2%
\$150k-\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	263	262	195	2,102	2,383	13%
New Pendings	181	195	149	1,701	1,836	8%
Closed Sales	165	194	165	1,644	1,772	8%
Price/SF	\$173	\$170	\$176	\$159	\$172	8%
>\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	67	66	40	667	758	14%
New Pendings	46	41	37	459	496	8%
Closed Sales	63	49	39	491	510	4%
Price/SF	\$182	\$182	\$187	\$174	\$182	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
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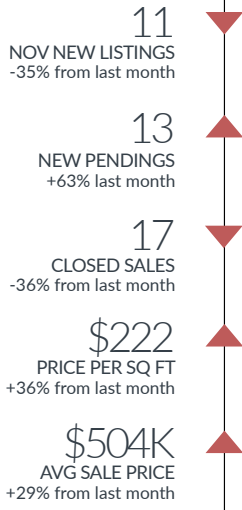
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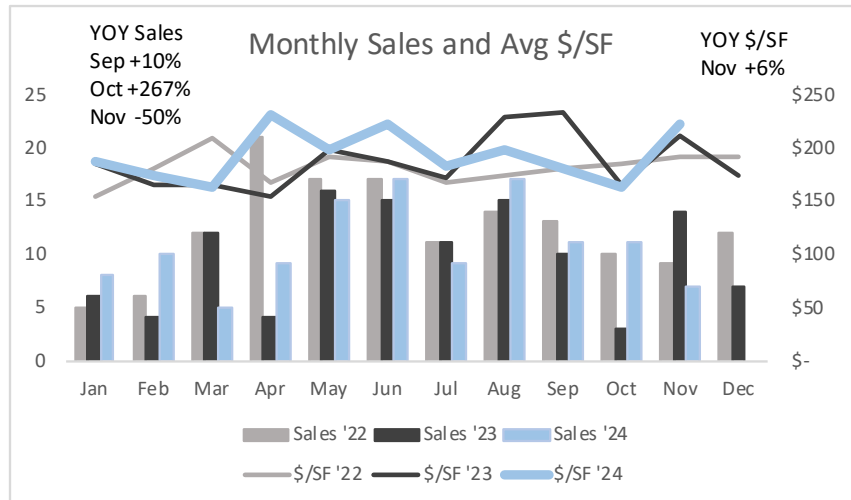
Grosse Ile

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	14	17	11	187	172	-8%
New Pendings	11	8	13	110	124	13%
Closed Sales	11	11	7	110	119	8%
Price/SF	\$181	\$163	\$222	\$193	\$195	1%
Avg Price	\$546,773	\$389,455	\$504,286	\$455,211	\$468,771	3%
<\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	3	5	5	62	46	-26%
New Pendings	4	2	3	43	40	-7%
Closed Sales	2	5	2	43	41	-5%
Price/SF	\$142	\$152	\$216	\$158	\$174	10%
\$350k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	9	5	77	88	14%
New Pendings	5	4	10	44	61	39%
Closed Sales	5	5	2	44	55	25%
Price/SF	\$183	\$169	\$182	\$182	\$187	2%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	1	3	1	48	38	-21%
New Pendings	2	2	-	23	23	0%
Closed Sales	4	1	3	23	23	0%
Price/SF	\$186	\$166	\$250	\$240	\$222	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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Dearborn/Dbrn Hghts

