

Metro Detroit Real Estate Market and Economic Update & Outlook

Bio

2

- ▶ Grew up in Ann Arbor
- ▶ U of M BS Mechanical Engineering
- ▶ Cadillac Div @ GM – Field Organization, Sales/Marketing
 - ▶ Detroit, SF, Portland, Hartford, Boston
- ▶ Wharton MBA in Finance
- ▶ Management Consultant @ PwC – Strategy and Auto Practices - Detroit, Seoul
- ▶ Technical Staffing Agency – Machine Tool Skilled Trades
- ▶ Real Estate
 - ▶ Flips, rentals, new construction, wholesaling, notes, private lending
 - ▶ Licensed 2010
- ▶ Started Metro Detroit Real Estate Investors Group in 2013



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Where We Are Now and How We Got Here

Interest Rates

Fed Meeting today

5

- ▶ 25 b.p. cut issued, range 3.5% - 3.75%
- ▶ 3 no votes out of 12, first time since 2019
 - ▶ 2 wanted no cut, 1 wanted 50 b.p.
- ▶ Guidance on 2026 and 2027 – one more 25 b.p. cut each year
- ▶ Raised '26 GDP forecast to 2.3%
- ▶ More accommodative chair replacement in 2026?

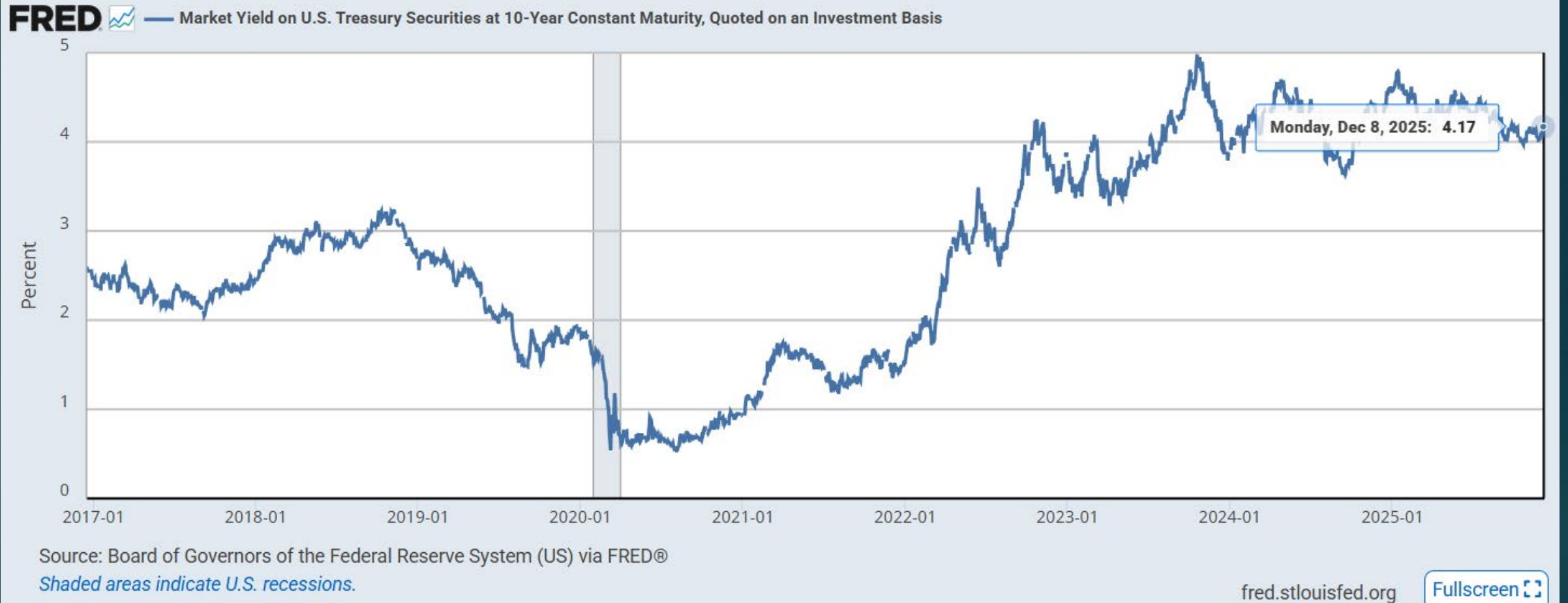


Source: Board of Governors of the Federal Reserve System (US) via FRED®

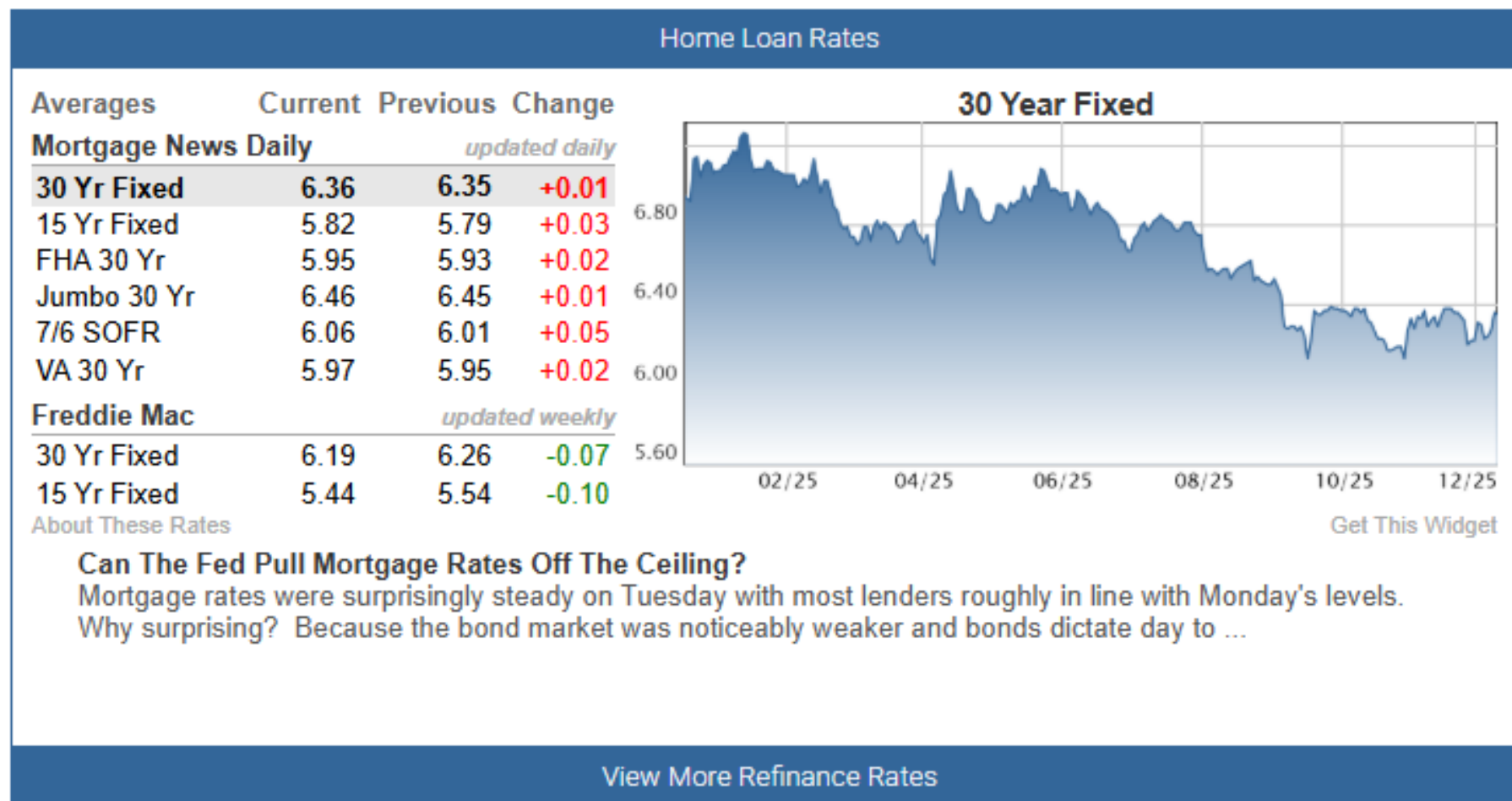
Shaded areas indicate U.S. recessions.

fred.stlouisfed.org

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Mortgage Rates from <https://www.mortgagenewsdaily.com/mortgage-rates>

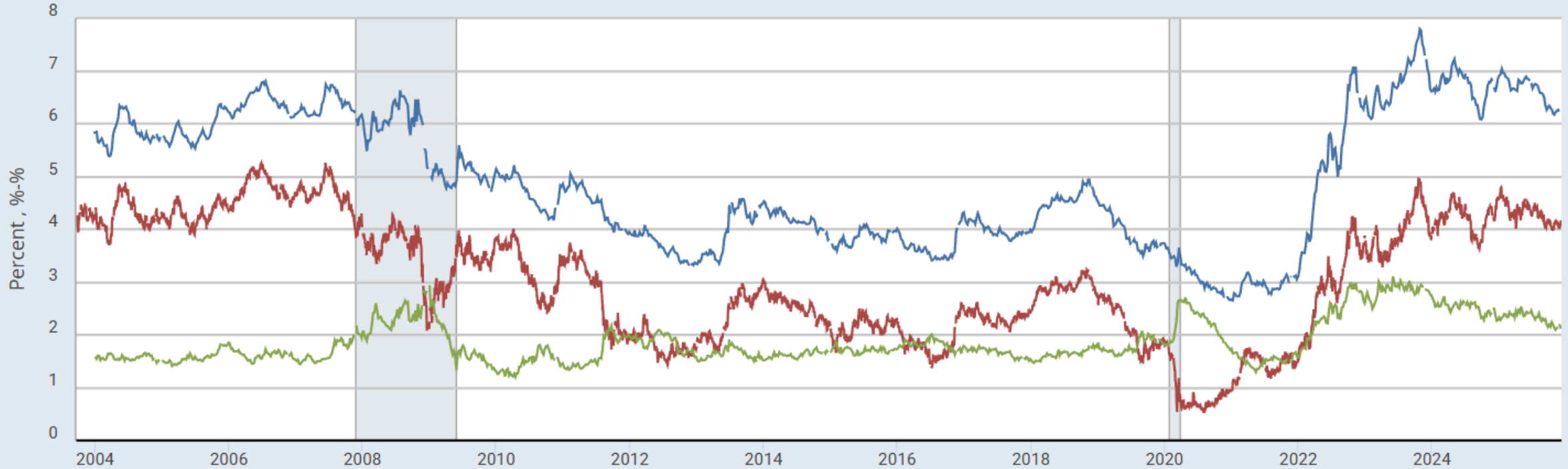


FRED

— 30-Year Fixed Rate Mortgage Average in the United States

— Market Yield on U.S. Treasury Securities at 10-Year Constant Maturity, Quoted on an Investment Basis

— 30-Year Fixed Rate Mortgage Average in the United States-Market Yield on U.S. Treasury Securities at 10-Year Constant Maturity, Quoted on an Investment Basis



Sources: Board of Governors of the Federal Reserve System (US); Freddie Mac via FRED®

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FRED

— 30-Year Fixed Rate Mortgage Average in the United States-Market Yield on U.S. Treasury Securities at 10-Year Constant Maturity, Quoted on an Investment Basis



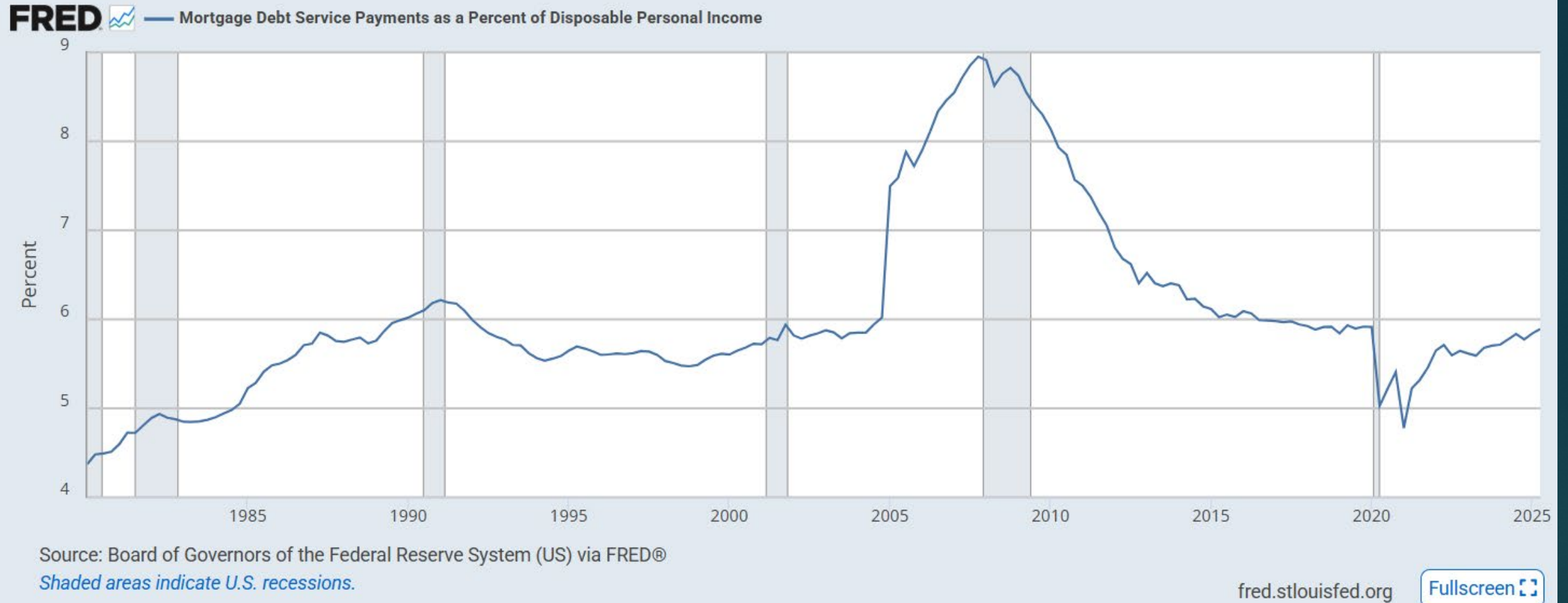
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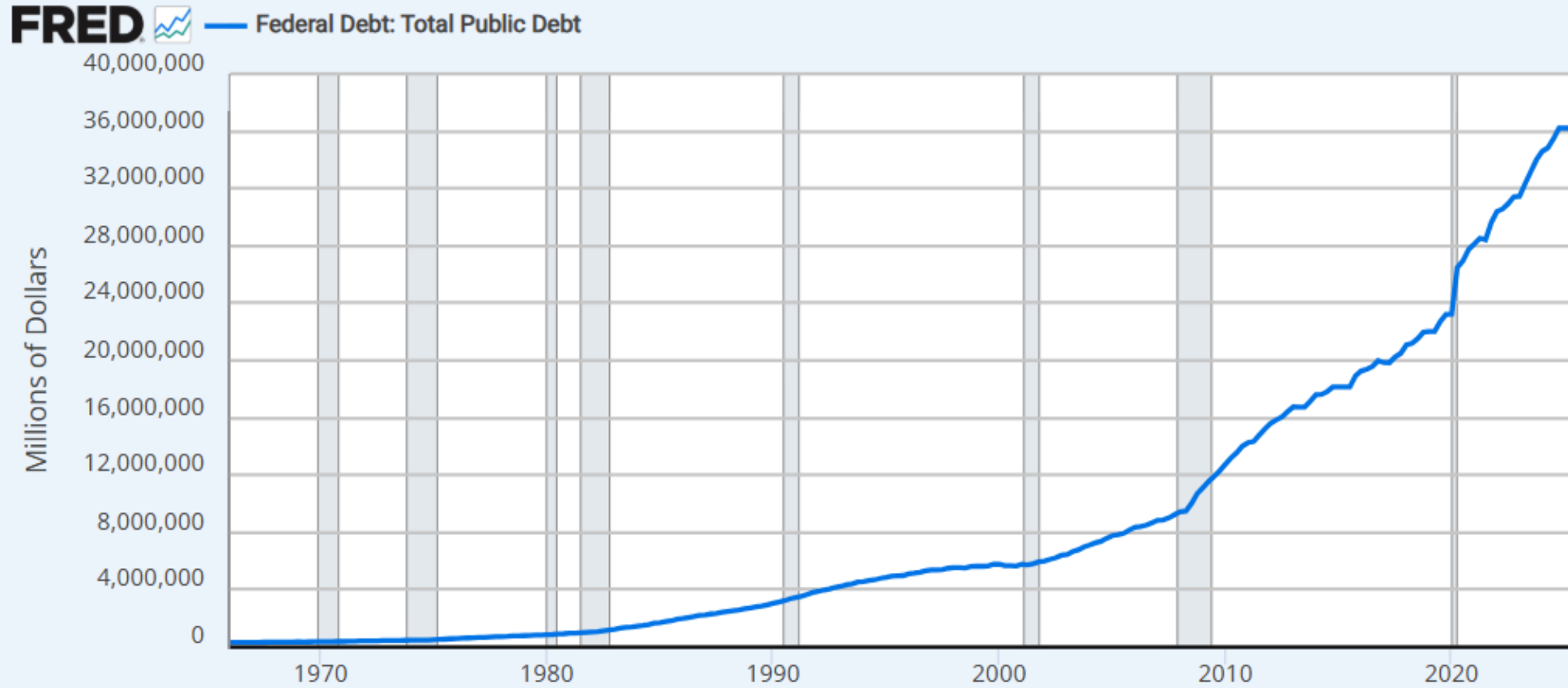
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Debt

Federal Debt: Total Public Debt (GFDEBTN)



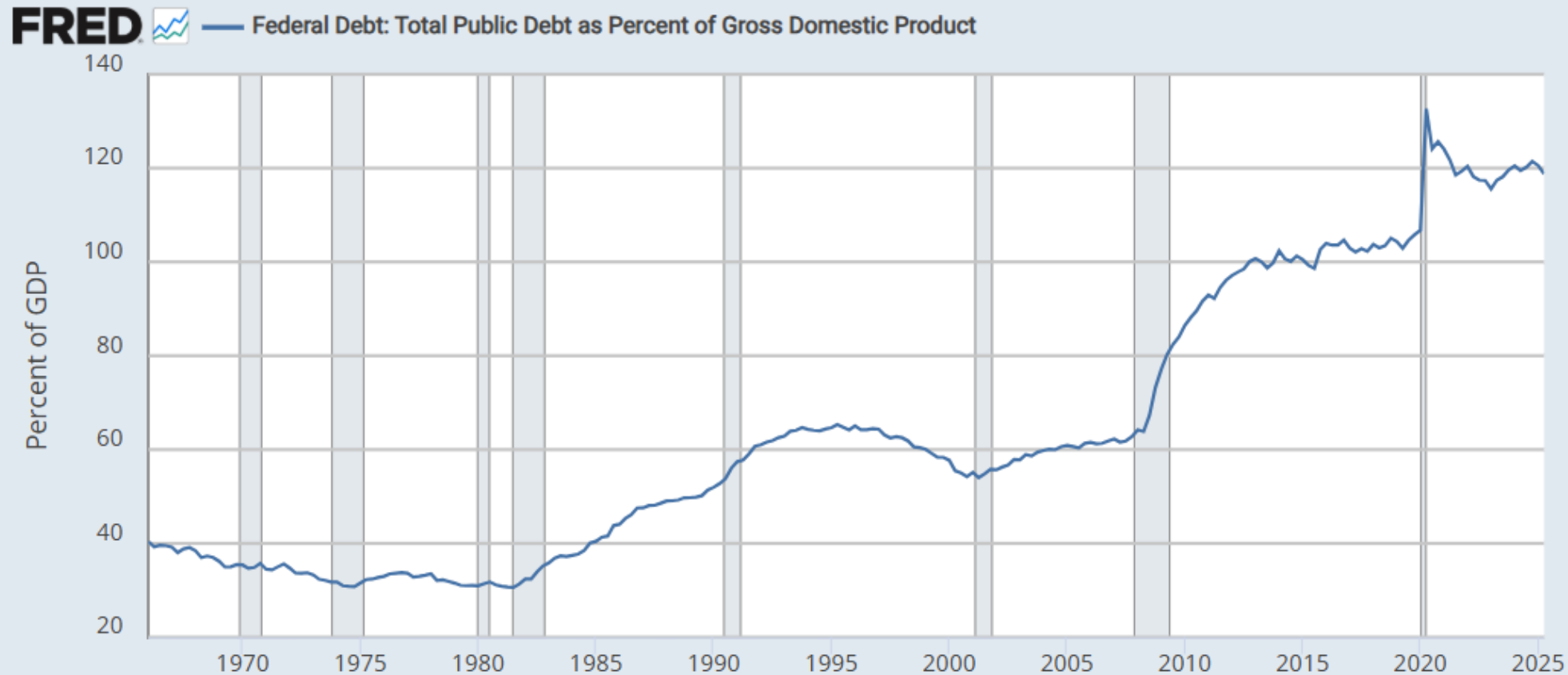
Source: U.S. Department of the Treasury. Fiscal Service via FRED®

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myf.red/g/1JqiD

Federal Debt: Total Public Debt as Percent of Gross Domestic Product (GFDEGDQ188S)



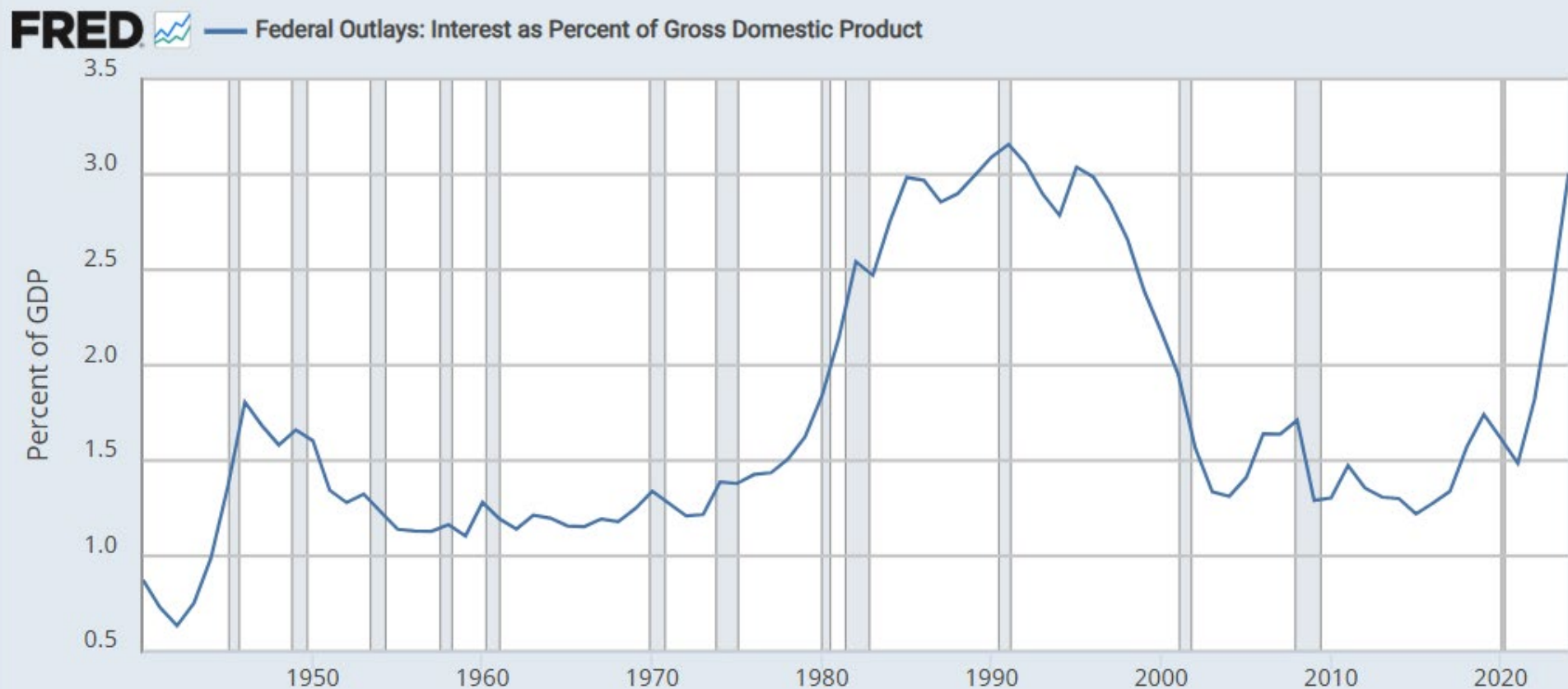
Sources: Federal Reserve Bank of St. Louis; U.S. Office of Management and Budget via FRED®

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Federal Outlays: Interest as Percent of Gross Domestic Product (FYOIGDA188S)



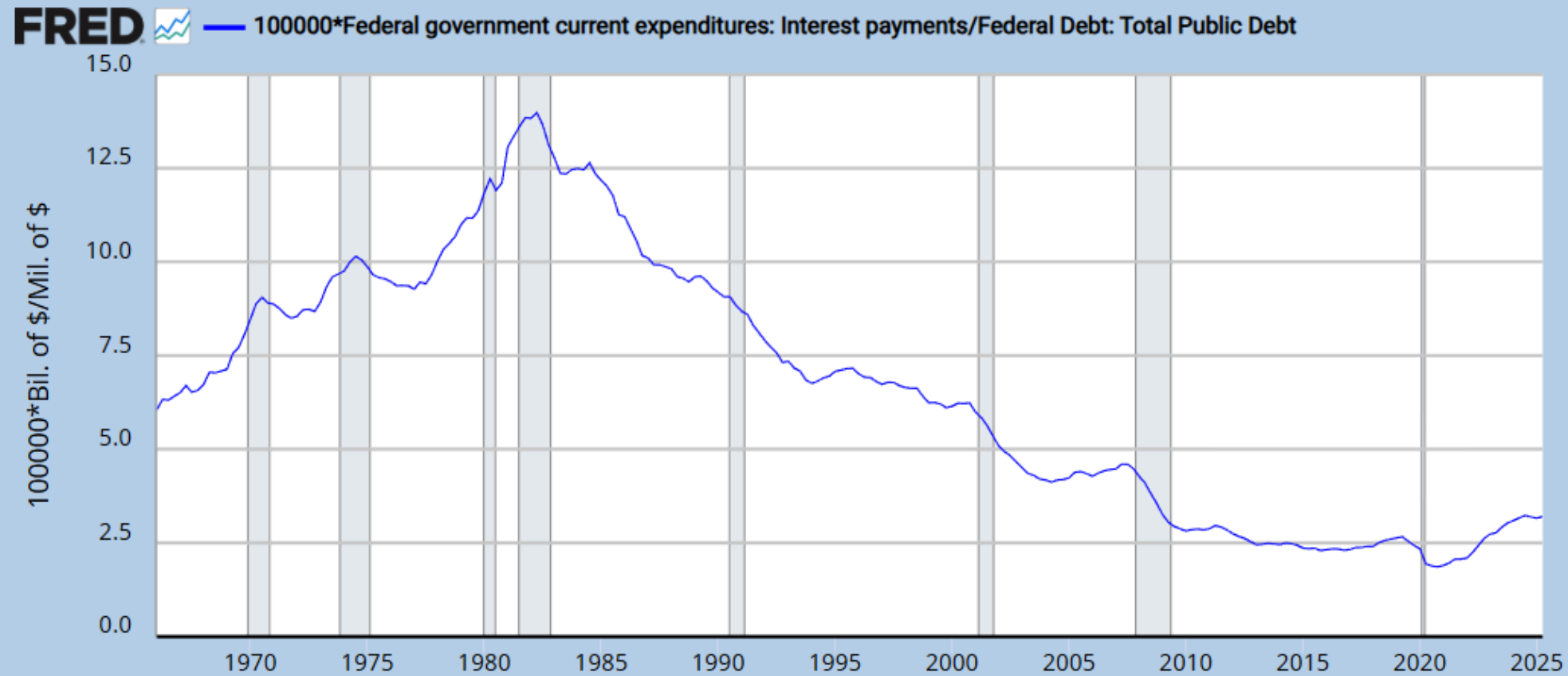
Sources: Federal Reserve Bank of St. Louis; U.S. Office of Management and Budget via FRED®

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Effective Interest Rate on Federal Debt



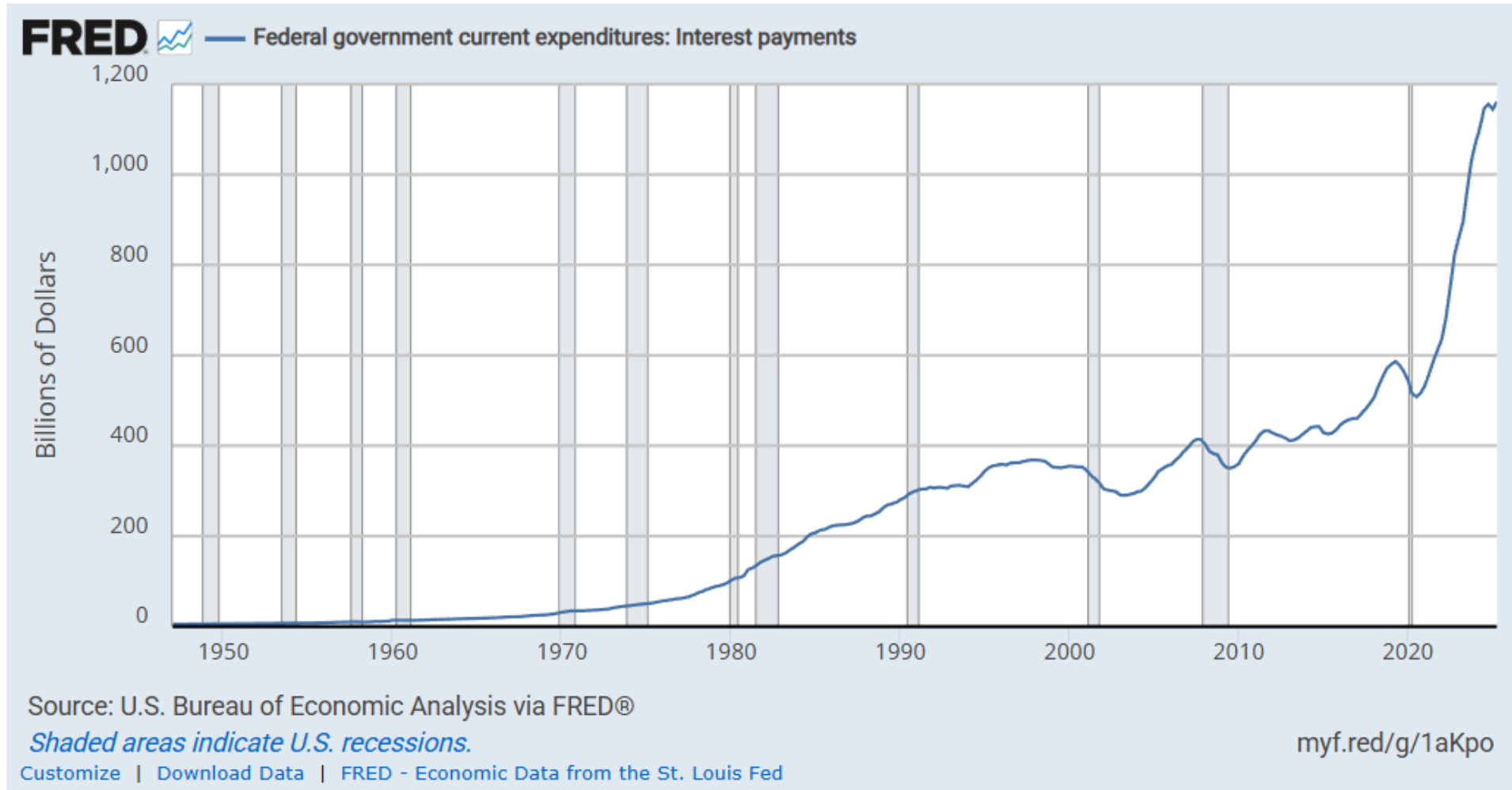
Sources: U.S. Bureau of Economic Analysis; U.S. Department of the Treasury. Fiscal Service via FRED®

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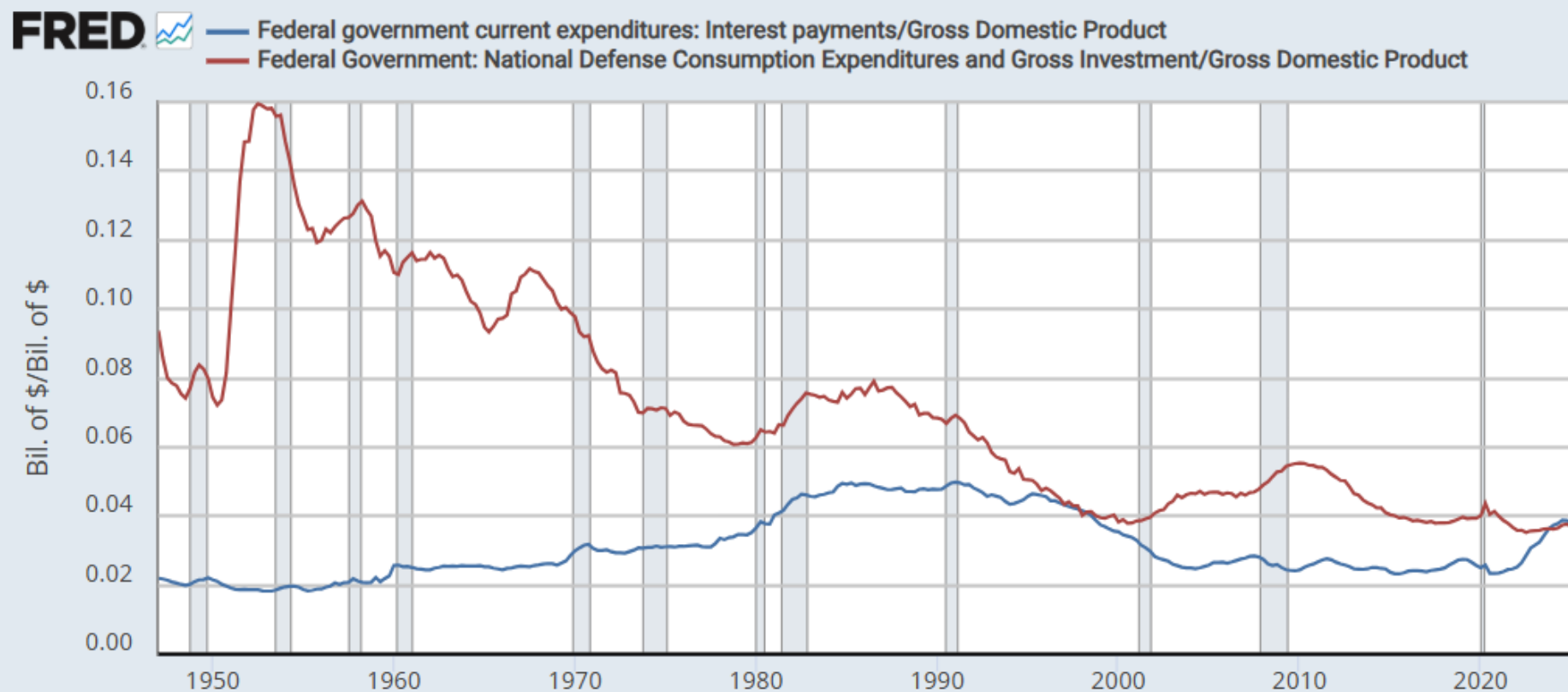
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Federal government current expenditures: Interest payments (A091RC1Q027SBEA)



Defense Spending vs. Interest Expense on National Debt as Percentage of GDP



Source: U.S. Bureau of Economic Analysis via FRED®

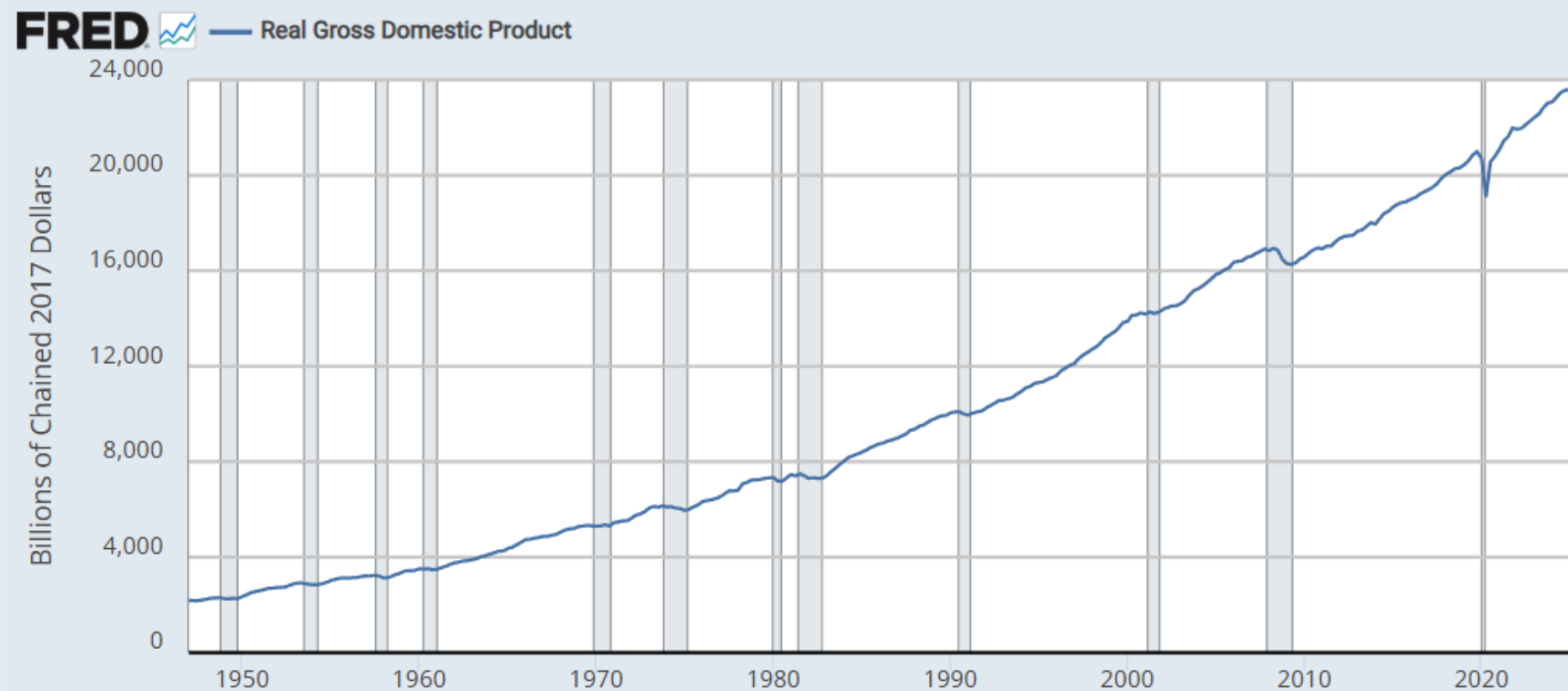
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Output

Real Gross Domestic Product (GDPC1)