Single-Family Homes

MONTHLY

147
NOV NEW LISTINGS
-28% from last month

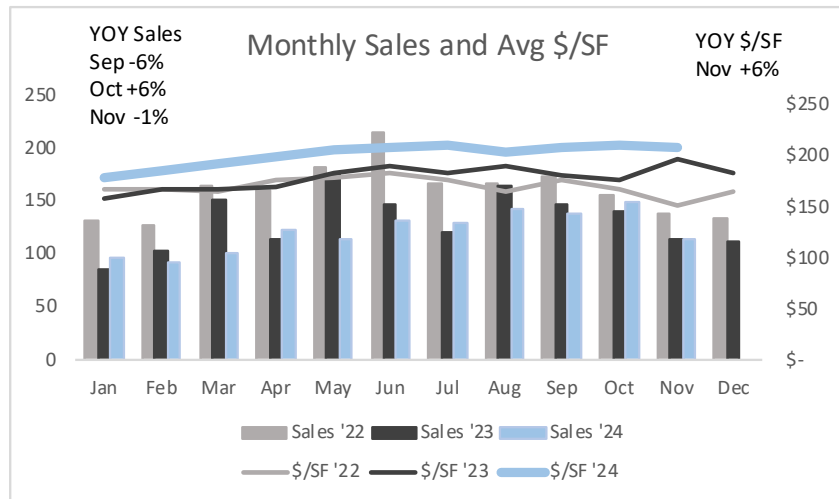
120
NEW PENDINGS
-19% from last month

112
CLOSED SALES
-24% from last month

\$207K
PRICE PER SQ FT
-1% from last month

\$273K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	208	204	147	2,229	2,024	-9%
New Pending	122	148	120	1,504	1,385	-8%
Closed Sales	138	148	112	1,455	1,321	-9%
Price/SF	\$208	\$210	\$207	\$179	\$202	12%
Avg Price	\$267,033	\$279,871	\$272,760	\$243,943	\$270,651	11%
<\$175k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	36	39	28	613	406	-34%
New Pending	28	38	29	480	322	-33%
Closed Sales	33	33	21	449	299	-33%
Price/SF	\$152	\$146	\$149	\$129	\$146	13%
\$175k-\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	96	88	70	1,079	980	-9%
New Pending	68	71	55	739	728	-1%
Closed Sales	70	74	59	708	670	-5%
Price/SF	\$206	\$199	\$191	\$180	\$194	8%
>\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	76	77	49	537	638	19%
New Pending	26	39	36	285	335	18%
Closed Sales	35	41	32	298	352	18%
Price/SF	\$239	\$246	\$247	\$217	\$235	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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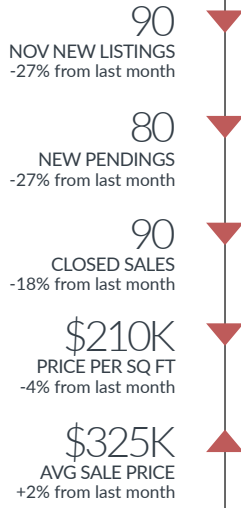
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DEC 2024
SEMI HOUSING REPORT

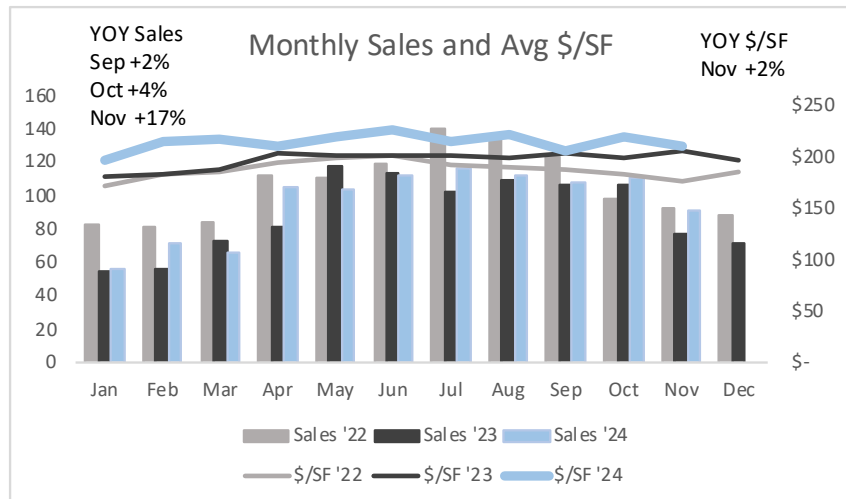
Livonia

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	114	124	90	1,200	1,330	11%
New Pendings	101	110	80	1,046	1,099	5%
Closed Sales	108	110	90	992	1,047	6%
Price/SF	\$206	\$219	\$210	\$198	\$215	9%
Avg Price	\$333,919	\$319,987	\$325,170	\$300,369	\$325,485	8%
<\$250k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	28	20	370	293	-21%
New Pendings	16	26	13	346	238	-31%
Closed Sales	19	16	16	291	185	-36%
Price/SF	\$186	\$182	\$181	\$175	\$188	7%
\$250k-\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	83	76	57	613	812	32%
New Pendings	69	72	52	554	672	21%
Closed Sales	66	75	60	541	657	21%
Price/SF	\$219	\$223	\$223	\$208	\$223	7%
>\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	20	13	217	225	4%
New Pendings	16	12	15	146	189	29%
Closed Sales	23	19	14	160	205	28%
Price/SF	\$193	\$226	\$196	\$197	\$210	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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Plymouth/Canton

Single-Family Homes

MONTHLY

82
NOV NEW LISTINGS
-43% from last month

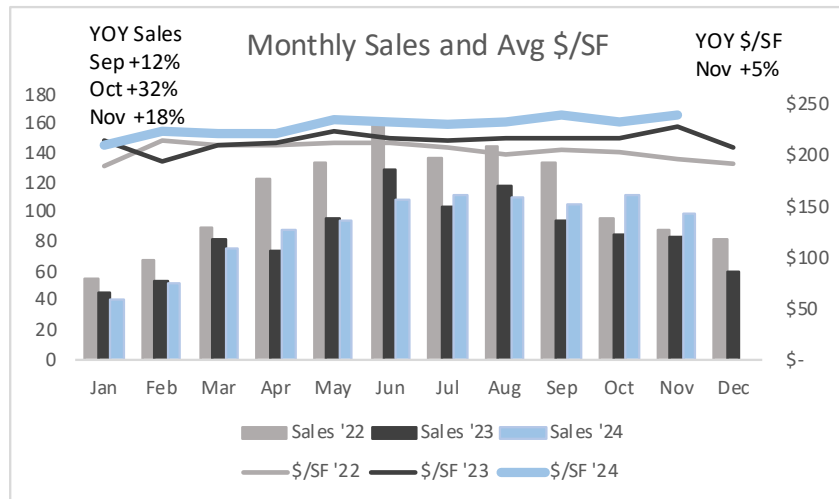
89
NEW PENDING
-14% from last month

98
CLOSED SALES
-13% from last month

\$239K
PRICE PER SQ FT
+3% from last month

\$491K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	140	143	82	1,292	1,409	9%
New Pendings	105	103	89	1,014	1,059	4%
Closed Sales	105	112	98	961	992	3%
Price/SF	\$239	\$232	\$239	\$216	\$230	7%
Avg Price	\$485,105	\$524,232	\$491,267	\$472,892	\$495,555	5%
<\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	22	25	19	325	274	-16%
New Pendings	20	20	15	272	229	-16%
Closed Sales	21	18	14	241	196	-19%
Price/SF	\$210	\$204	\$215	\$202	\$210	4%
\$350k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	79	96	46	667	794	19%
New Pendings	55	64	56	543	611	13%
Closed Sales	59	61	67	534	565	6%
Price/SF	\$228	\$226	\$237	\$213	\$225	5%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	39	22	17	300	341	14%
New Pendings	30	19	18	199	219	10%
Closed Sales	25	33	17	186	231	24%
Price/SF	\$269	\$246	\$253	\$228	\$248	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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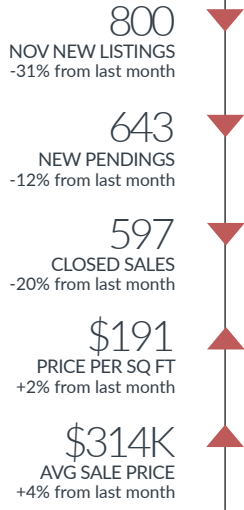
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DEC 2024
SEMI HOUSING REPORT

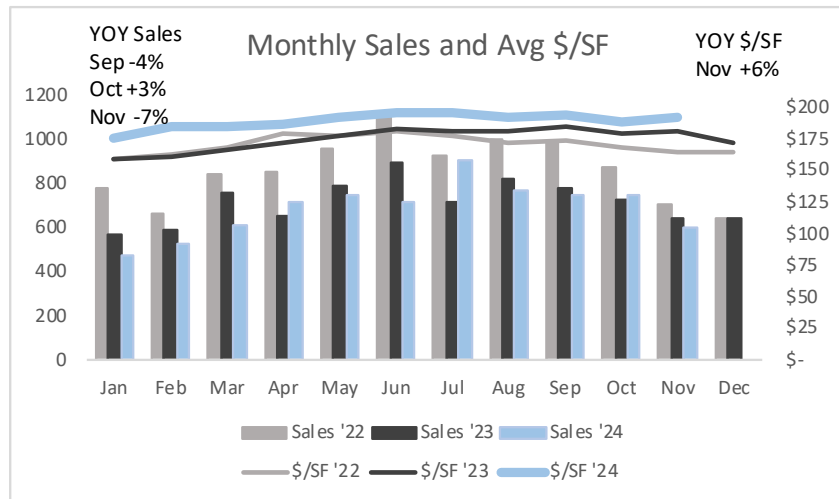
Macomb County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	1,168	1,157	800	11,211	11,404	2%
New Pending	724	729	643	8,176	7,925	-3%
Closed Sales	746	743	597	7,878	7,514	-5%
Price/SF	\$193	\$188	\$191	\$176	\$190	8%
Avg Price	\$317,831	\$302,426	\$314,387	\$286,631	\$310,744	8%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	321	304	232	3,581	3,165	-12%
New Pending	196	208	166	2,743	2,134	-22%
Closed Sales	191	199	154	2,477	1,945	-21%
Price/SF	\$129	\$126	\$129	\$126	\$129	2%
\$200k-\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	563	566	400	5,106	5,351	5%
New Pending	361	363	358	3,928	4,014	2%
Closed Sales	358	374	306	3,885	3,816	-2%
Price/SF	\$195	\$195	\$187	\$180	\$191	6%
>\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	284	287	168	2,524	2,888	14%
New Pending	167	158	119	1,505	1,777	18%
Closed Sales	197	170	137	1,516	1,753	16%
Price/SF	\$217	\$211	\$224	\$201	\$215	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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Clinton Twp