Source: U.S. Bureau of Economic Analysis via FRED®

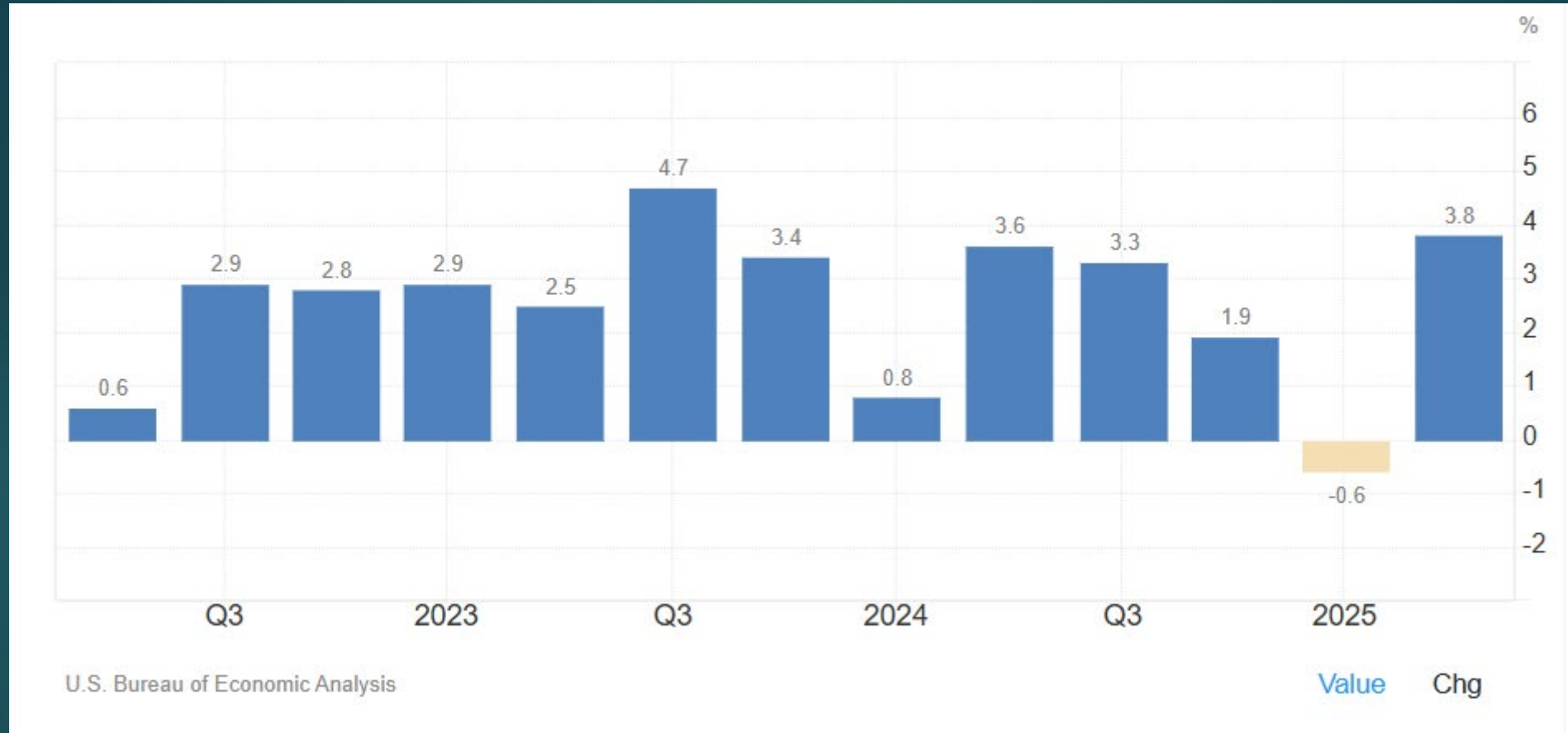
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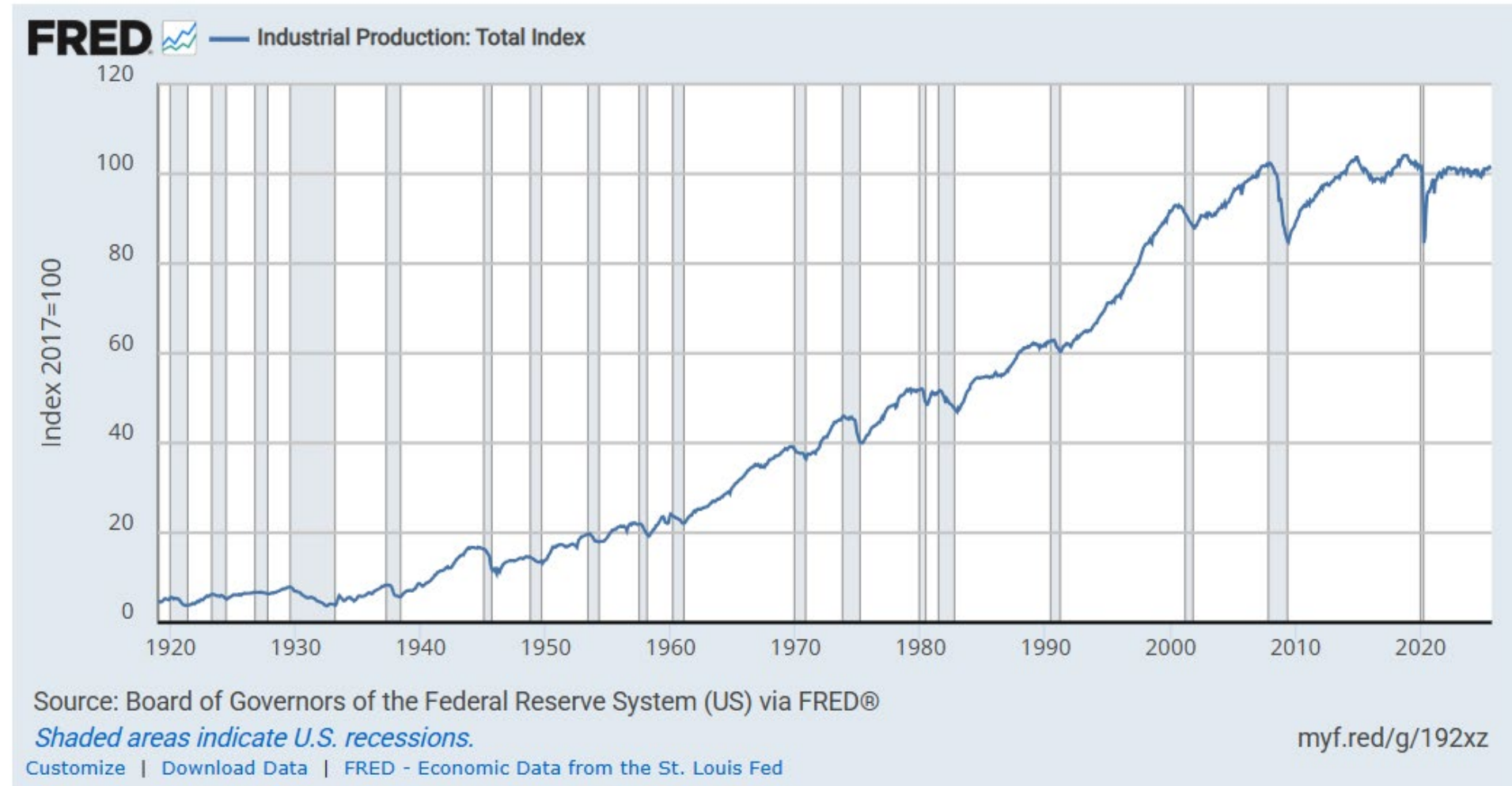
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GDP Growth (Real)

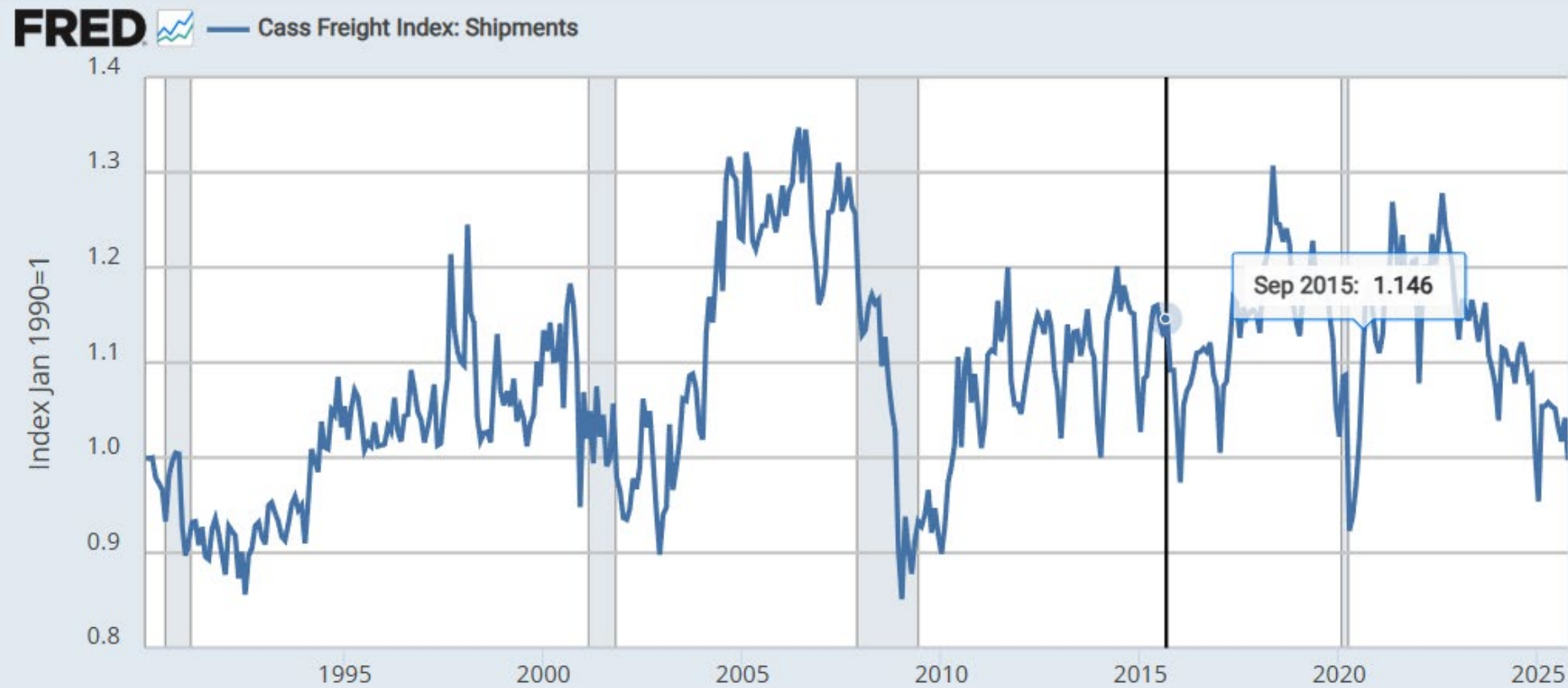
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Industrial Production: Total Index (INDPRO)



Cass Freight Index (Freight Volumes)



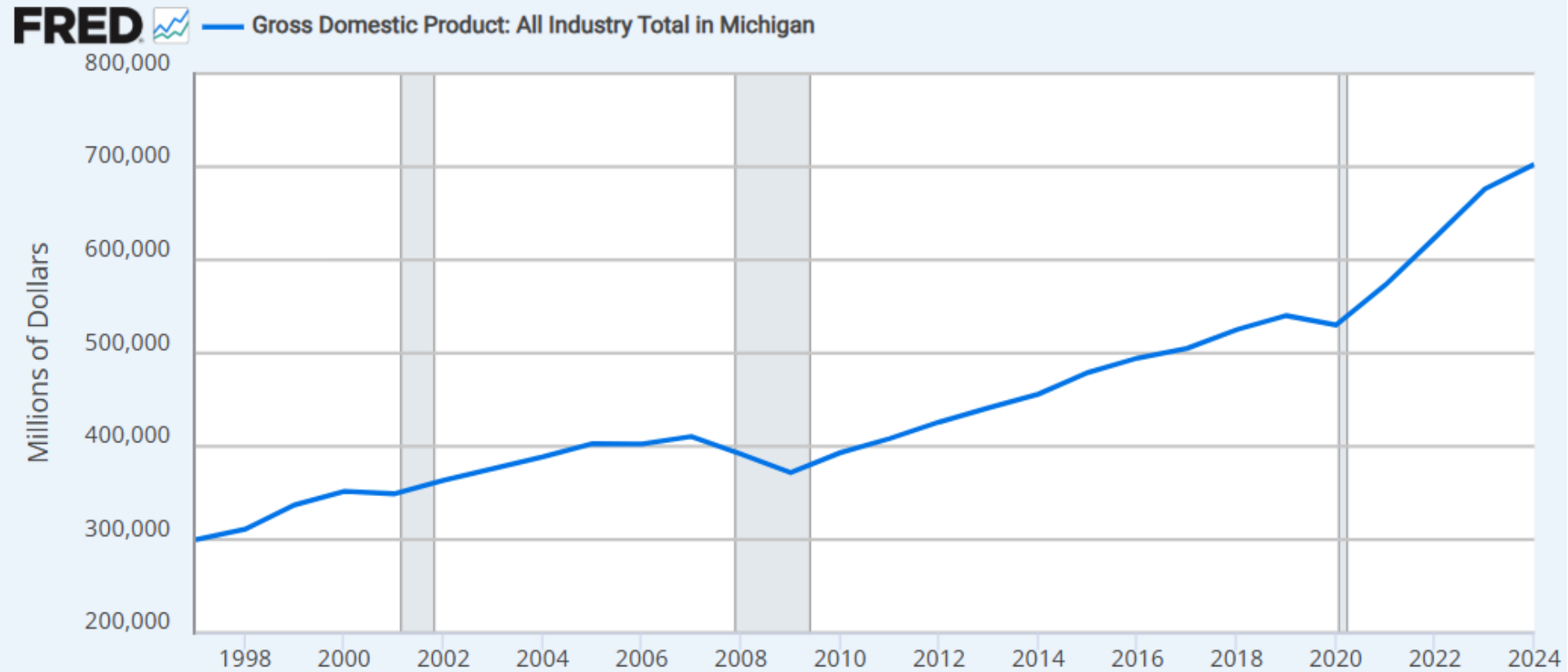
Source: Cass Information Systems, Inc. via FRED®

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Gross Domestic Product: All Industry Total in Michigan (MINGSP)



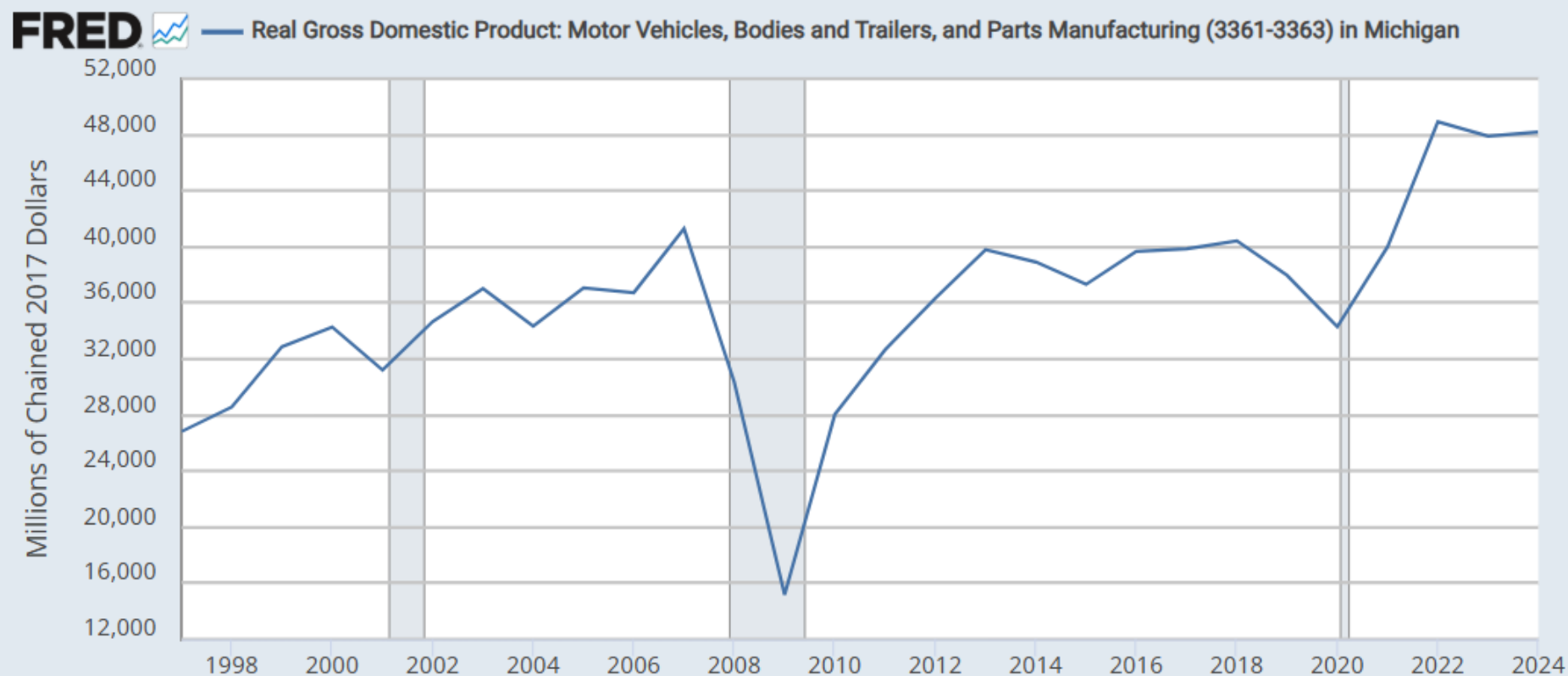
Source: U.S. Bureau of Economic Analysis via FRED®

Shaded areas indicate U.S. recessions.

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Real Gross Domestic Product: Motor Vehicles, Bodies and Trailers, and Parts Manufacturing (NAICS 3361-3363) in Michigan (MIMVEHMANRGSP)



Source: U.S. Bureau of Economic Analysis via FRED®

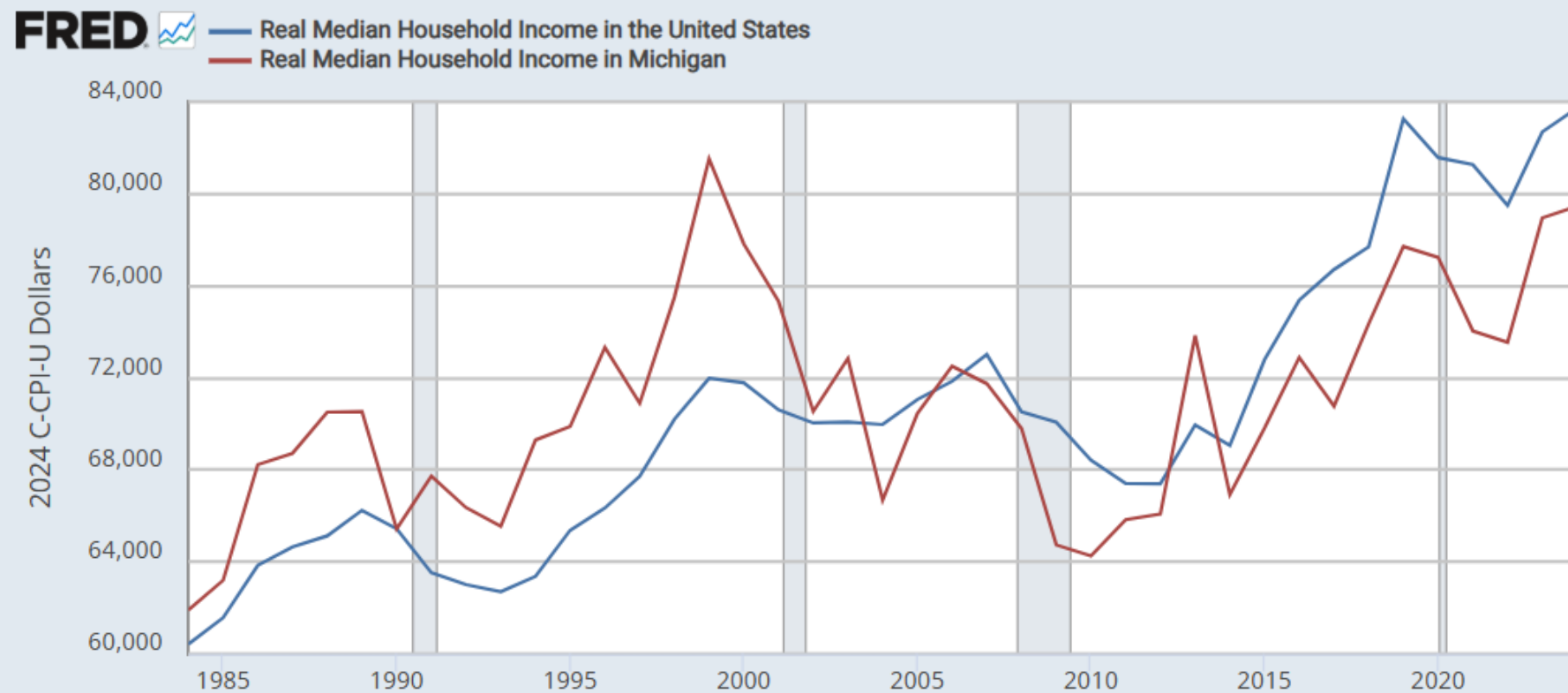
Shaded areas indicate U.S. recessions.

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Income

Real Median Household Income in Michigan and the United States



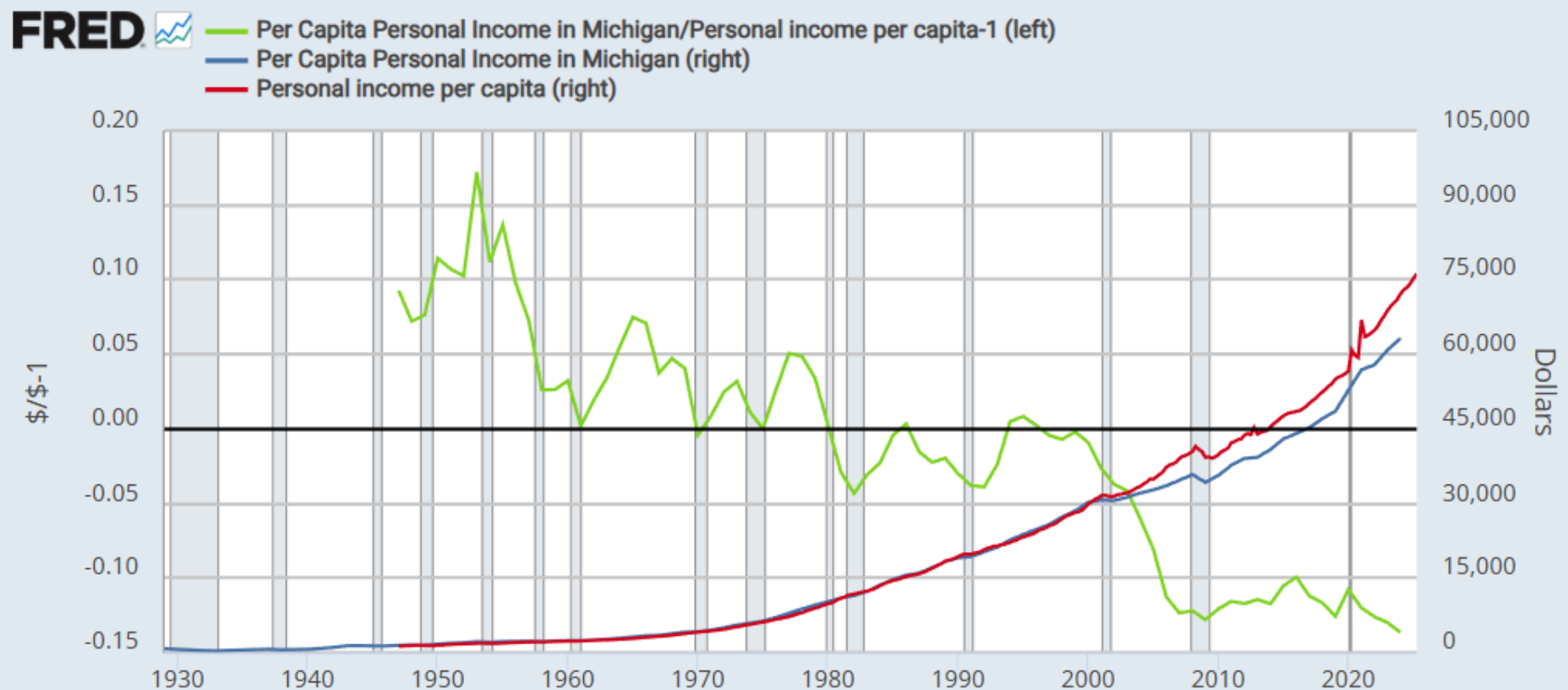
Source: U.S. Census Bureau via FRED®

Shaded areas indicate U.S. recessions.

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Per Capita Personal Income - Michigan vs. US



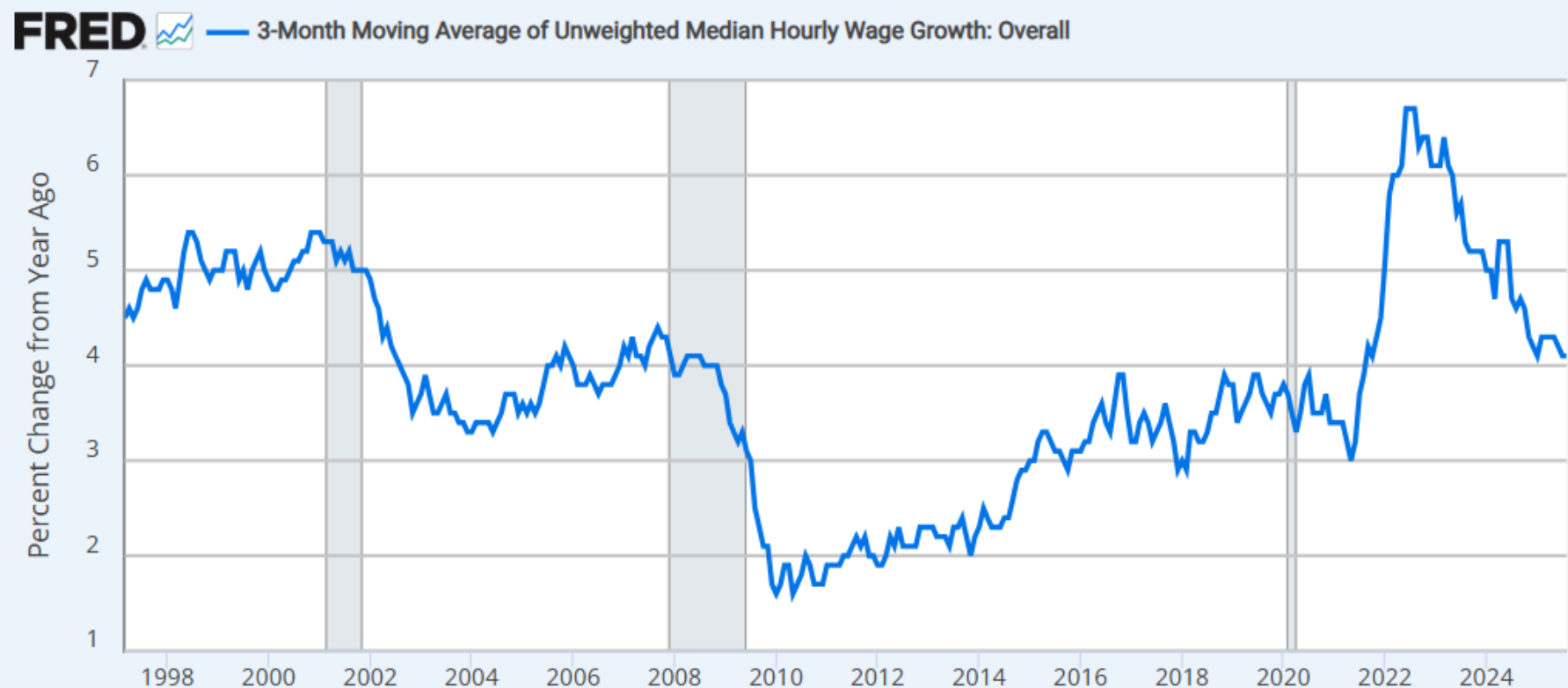
Sources: Federal Reserve Bank of St. Louis; U.S. Bureau of Economic Analysis via FRED®

Shaded areas indicate U.S. recessions.

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3-Month Moving Average of Unweighted Median Hourly Wage Growth: Overall



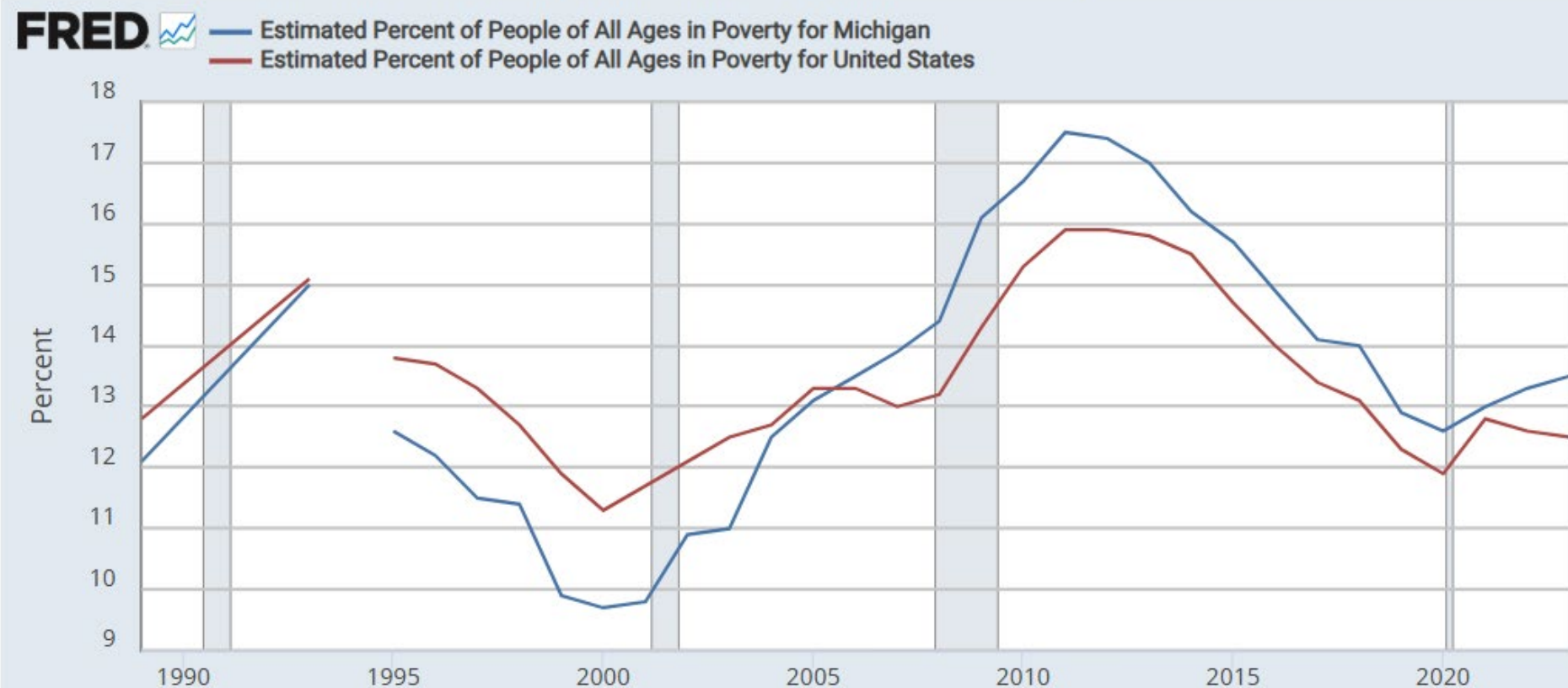
Source: Federal Reserve Bank of Atlanta via FRED®

Shaded areas indicate U.S. recessions.

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Estimated Percent of People of All Ages in Poverty



Source: U.S. Census Bureau via FRED®

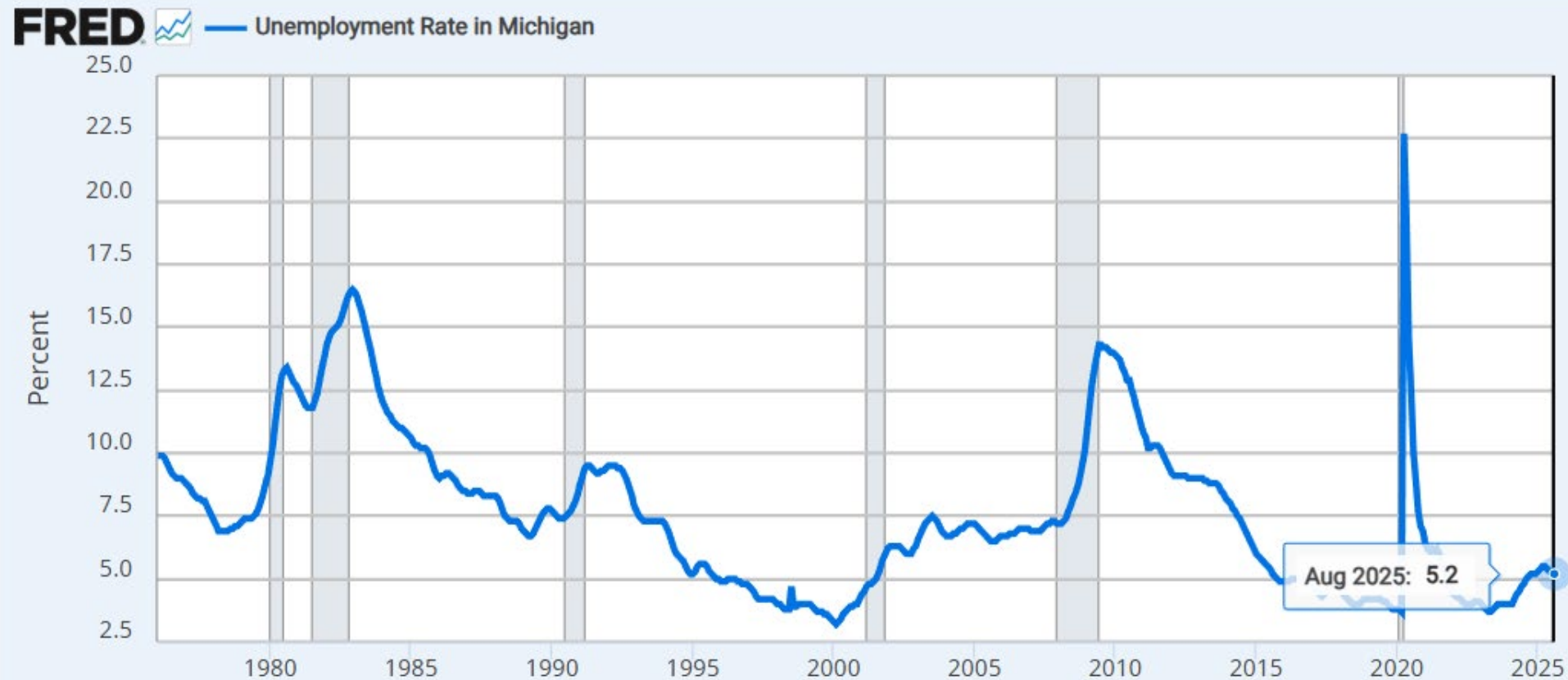
Shaded areas indicate U.S. recessions.

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Employment

Unemployment Rate in Michigan (MIUR)

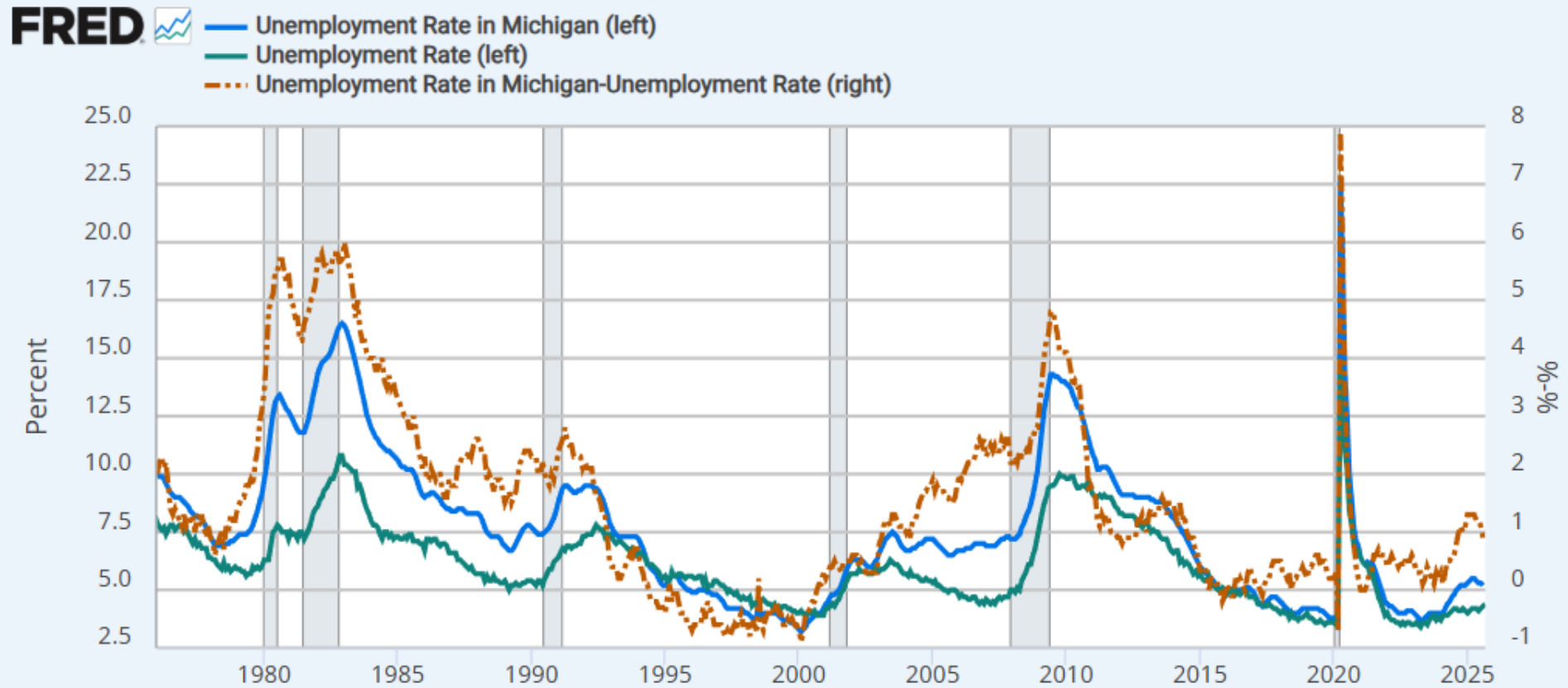


Source: U.S. Bureau of Labor Statistics via FRED®

Shaded areas indicate U.S. recessions.

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Unemployment Rate in Michigan vs. US, with Gap



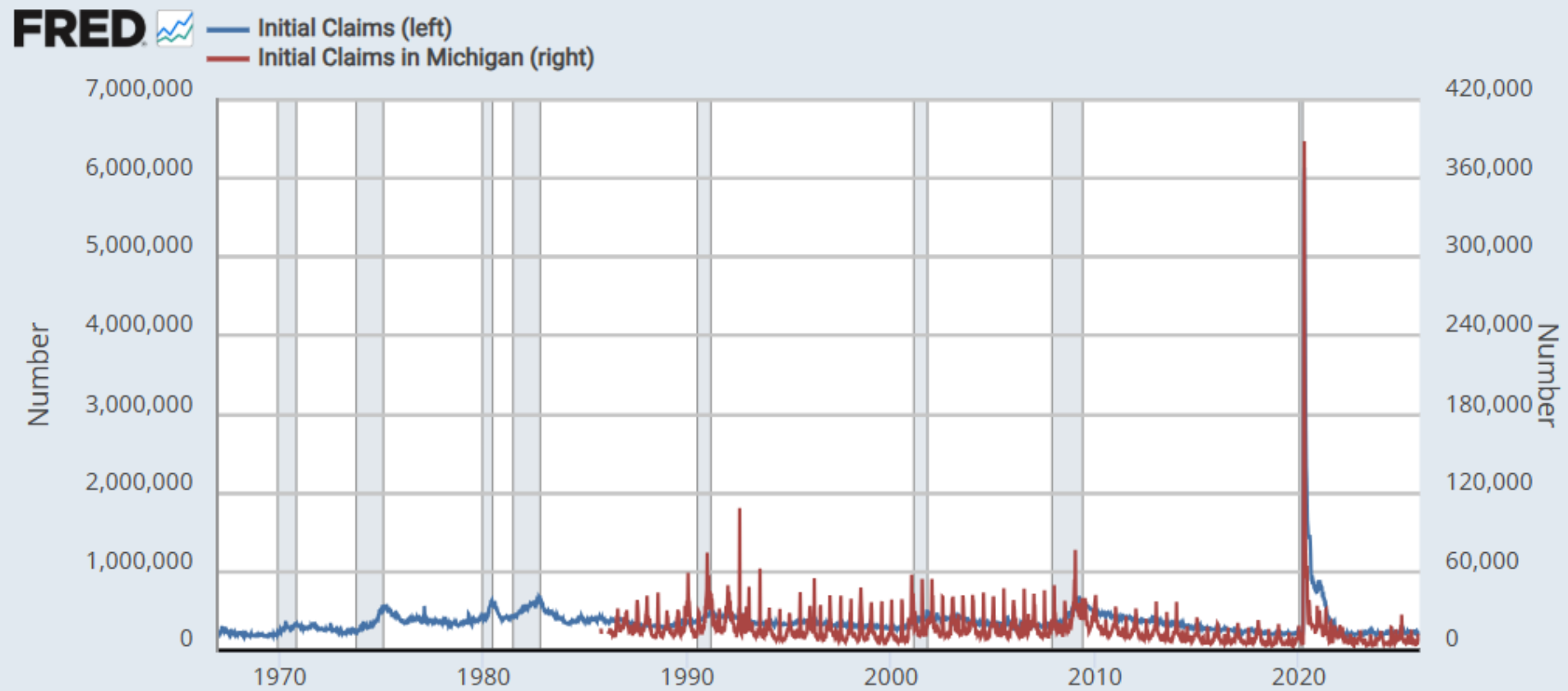
Source: U.S. Bureau of Labor Statistics via FRED®

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Initial Claims - US and Michigan



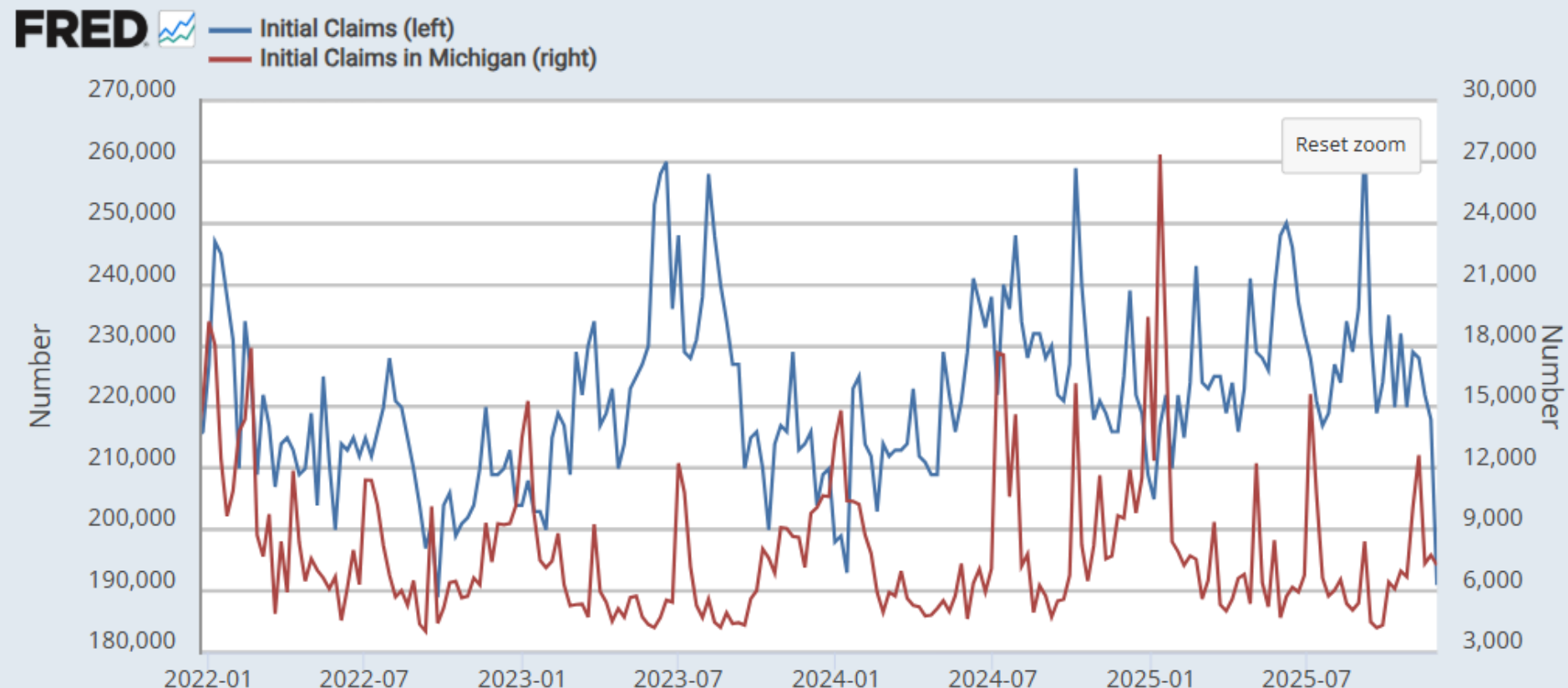
Source: U.S. Employment and Training Administration via FRED®

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Initial Claims - US and Michigan



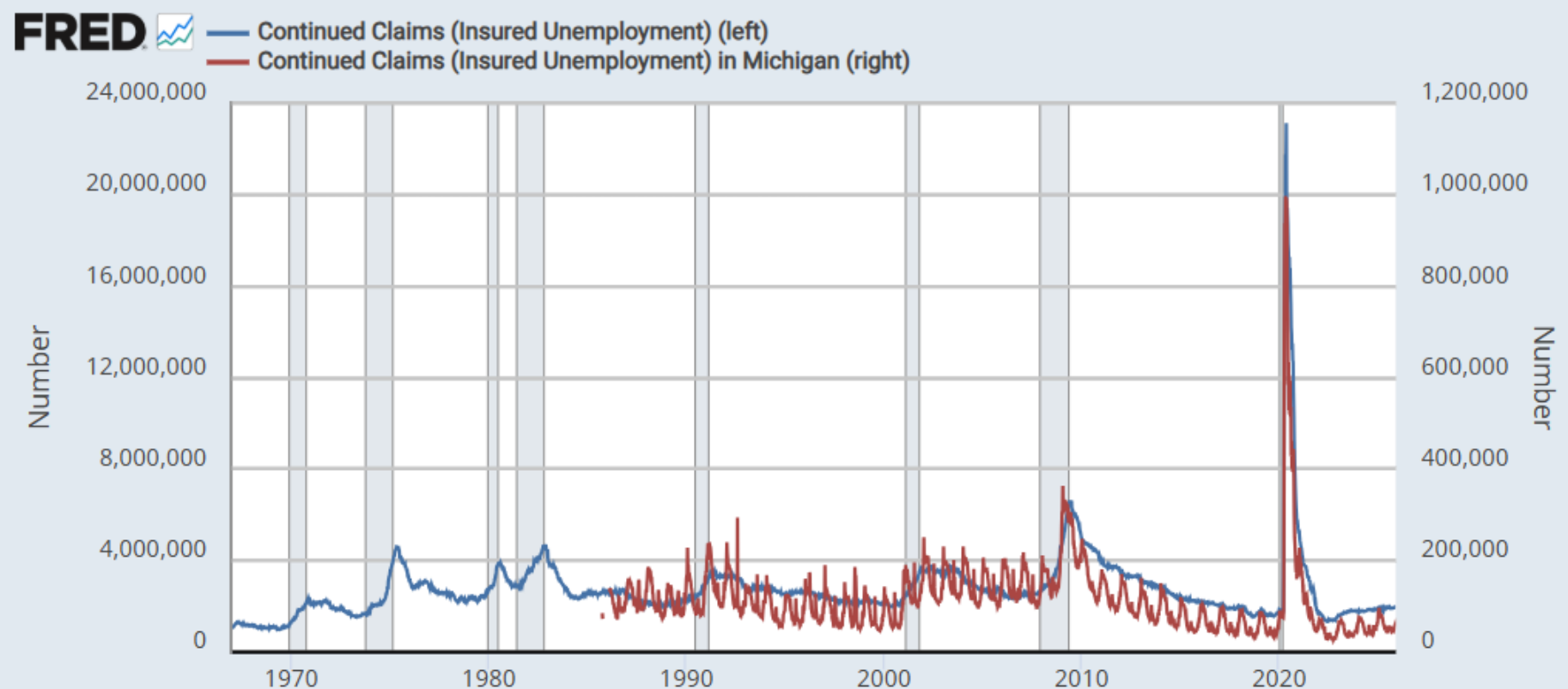
Source: U.S. Employment and Training Administration via FRED®

Shaded areas indicate U.S. recessions.

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Continued Claims (Insured Unemployment) - US and Michigan



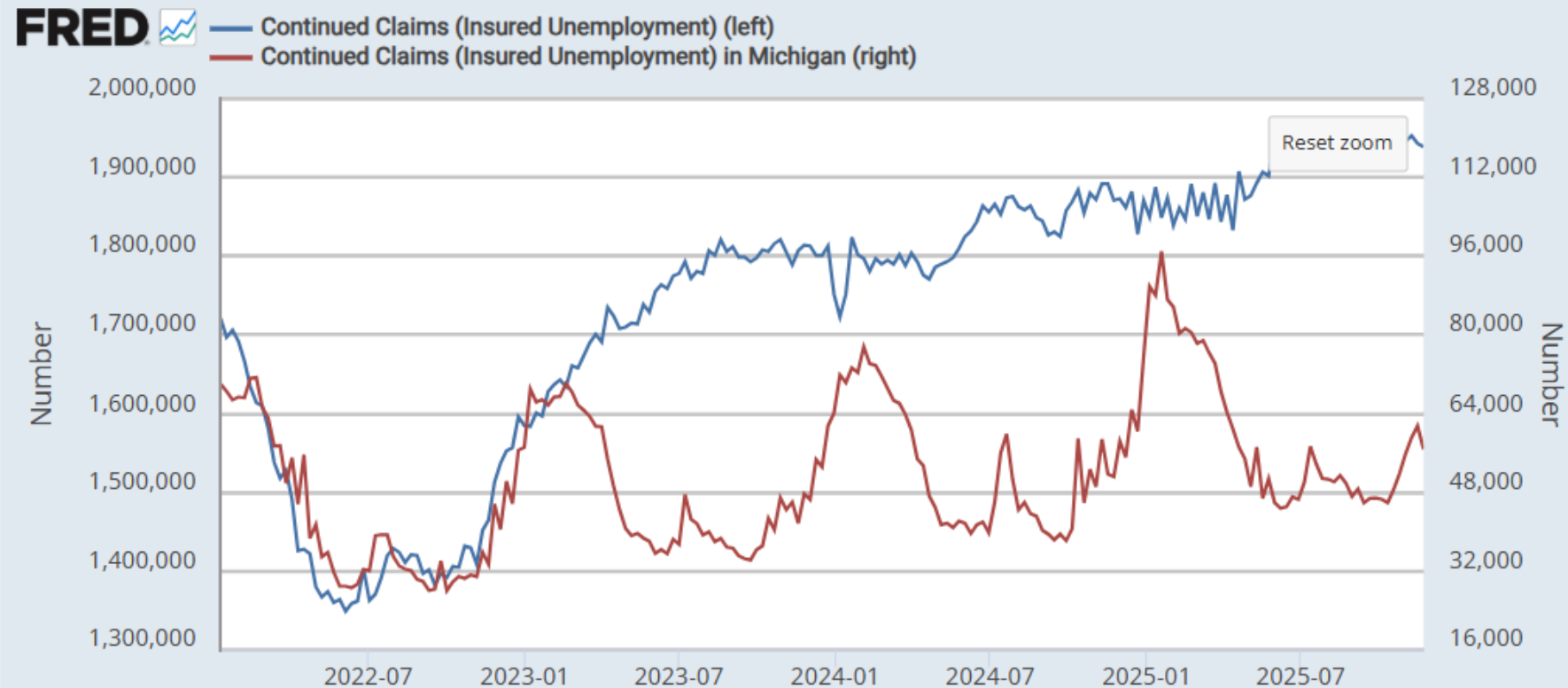
Source: U.S. Employment and Training Administration via FRED®

Shaded areas indicate U.S. recessions.

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Continued Claims (Insured Unemployment) - US and Michigan



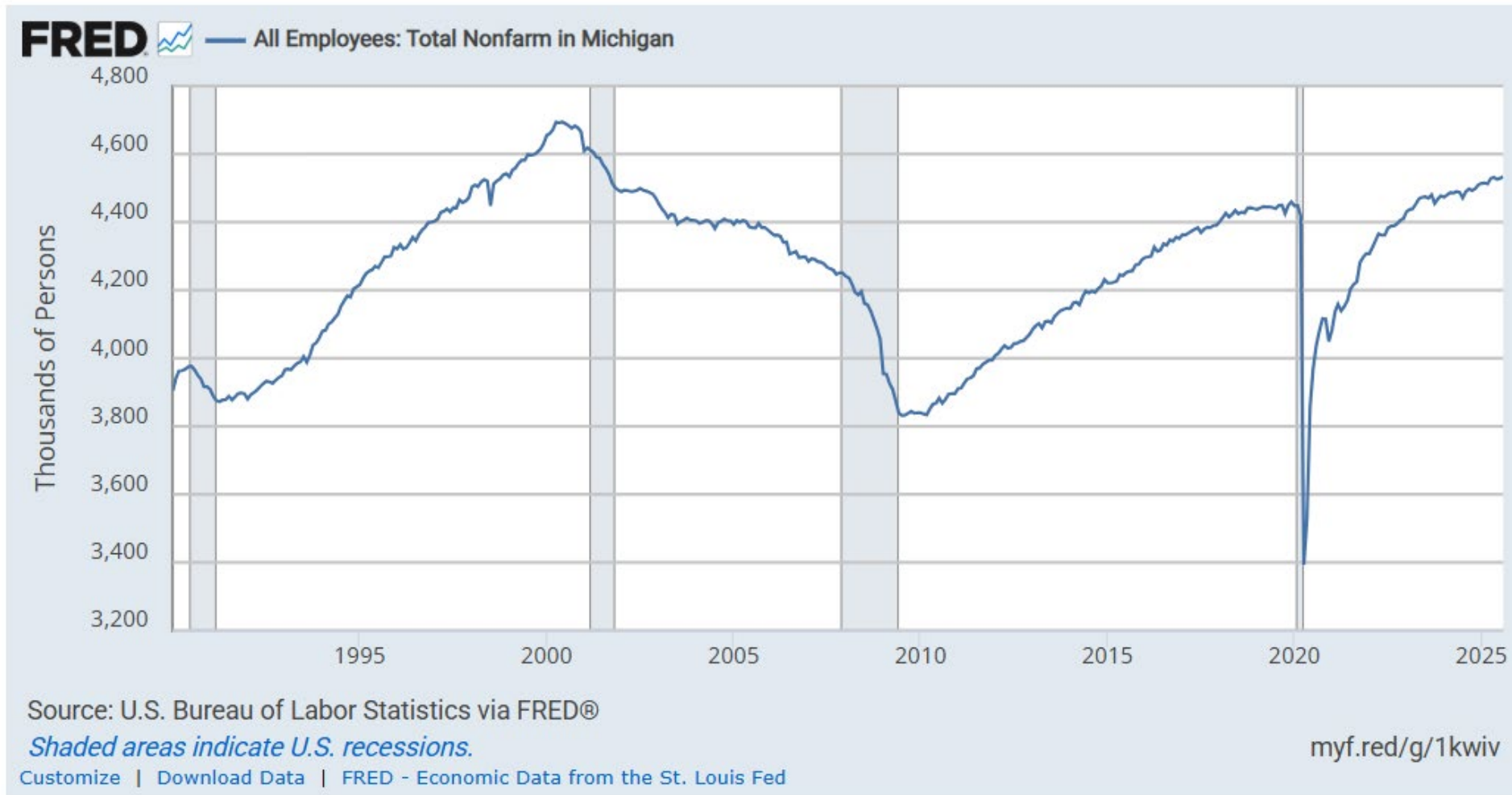
Source: U.S. Employment and Training Administration via FRED®

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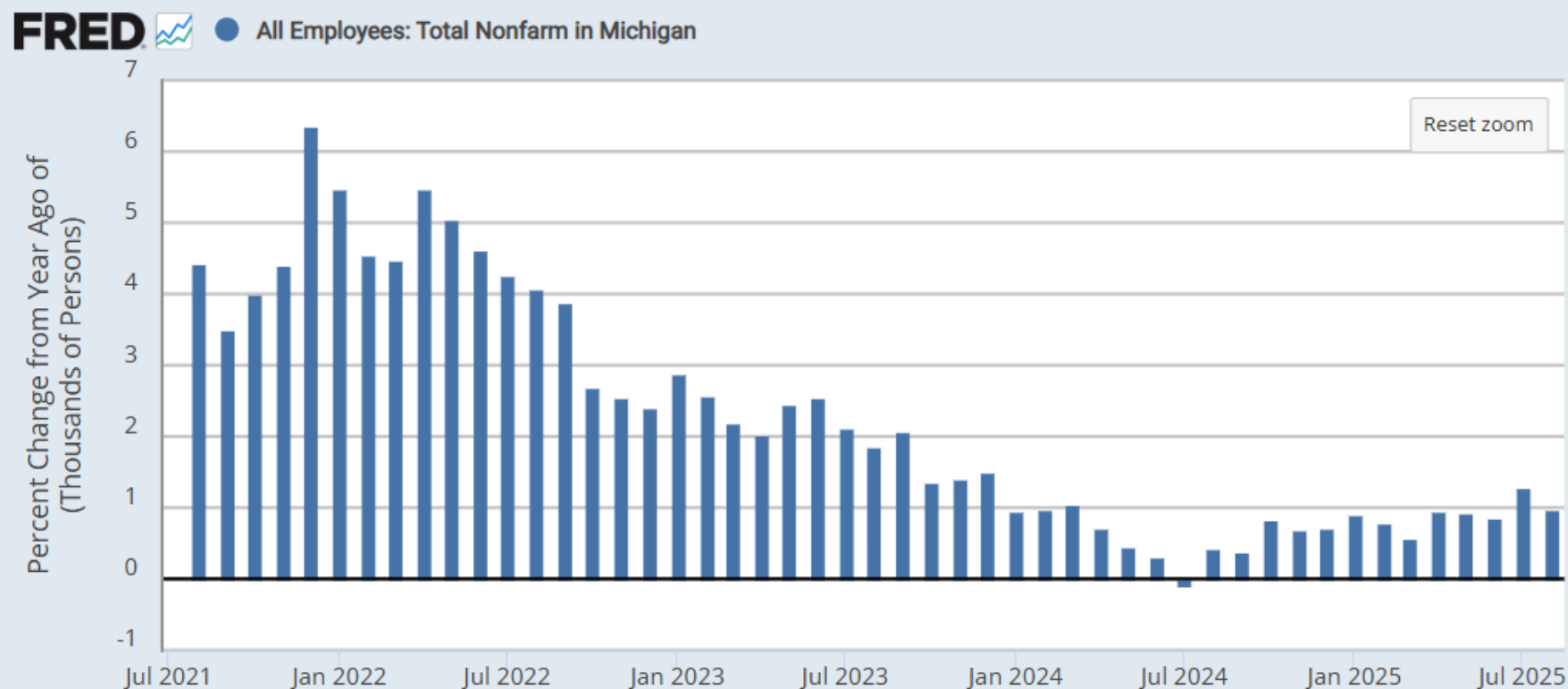
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All Employees, Total Nonfarm in Michigan (MINA)



All Employees, Total Nonfarm in Michigan, Year-over-Year Percent Change



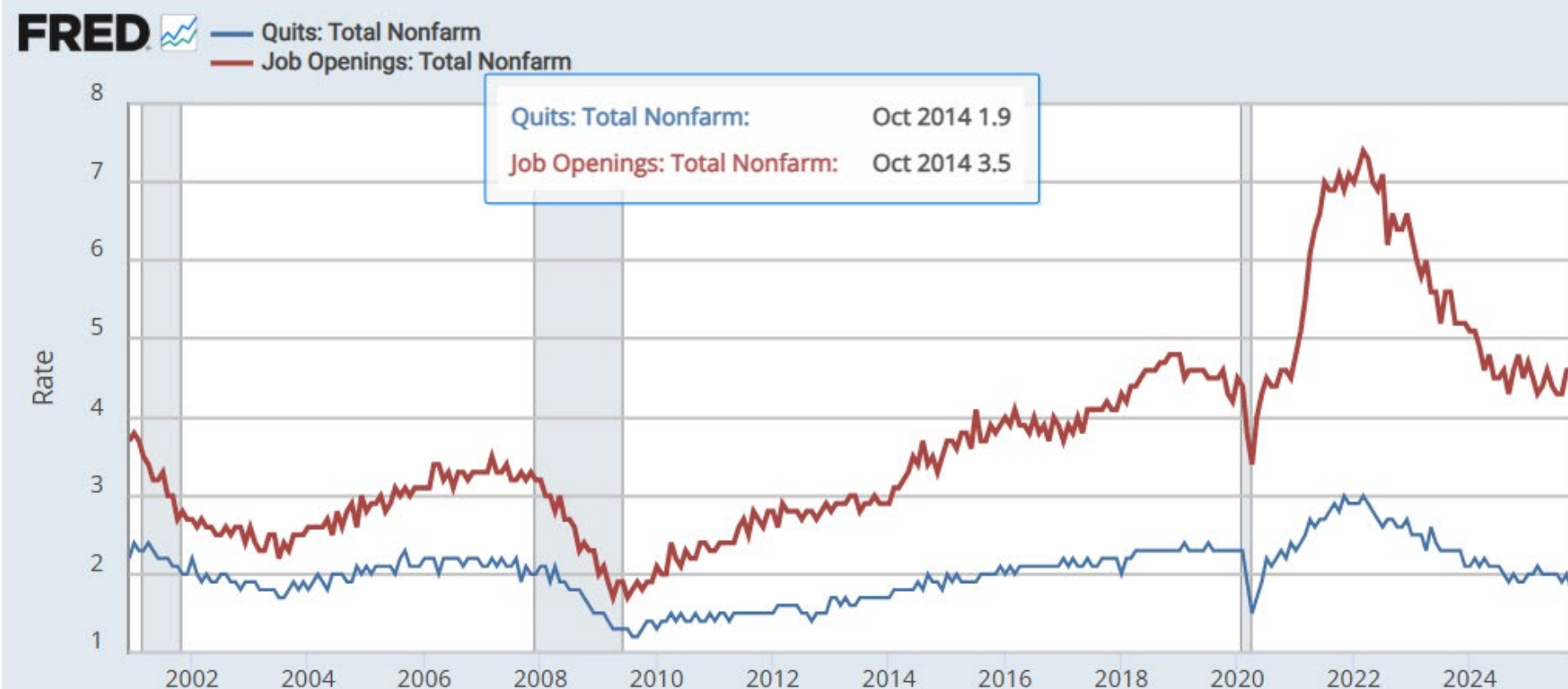
Source: U.S. Bureau of Labor Statistics via FRED®

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Job Openings and Quits (Rate as % of Total Employment)



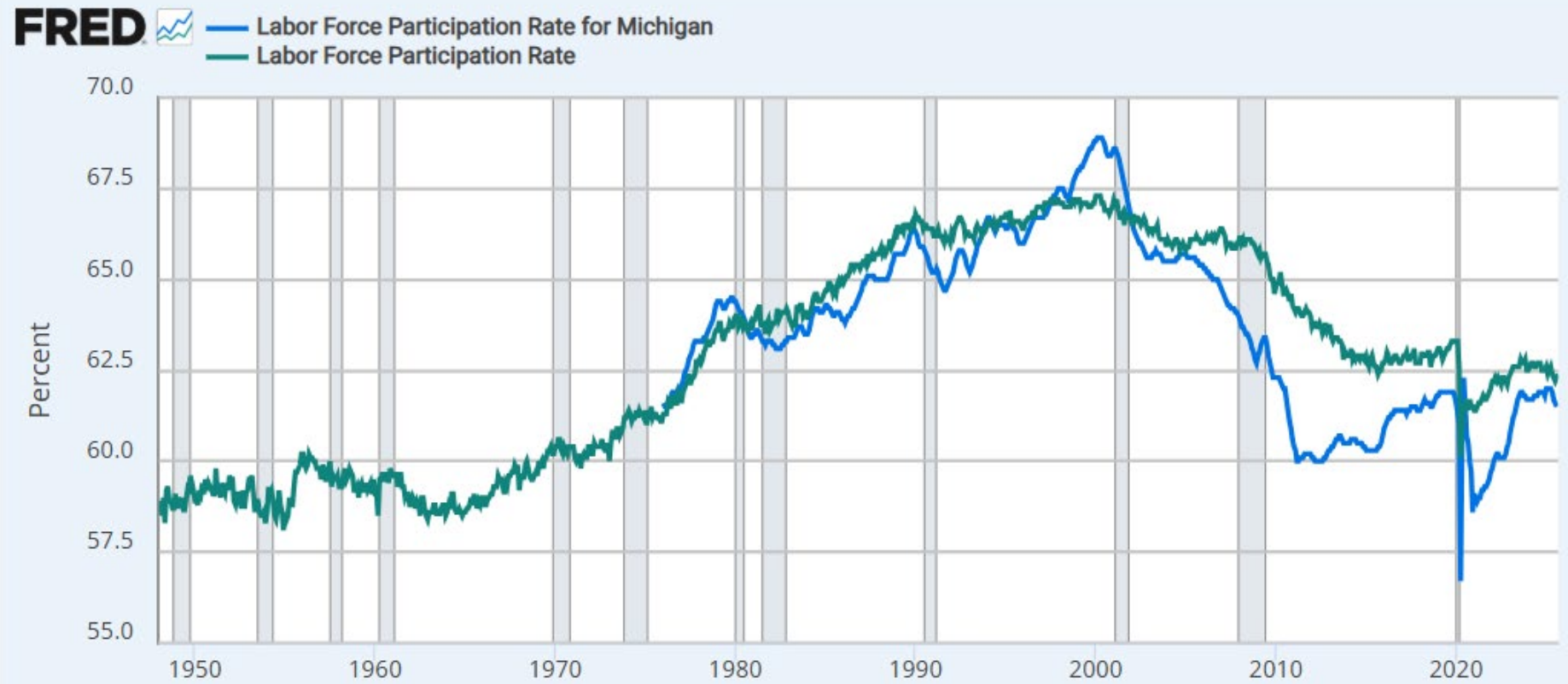
Source: U.S. Bureau of Labor Statistics via FRED®

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Michigan and US Labor Force Participation Rate



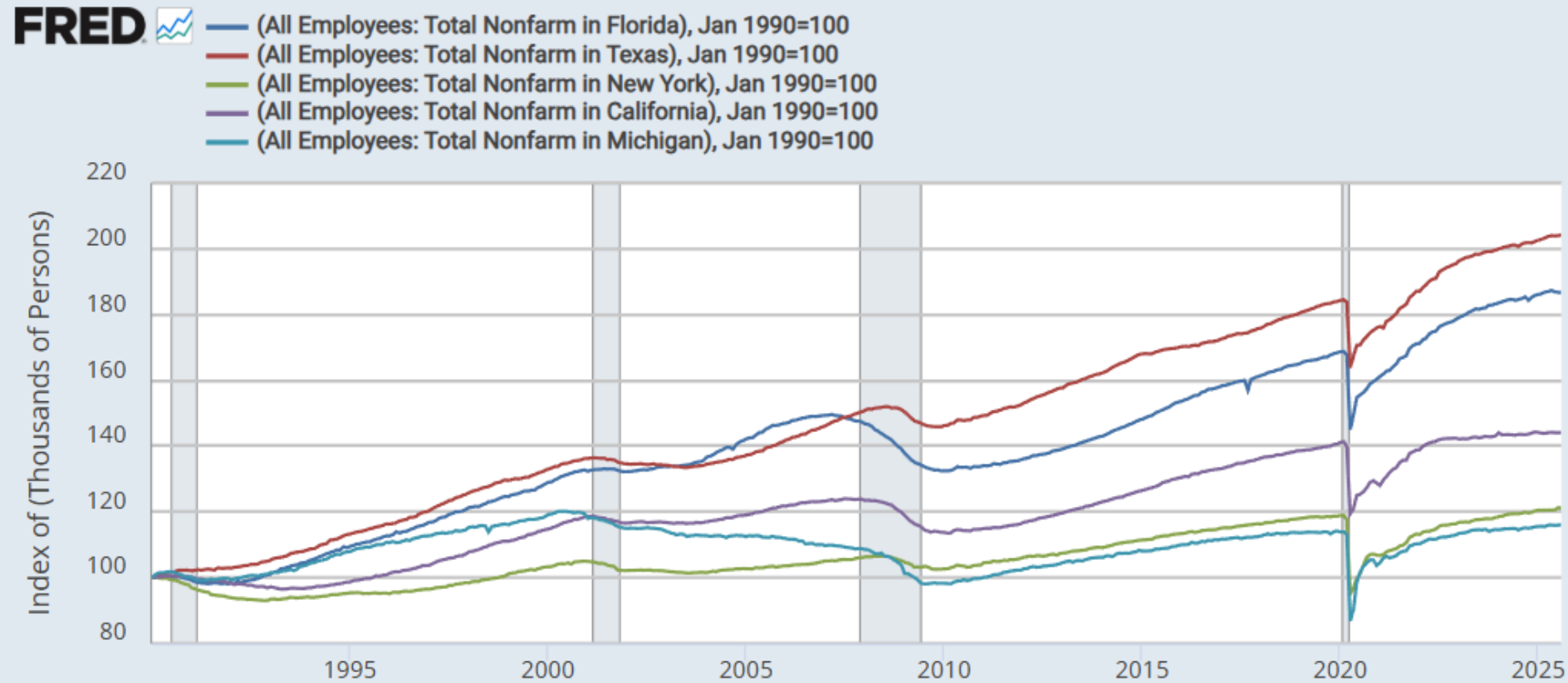
Source: U.S. Bureau of Labor Statistics via FRED®

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State Employment (Indexed to January 1990 = 100)



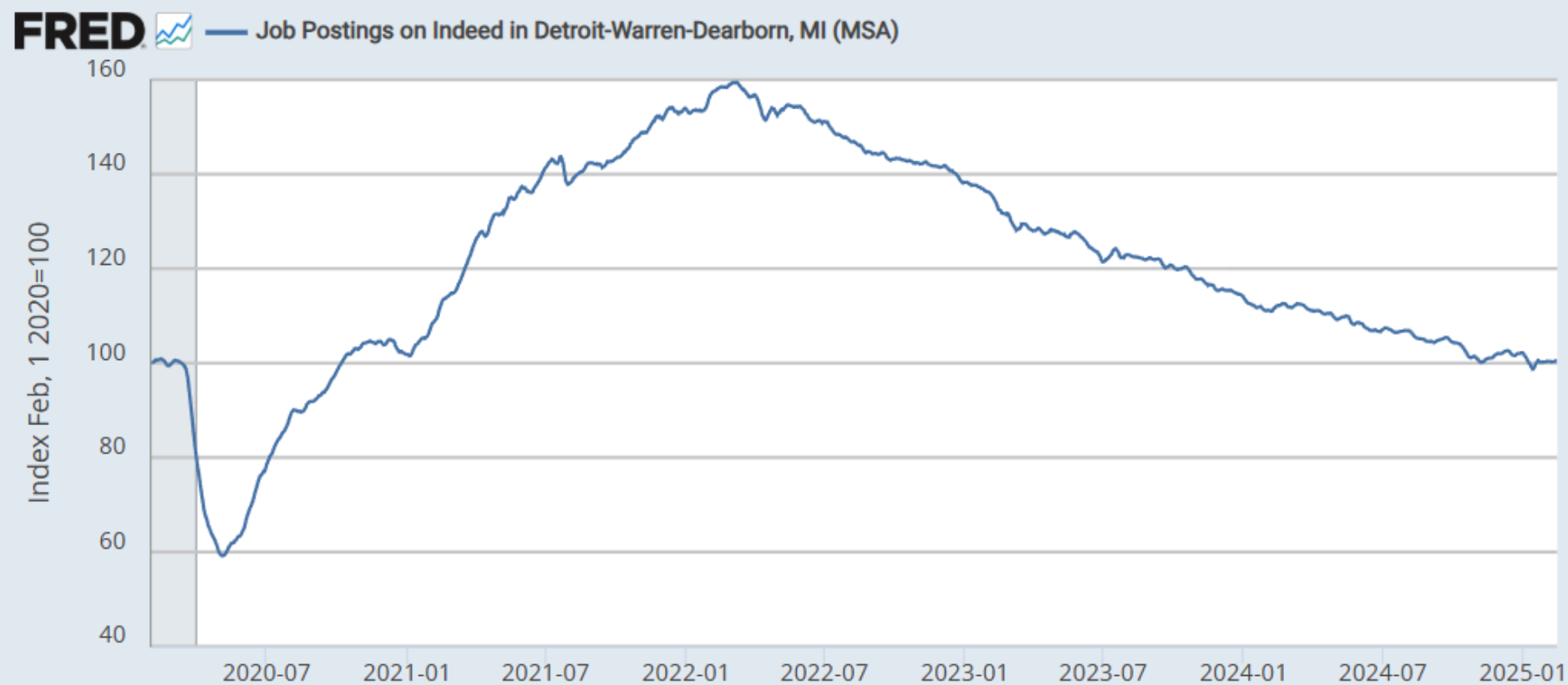
Source: U.S. Bureau of Labor Statistics via FRED®

Shaded areas indicate U.S. recessions.

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Job Postings on Indeed in Detroit-Warren-Dearborn, MI (MSA) (IHLIDX19820)



Source: Indeed via FRED®

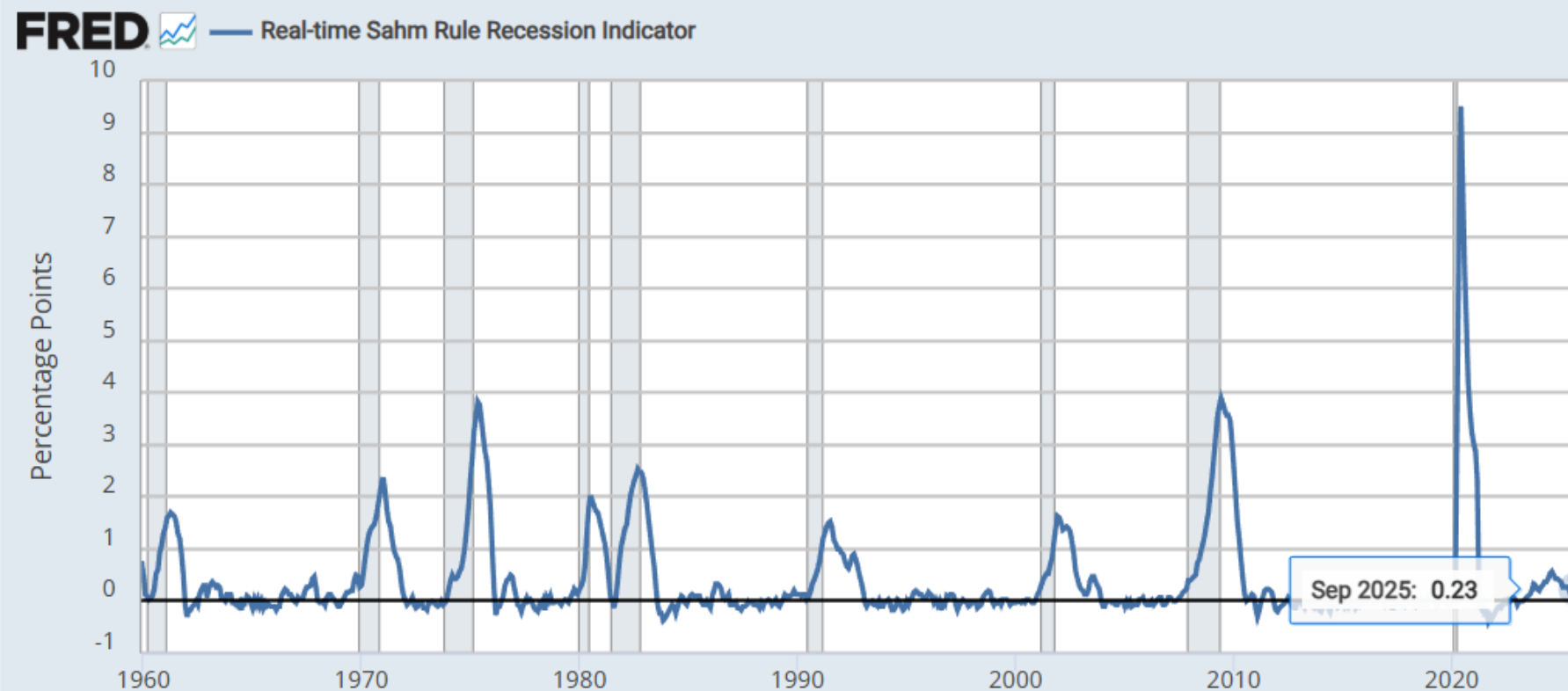
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Sahm Recession Indicator (Realtime)

Realtime trailing 3-month U3 unemployment rate minus the trailing 12-month rate. If $>0.5\%$, indicates economy is already in recession.