Single-Family Homes

MONTHLY

68
NOV NEW LISTINGS
-33% from last month

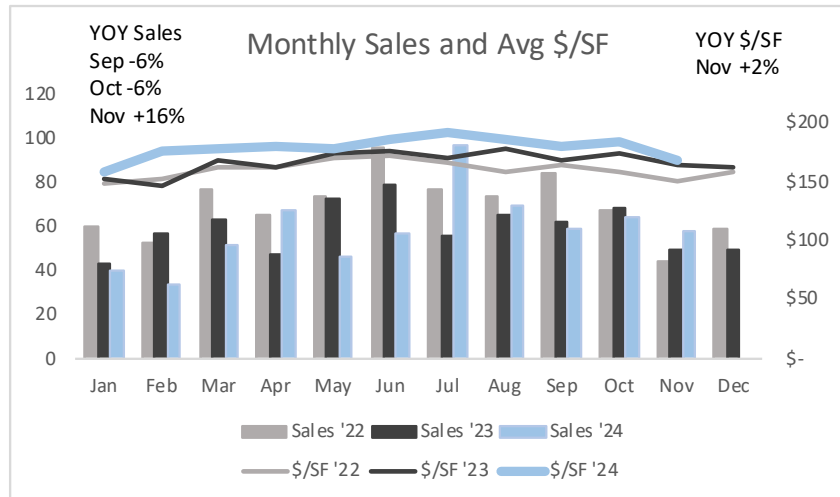
52
NEW PENDINGS
-29% from last month

57
CLOSED SALES
-11% from last month

\$168
PRICE PER SQ FT
-8% from last month

\$291K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	77	101	68	884	914	3%
New Pending	56	73	52	671	672	0%
Closed Sales	58	64	57	658	636	-3%
Price/SF	\$179	\$183	\$168	\$168	\$180	7%
Avg Price	\$262,056	\$288,058	\$291,145	\$281,268	\$301,781	7%

<\$200k

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	21	13	226	172	-24%
New Pending	15	19	9	175	127	-27%
Closed Sales	19	14	11	141	110	-22%
Price/SF	\$126	\$142	\$95	\$138	\$127	-8%

\$200k-\$400k

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	49	66	50	535	592	11%
New Pending	34	46	39	418	459	10%
Closed Sales	33	41	39	434	429	-1%
Price/SF	\$199	\$188	\$172	\$172	\$184	7%

>\$400k

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	10	14	5	123	150	22%
New Pending	7	8	4	78	86	10%
Closed Sales	6	9	7	83	97	17%
Price/SF	\$181	\$196	\$211	\$175	\$197	13%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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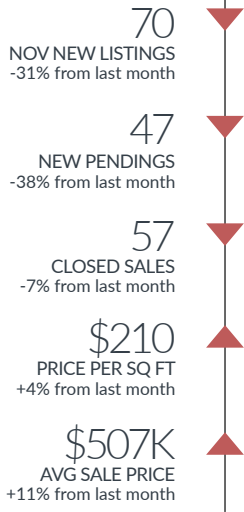
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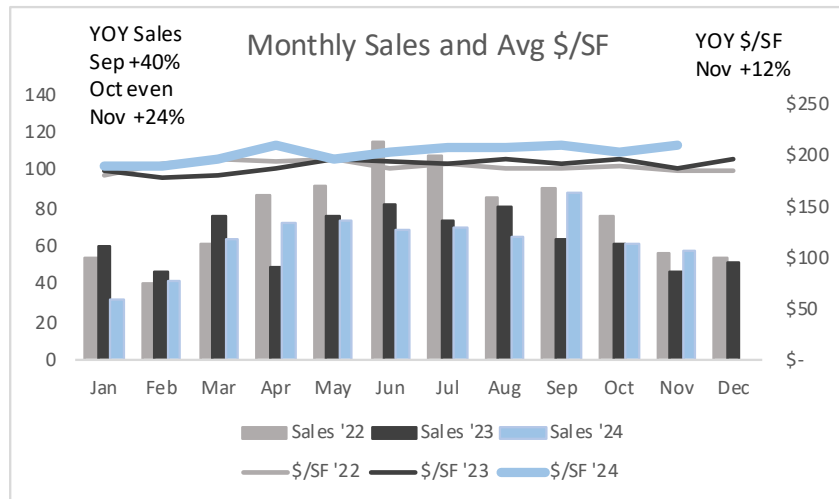
Macomb Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	115	102	70	1,017	1,064	5%
New Pendings	78	76	47	723	742	3%
Closed Sales	88	61	57	711	687	-3%
Price/SF	\$209	\$202	\$210	\$190	\$203	7%
Avg Price	\$482,637	\$455,938	\$506,718	\$441,643	\$476,630	8%
<\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	18	12	10	188	132	-30%
New Pendings	16	7	7	143	108	-24%
Closed Sales	8	11	5	138	93	-33%
Price/SF	\$155	\$182	\$207	\$174	\$172	-1%
\$350k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	84	66	44	747	738	-1%
New Pendings	55	59	34	542	527	-3%
Closed Sales	66	45	43	525	496	-6%
Price/SF	\$208	\$204	\$206	\$190	\$204	7%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	13	24	16	82	194	137%
New Pendings	7	10	6	38	107	182%
Closed Sales	14	5	9	48	98	104%
Price/SF	\$228	\$212	\$225	\$211	\$214	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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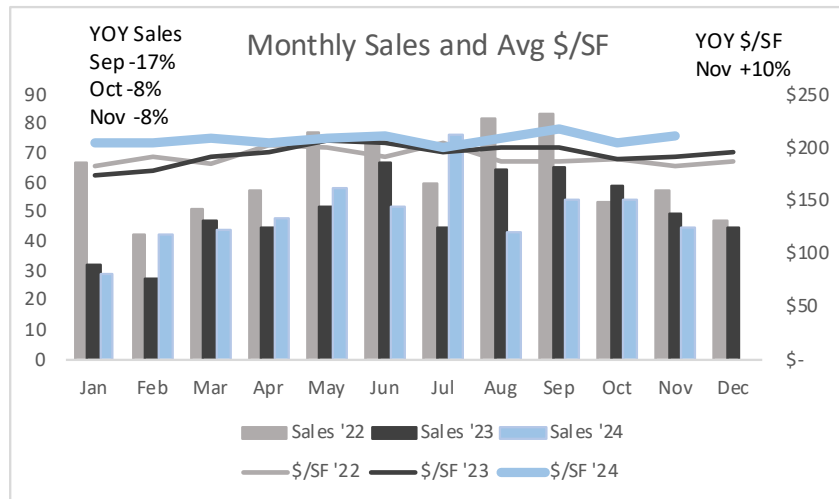
Shelby Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	95	87	61	827	848	3%
New Pendings	45	56	39	571	577	1%
Closed Sales	54	54	45	552	545	-1%
Price/SF	\$218	\$204	\$212	\$195	\$207	6%
Avg Price	\$504,143	\$388,174	\$472,767	\$451,903	\$470,653	4%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	21	14	14	151	147	-3%
New Pendings	11	19	5	131	123	-6%
Closed Sales	9	18	10	127	110	-13%
Price/SF	\$186	\$178	\$192	\$169	\$177	5%
\$300k-\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	43	47	29	443	429	-3%
New Pendings	23	29	25	319	303	-5%
Closed Sales	27	29	23	296	301	2%
Price/SF	\$200	\$198	\$190	\$187	\$194	4%
>\$600k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	31	26	18	233	272	17%
New Pendings	11	8	9	121	151	25%
Closed Sales	18	7	12	129	134	4%
Price/SF	\$244	\$248	\$249	\$218	\$238	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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Sterling Heights