Source: Sahm, Claudia via FRED®

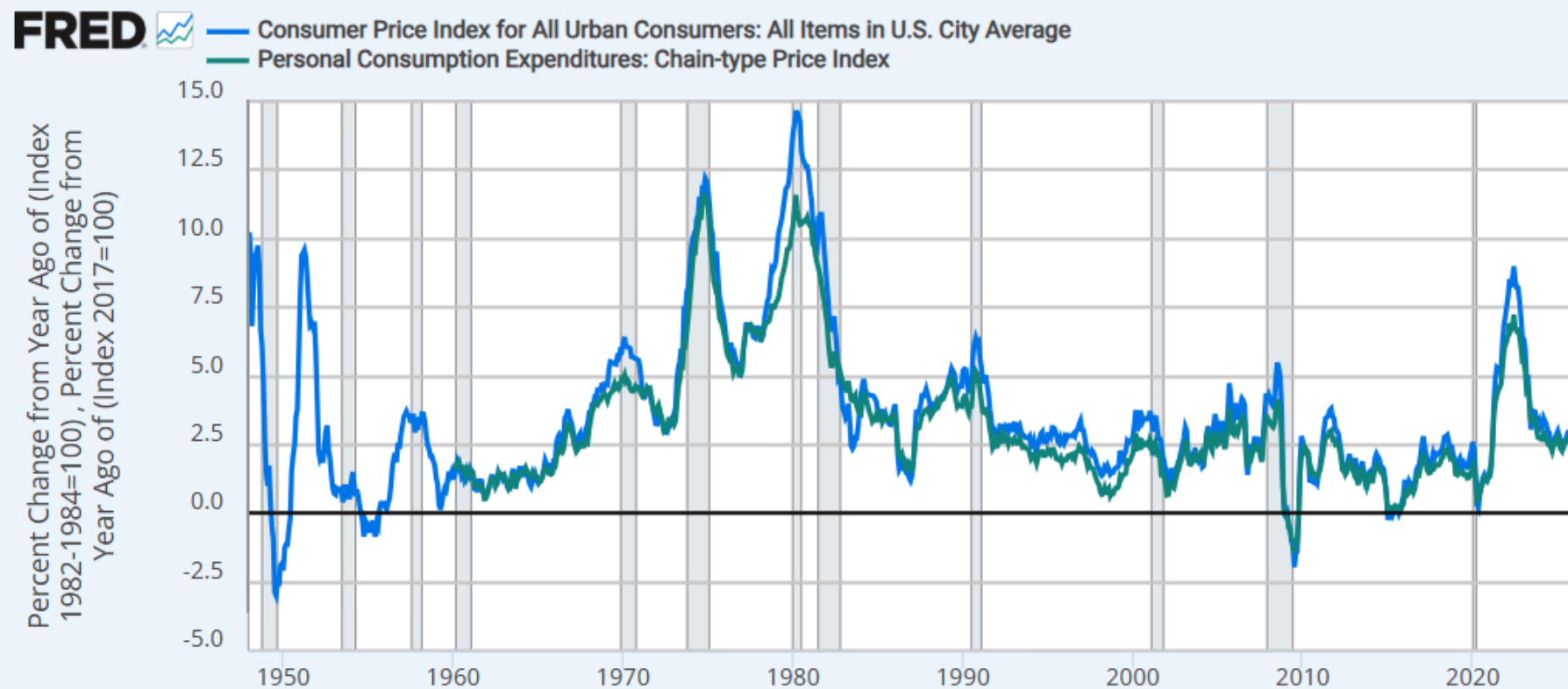
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Inflation

Consumer Price Index for All Urban Consumers: All Items in U.S. City Average (CPIAUCSL) And Personal Consumption Expenditures (PCEPI)



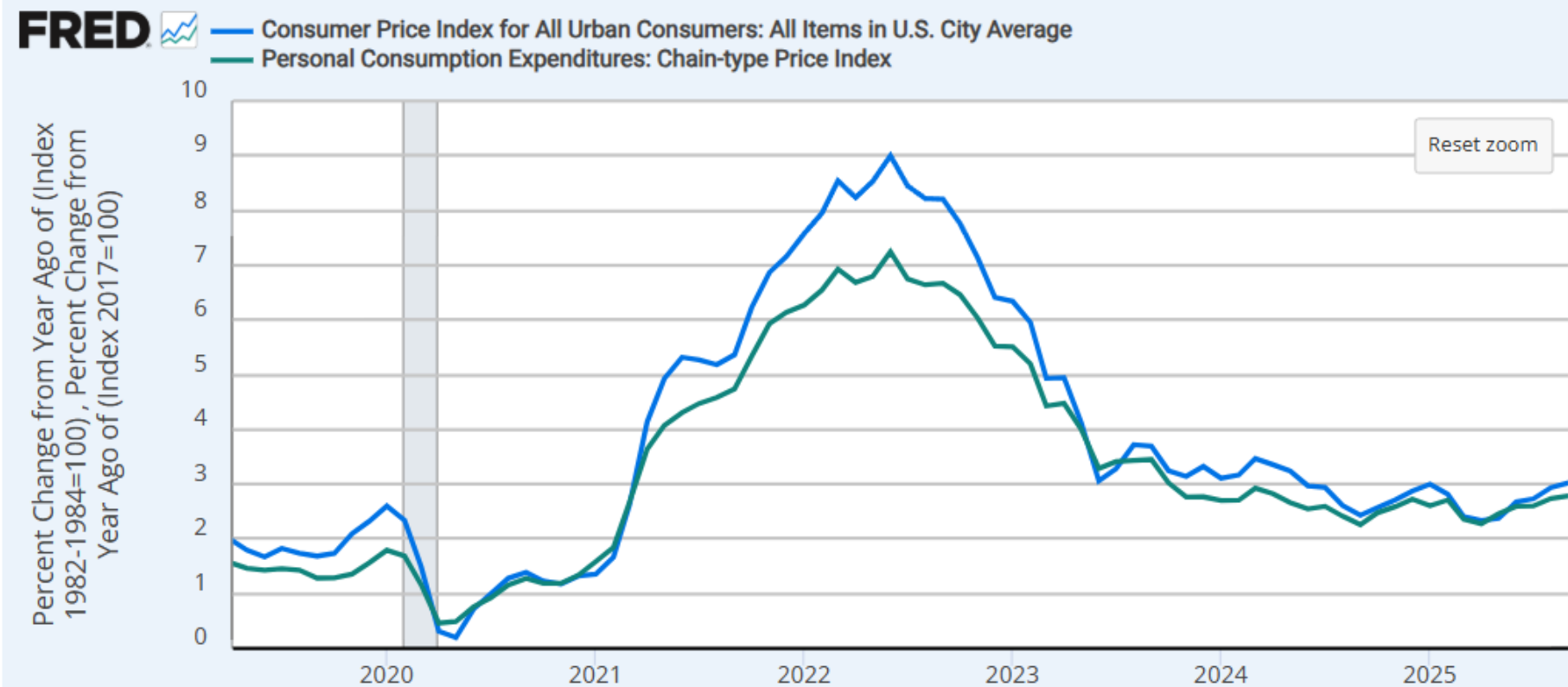
Sources: U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics via FRED®

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Consumer Price Index for All Urban Consumers: All Items in U.S. City Average (CPIAUCSL) And Personal Consumption Expenditures (PCEPI)



Sources: U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics via FRED®

Shaded areas indicate U.S. recessions.

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Differences between CPI and PCE price indexes

The Consumer Price Index (CPI) and the Personal Consumption Expenditure (PCE) Price Index are both essential measures of inflation, but they have distinct characteristics. Let's delve into their differences:

1. Formulaic Differences:

- ▶ CPI: The CPI uses an index formula that updates item weights biannually (moving to annual updates in 2023). This less frequent update can lead to higher CPI values because it doesn't fully capture consumers' tendency to switch to cheaper products when prices change.
- ▶ PCE: The PCE index updates item weights quarterly, which better captures substitution effects. It considers consumers' behavior in response to relative price differences.

2. Scope Differences:

- ▶ CPI: Focuses on a narrower definition of consumer expenditures, considering only urban expenditures made directly by consumers.
- ▶ PCE: Encompasses a broader range of goods and services, including urban and rural consumer expenditures and expenditures made on behalf of consumers by third parties (e.g., healthcare insurance providers purchasing prescription drugs for patients).

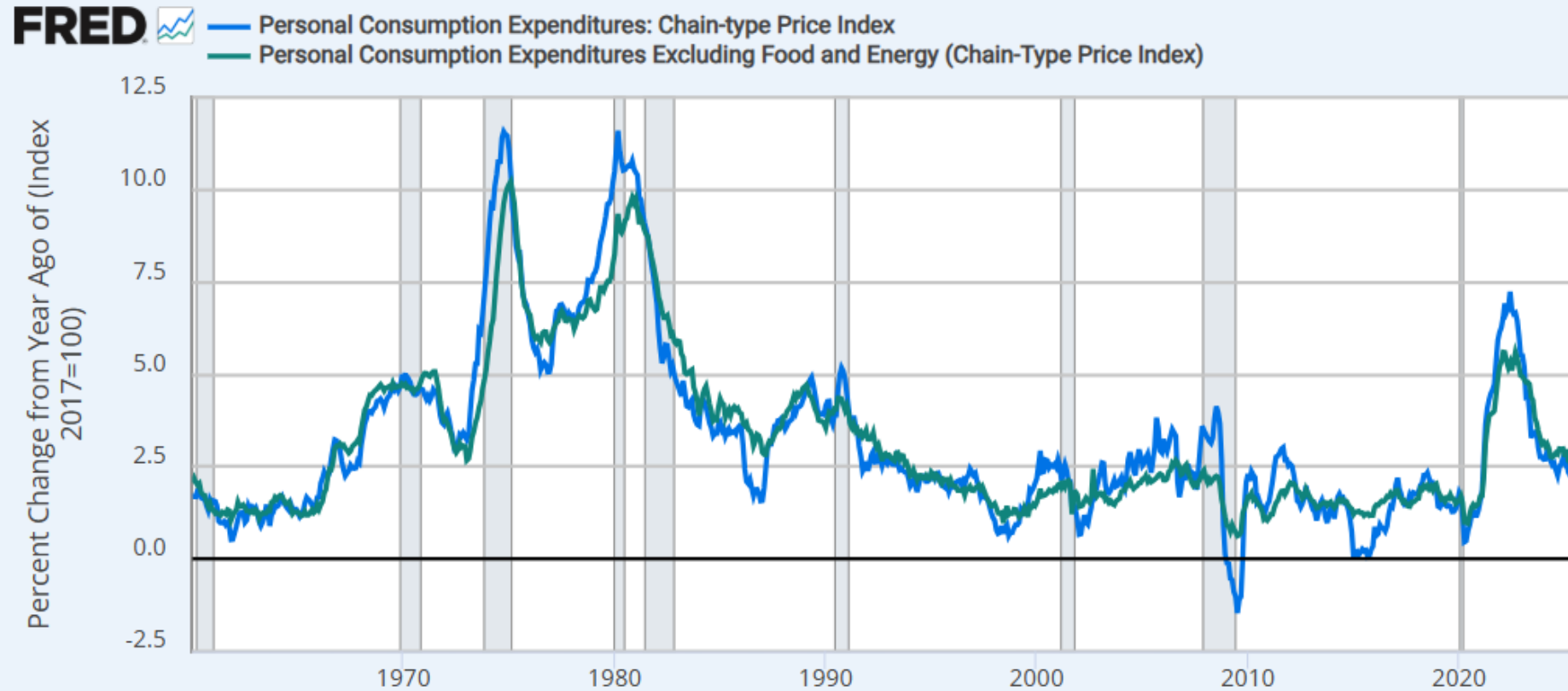
3. Weight Differences:

- ▶ CPI: Assigns higher weights to categories currently experiencing higher inflation levels (e.g., shelter costs), which contributes to its traditionally higher values.
- ▶ PCE: Reflects a different weighting structure due to its broader scope, including third-party expenditures. Healthcare-related expenses significantly impact the divergence between PCE and CPI.

4. Other Differences:

- ▶ CPI: Measures prices at the end-user level and includes all prices.
- ▶ PCE: Preferred by the Federal Reserve, it considers both urban and rural expenditures and strips out food and energy prices to focus on core inflation.

Personal Consumption Expenditures (PCE), ("Headline") and Core (Excluding Food and Energy) (chain-type price index) (PCEPILFE)



Source: U.S. Bureau of Economic Analysis via FRED®

Shaded areas indicate U.S. recessions.

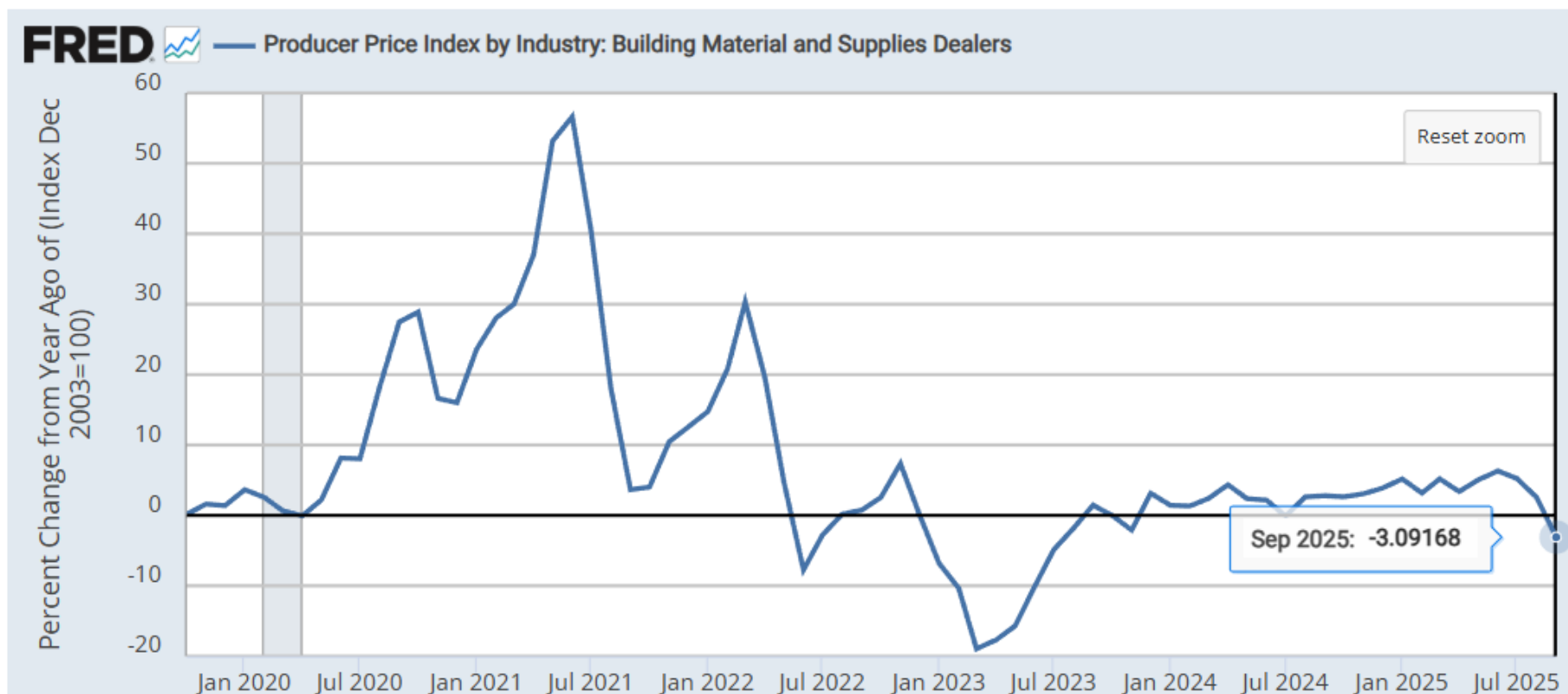
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Producer Price Index by Industry: Building Material and Supplies Dealers (PCU44414441)



YoY % Change - Producer Price Index by Industry: Building Material and Supplies Dealers (PCU44414441)



Source: U.S. Bureau of Labor Statistics via FRED®

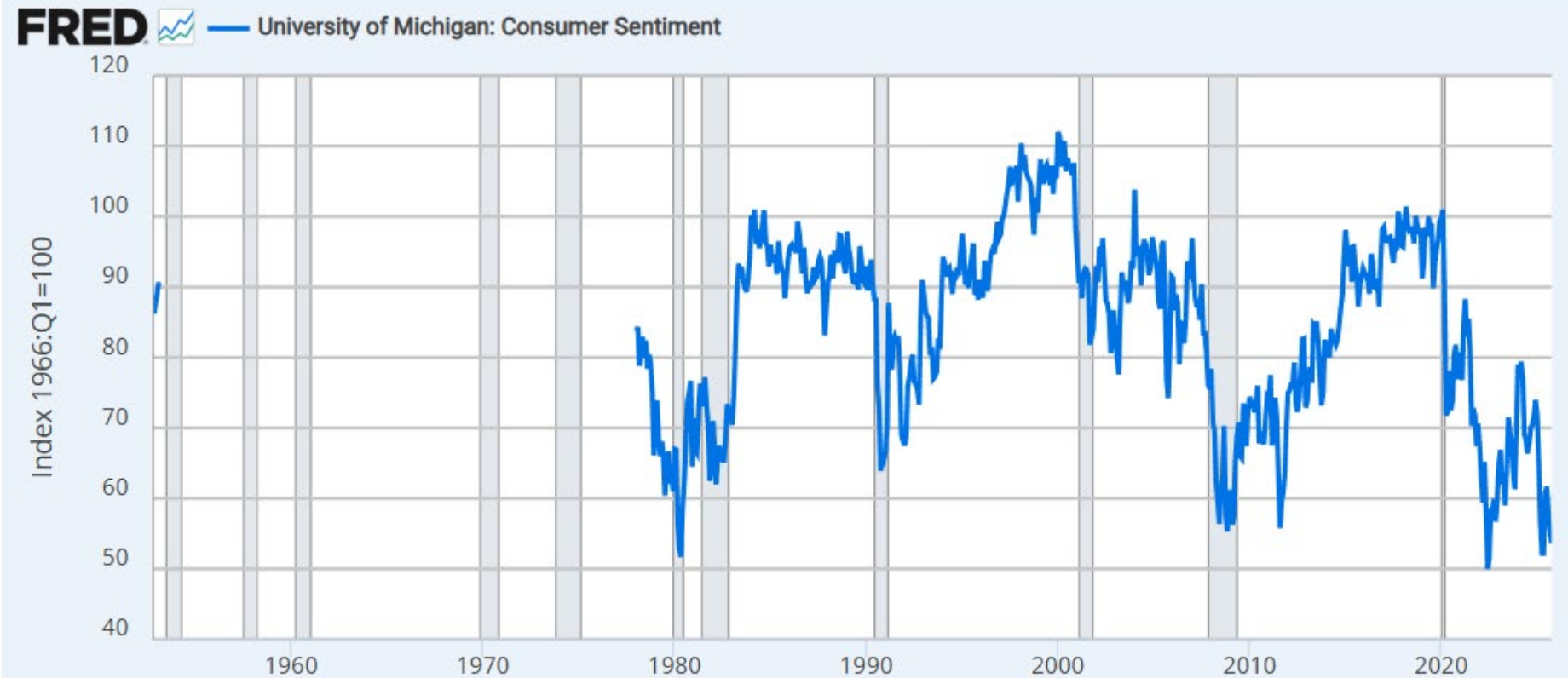
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Consumer Behavior

University of Michigan: Consumer Sentiment (UMCSENT)



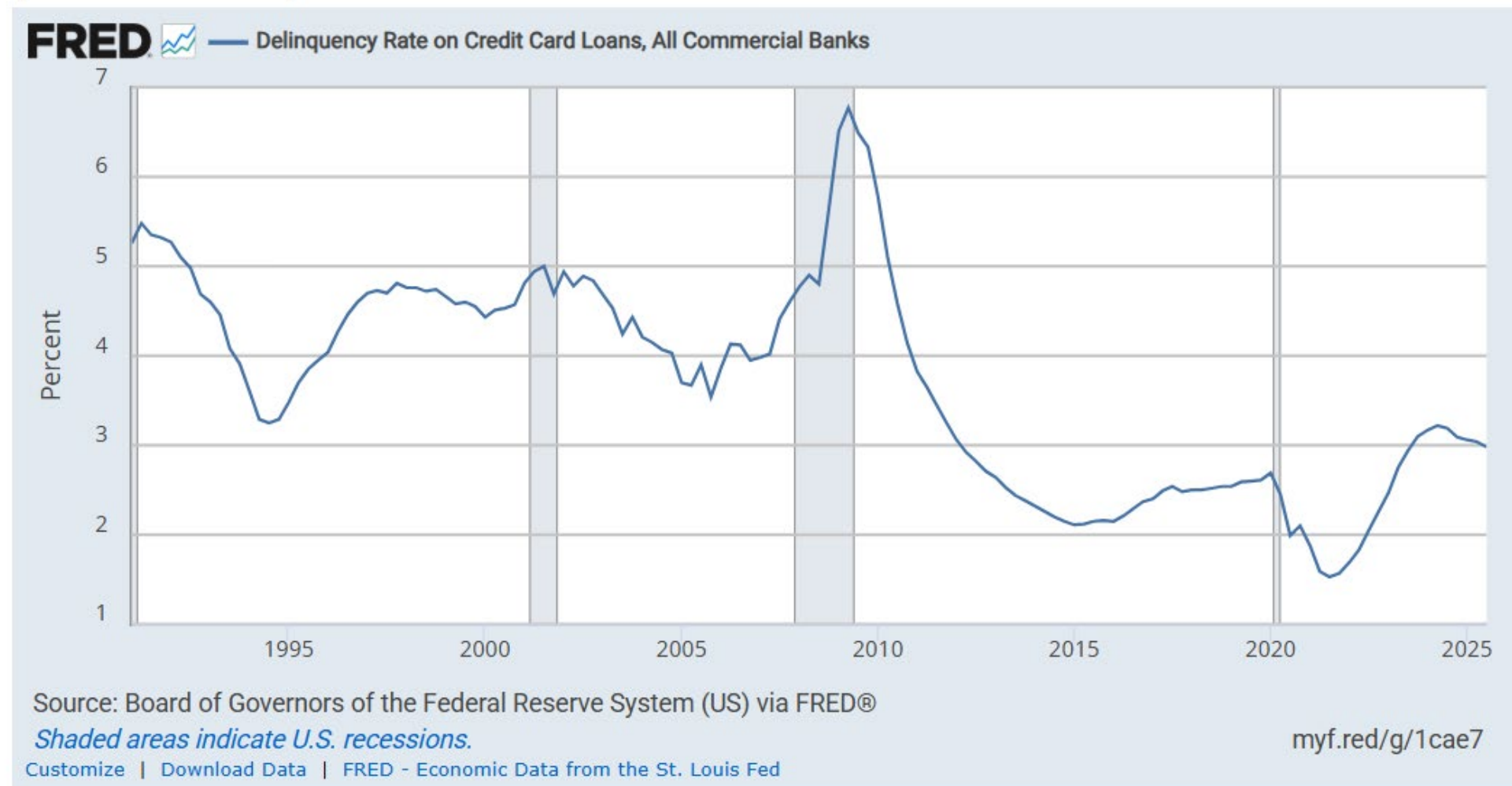
Source: University of Michigan via FRED®

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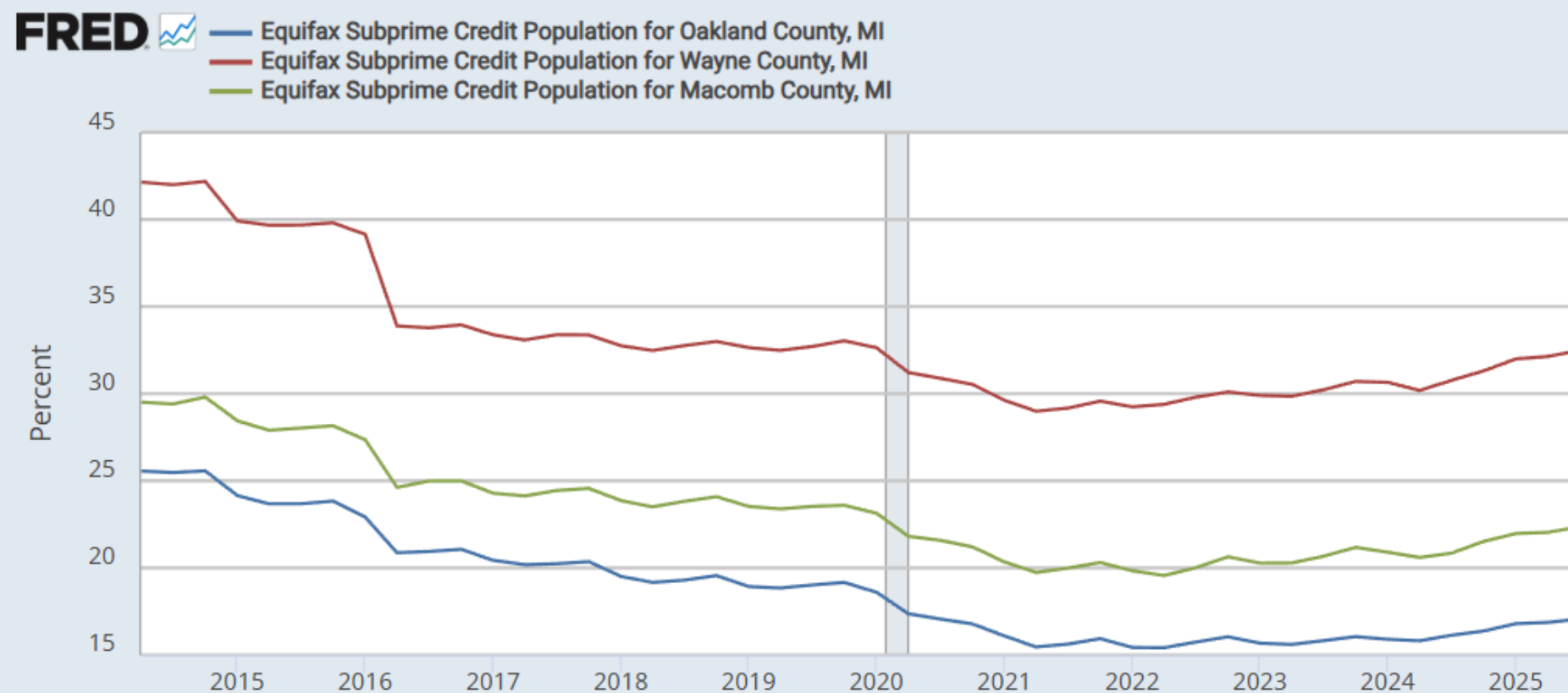
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Delinquency Rate on Credit Card Loans, All Commercial Banks (DRCCLACBS)



Equifax Subprime Credit Percentage - Wayne, Oakland and Macomb County



Sources: Equifax; Federal Reserve Bank of New York via FRED®

Shaded areas indicate U.S. recessions.

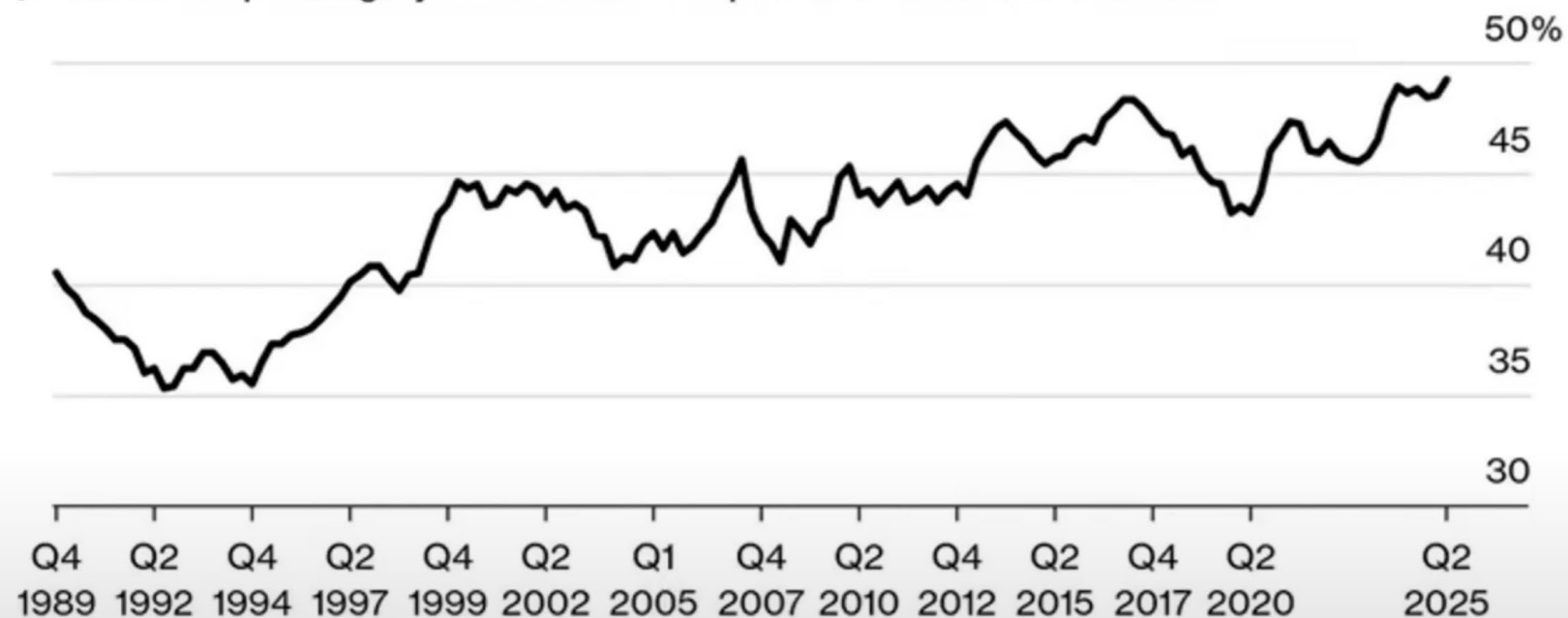
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Wallets Open

High-income Americans are behind roughly half of all US consumer spending, up from about a third in the early 1990s

✓ Share of Spending By Consumers in Top 10% of Income Distribution

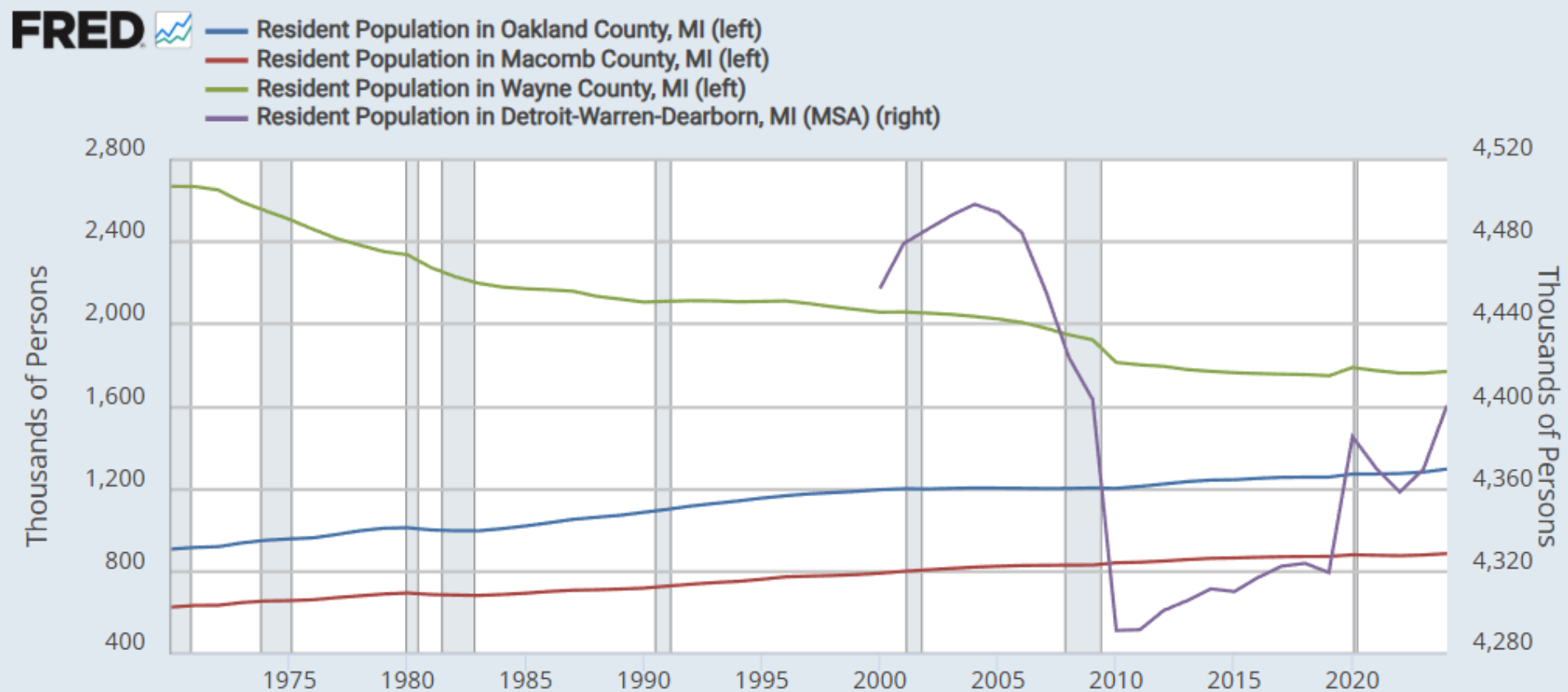


Source: Moody's Analytics review of Federal Reserve data

Bloomberg

Population

Population - Metro Detroit MSA; Oakland, Macomb and Wayne Counties



Source: U.S. Census Bureau via FRED®

Shaded areas indicate U.S. recessions.

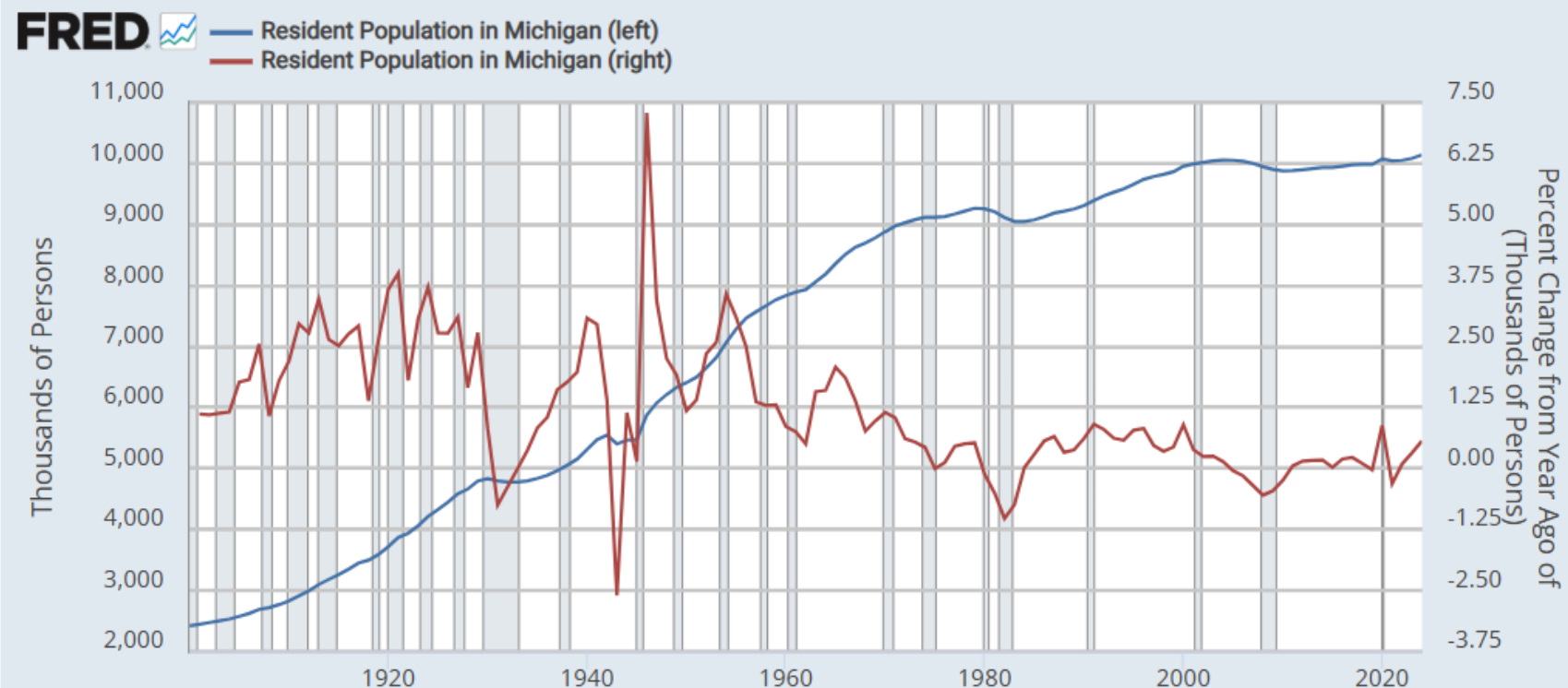
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Population and Change (%) - State of Michigan

BLUE - Total Population (<<< left axis)

RED - Population Change (%) (right axis>>>)



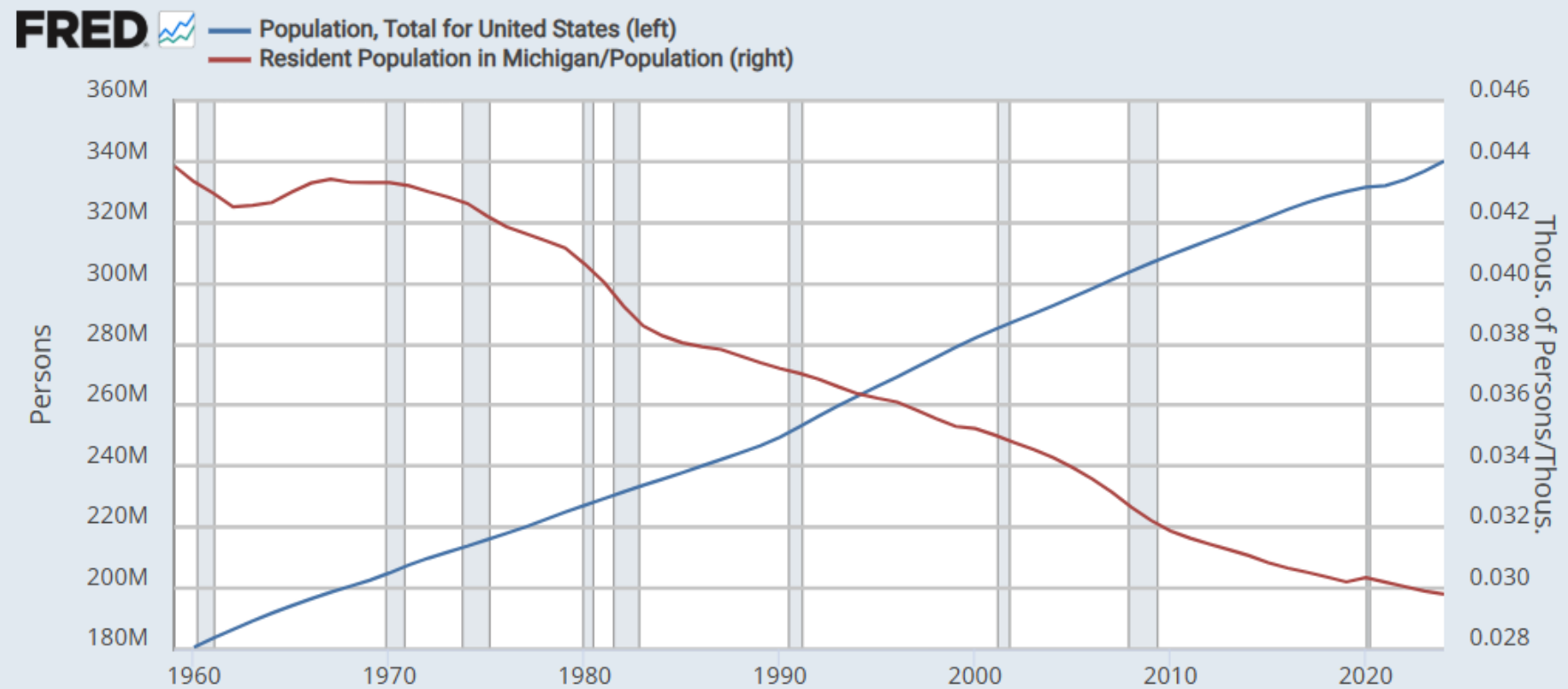
Source: U.S. Census Bureau via FRED®

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Population, Total for United States and Michigan Share of Total



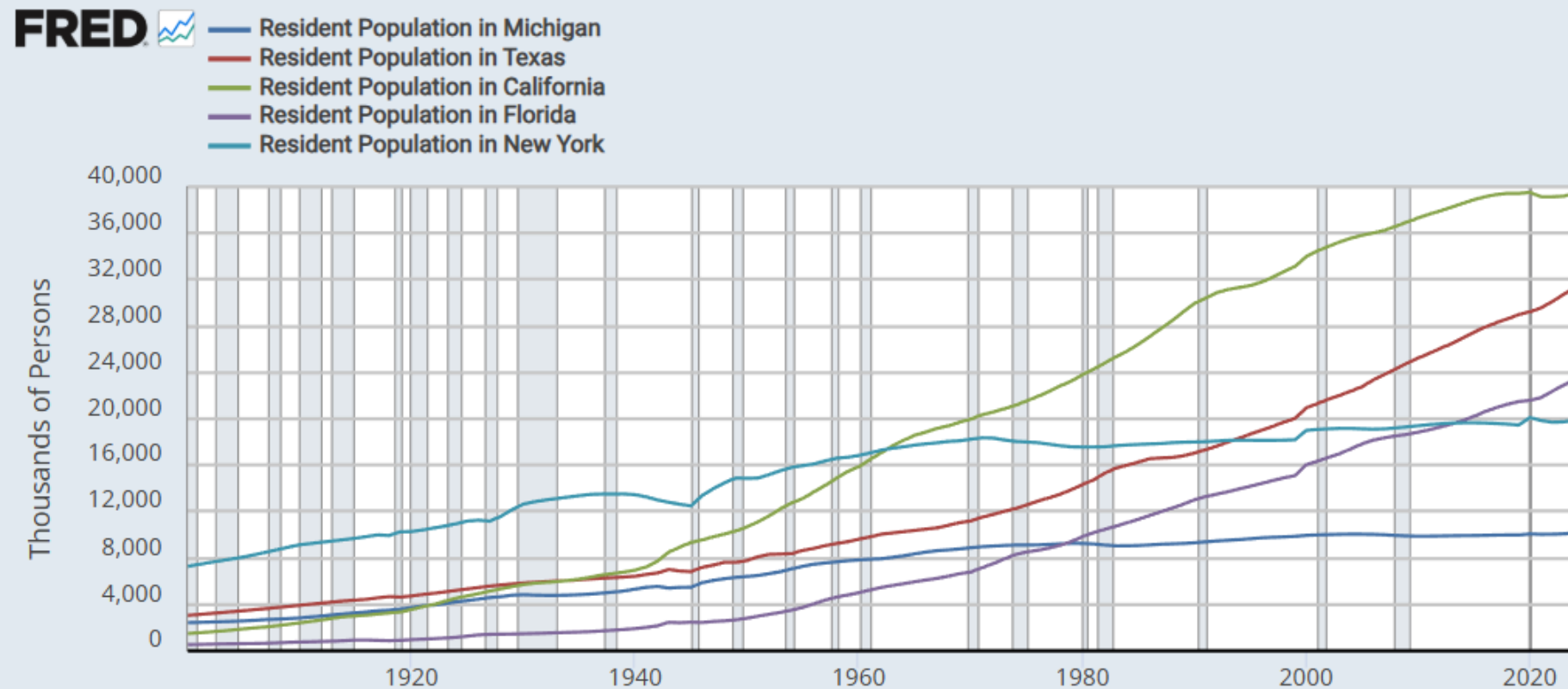
Sources: U.S. Bureau of Economic Analysis; U.S. Census Bureau; World Bank via FRED®

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Population - Michigan, Texas, California, Florida and New York



Source: U.S. Census Bureau via FRED®

Shaded areas indicate U.S. recessions.