Single-Family Homes

MONTHLY

99
NOV NEW LISTINGS
-31% from last month

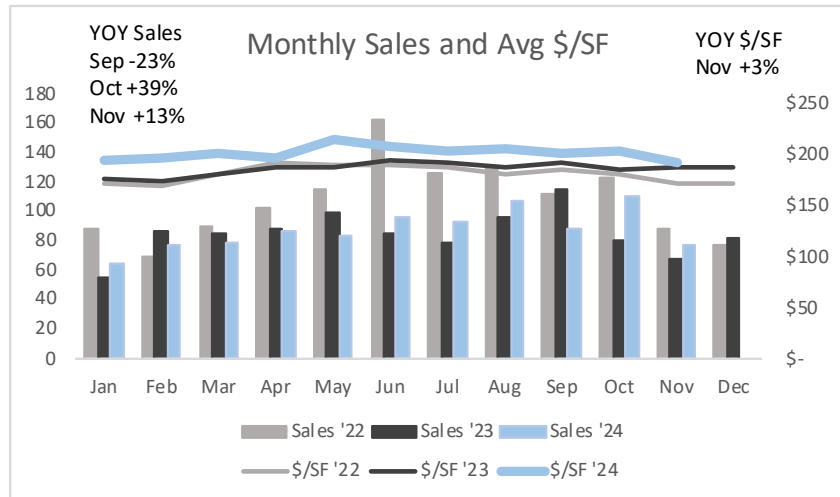
85
NEW PENDING
-15% from last month

76
CLOSED SALES
-31% from last month

\$192
PRICE PER SQ FT
-6% from last month

\$317K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	153	144	99	1,334	1,374	3%
New Pendings	88	100	85	987	990	0%
Closed Sales	88	110	76	929	957	3%
Price/SF	\$201	\$204	\$192	\$186	\$201	8%
Avg Price	\$351,418	\$346,189	\$316,771	\$317,841	\$341,734	8%
<\$250k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	8	14	9	203	134	-34%
New Pendings	9	7	10	183	106	-42%
Closed Sales	6	10	7	149	81	-46%
Price/SF	\$190	\$181	\$137	\$176	\$178	1%
\$250k-\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	116	101	71	847	974	15%
New Pendings	60	82	63	657	724	10%
Closed Sales	60	77	61	649	694	7%
Price/SF	\$205	\$203	\$194	\$185	\$201	9%
>\$400k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	29	29	19	284	266	-6%
New Pendings	19	11	12	147	160	9%
Closed Sales	22	23	8	131	182	39%
Price/SF	\$195	\$212	\$207	\$194	\$207	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann