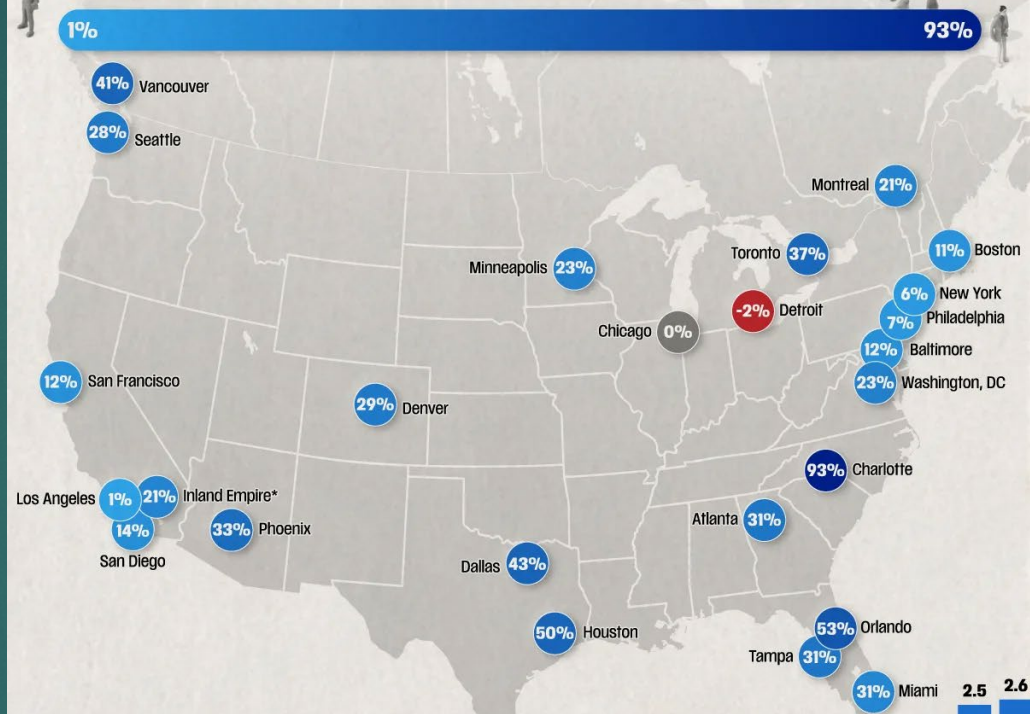
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Population Change

ACROSS NORTH AMERICA'S MAJOR CITIES

PERCENTAGE INCREASE OF POPULATION 2005-2024



POPULATION INCREASE (2005-2024)
MILLIONS OF PEOPLE



COLLABORATORS RESEARCH + WRITING Niccolo Conte | ART DIRECTION + DESIGN Sabrina Lam

Figures rounded
*Riverside-San Bernardino-Ontario, California metro area
Source: U.S. Census, StatCan, St. Louis Fed via Hanif Bayat



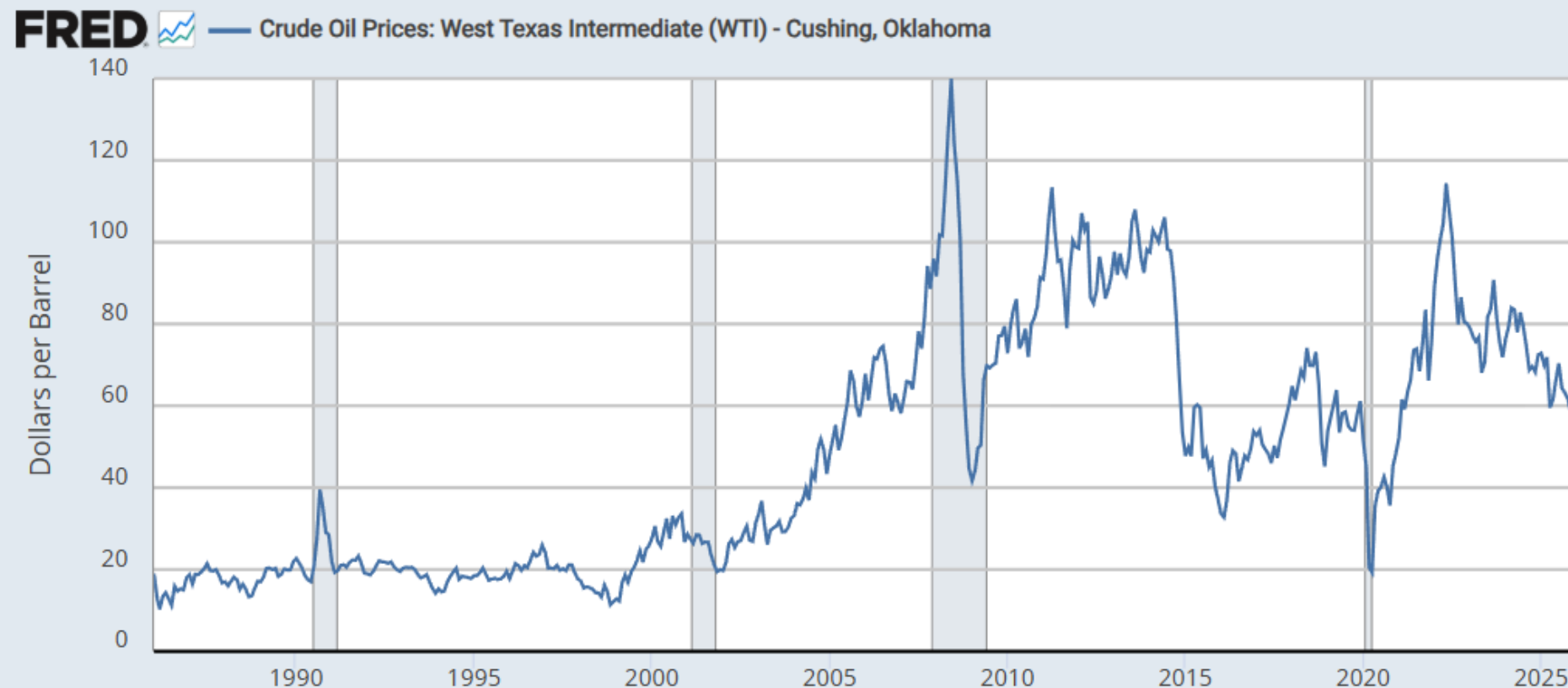
Where Data Tells the Story



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Commodities

Crude Oil Prices: West Texas Intermediate (WTI) - Cushing, Oklahoma (DCOILWTICO)



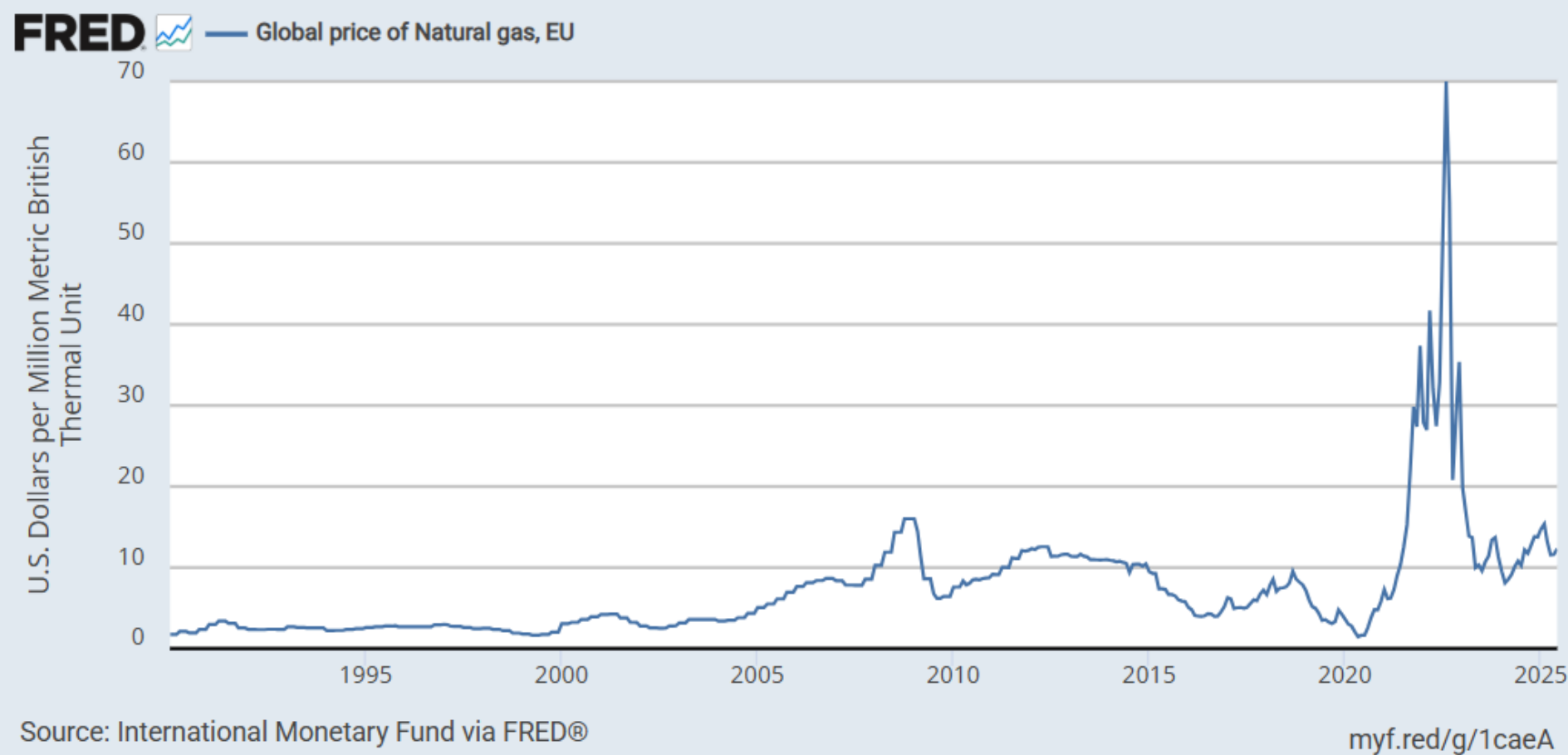
Source: U.S. Energy Information Administration via FRED®

Shaded areas indicate U.S. recessions.

myf.red/g/105ln

[Customize](#) | [Download Data](#) | [FRED - Economic Data from the St. Louis Fed](#)

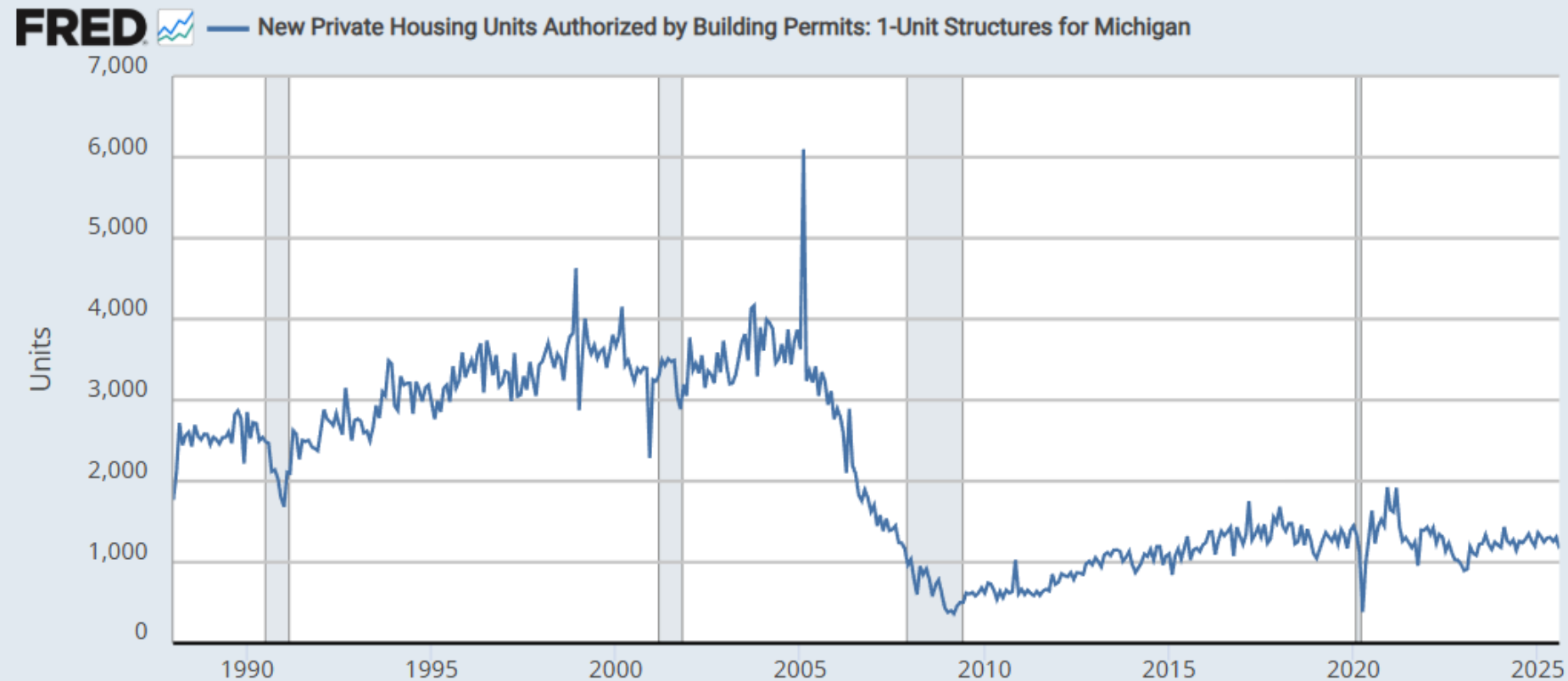
Global price of Natural gas, EU (PNGASEUUSDM)



[Customize](#) | [Download Data](#) | [FRED - Economic Data from the St. Louis Fed](#)

Housing

New Private Housing Units Authorized by Building Permits: 1-Unit Structures for Michigan (MIBP1FHSA)



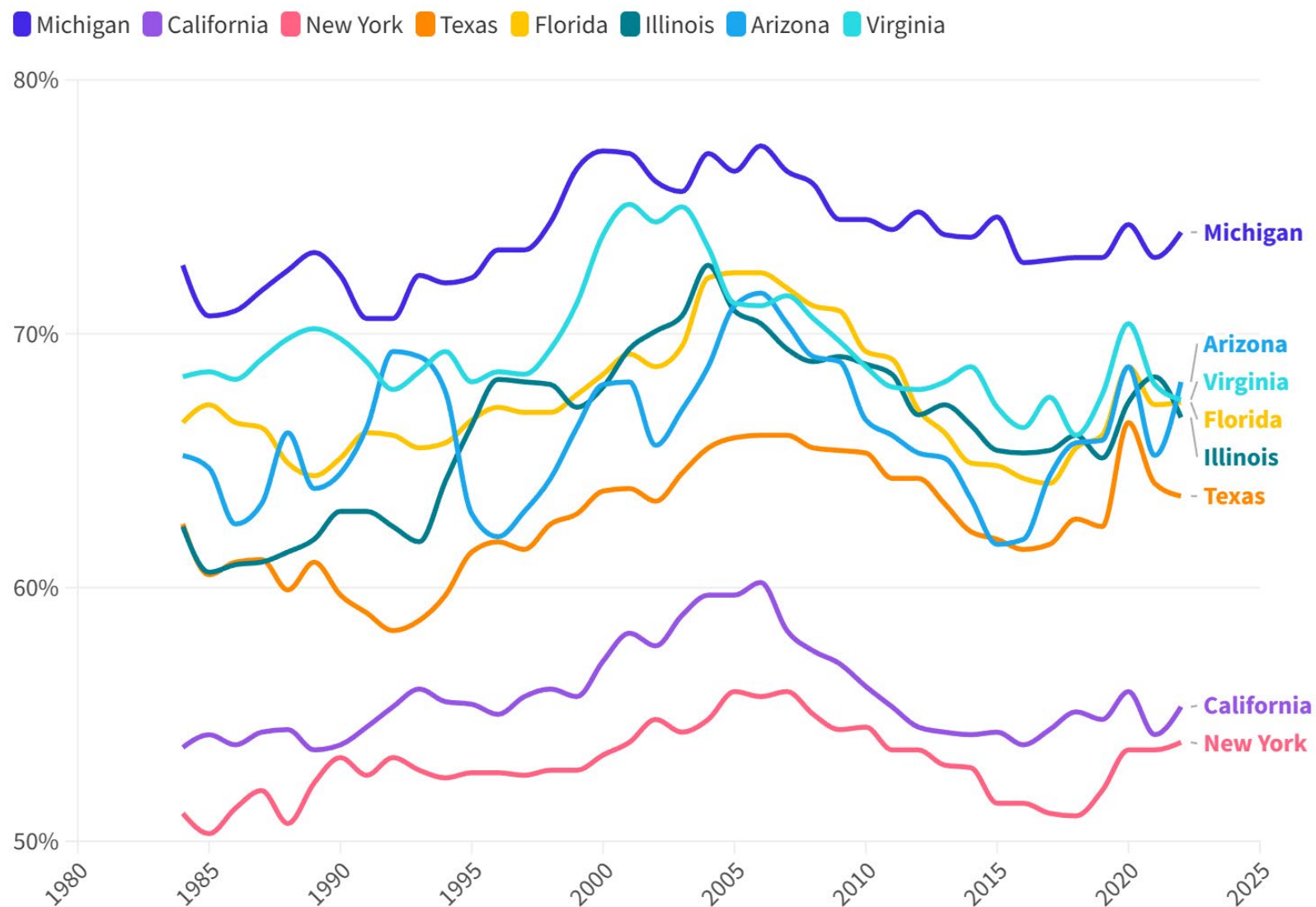
Source: U.S. Census Bureau via FRED®

Shaded areas indicate U.S. recessions.

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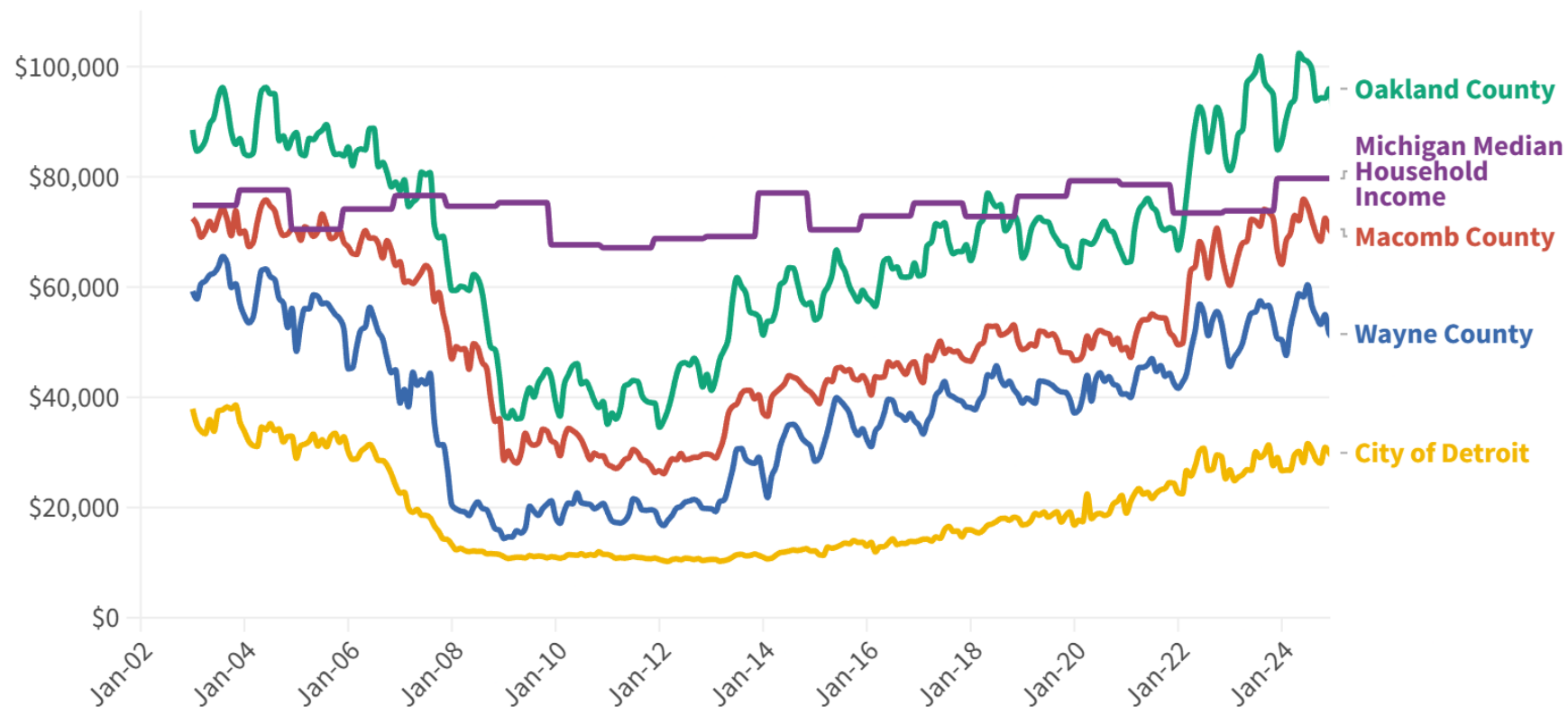
Homeownership Rate



Income Required to Qualify for a Conventional Mortgage on Median-Priced Metro Detroit Homes

(All data inflation-adjusted to September 2025 dollars)

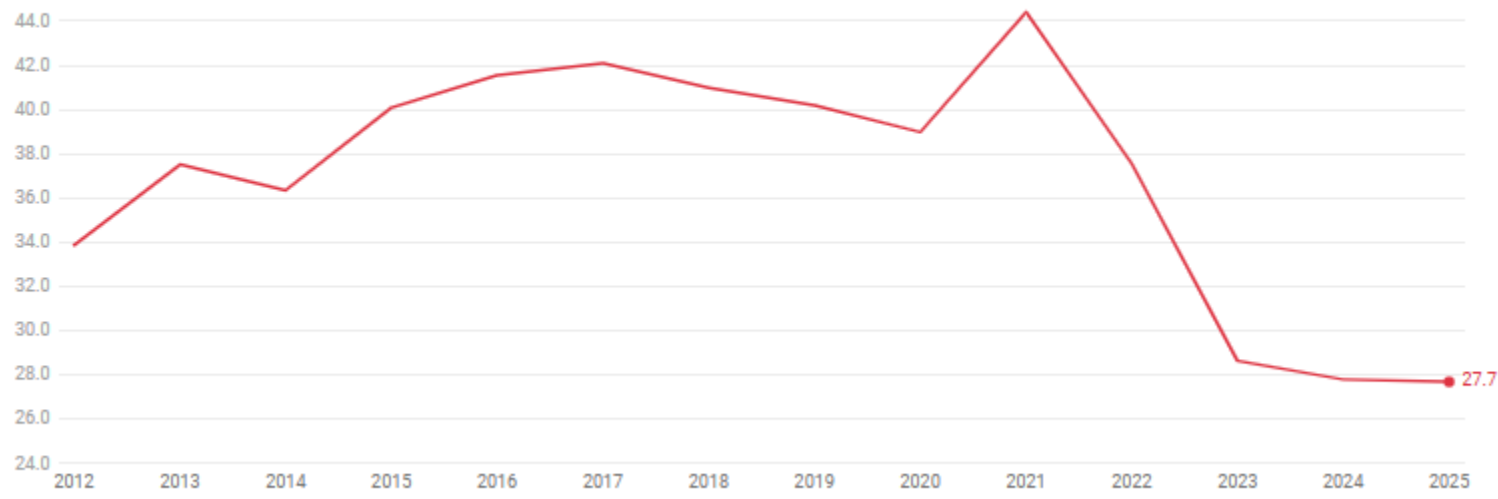
Income



Assumptions and Sources: median-priced home (Realcomp), 30-year fixed rate conventional mortgage with 20% down (Freddie Mac via FRED), property taxes at 1.6% of home value, insurance at \$150/month, 31% front-end debt-to-income ratio, inflation-adjusted using CPI (US BLS via FRED)
| Created by: Tom Auterman

U.S. Home Turnover at Lowest Rate in Decades

Home sales per 1,000 homes in the first nine months of the year



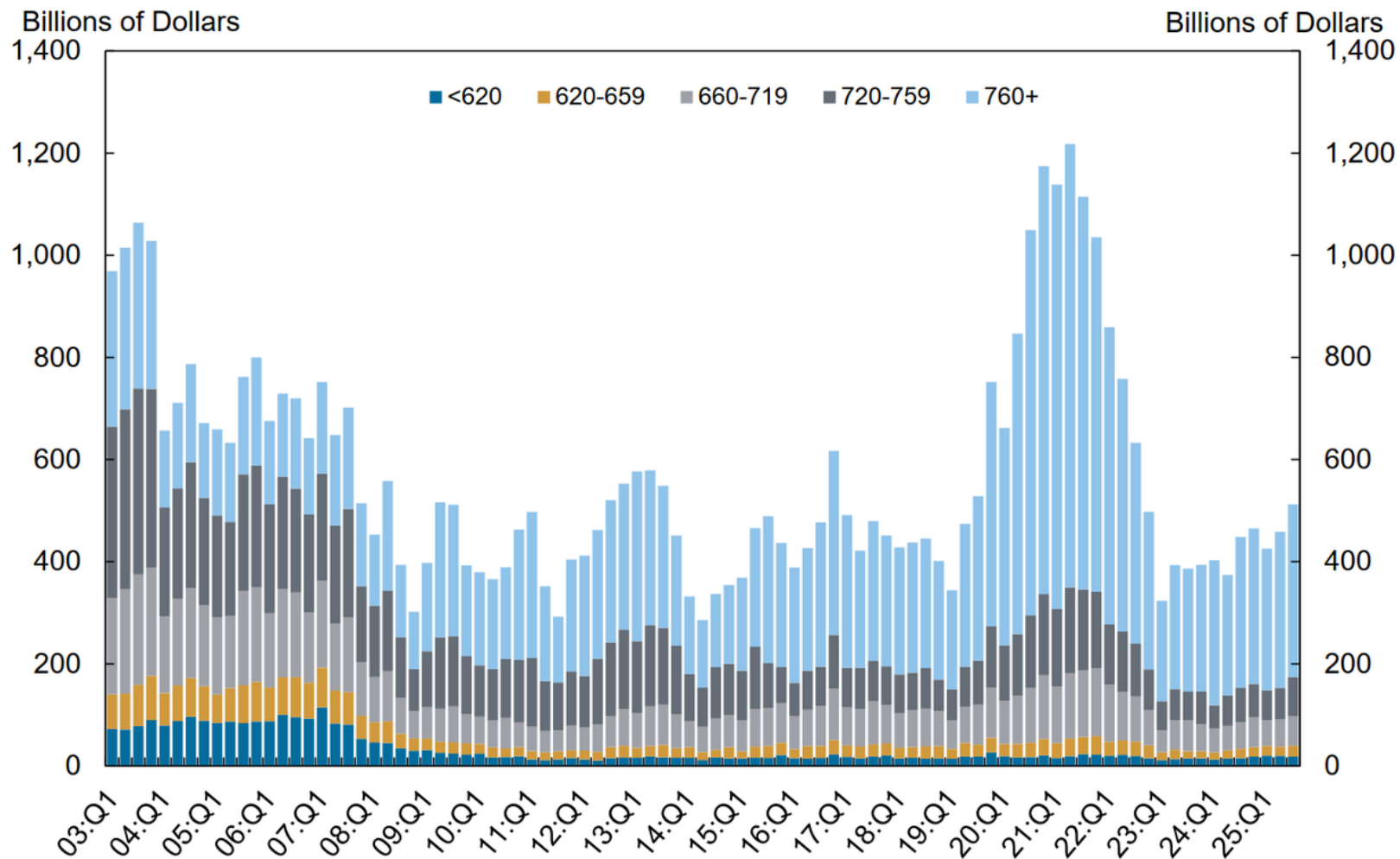
Source: Redfin analysis of MLS and county record data • [Get the data](#) • Created with [Datawrapper](#)

Housing Turnover by Metro Area: January-September

50 most populous U.S. metros

Metro Area	2025 Sales (Per 1,000 Homes)	2024 Sales (Per 1,000 Homes)	YoY Difference
Detroit, MI	20.4	21.8	-6.2%

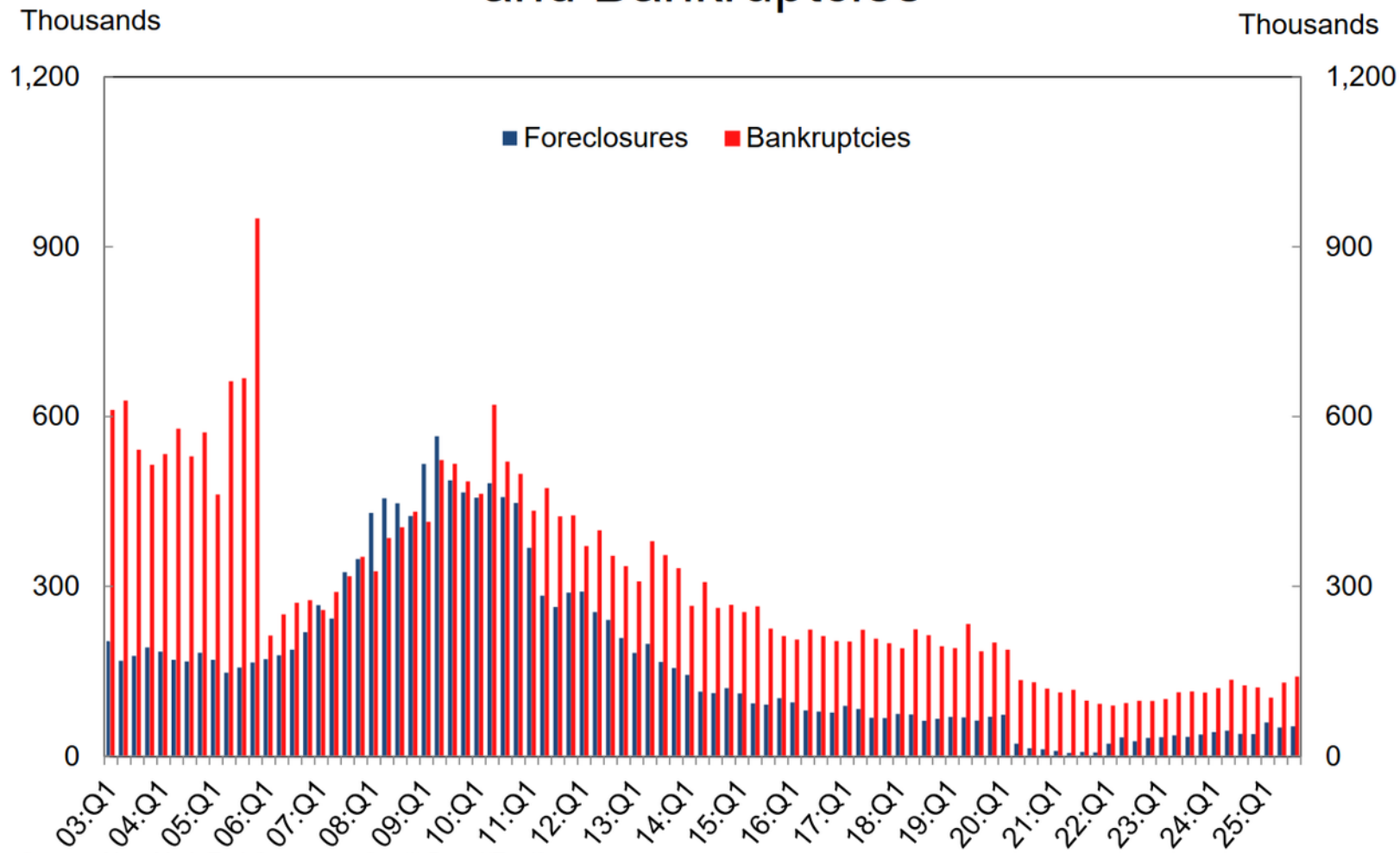
Mortgage Originations by Credit Score*



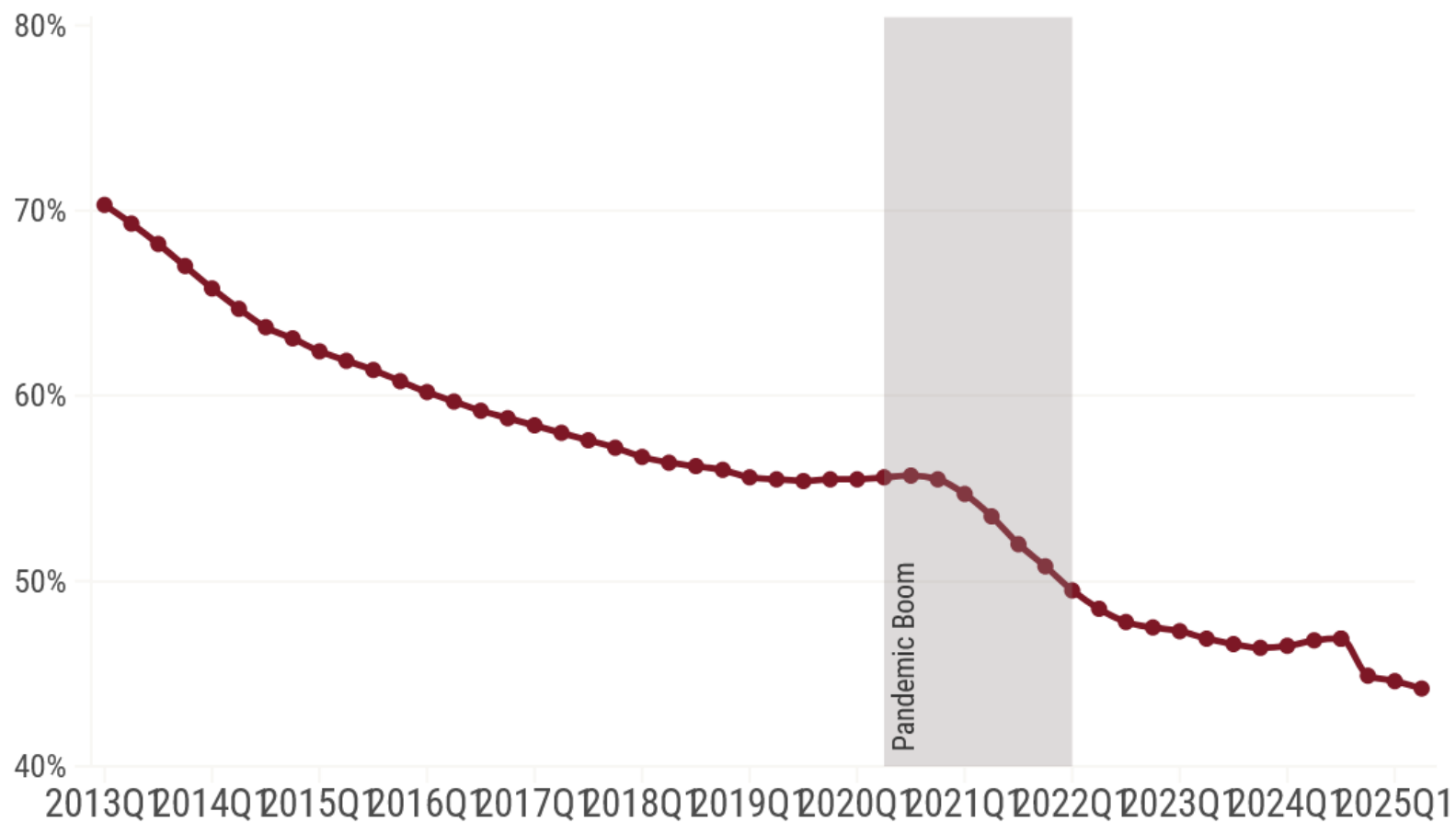
Source: New York Fed Consumer Credit Panel/Equifax

* Credit Score is Equifax Riskscore 3.0

Number of Consumers with New Foreclosures and Bankruptcies



Loan-to-Value Ratio for US Mortgages is 44.2%



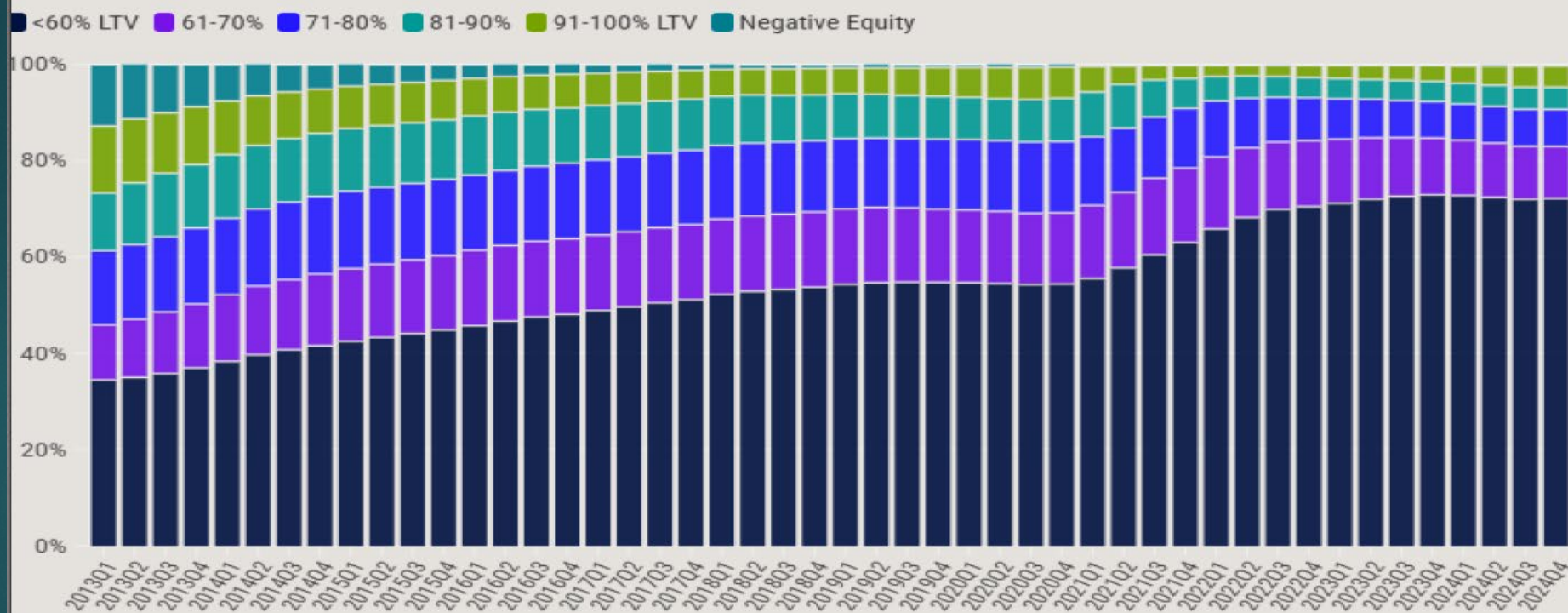
Data: FHFA

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The Great American Cash Cushion

82% of borrowers have at least 30% equity in their home



Source: FHFA

HOUSINGWIRE

HOUSINGWIRE
The Full Picture.