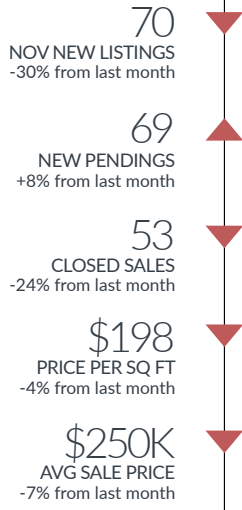


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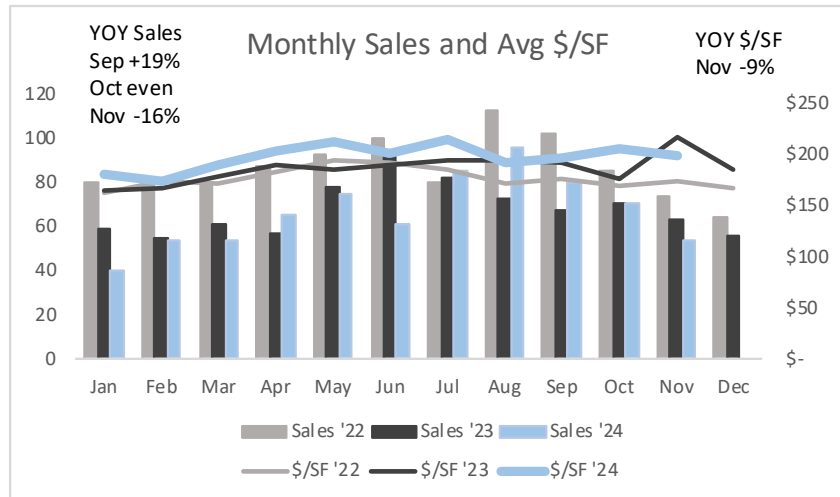
St. Clair Shores

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	111	100	70	979	1,023	4%
New Pending	76	64	69	774	774	0%
Closed Sales	80	70	53	753	729	-3%
Price/SF	\$197	\$206	\$198	\$187	\$198	6%
Avg Price	\$258,702	\$269,549	\$250,054	\$242,380	\$255,650	5%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	25	20	9	293	206	-30%
New Pending	13	16	13	253	162	-36%
Closed Sales	20	16	13	219	143	-35%
Price/SF	\$144	\$158	\$151	\$149	\$150	0%
\$200k-\$275k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	51	59	38	507	569	12%
New Pending	38	30	39	394	439	11%
Closed Sales	39	32	26	401	409	2%
Price/SF	\$206	\$212	\$205	\$193	\$201	4%
>\$275k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	35	21	23	179	248	39%
New Pending	25	18	17	127	173	36%
Closed Sales	21	22	14	133	177	33%
Price/SF	\$219	\$223	\$217	\$213	\$221	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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DEC 2024
SEMI HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

160
NOV NEW LISTINGS
-29% from last month

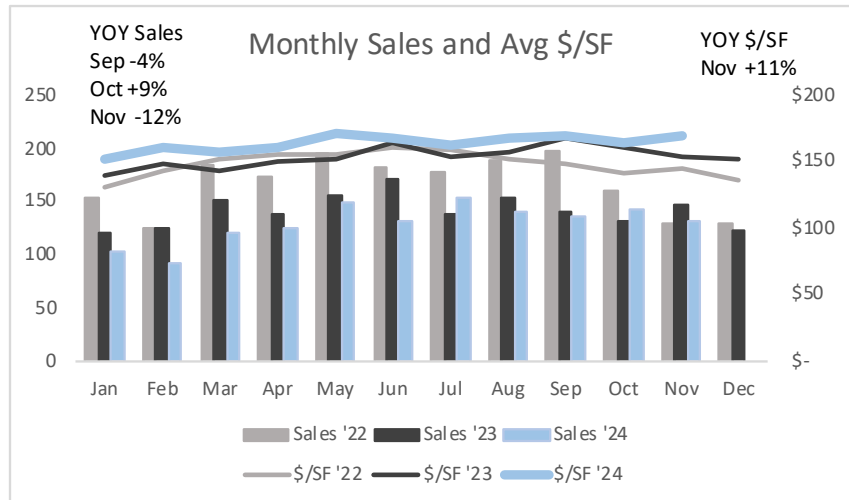
129
NEW PENDINGS
-13% from last month

130
CLOSED SALES
-8% from last month

\$168
PRICE PER SQ FT
+3% from last month

\$206K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	230	225	160	2,141	2,229	4%
New Pending	141	149	129	1,630	1,496	-8%
Closed Sales	135	142	130	1,562	1,412	-10%
Price/SF	\$168	\$164	\$168	\$153	\$164	7%
Avg Price	\$205,192	\$199,940	\$206,091	\$187,159	\$196,996	5%
<\$125k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	50	45	27	560	503	-10%
New Pending	32	37	23	410	341	-17%
Closed Sales	30	29	31	407	336	-17%
Price/SF	\$89	\$90	\$107	\$92	\$98	6%
\$125k-\$250k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	115	111	84	1,106	1,113	1%
New Pending	68	70	63	885	744	-16%
Closed Sales	60	71	54	795	662	-17%
Price/SF	\$176	\$166	\$171	\$163	\$168	3%
>\$250k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	65	69	49	475	613	29%
New Pending	41	42	43	335	411	23%
Closed Sales	45	42	45	360	414	15%
Price/SF	\$193	\$192	\$191	\$177	\$191	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
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Livingston County