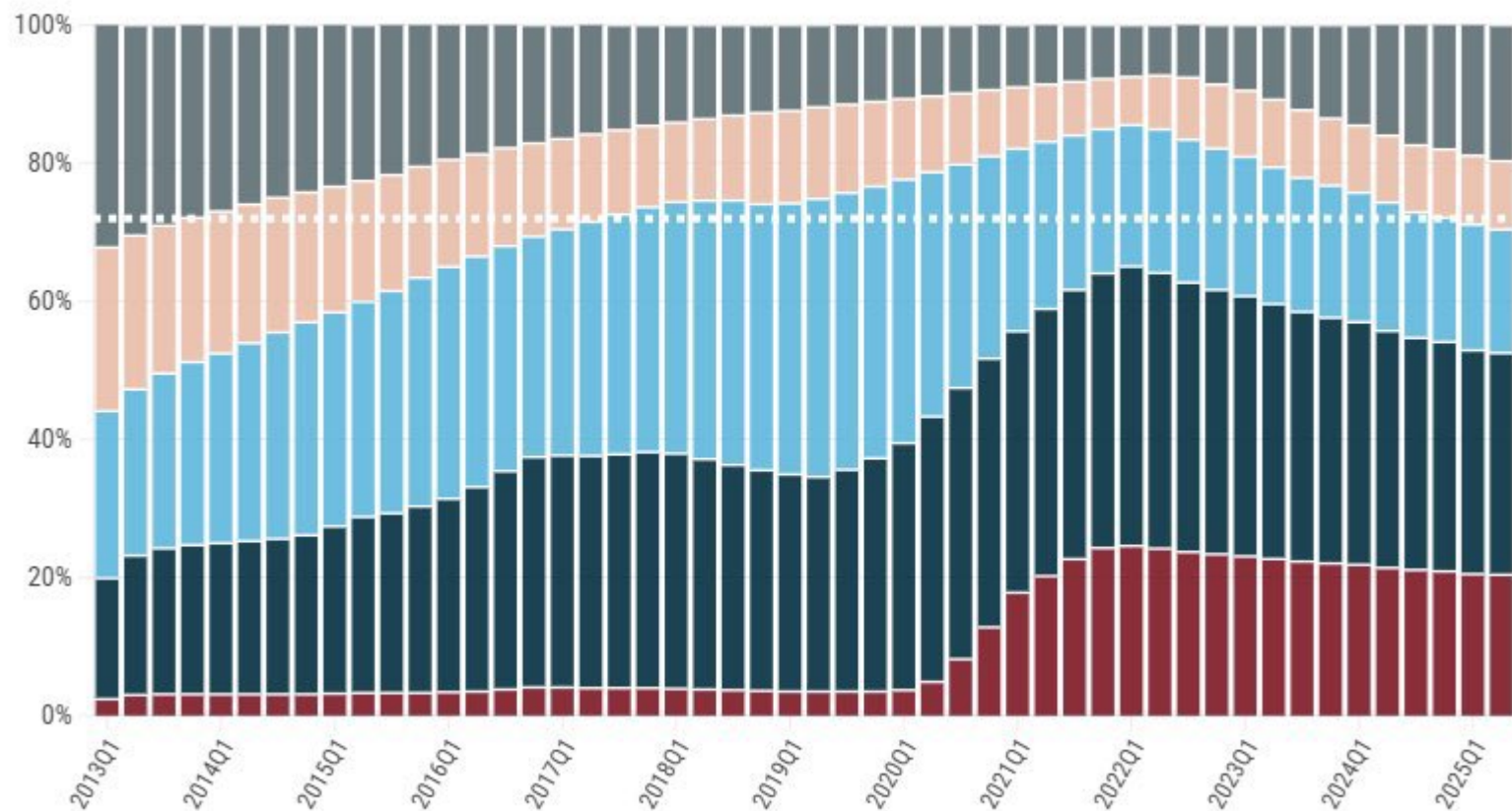
2025

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Mortgage Rates Breakdown

70.4% of mortgage borrowers have rates of 5% or below

■ <3% ■ 3-4% ■ 4-5% ■ 5-6% ■ >6%



Source: FHFA

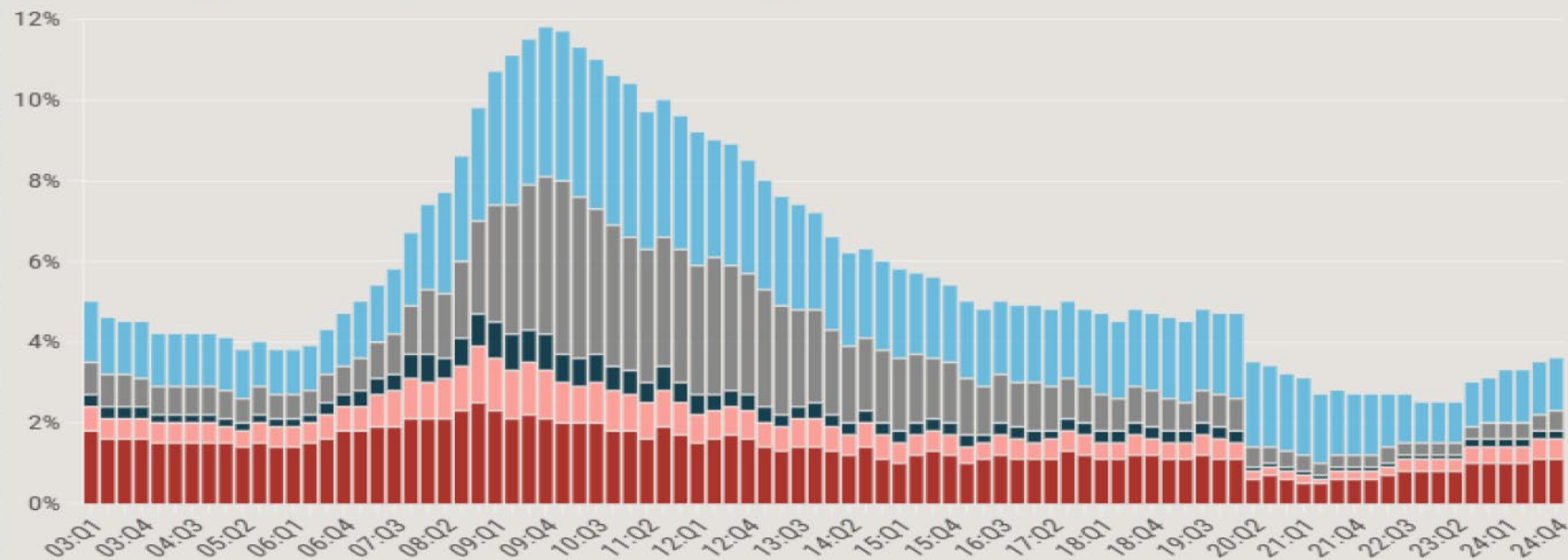
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Total Balance by Delinquency Status

30 day late data back to pre-pandemic levels

30 days late 60 days late 90 days late 120+ days late Severely Derogatory



Data: New York Fed Consumer Credit Panel/Equifax

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HOUSINGWIRE
The Full Picture.

2025

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U.S. Housing price returns since 1942

Year	% Change	Year	% Change	Year	% Change	Year	% Change
1942	3%	1969	7%	1996	2%	2023	6%
1943	11%	1970	8%	1997	4%	2024	2%
1944	17%	1971	4%	1998	6%		
1945	12%	1972	3%	1999	8%		
1946	24%	1973	3%	2000	9%		
1947	21%	1974	10%	2001	7%		
1948	2%	1975	7%	2002	10%		
1949	0%	1976	8%	2003	10%		
1950	4%	1977	15%	2004	14%		
1951	6%	1978	16%	2005	14%		
1952	4%	1979	14%	2006	2%		
1953	12%	1980	7%	2007	-5%		
1954	1%	1981	5%	2008	-12%		
1955	0%	1982	1%	2009	-4%		
1956	1%	1983	5%	2010	-4%		
1957	3%	1984	5%	2011	-4%		
1958	1%	1985	7%	2012	6%		
1959	0%	1986	10%	2013	11%		
1960	1%	1987	8%	2014	5%		
1961	1%	1988	7%	2015	5%		
1962	0%	1989	4%	2016	5%		
1963	2%	1990	-1%	2017	6%		
1964	1%	1991	0%	2018	5%		
1965	2%	1992	1%	2019	4%		
1966	1%	1993	2%	2020	10%		
1967	2%	1994	3%	2021	19%		
1968	4%	1995	2%	2022	6%		

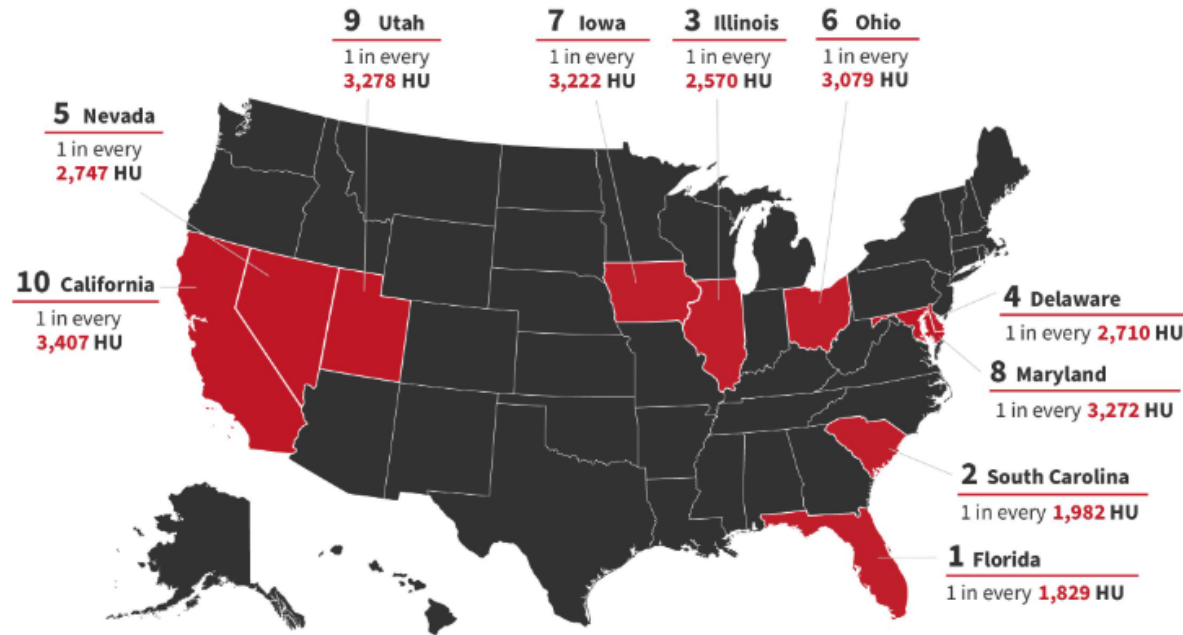
Source: Shillerdata.com

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OCTOBER 2025

Foreclosure Activity Report by State



RANK	STATE	FORECLOSURE RATE (1 IN EVERY X HU)	TOTAL FORECLOSURE FILINGS	% CHANGE FROM SEP 2025	% CHANGE FROM OCT 2024
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25	Michigan	4,776	963	-11.65	-17.62
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[MoneyWatch](#)

Foreclosures are surging as U.S. homeowners grapple with rising costs

By [Mary Cunningham](#)

Updated on: November 14, 2025 / 11:21 AM EST / CBS News

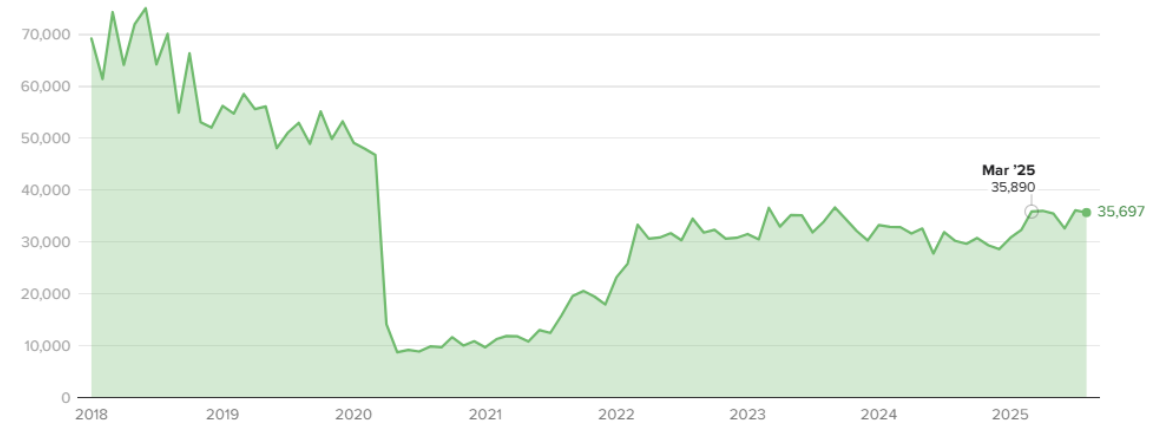
 Add CBS News on Google

Kimberly Draxler was in shock when she called her mortgage lender in April and was told her four-bedroom home in Hillview, Kentucky, would be sold out from under her in a matter of days.

79

Foreclosure filings in the U.S.

Foreclosure filings — which include default notices, scheduled auctions or bank repossessions — have risen year-over-year for six straight months in 2025.



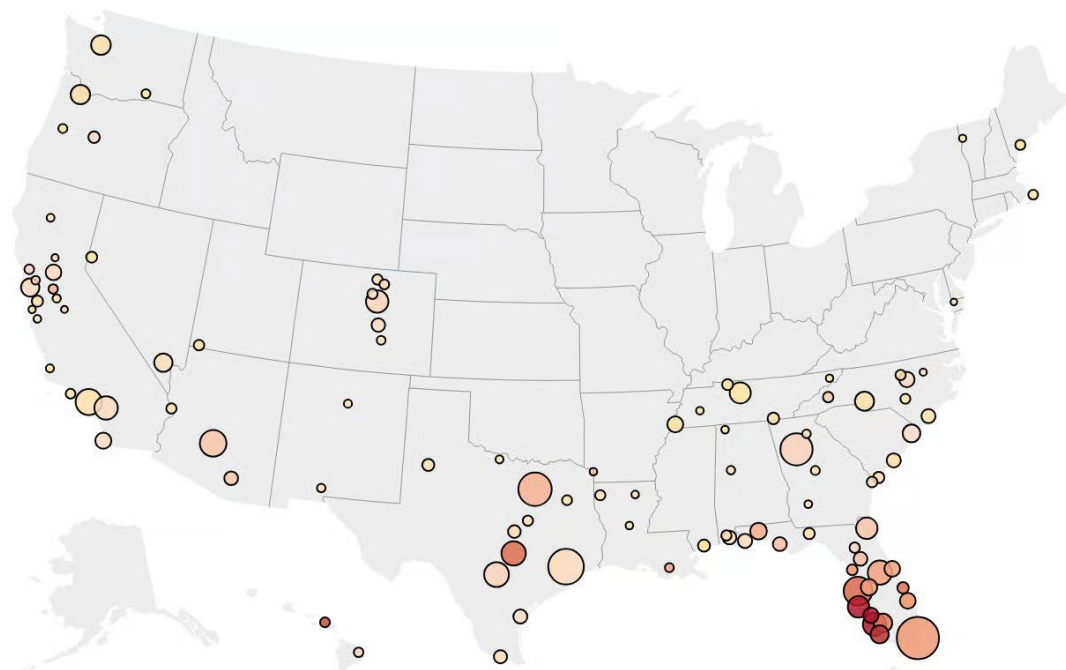
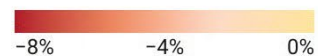
Data from January 2018 through August 2025.

Chart: Taylor Johnston / CBS News • Source: [ATTOM](#)

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One-year change in metro-level home prices between October 2024 and October 2025

Among the 300 largest metro area housing markets, these 105 markets are seeing falling home prices on a year-over-year basis.

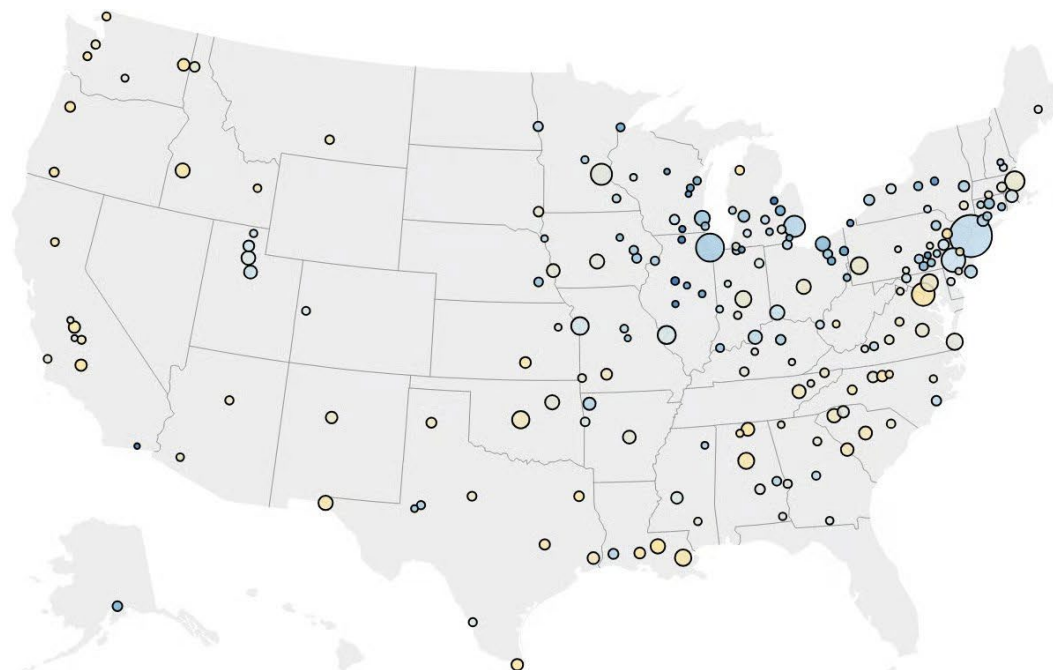
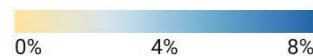


Circle size by number of active homes for sale in November 2025

Map: Lance Lambert • Source: ResiClub analysis using the Zillow Home Value Index through the October 2025 reading, published in November 2025 • Created with Datawrapper

One-year change in metro-level home prices between October 2024 and October 2025

Among the 300 largest metro area housing markets, these 195 markets are seeing rising home prices on a year-over-year basis.

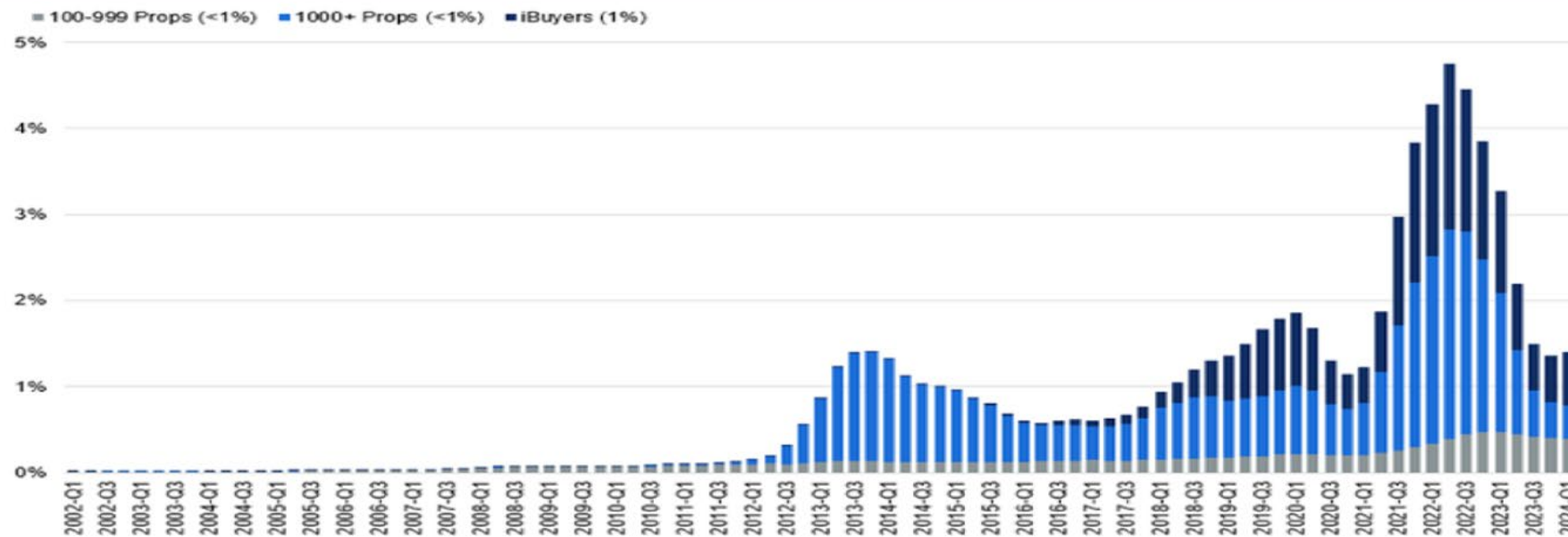


Circle size by number of active homes for sale in November 2025

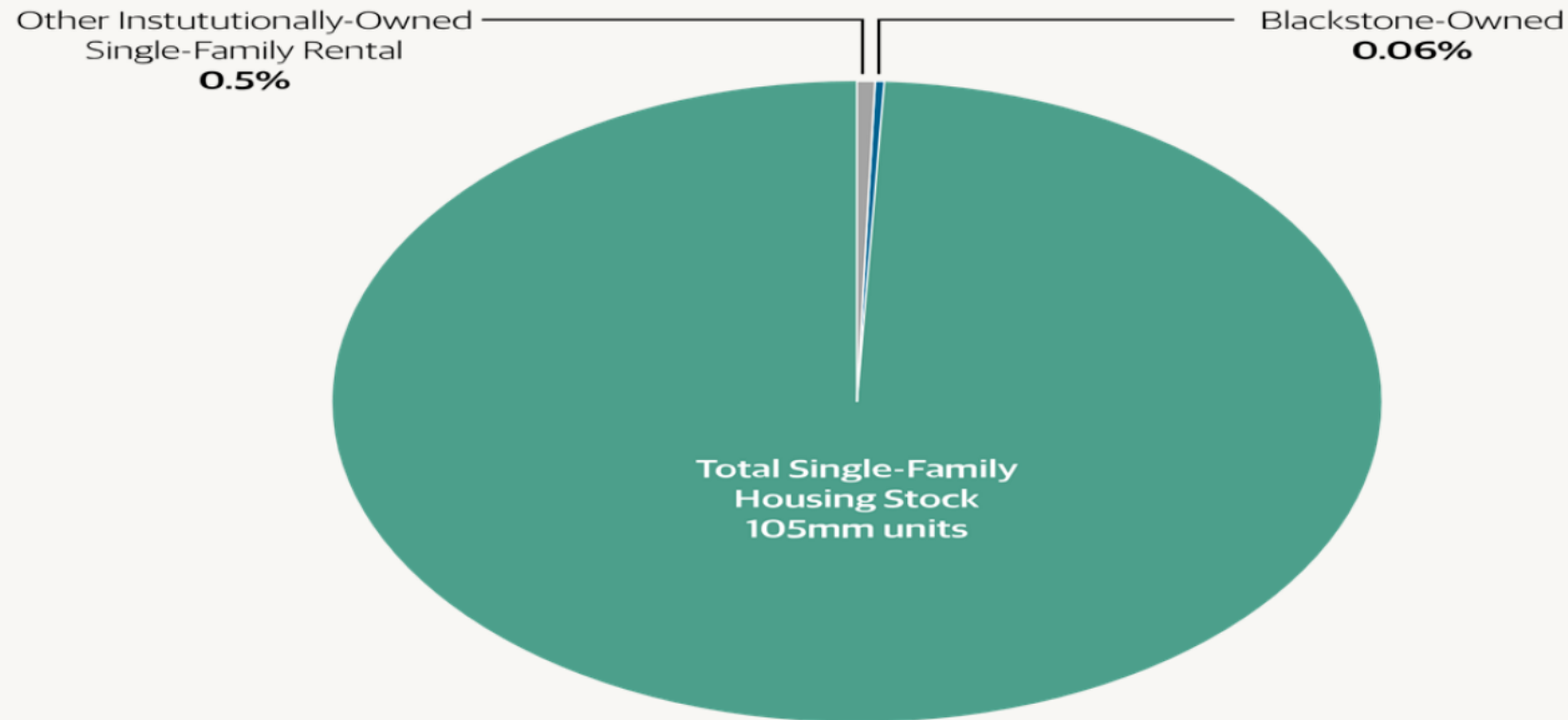
Map: Lance Lambert • Source: ResiClub analysis using the Zillow Home Value Index through the October 2025 reading, published in November 2025 • Created with Datawrapper

TTM Institutional Purchases Market Share

Companies that own or transact 100+ homes



Source: John Burns Research and Consulting analysis of public records data
Note: The US National Rollup is based on 134 US Metro Areas



Property Taxes

Oakland County High Tax Rates

84

2023 rates listed are subject to change until final on Fe										
Rank	CountyName	LocalUnitName	RevSh	City	VillageName	SchoolName	Schoo	TotalRate	HomesteadRate	NonHomesteadRate
1	Oakland	Hazel Park	632070	City		HAZEL PARK CITY SCHOOL DIST	63130	68.5194	71.3194	89.3194
2	Oakland	Ferndale	632060	City		HAZEL PARK CITY SCHOOL DIST	63130	58.6101	60.2057	78.2057
3	Oakland	Oak Park	632140	City		OAK PARK CITY SCHOOL DIST	63250	57.0713	57.0713	75.0713
4	Oakland	Oak Park	632140	City		FERNDAL CITY SCHOOL DIST	63020	56.4295	56.4295	74.4295
5	Oakland	Oak Park	632140	City		BERKLEY CITY SCHOOL DISTRICT	63050	54.3375	54.3375	72.3375
6	Oakland	Southfield	632200	City		OAK PARK CITY SCHOOL DIST	63250	52.7141	52.7141	70.7141
7	Oakland	Ferndale	632060	City		FERNDAL CITY SCHOOL DIST	63020	49.0208	50.6164	68.6164
8	Oakland	Southfield	632200	City		SOUTHFIELD PUBLIC SCH DIST	63060	60.1274	60.1274	68.2216
9	Oakland	Royal Oak	631190	Township		OAK PARK CITY SCHOOL DIST	63250	38.2380	48.1982	66.1982
10	Oakland	Southfield	632200	City		BIRMINGHAM CITY SCHOOL DIST	63010	52.8992	52.8992	65.7705
11	Oakland	Brandon	631040	Township	ORTONVILLE	BRANDON SCHOOL DISTRICT	63180	43.0053	47.8958	65.7664
12	Oakland	Royal Oak	631190	Township		FERNDAL CITY SCHOOL DIST	63020	37.5962	47.5564	65.5564
13	Oakland	Southfield	632200	City		TR-SOUTHFLD/BIRMINGHAM	00258	57.0584	57.0584	65.1526
14	Oakland	Clawson	632040	City		CLAWSON CITY SCHOOL DISTRICT	63270	46.9667	46.9667	64.9667
15	Oakland	Lathrup Village	632100	City		SOUTHFIELD PUBLIC SCH DIST	63060	56.6961	56.6961	64.7903
16	Oakland	Southfield	632200	City		TR-BIRMINGHAM/SOUTHFLD	00032	51.8402	51.8402	64.7795
17	Oakland	Huntington Woods	632080	City		BERKLEY CITY SCHOOL DISTRICT	63050	46.5482	46.5482	64.5482
18	Oakland	Pleasant Ridge	632160	City		FERNDAL CITY SCHOOL DIST	63020	46.4291	46.4291	64.4291
19	Oakland	Madison Heights	632110	City		SCH DIST CITY OF ROYAL OAK	63040	46.2523	46.2523	63.1414
20	Oakland	Madison Heights	632110	City		MADISON PUBLIC SCHOOLS	63140	45.8014	45.8014	62.9587
21	Oakland	Madison Heights	632110	City		LAMPHERE PUBLIC SCHOOLS	63280	58.3830	58.3830	62.8711
22	Oakland	Orion	631150	Township	LAKE ORION	LAKE ORION COMMUNITY SCHOC	63230	44.7664	44.7664	62.7664
23	Oakland	Huntington Woods	632080	City		SCH DIST CITY OF ROYAL OAK	63040	44.8493	44.8493	61.7384
24	Oakland	Royal Oak	632190	City		CLAWSON CITY SCHOOL DISTRICT	63270	43.0513	43.0513	61.0513
25	Oakland	Oxford	631160	Township	OXFORD	OXFORD AREA COMM SCH DIST	63110	43.1725	43.1725	60.6049

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Macomb County High Tax Rates

85

2023 rates listed are subject to change until final on									
CountyName	LocalUnitName	RevSh	City	VillageName	SchoolName	Schoo	TotalRate	HomesteadRate	NonHomesteadRate
Macomb	Eastpointe	502020	City		SOUTH LAKE SCHOOLS	50200	65.0250	65.0250	79.7091
Macomb	Eastpointe	502020	City		EASTPOINTE COMMUNITY SCHO	50020	62.1647	62.1647	79.0626
Macomb	Roseville	502080	City		ROSEVILLE COMMUNITY SCHOOL	50030	58.8602	58.8602	76.8602
Macomb	Warren	502120	City		FITZGERALD PUBLIC SCHOOLS	50090	55.9996	55.9996	73.2737
Macomb	Center Line	502010	City		VAN DYKE PUBLIC SCHOOLS	50220	55.1856	55.1856	73.1856
Macomb	Roseville	502080	City		FRASER PUBLIC SCHOOLS	50100	54.6602	54.6602	72.6602
Macomb	Mount Clemens	502050	City		MT CLEMENS COMMUNITY SCHO	50160	54.4266	54.4266	72.2967
Macomb	Warren	502120	City		VAN DYKE PUBLIC SCHOOLS	50220	54.0097	54.0097	72.0097
Macomb	Warren	502120	City		WARREN WOODS PUBLIC SCHO	50240	53.1451	53.1451	71.1451
Macomb	Center Line	502010	City		CENTER LINE PUBLIC SCHOOLS	50010	65.3799	65.3799	70.2620
Macomb	Warren	502120	City		CENTER LINE PUBLIC SCHOOLS	50010	64.2040	64.2040	69.0861
Macomb	Warren	502120	City		EASTPOINTE COMMUNITY SCHO	50020	51.3550	51.3550	68.2529
Macomb	Warren	502120	City		WARREN CONSOLIDATED SCHO	50230	53.2715	53.2715	67.4371
Macomb	Mount Clemens	502050	City		L ANSE CREUSE PUBLIC SCHOOL	50140	49.6266	49.6266	67.2622
Macomb	Fraser	502030	City		FRASER PUBLIC SCHOOLS	50100	46.9748	48.9748	66.9748
Macomb	Saint Clair Shores	502090	City		LAKEVIEW PUBLIC SCHOOLS	50130	49.0778	49.0778	66.9743
Macomb	Saint Clair Shores	502090	City		L ANSE CREUSE PUBLIC SCHOOL	50140	48.5778	48.5778	66.2134
Macomb	Saint Clair Shores	502090	City		LAKESHORE PUBLIC SCHOOLS	50120	48.5778	48.5778	65.9005
Macomb	Bruce	501020	Township	ROMEO	ROMEO COMMUNITY SCHOOLS	50190	42.3192	47.8492	65.8492
Macomb	Saint Clair Shores	502090	City		SOUTH LAKE SCHOOLS	50200	50.7480	50.7480	65.4321
Macomb	Clinton	501040	Township		MT CLEMENS COMMUNITY SCHO	50160	38.4718	47.4718	65.3419
Macomb	Clinton	501040	Township		CLINTONDALE COMM SCHOOLS	50070	37.5266	46.5266	64.5266
Macomb	Washington	501120	Township	ROMEO	ROMEO COMMUNITY SCHOOLS	50190	42.1845	46.2330	64.2330
Macomb	Armada	501010	Township	ROMEO	ROMEO COMMUNITY SCHOOLS	50190	42.8249	46.0749	64.0749
Macomb	Armada	501010	Township	ARMADA	ARMADA AREA SCHOOLS	50050	40.9421	45.9321	63.9321
Macomb	Ray	501090	Township	ROMEO	ROMEO COMMUNITY SCHOOLS	50190	43.1298	43.1298	61.1298
Macomb	Clinton	501040	Township		CHIPPEWA VALLEY SCHOOLS	50080	33.1666	42.1666	60.1666

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Wayne County High Tax Rates

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1	2023 rates listed are subject to change until final c									
2	CountyName	LocalUnitName	RevSh	City	VillageNam	SchoolName	Scho	TotalRate	HomesteadRate	NonHomesteadRate
3	Wayne	Ecorse	822060	City		ECORSE PUBLIC SCHOOL DIST	82250	75.1352	102.1352	119.8490
4	Wayne	Ecorse	822060	City		RIVER ROUGE CITY SCHOOLS	82120	74.6352	101.6352	116.4852
5	Wayne	Harper Woods	822150	City		CITY OF HARPER WOODS SCHOC	82320	73.4275	92.9275	110.9275
6	Wayne	Harper Woods	822150	City		GROSSE POINTE PUBLIC SCHS	82055	70.3419	89.8419	104.1306
7	Wayne	River Rouge	822230	City		RIVER ROUGE CITY SCHOOLS	82120	75.2060	83.2060	98.0560
8	Wayne	Melvindale	822200	City		MELVINDALE ALLEN PARK SCHS	82045	60.2094	70.2094	88.1140
9	Wayne	Highland Park	822160	City		HIGHLAND PARK CITY SCHOOLS	82070	68.4871	68.4871	86.0628
10	Wayne	Detroit	822050	City		DETROIT CITY SCHOOL DISTRICT	82010	68.5080	68.5080	85.5510
11	Wayne	Inkster	822170	City		ROMULUS (INKSTER DEBT)	82131	68.8355	68.8355	85.0222
12	Wayne	Inkster	822170	City		TAYLOR (INKSTER DEBT)	82151	68.8355	68.8355	85.0222
13	Wayne	Inkster	822170	City		WAYNE-WESTLAND (INKSTER DE	82161	68.8355	68.8355	85.0222
14	Wayne	Inkster	822170	City		WESTWOOD (INKSTER DEBT)	82241	68.8355	68.8355	85.0222
15	Wayne	Redford	821080	Township		SOUTH REDFORD SCHOOL DIST	82140	52.6134	61.5634	79.5634
16	Wayne	Inkster	822170	City		WAYNE-WESTLAND COMMUNITY	82160	61.3155	61.3155	78.7953
17	Wayne	Redford	821080	Township		REDFORD UNION SCHOOL DIST	82110	51.2634	60.2134	78.0137
18	Wayne	Hamtramck	822140	City		HAMTRAMCK PUBLIC SCHOOLS	82060	60.4069	60.4069	77.8471
19	Wayne	Allen Park	822010	City		ALLEN PARK PUBLIC SCHOOLS	82020	59.5829	59.5829	77.5829
20	Wayne	Inkster	822170	City		TAYLOR SCHOOL DISTRICT	82150	59.4755	59.4755	77.2415
21	Wayne	Inkster	822170	City		WESTWOOD COMMUNITY SCHOC	82240	58.8214	58.8214	76.8214
22	Wayne	Southgate	822270	City		SOUTHGATE COMMUNITY SCH DI	82405	58.3378	58.3378	76.3378
23	Wayne	Garden City	822080	City		GARDEN CITY SCHOOL DISTRICT	82050	56.7375	56.7375	74.7375
24	Wayne	Trenton	822290	City		TRENTON PUBLIC SCHOOLS	82155	57.5887	57.5887	74.1008
25	Wayne	Allen Park	822010	City		SOUTHGATE COMMUNITY SCH DI	82405	55.3329	55.3329	73.3329
26	Wayne	Westland	822310	City		ROMULUS COMMUNITY SCHOOLS	82130	56.0293	56.0293	72.4968
27	Wayne	Westland	822310	City		ROMULUS (INKSTER DEBT)	82131	56.2468	56.2468	72.4335
28	Wayne	Westland	822310	City		TAYLOR (INKSTER DEBT)	82151	56.2468	56.2468	72.4335
29	Wayne	Flat Rock	822070	City		FLAT ROCK COMMUNITY SCHOOL	82180	54.1300	54.1300	72.1300
30	Wayne	Trenton	822290	City		RIVERVIEW COMMUNITY SCH DIS	82400	54.0098	54.0098	72.0098
31	Wayne	Woodhaven	822320	City		WOODHAVEN SCHOOL DISTRICT	82365	53.5395	53.5395	71.5395

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Wayne County High Tax Rates (cont'd)