Single-Family Homes

MONTHLY

182
NOV NEW LISTINGS
-32% from last month

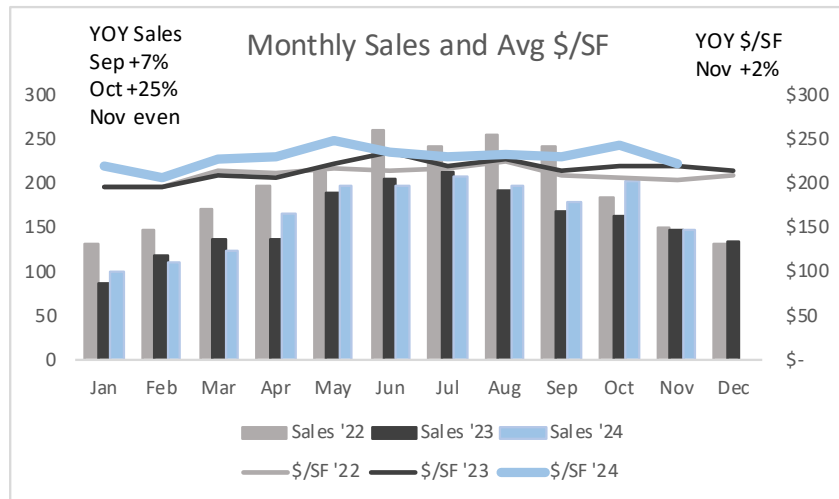
153
NEW PENDINGS
-16% from last month

146
CLOSED SALES
-27% from last month

\$222
PRICE PER SQ FT
-8% from last month

\$421K
AVG SALE PRICE
-14% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	293	268	182	2,566	2,751	7%
New Pending	191	183	153	1,835	1,924	5%
Closed Sales	179	201	146	1,742	1,814	4%
Price/SF	\$228	\$242	\$222	\$216	\$231	7%
Avg Price	\$424,480	\$488,695	\$420,786	\$422,282	\$452,485	7%
<\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	47	56	35	547	527	-4%
New Pending	32	37	34	444	399	-10%
Closed Sales	29	28	39	395	349	-12%
Price/SF	\$143	\$165	\$157	\$170	\$165	-3%
\$300k-\$500k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	142	108	94	1,238	1,240	0%
New Pending	108	87	77	958	966	1%
Closed Sales	102	102	66	927	912	-2%
Price/SF	\$228	\$219	\$225	\$205	\$216	5%
>\$500k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	104	104	53	781	984	26%
New Pending	51	59	42	433	559	29%
Closed Sales	48	71	41	420	553	32%
Price/SF	\$255	\$279	\$253	\$258	\$269	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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St. Clair County

Single-Family Homes

MONTHLY

135
NOV NEW LISTINGS
-38% from last month

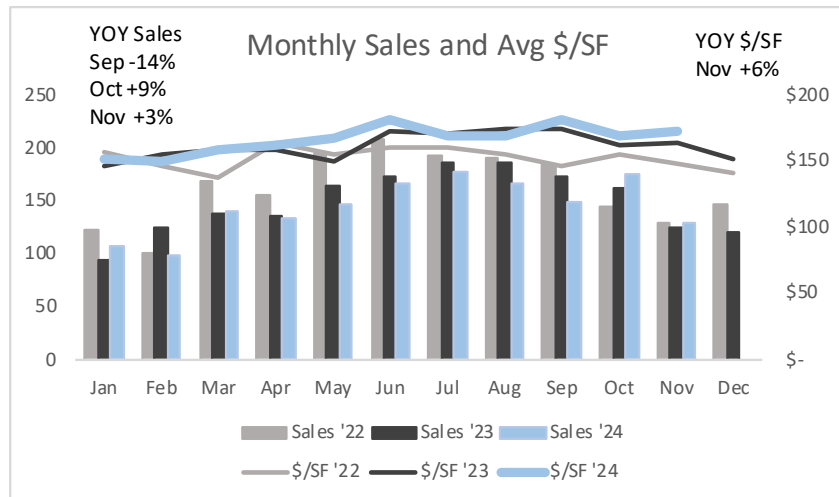
134
NEW PENDING
-9% from last month

128
CLOSED SALES
-27% from last month

\$172
PRICE PER SQ FT
+2% from last month

\$277K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	212	218	135	2,479	2,236	-10%
New Pendings	155	148	134	1,713	1,618	-6%
Closed Sales	149	175	128	1,656	1,580	-5%
Price/SF	\$181	\$169	\$172	\$163	\$167	3%
Avg Price	\$264,741	\$283,102	\$276,812	\$263,626	\$267,637	2%
<\$175k						
Listings Taken	61	55	44	730	639	-12%
New Pendings	43	40	36	537	452	-16%
Closed Sales	42	45	32	522	454	-13%
Price/SF	\$107	\$104	\$102	\$100	\$104	4%
\$175k-\$350k						
Listings Taken	89	104	62	1,119	988	-12%
New Pendings	72	71	69	800	773	-3%
Closed Sales	71	86	63	767	763	-1%
Price/SF	\$171	\$156	\$168	\$159	\$163	2%
>\$350k						
Listings Taken	62	59	29	630	609	-3%
New Pendings	40	37	29	376	393	5%
Closed Sales	36	44	33	367	363	-1%
Price/SF	\$243	\$221	\$215	\$216	\$215	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