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32	Wayne	Wyandotte	822330	City	WYANDOTTE CITY SCHOOL DIST	82170	53.3982	53.3982	71.3982
33	Wayne	Lincoln Park	822180	City	LINCOLN PARK PUBLIC SCHOOLS	82090	53.2409	53.2409	71.2409
34	Wayne	Wayne	822300	City	WAYNE-WESTLAND COMMUNITY	82160	53.7304	53.7304	71.2102
35	Wayne	Taylor	822280	City	TAYLOR SCHOOL DISTRICT	82150	53.2720	53.2720	71.0380
36	Wayne	Woodhaven	822320	City	GIBRALTAR SCHOOL DISTRICT	82290	52.8768	52.8768	70.8768
37	Wayne	Redford	821080	Township	CLARENCEVILLE SCHOOL DIST	63090	43.5272	52.4772	70.4772
38	Wayne	Dearborn Heights	822040	City	DEARBORN HGTS SCH DIST NO. 7	82040	52.1793	52.1793	70.1793
39	Wayne	Grosse Pointe Woods	822130	City	GROSSE POINTE PUBLIC SCHS	82055	55.1383	55.1383	69.4270
40	Wayne	Riverview	822240	City	RIVERVIEW COMMUNITY SCH DIS	82400	49.8492	51.3192	69.3192
41	Wayne	Gibraltar	822090	City	GIBRALTAR SCHOOL DISTRICT	82290	51.2812	51.2812	69.2812
42	Wayne	Flat Rock	822070	City	WOODHAVEN SCHOOL DISTRICT	82365	50.8871	50.8871	68.8871
43	Wayne	Romulus	822260	City	ROMULUS COMMUNITY SCHOOLS	82130	52.3998	52.3998	68.8673
44	Wayne	Rockwood	822250	City	GIBRALTAR SCHOOL DISTRICT	82290	50.1910	50.5260	68.5260
45	Wayne	Westland	822310	City	GARDEN CITY SCHOOL DISTRICT	82050	50.4251	50.4251	68.4251
46	Wayne	Flat Rock	822070	City	GIBRALTAR SCHOOL DISTRICT	82290	50.2244	50.2244	68.2244
47	Wayne	Dearborn Heights	822040	City	WAYNE-WESTLAND COMMUNITY	82160	50.6726	50.6726	68.1524
48	Wayne	Dearborn	822030	City	WESTWOOD COMMUNITY SCHOC	82240	49.8061	49.8061	67.8061
49	Wayne	Belleville	822020	City	VAN BUREN PUB SCHOOLS	82430	45.4288	49.4288	67.4288
50	Wayne	Grosse Pointe Park	822120	City	GROSSE POINTE PUBLIC SCHS	82055	52.8829	52.8829	67.1716
51	Wayne	Dearborn	822030	City	DEARBORN CITY SCHOOL DIST	82030	48.9500	48.9500	66.9500
52	Wayne	Dearborn Heights	822040	City	TAYLOR SCHOOL DISTRICT	82150	48.8326	48.8326	66.5986
53	Wayne	Westland	822310	City	WAYNE-WESTLAND COMMUNITY	82160	48.7268	48.7268	66.2066
54	Wayne	Dearborn Heights	822040	City	WESTWOOD COMMUNITY SCHOC	82240	48.1785	48.1785	66.1785
55	Wayne	Grosse Pointe Sho	822125	City	GROSSE POINTE PUBLIC SCHS	82055	51.8547	51.8547	66.1434
56	Wayne	Westland	822310	City	LIVONIA PUBLIC SCHOOLS	82095	47.9732	47.9732	65.9732
57	Wayne	Romulus	822260	City	WOODHAVEN SCHOOL DISTRICT	82365	47.5944	47.5944	65.5944
58	Wayne	Allen Park	822010	City	MELVINDALE ALLEN PARK SCHS	82045	47.5829	47.5829	65.4875
59	Wayne	Dearborn Heights	822040	City	CRESTWOOD SCHOOL DISTRICT	82230	47.4352	47.4352	65.4352
60	Wayne	Dearborn Heights	822040	City	DEARBORN CITY SCHOOL DIST	82030	47.3224	47.3224	65.3224
61	Wayne	Grosse Pointe	822100	City	GROSSE POINTE PUBLIC SCHS	82055	50.6736	50.6736	64.9623
62	Wayne	Westland	822310	City	TAYLOR SCHOOL DISTRICT	82150	46.8868	46.8868	64.6528

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Wayne County High Tax Rates (cont'd 2)

88

63	Wayne	Grosse Pointe Farm	822110	City		GROSSE POINTE PUBLIC SCHS	82055	50.3001	50.3001	64.5888
64	Wayne	Grosse Ile	821030	Township		GROSSE ILE TOWNSHIP SCHOOL	82300	46.2021	46.2021	63.4812
65	Wayne	Brownstown	821010	Township		WOODHAVEN SCHOOL DISTRICT	82365	34.8627	44.8627	62.8627
66	Wayne	Romulus	822260	City		WAYNE-WESTLAND COMMUNITY	82160	45.0973	45.0973	62.5771
67	Wayne	Brownstown	821010	Township		GIBRALTAR SCHOOL DISTRICT	82290	34.2000	44.2000	62.2000
68	Wayne	Northville	822210	City		NORTHVILLE PUBLIC SCHOOLS	82390	42.7875	42.7875	60.7875
69	Wayne	Huron	821050	Township		FLAT ROCK COMMUNITY SCHOOL	82180	42.7479	42.7479	60.7479
70	Wayne	Plymouth	822220	City		PLYMOUTH CANTON COMM SCHS	82100	42.2941	42.2941	60.2941
71	Wayne	Canton	821020	Township		WAYNE-WESTLAND COMMUNITY	82160	32.7118	42.1358	59.6156
72	Wayne	Canton	821020	Township		VAN BUREN PUB SCHOOLS	82430	31.9618	41.3858	59.3858
73	Wayne	Livonia	822190	City		LIVONIA PUBLIC SCHOOLS	82095	40.8291	40.8291	58.8291
74	Wayne	Brownstown	821010	Township		TAYLOR SCHOOL DISTRICT	82150	30.5256	40.5256	58.2916
75	Wayne	Canton	821020	Township		PLYMOUTH CANTON COMM SCHS	82100	30.2816	39.7056	57.7056
76	Wayne	Van Buren	821100	Township		LINCOLN CONS SCHOOL DISTRICT	81070	39.5655	39.5655	57.5655
77	Wayne	Huron	821050	Township		WOODHAVEN SCHOOL DISTRICT	82365	39.5050	39.5050	57.5050
78	Wayne	Huron	821050	Township		HURON SCHOOL DISTRICT	82340	38.5279	38.5279	56.5279
79	Wayne	Livonia	822190	City		CLARENCEVILLE SCHOOL DIST	63090	37.1165	37.1165	55.1165
80	Wayne	Sumpter	821090	Township		LINCOLN CONS SCHOOL DISTRICT	81070	37.0758	37.0758	55.0758
81	Wayne	Van Buren	821100	Township		VAN BUREN PUB SCHOOLS	82430	36.7398	36.7398	54.7398
82	Wayne	Sumpter	821090	Township		HURON SCHOOL DISTRICT	82340	36.5201	36.5201	54.5201
83	Wayne	Northville	821060	Township		NORTHVILLE PUBLIC SCHOOLS	82390	35.7235	35.7235	53.7235
84	Wayne	Northville	821060	Township		PLYMOUTH CANTON COMM SCHS	82100	35.3839	35.3839	53.3839
85	Wayne	Sumpter	821090	Township		VAN BUREN PUB SCHOOLS	82430	34.2501	34.2501	52.2501
86	Wayne	Plymouth	821070	Township		PLYMOUTH CANTON COMM SCHS	82100	32.5307	32.5307	50.5307
87	Wayne	Sumpter	821090	Township		AIRPORT COMMUNITY SCH DIST	58020	31.5467	31.5467	49.5467
88										

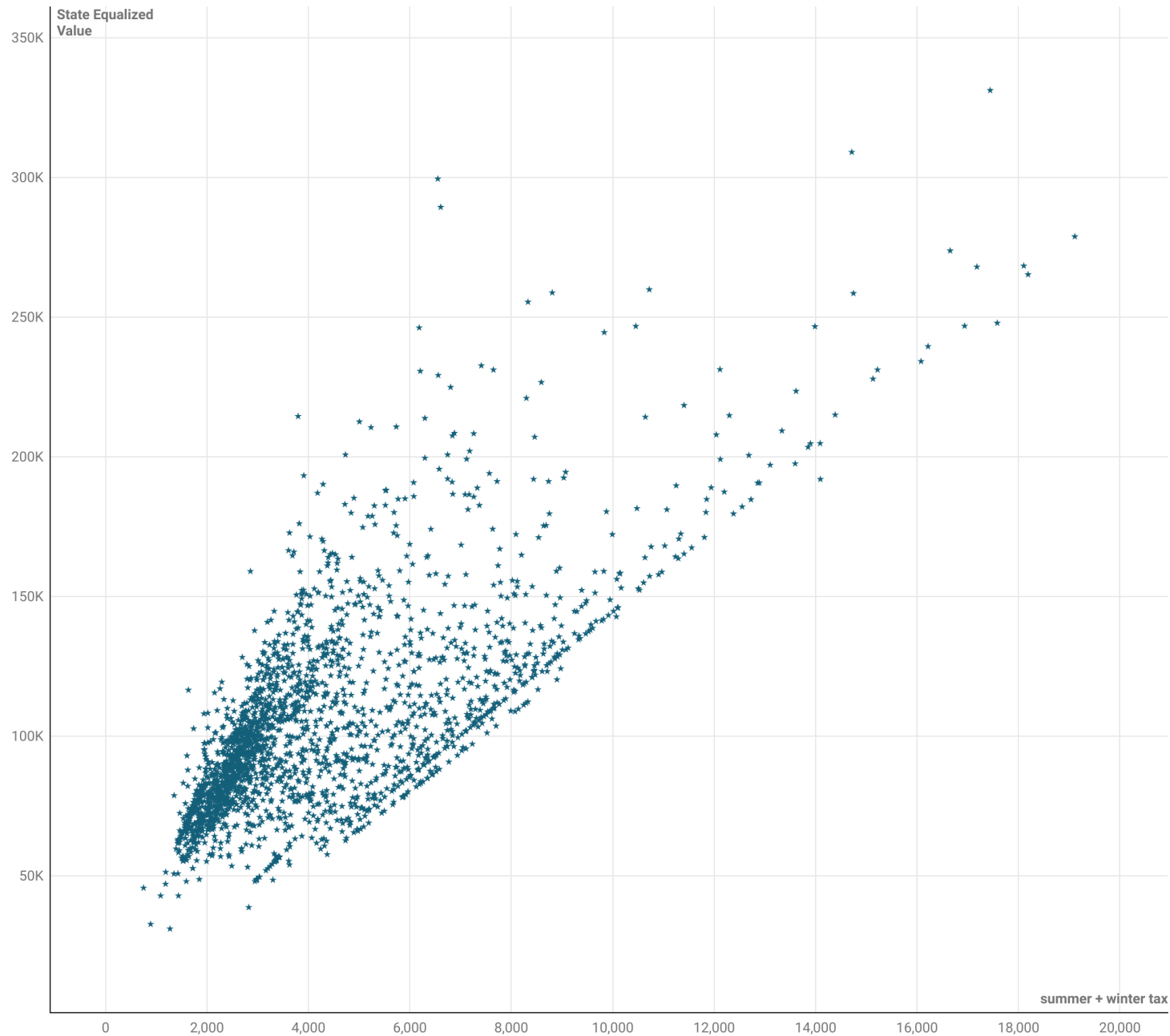
Washtenaw County High Tax Rates

89

1	2023 rates listed are subject to change until fi									
2	CountyNam	LocalUnitNa	RevSha	City	VillageName	SchoolName	Schoo	TotalRate	HomesteadRate	NonHomesteadRate
3	Washtenaw	Ypsilanti	812040	City		YPSILANTI SCHOOL DISTRICT	81020	63.1057	63.1057	81.1057
4	Washtenaw	Ypsilanti	811200	Township		YPSILANTI SD (WILLOW RUN DEE	81150	54.8500	54.8500	72.8500
5	Washtenaw	Milan	812020	City		MILAN AREA SCHOOLS	81100	50.4398	50.4398	68.4092
6	Washtenaw	Saline	812030	City		SALINE AREA SCHOOL DISTRICT	81120	48.5748	49.5748	67.5748
7	Washtenaw	Dexter	812017	City		DEXTER COMMUNITY SCHOOL DI	81050	48.9160	48.9160	66.9160
8	Washtenaw	Ann Arbor	812010	City		ANN ARBOR PUBLIC SCHOOLS	81010	51.2590	51.2590	66.6569
9	Washtenaw	Superior	811160	Township		YPSILANTI SD (WILLOW RUN DEE	81150	47.3496	47.3496	65.3496
10	Washtenaw	Chelsea	812015	City		CHELSEA SCHOOL DISTRICT	81040	47.3258	47.3258	65.3258
11	Washtenaw	Manchester	811090	Township	MANCHESTER	MANCHESTER COMMUNITY SCH [81080	47.2230	47.2230	65.2230
12	Washtenaw	Ann Arbor	811010	Township	BARTON HILLS	ANN ARBOR PUBLIC SCHOOLS	81010	49.1342	49.1342	64.5321
13	Washtenaw	Ypsilanti	811200	Township		YPSILANTI SCHOOL DISTRICT	81020	46.5000	46.5000	64.5000
14	Washtenaw	Ypsilanti	811200	Township		LINCOLN CONS SCHOOL DISTRICT	81070	46.3920	46.3920	64.3920
15	Washtenaw	Ypsilanti	811200	Township		VAN BUREN PUB SCHOOLS	82430	43.5663	43.5663	61.5663
16	Washtenaw	Northfield	811100	Township		WHITMORE LAKE PUB SCH DIST	81140	42.6685	42.6685	60.6685
17	Washtenaw	Northfield	811100	Township		DEXTER COMMUNITY SCHOOL DI	81050	42.2914	42.2914	60.2914

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Ferndale Non-Homestead Property Taxes vs State Equalized Value



Created with Datawrapper

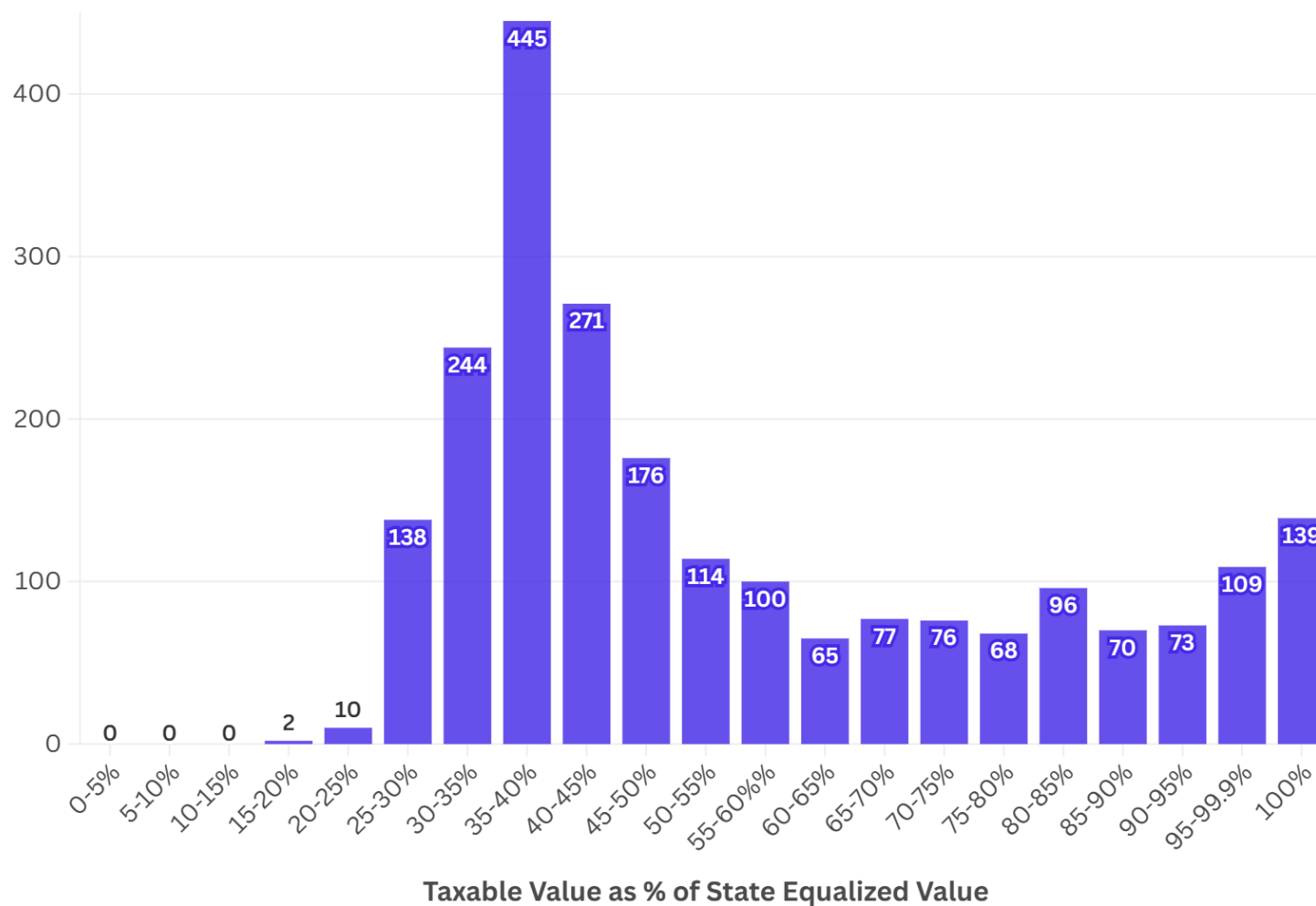
90

[https://datawrapper.
dwcdn.net/eVvBJ/1/](https://datawrapper.dwcdn.net/eVvBJ/1/)

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Ferndale Non-Homestead TV % of SEV

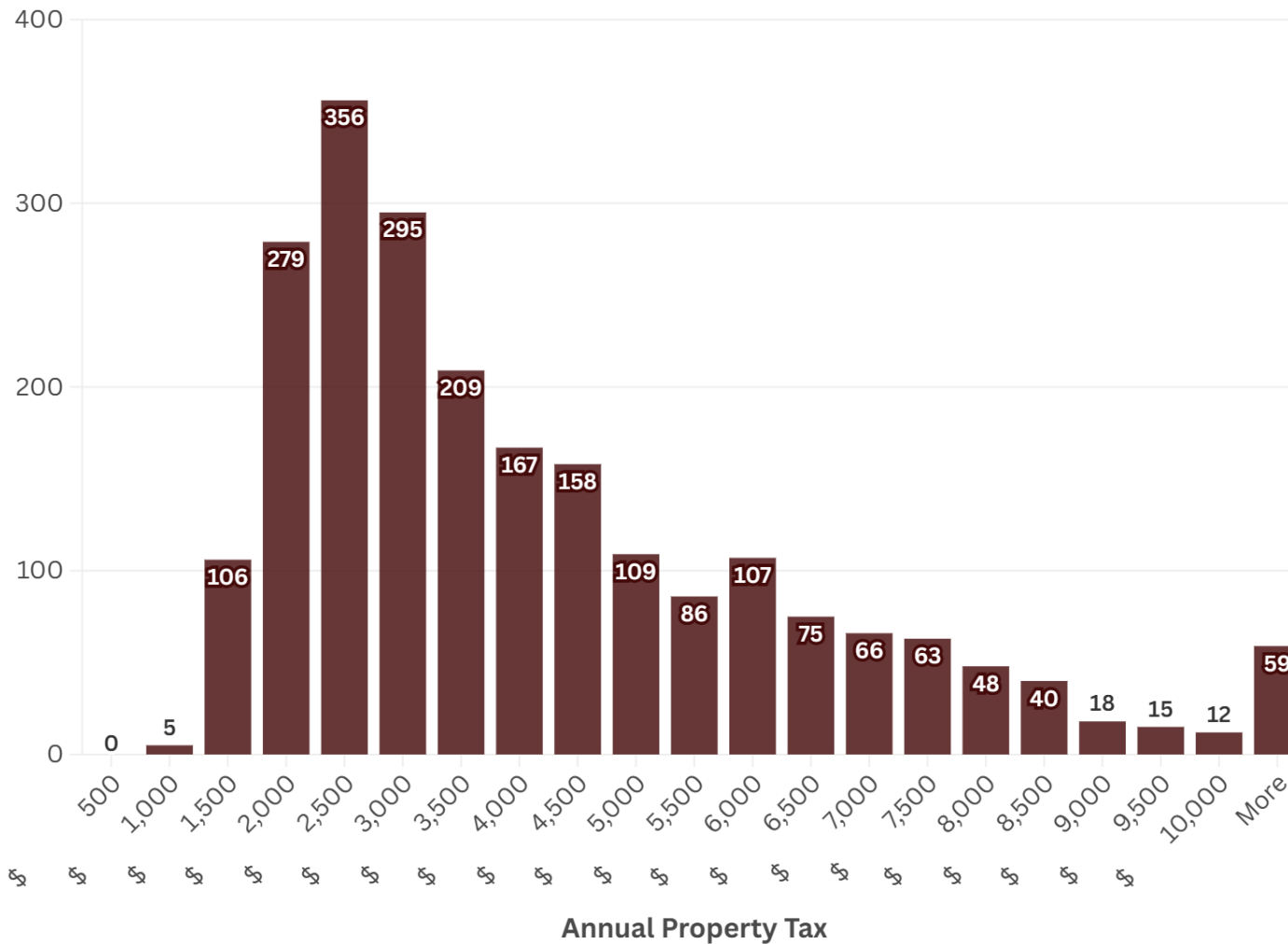
Number of Properties



Source: PRD/Realcomp • Analysis by Tom Auterman

Ferndale Non-Homestead Annual Property Tax

Number of Properties

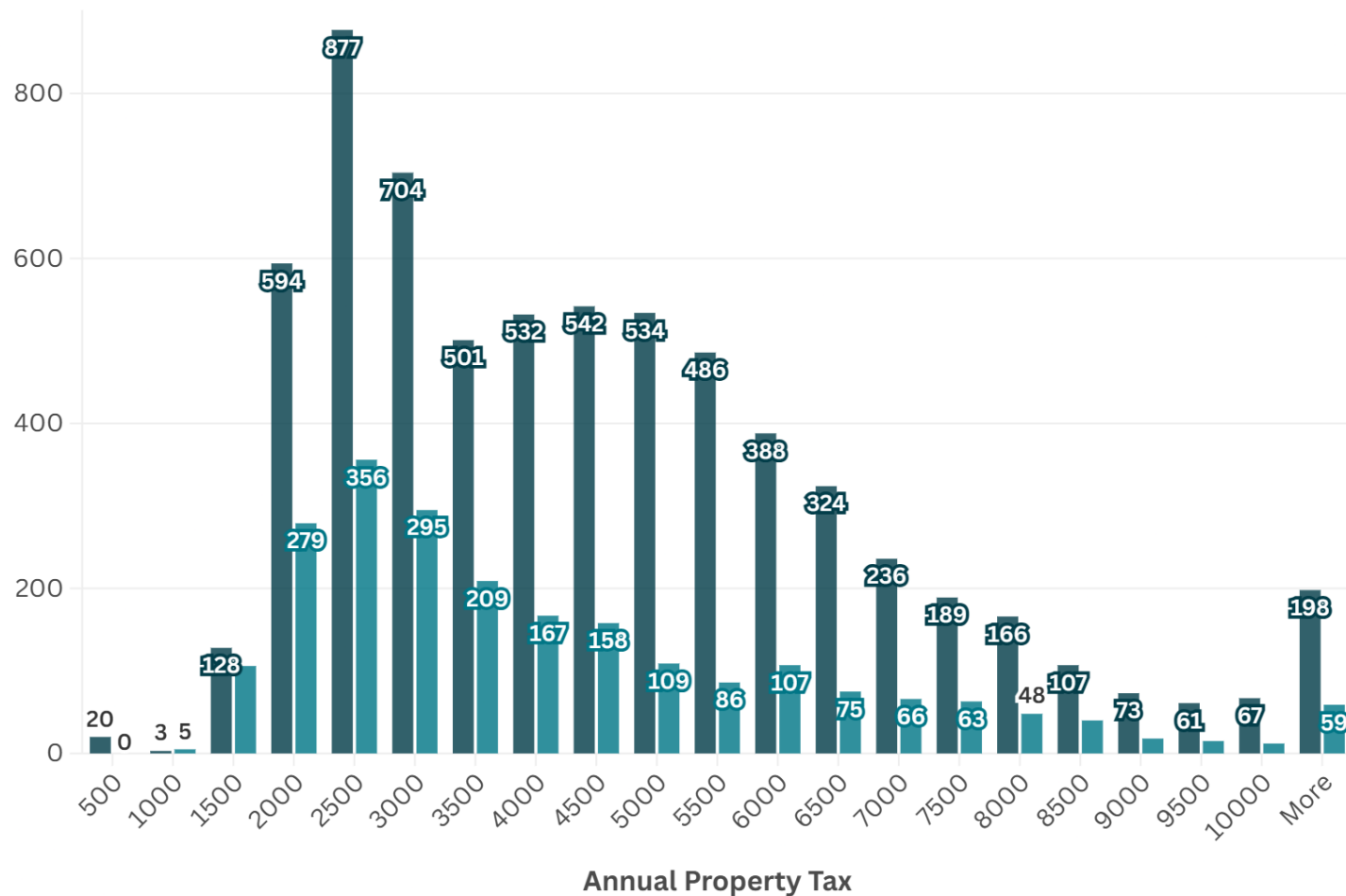


Source: PRD/Realcomp • Analysis by Tom Auterman

Ferndale Homestead Annual Property Tax

■ Number of Homestead Properties ■ Number of Non-Homestead Properties

Number of Properties

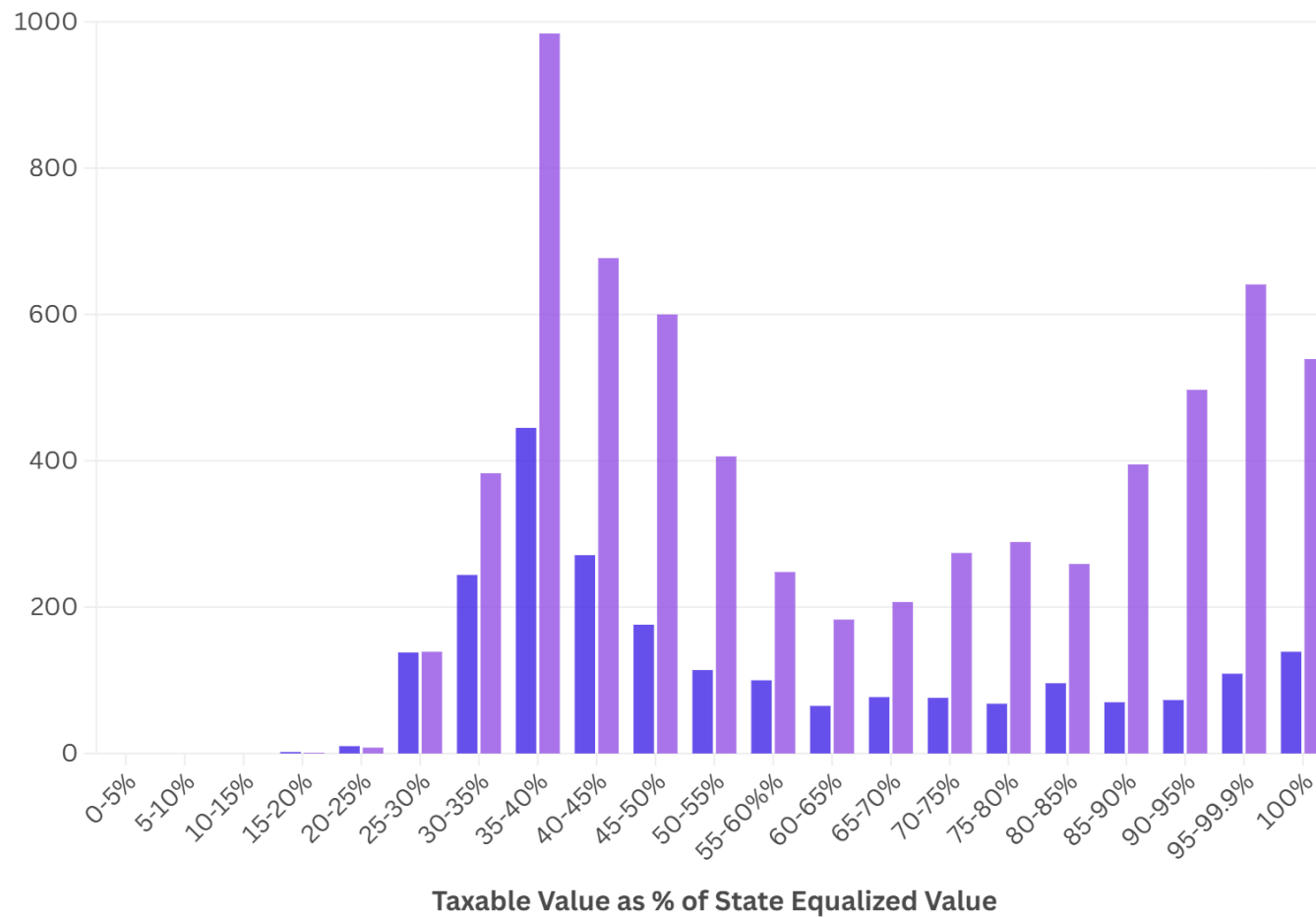


Source: PRD/Realcomp • Analysis by Tom Auterman

Ferndale Taxable Value % of State Equalized Value

■ Non-Homestead Properties ■ Homestead Properties

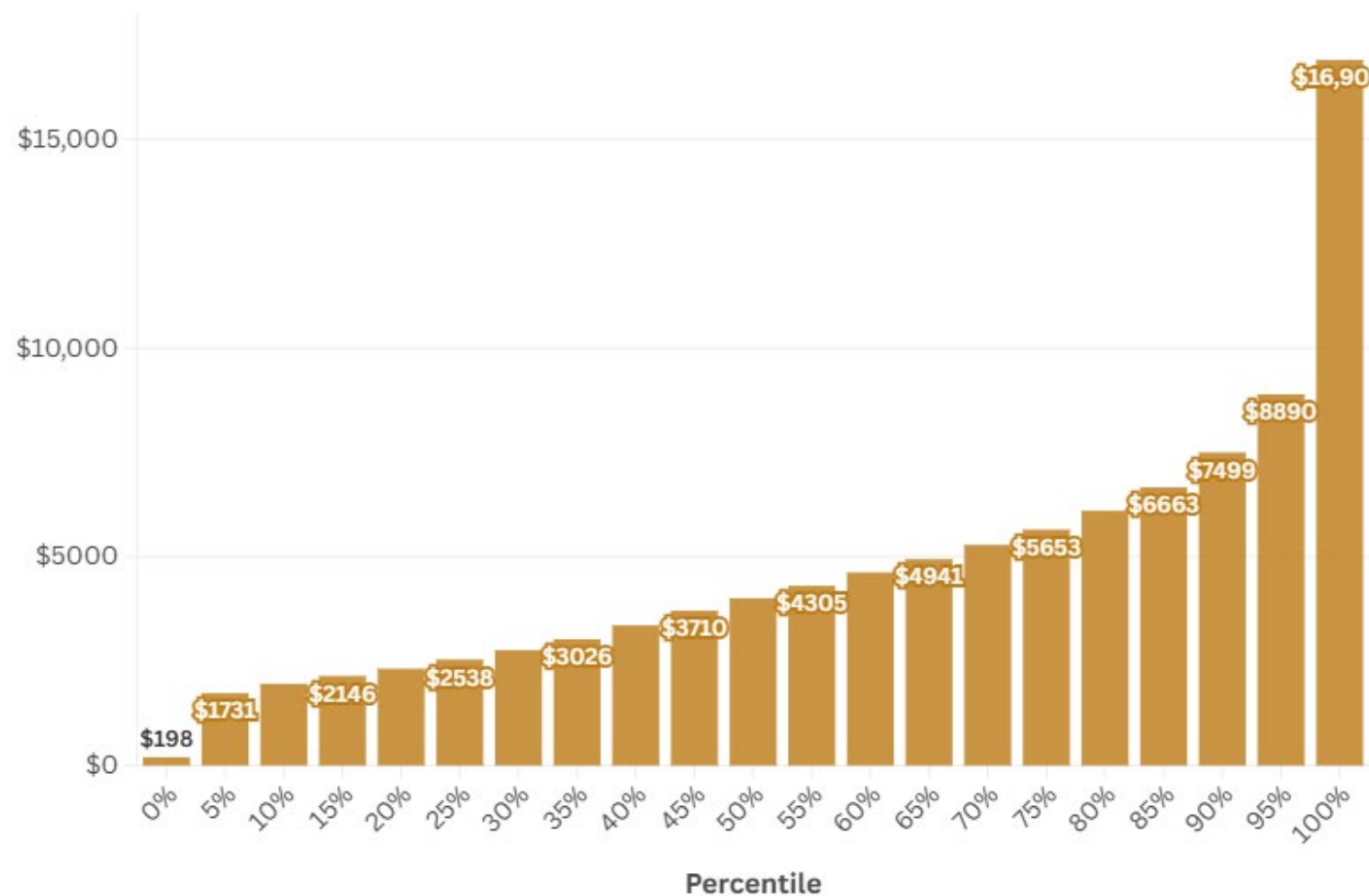
Number of Properties



Source: PRD/Realcomp • Analysis by Tom Auterman

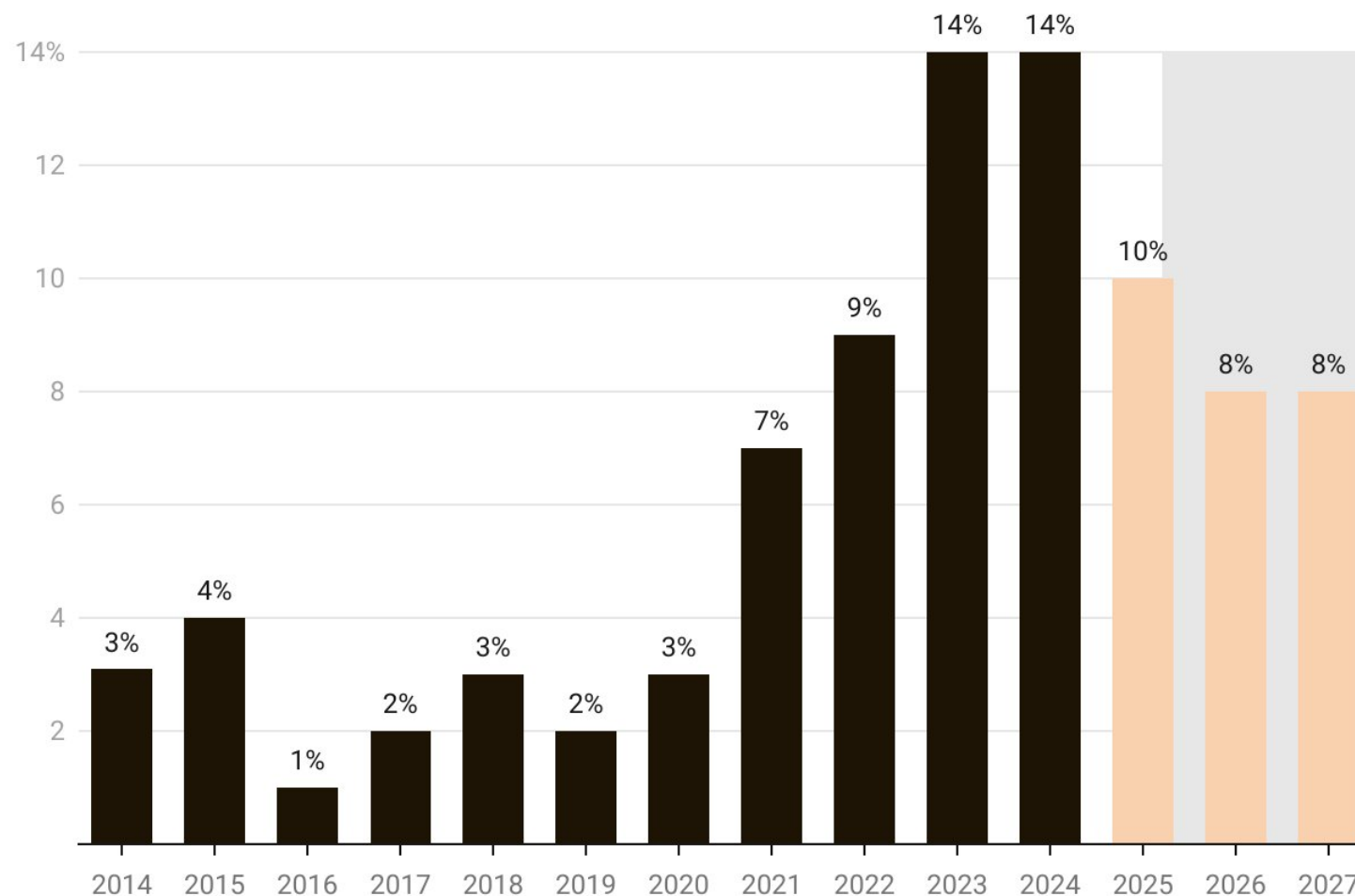
Ferndale Homestead Annual Property Tax Percentiles

Annual Property Tax



Source: PRD/Realcomp • Analysis by Tom Auterman

Cotality's forecast for the average annual change in U.S. homeowner insurance premiums



The 2025 figure is just about final.

Chart: Lance Lambert • Source: National Association of Insurance Commissioners, Cotality (published November 2025) • Created with Datawrapper



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Local Real Estate Market Analysis

Metro Detroit | Change in Median House Price | From Historical Month/Year to Current Date (Case-Shiller data)

Case-Shiller data is a 3 month moving average, not seasonally adjusted. Based on closing prices so the timing of the offer is typically 30-45 days prior. Therefore there will be, on average, a 3 months lag between the month in which the purchase agreement was signed and the data being reflected here.