Montgomery
Lindemann



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Work: 734-439-4131

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thegrostickteam@gmail.com

Genesee County

Single-Family Homes

MONTHLY

459
NOV NEW LISTINGS
-17% from last month

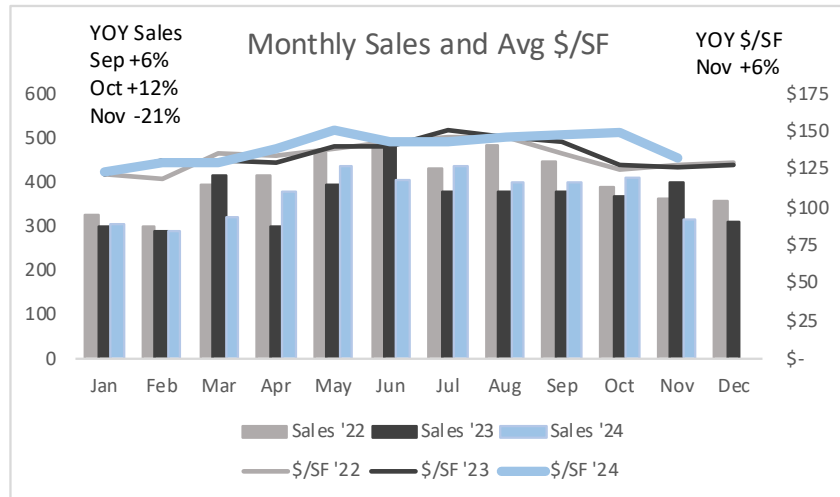
363
NEW PENDINGS
-1% from last month

313
CLOSED SALES
-23% from last month

\$133
PRICE PER SQ FT
-11% from last month

\$198K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	471	552	459	5,173	5,524	7%
New Pending	357	367	363	4,118	4,211	2%
Closed Sales	396	408	313	4,052	4,070	0%
Price/SF	\$147	\$149	\$133	\$135	\$140	4%
Avg Price	\$228,026	\$234,805	\$197,833	\$206,183	\$212,900	3%
<\$150k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	179	227	231	2,068	2,218	7%
New Pending	110	143	137	1,601	1,531	-4%
Closed Sales	137	137	123	1,526	1,482	-3%
Price/SF	\$74	\$68	\$63	\$68	\$69	1%
\$150k-\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	180	218	163	2,025	2,085	3%
New Pending	159	145	163	1,749	1,768	1%
Closed Sales	154	168	131	1,750	1,698	-3%
Price/SF	\$148	\$145	\$146	\$139	\$146	5%
>\$300k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	112	107	65	1,080	1,221	13%
New Pending	88	79	63	768	912	19%
Closed Sales	105	103	59	776	890	15%
Price/SF	\$192	\$202	\$188	\$194	\$191	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Monroe County

Single-Family Homes

MONTHLY

134
NOV NEW LISTINGS
-21% from last month

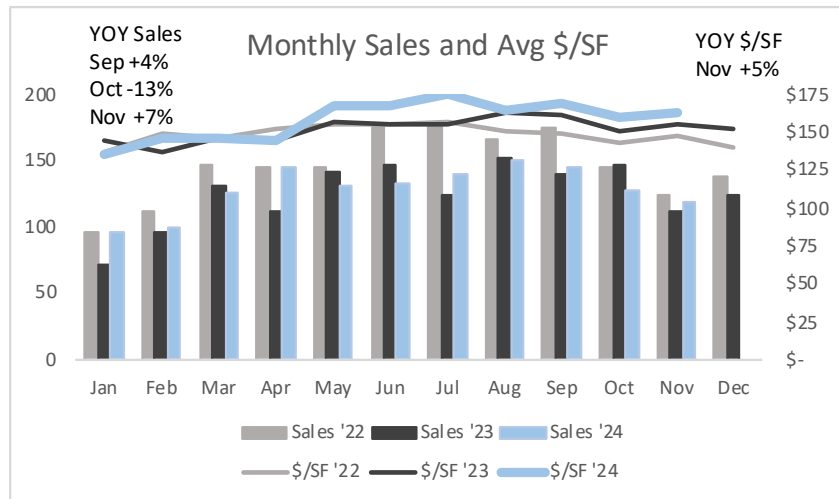
115
NEW PENDING
-23% from last month

119
CLOSED SALES
-6% from last month

\$163
PRICE PER SQ FT
+2% from last month

\$310K
AVG SALE PRICE
+18% from last month

Closed Sales



All Price Ranges

	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	168	170	134	1,738	1,788	3%
New Pendings	111	149	115	1,431	1,458	2%
Closed Sales	144	127	119	1,369	1,407	3%
Price/SF	\$169	\$159	\$163	\$153	\$159	4%
Avg Price	\$290,382	\$263,869	\$310,087	\$254,594	\$268,788	6%
<\$200k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	55	54	46	675	579	-14%
New Pendings	36	53	37	559	493	-12%
Closed Sales	38	40	38	500	459	-8%
Price/SF	\$119	\$108	\$109	\$112	\$109	-3%
\$200k-\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	71	77	60	672	770	15%
New Pendings	50	57	52	594	640	8%
Closed Sales	73	54	54	598	634	6%
Price/SF	\$167	\$165	\$155	\$158	\$161	2%
>\$350k						
	Sep '24	Oct '24	Nov '24	YTD		
				'23	'24	(+/-)
Listings Taken	42	39	28	391	439	12%
New Pendings	25	39	26	278	325	17%
Closed Sales	33	33	27	271	314	16%
Price/SF	\$198	\$187	\$203	\$183	\$193	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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