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1991	241%	244%	244%	243%	240%	237%	235%	233%	233%	232%	232%	232%
1992	233%	234%	233%	230%	227%	226%	225%	223%	222%	222%	224%	223%
1993	224%	224%	224%	222%	220%	216%	214%	212%	211%	210%	209%	208%
1994	209%	209%	207%	206%	203%	201%	198%	196%	194%	193%	193%	192%
1995	189%	182%	183%	184%	183%	181%	179%	177%	174%	173%	172%	171%
1996	171%	169%	168%	165%	162%	159%	157%	155%	153%	151%	150%	151%
1997	151%	152%	149%	147%	144%	141%	140%	139%	136%	135%	134%	134%
1998	134%	132%	132%	130%	127%	126%	124%	122%	121%	120%	118%	117%
1999	115%	114%	114%	114%	112%	109%	106%	105%	102%	102%	100%	99%
2000	99%	98%	97%	97%	94%	92%	90%	90%	88%	88%	86%	86%
2001	85%	86%	85%	84%	83%	82%	80%	79%	78%	78%	78%	78%
2002	78%	78%	78%	78%	77%	75%	73%	73%	72%	72%	71%	71%
2003	72%	73%	72%	71%	69%	69%	68%	68%	67%	66%	66%	66%
2004	66%	66%	66%	65%	64%	63%	63%	62%	62%	61%	61%	61%
2005	61%	61%	61%	60%	58%	58%	58%	58%	58%	57%	57%	56%
2006	57%	57%	57%	60%	60%	61%	61%	61%	62%	63%	64%	66%
2007	68%	70%	70%	74%	77%	79%	77%	78%	79%	84%	89%	92%
2008	98%	103%	108%	112%	114%	114%	113%	115%	120%	131%	138%	145%
2009	156%	166%	180%	184%	183%	186%	183%	177%	173%	172%	174%	174%
2010	176%	181%	193%	193%	190%	183%	179%	178%	181%	187%	191%	192%
2011	193%	194%	205%	208%	202%	186%	173%	170%	168%	173%	176%	182%
2012	182%	184%	191%	192%	179%	164%	156%	150%	148%	146%	146%	145%
2013	144%	145%	144%	140%	131%	125%	119%	114%	111%	109%	110%	110%
2014	111%	112%	112%	109%	106%	104%	102%	101%	102%	102%	104%	105%
2015	105%	104%	103%	100%	97%	93%	92%	91%	92%	92%	92%	92%
2016	92%	92%	91%	89%	87%	84%	82%	81%	80%	80%	81%	81%
2017	82%	81%	78%	75%	73%	71%	70%	69%	69%	69%	69%	69%
2018	69%	67%	66%	63%	62%	61%	60%	59%	59%	59%	60%	61%
2019	61%	61%	60%	58%	56%	54%	53%	54%	54%	55%	55%	56%
2020	56%	55%	54%	52%	52%	49%	48%	46%	45%	44%	42%	42%
2021	41%	39%	37%	34%	31%	29%	27%	26%	26%	26%	25%	25%
2022	24%	22%	19%	16%	15%	14%	14%	15%	16%	18%	18%	19%
2023	20%	20%	18%	15%	13%	12%	11%	10%	9%	9%	9%	10%
2024	11%	10%	9%	7%	5%	4%	4%	4%	4%	4%	5%	5%
2025	5%	4%	3%	2%	0%	0%	0%	0%				

Table: Tom Auterman • Source: Case-Shiller • Created with Datawrapper

Case Shiller Appreciation Since

<https://datawrapper.dwcdn.net/YJkXn/5/>

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Case Shiller Appreciation Since _____

99

2006	57%	57%	57%	60%	60%	61%	61%	61%	62%	63%	64%	66%
2007	68%	70%	70%	74%	77%	79%	77%	78%	79%	84%	89%	92%
2008	98%	103%	108%	112%	114%	114%	113%	115%	120%	131%	138%	145%
2009	156%	166%	180%	184%	183%	186%	183%	177%	173%	172%	174%	174%
2010	176%	181%	193%	193%	190%	183%	179%	178%	181%	187%	191%	192%
2011	193%	194%	205%	208%	202%	186%	173%	170%	168%	173%	176%	182%
2012	182%	184%	191%	192%	179%	164%	156%	150%	148%	146%	146%	145%
2013	144%	145%	144%	140%	131%	125%	119%	114%	111%	109%	110%	110%
2014	111%	112%	112%	109%	106%	104%	102%	101%	102%	102%	104%	105%
2015	105%	104%	103%	100%	97%	93%	92%	91%	92%	92%	92%	92%
2016	92%	92%	91%	89%	87%	84%	82%	81%	80%	80%	81%	81%
2017	82%	81%	78%	75%	73%	71%	70%	69%	69%	69%	69%	69%
2018	69%	67%	66%	63%	62%	61%	60%	59%	59%	59%	60%	61%
2019	61%	61%	60%	58%	56%	54%	53%	54%	54%	55%	55%	56%
2020	56%	55%	54%	52%	52%	49%	48%	46%	45%	44%	42%	42%
2021	41%	39%	37%	34%	31%	29%	27%	26%	26%	26%	25%	25%
2022	24%	22%	19%	16%	15%	14%	14%	15%	16%	18%	18%	19%
2023	20%	20%	18%	15%	13%	12%	11%	10%	9%	9%	9%	10%
2024	11%	10%	9%	7%	5%	4%	4%	4%	4%	4%	5%	5%
2025	5%	4%	3%	2%	0%	0%	0%	0%				

Table: Tom Auterman • Source: Case-Shiller • Created with Datawrapper

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Homes for Sale - Oakland County, MI

Via Realcomp MLS

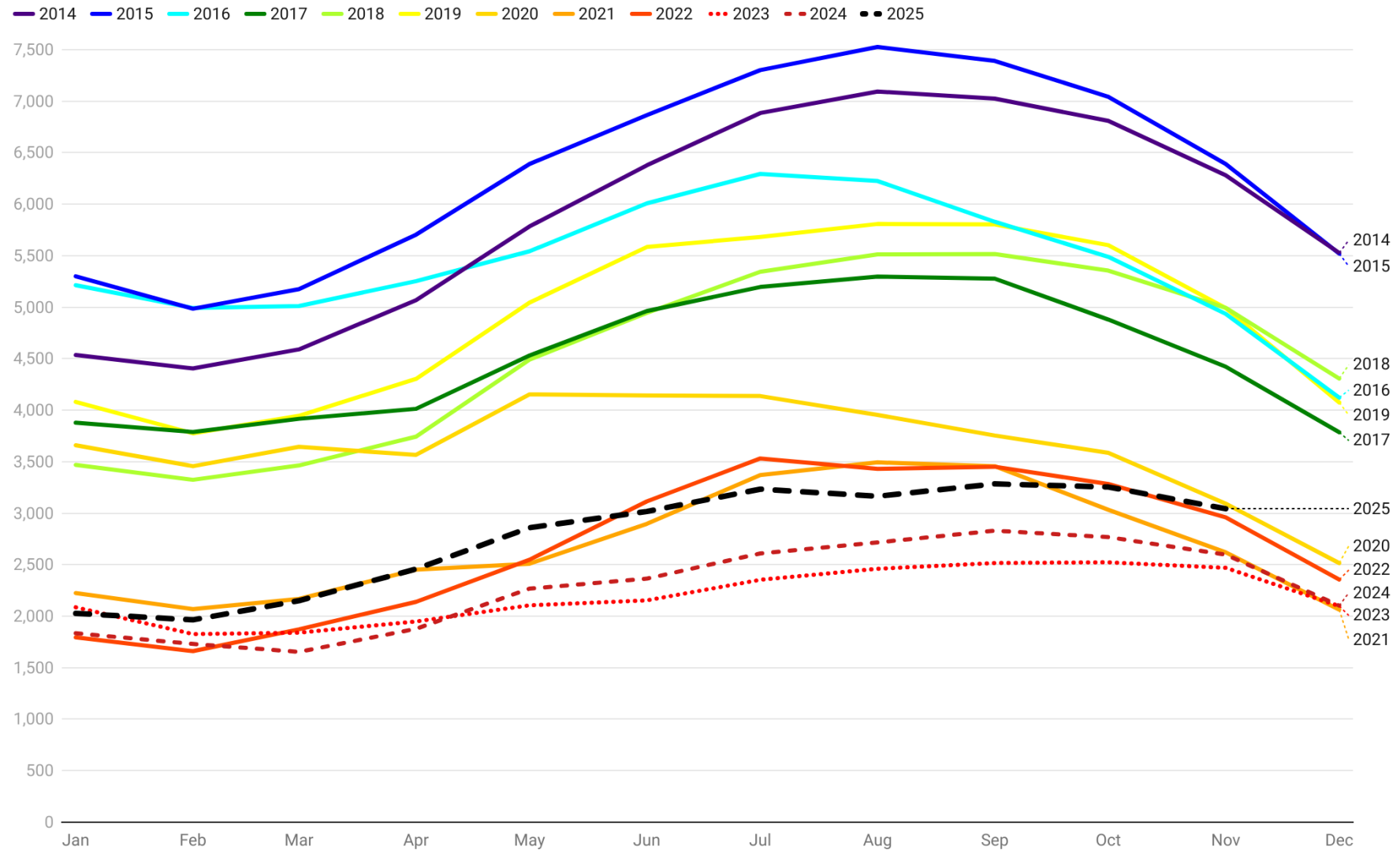


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

New Listings - Oakland County, MI

Monthly new listings via Realcomp MLS

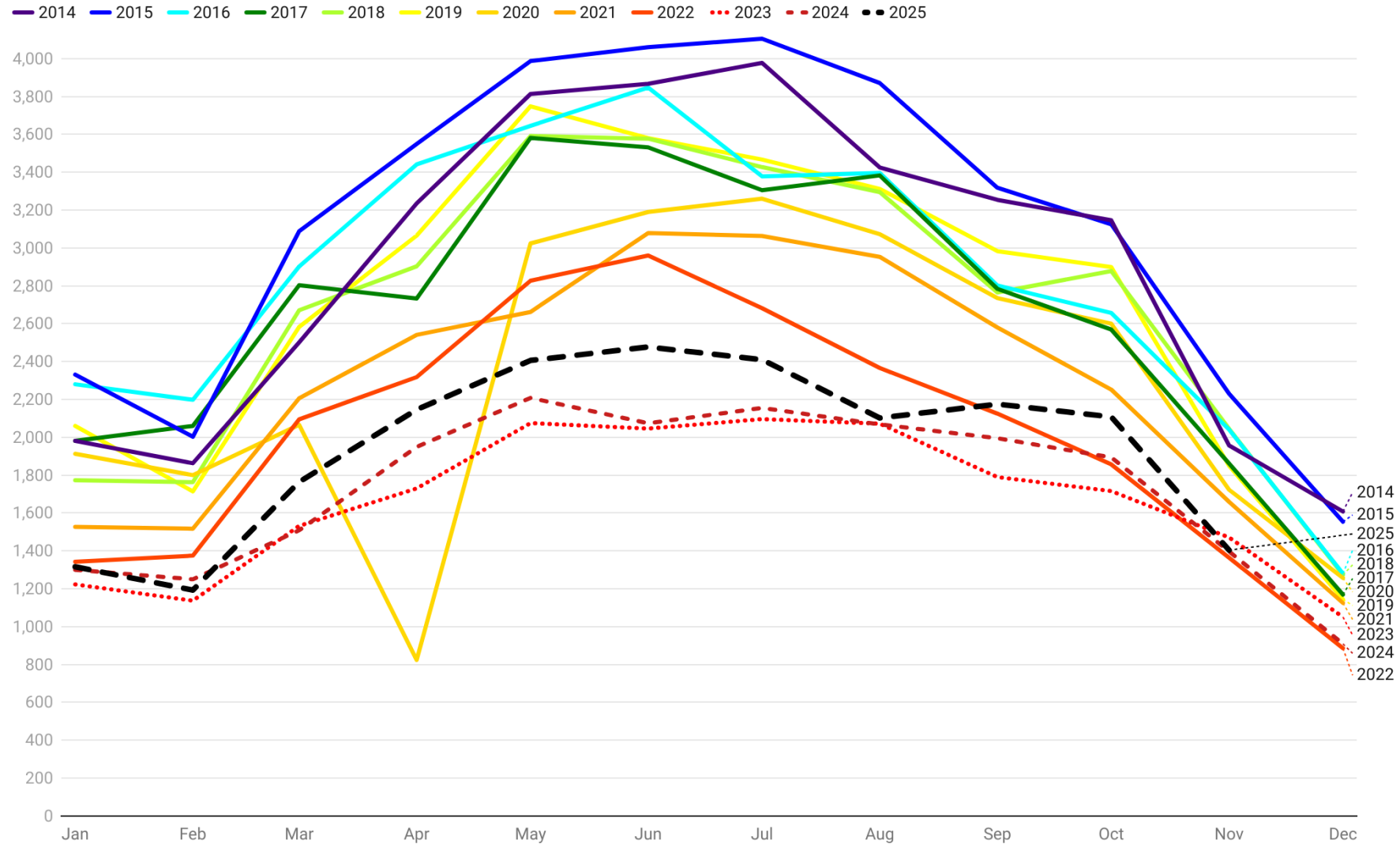


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Closed Sales - Oakland County, MI

Via Realcomp MLS

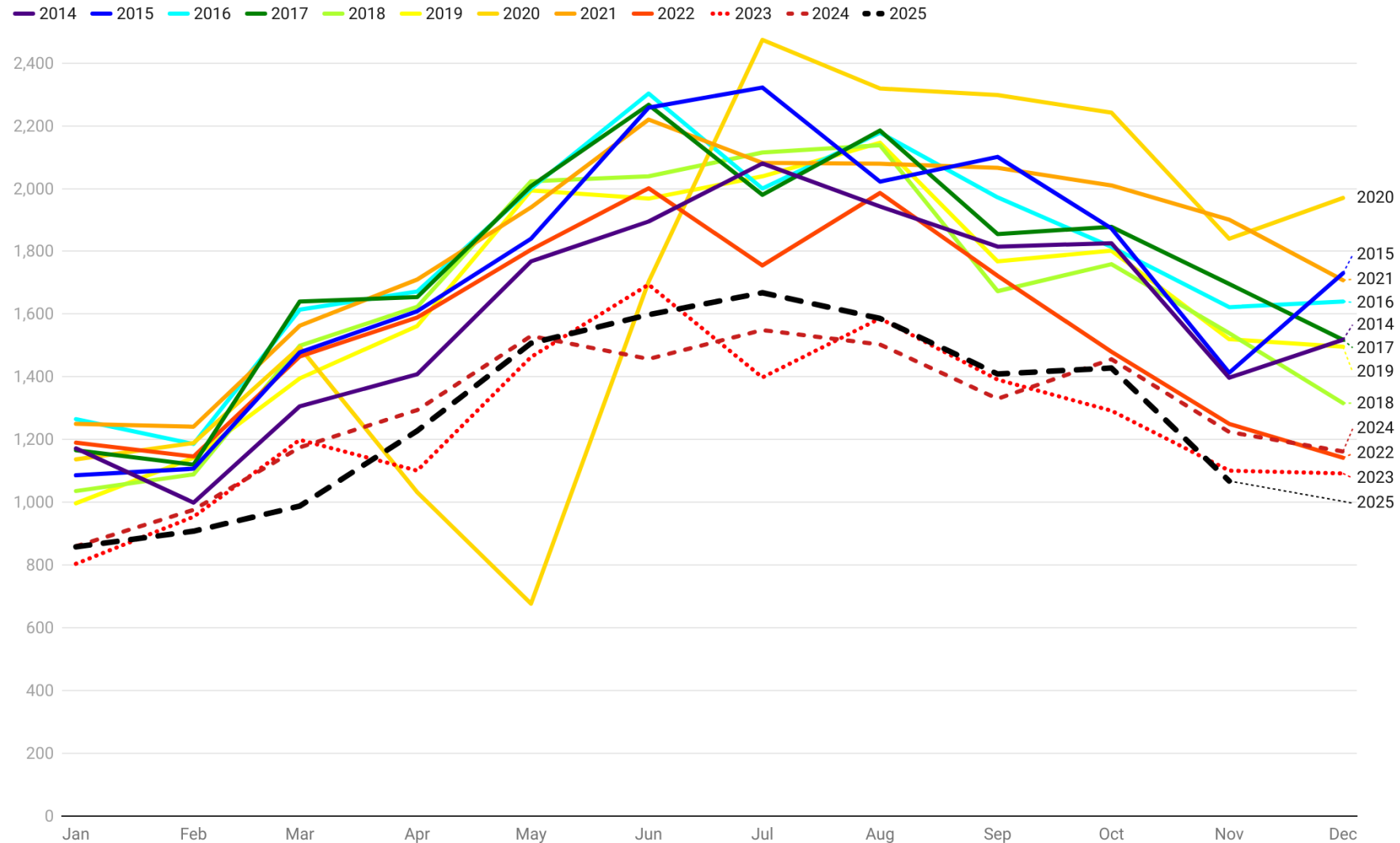


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Median Price - Oakland County, MI

Via Realcomp MLS

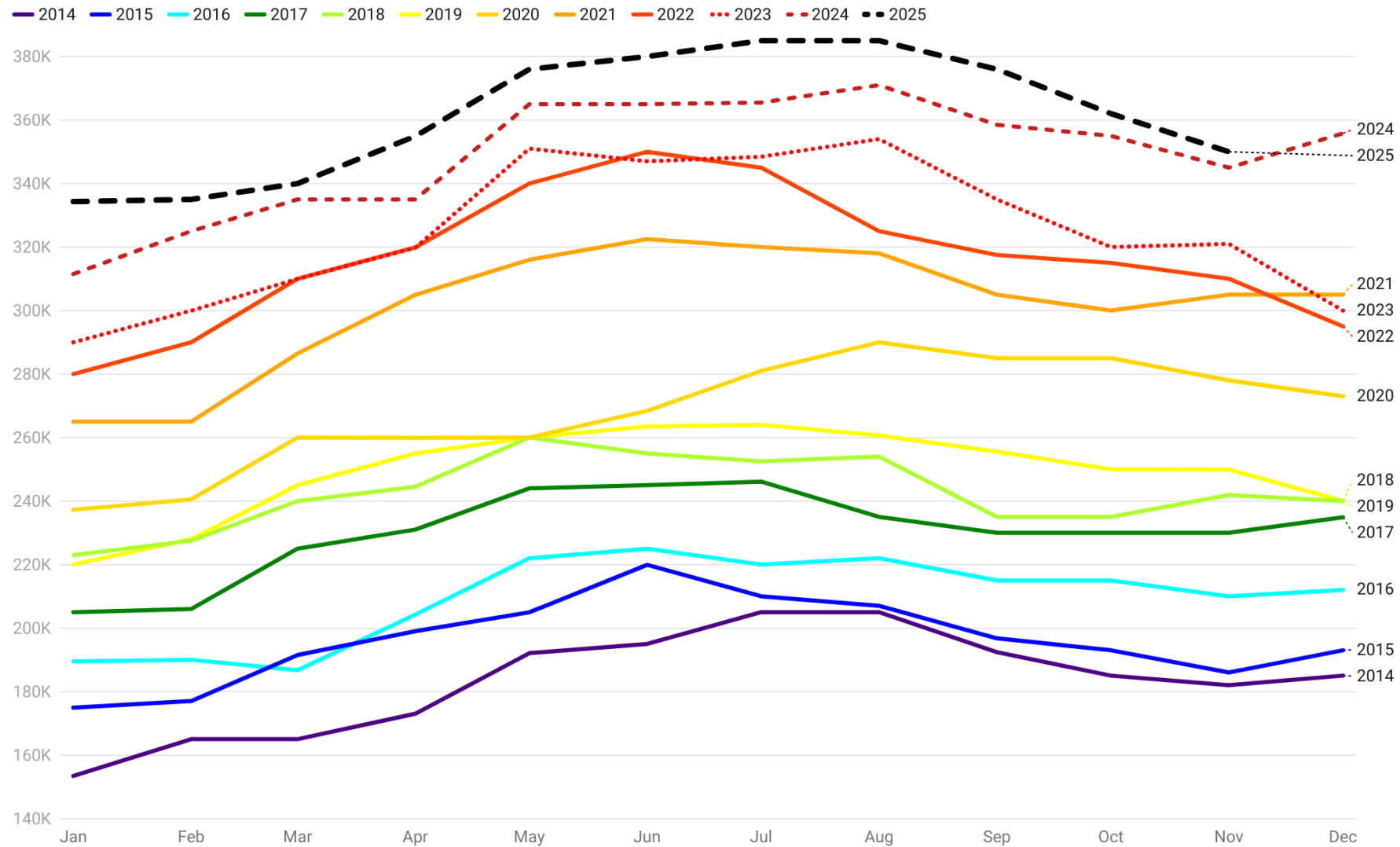


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Median Price per Square Foot - Oakland County, MI

Via Realcomp MLS

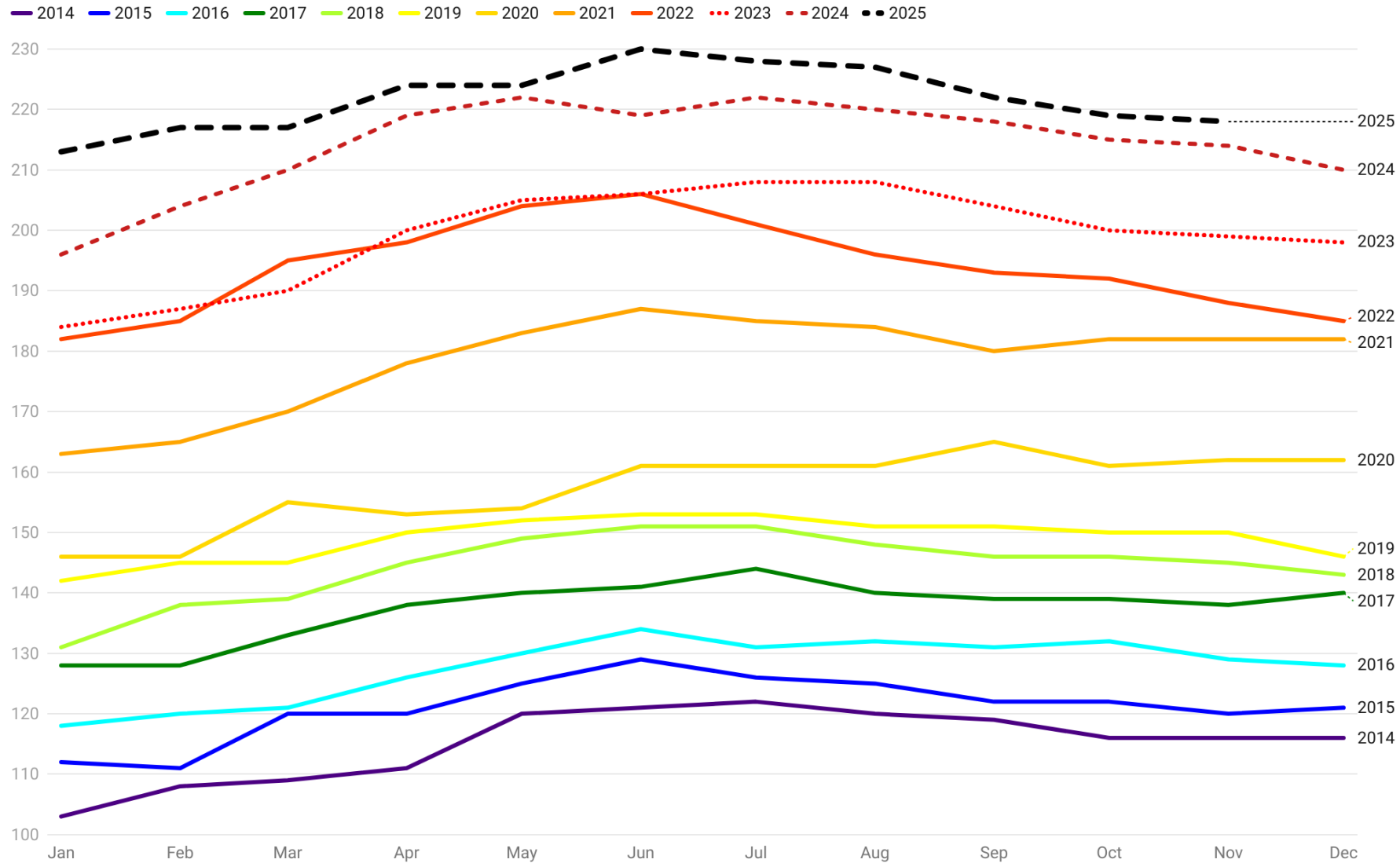


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Median Price per Square Foot (\$/sqft) - Detroit, MI

Via Realcomp MLS

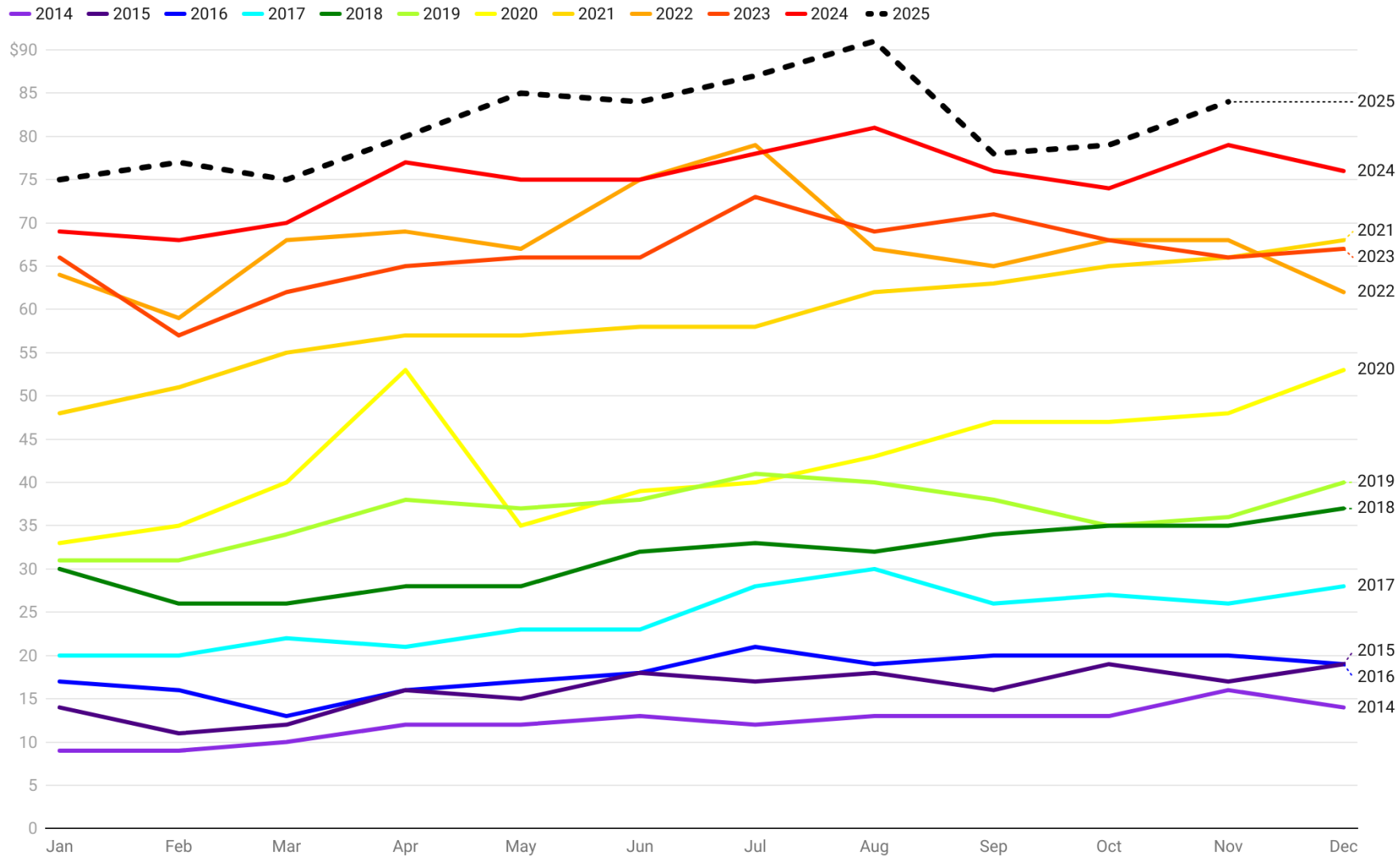


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Note base

Percent of List Price - Oakland County, MI

Via Realcomp MLS

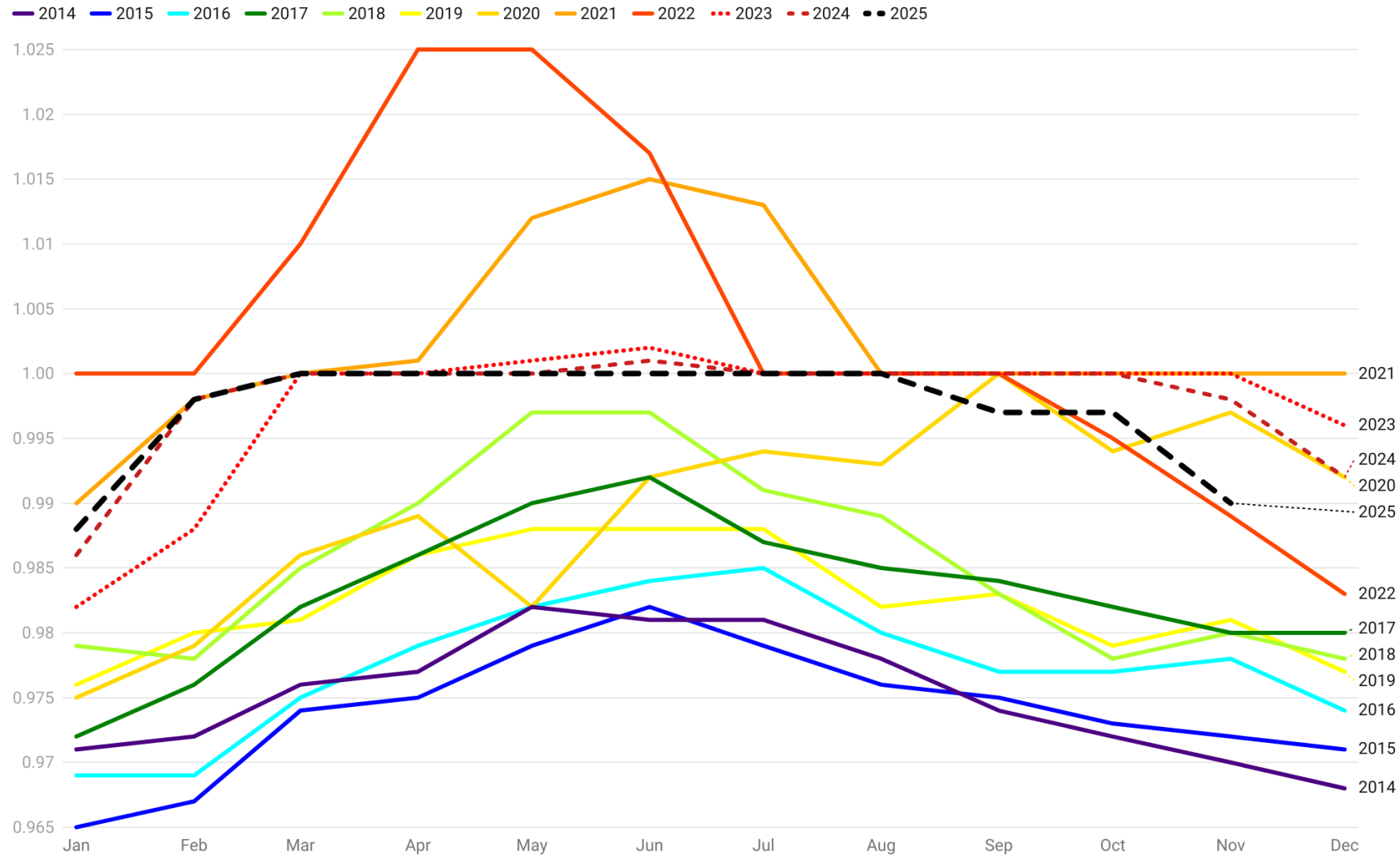


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Median Days on Market - Oakland County, MI

Via Realcomp MLS

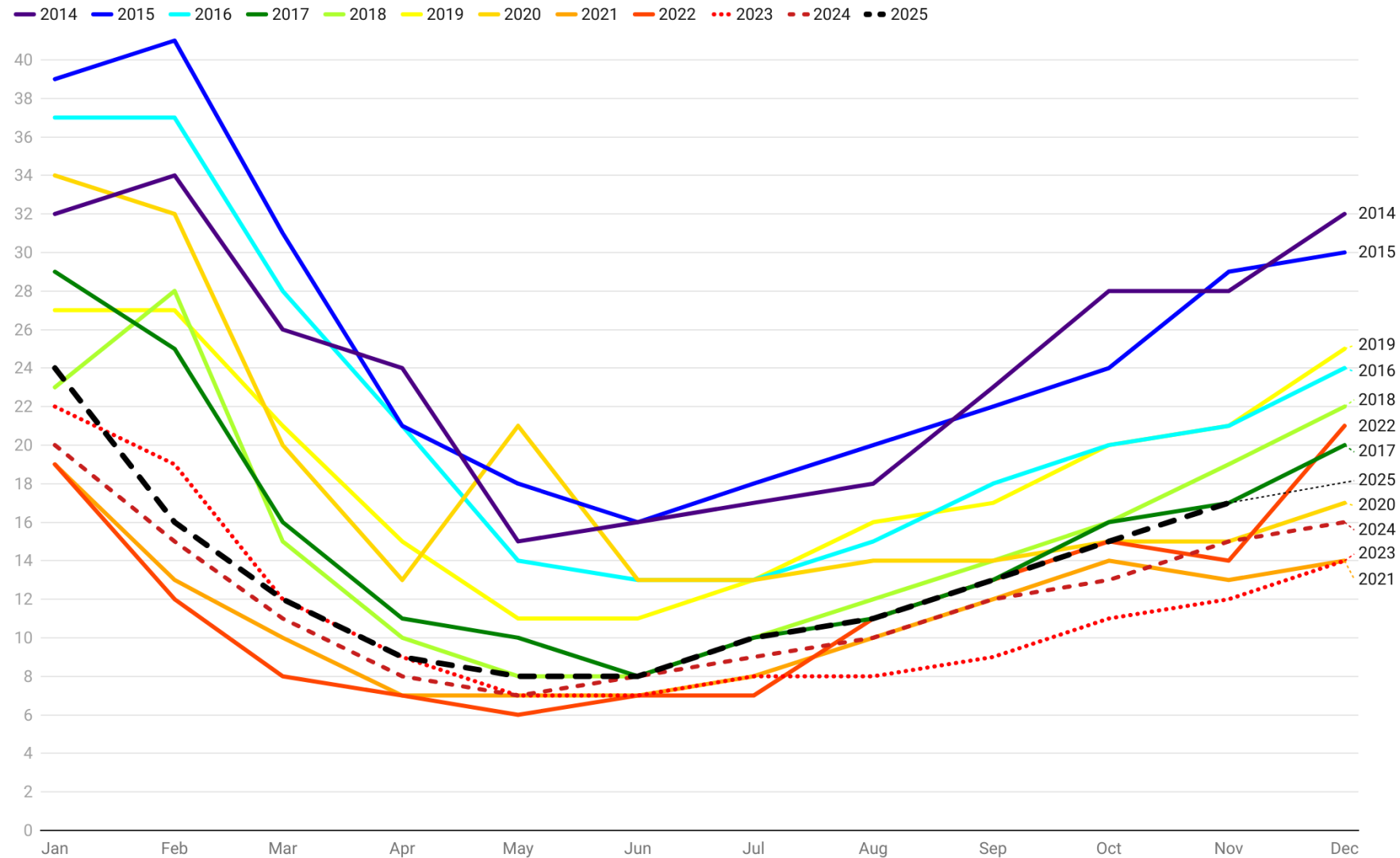


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Months Supply - Oakland County, MI

Via Realcomp MLS

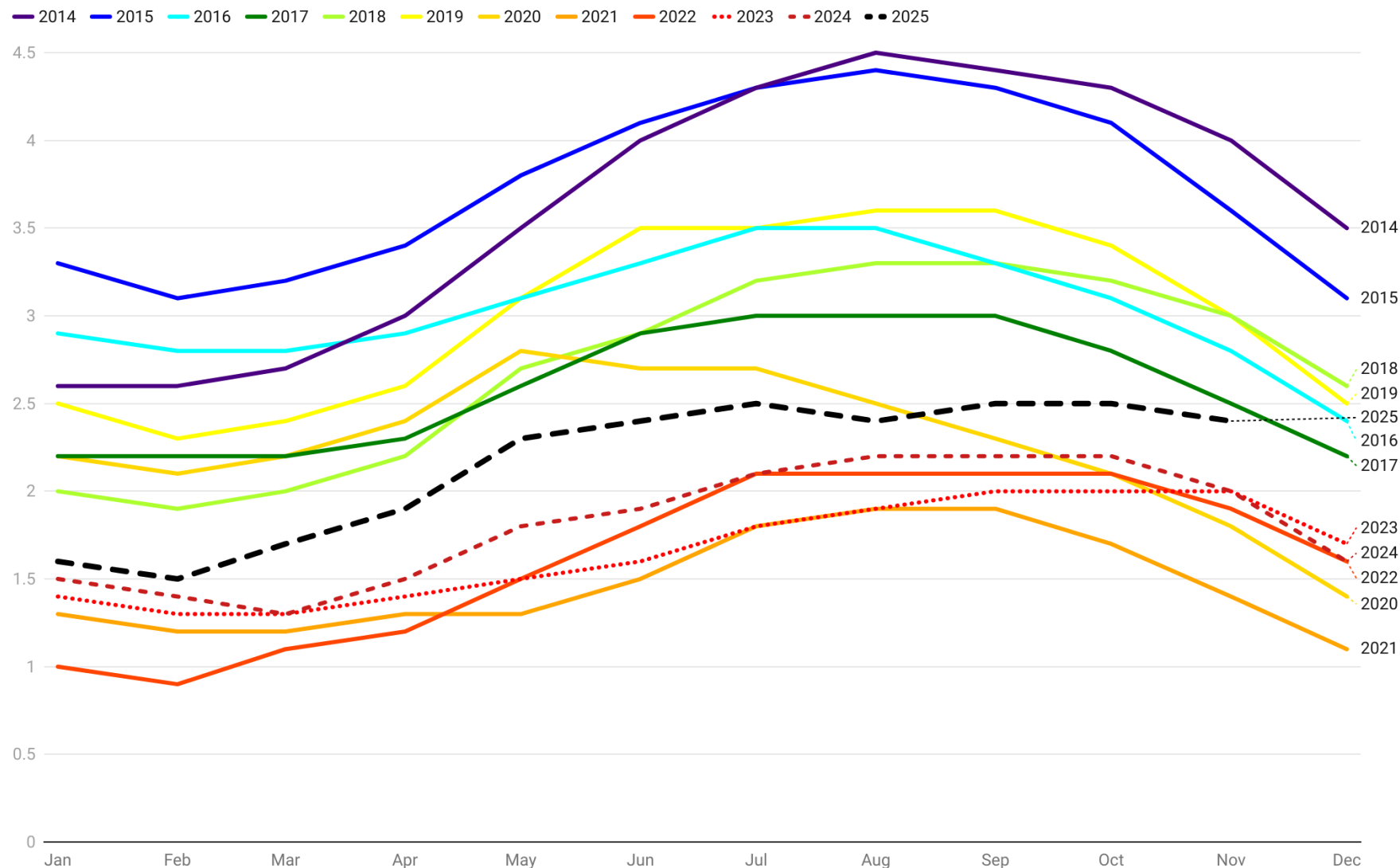


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

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Realcomp /
MarketStats
uses rolling 12
month's
average
monthly sales

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Months Supply - Oakland County, MI

Using one month's sales and one month inventory, via Realcomp MLS

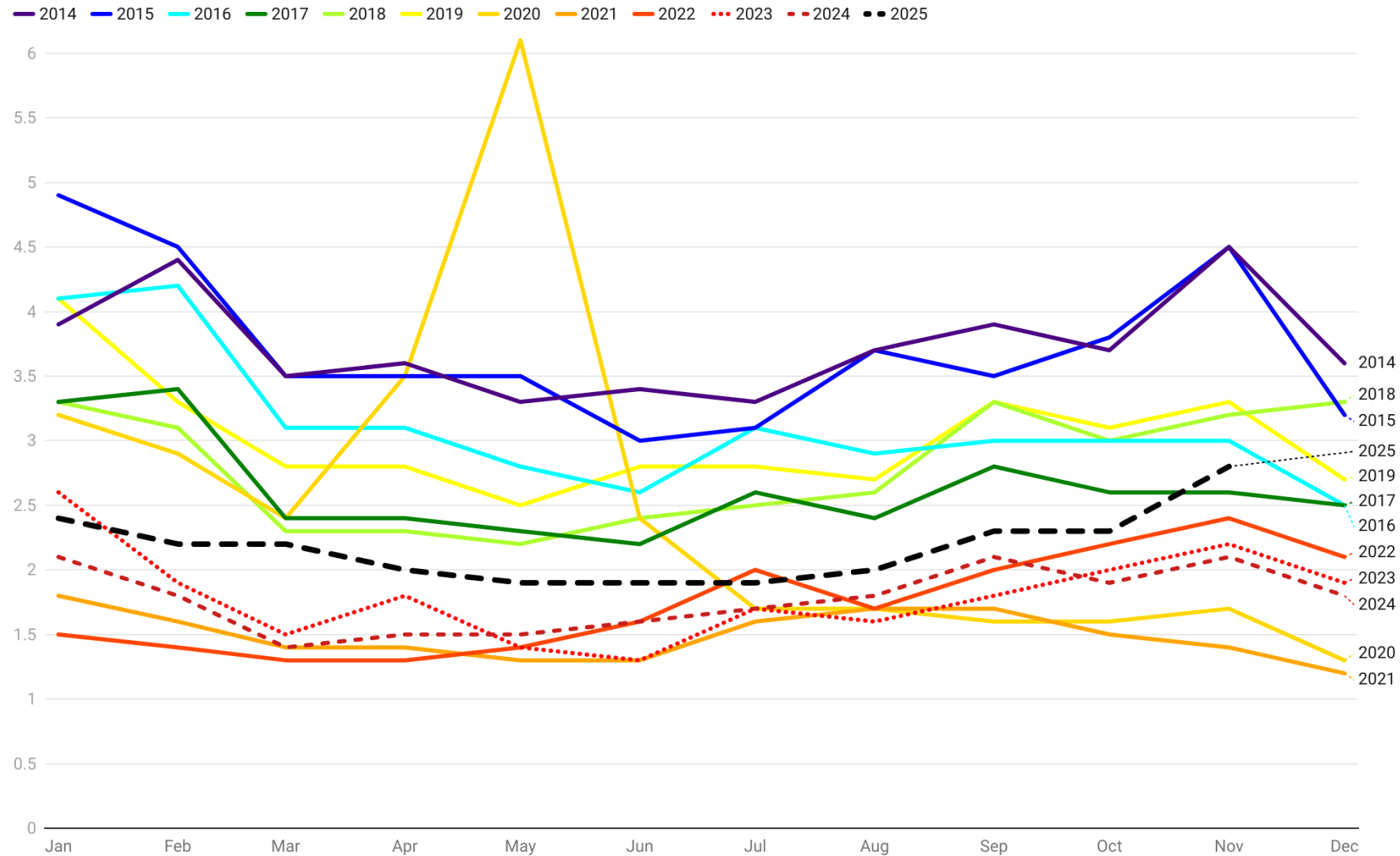


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Months Supply - Oakland County, MI

Using 12 months average Sales and 12 month average Inventory, via Realcomp MLS

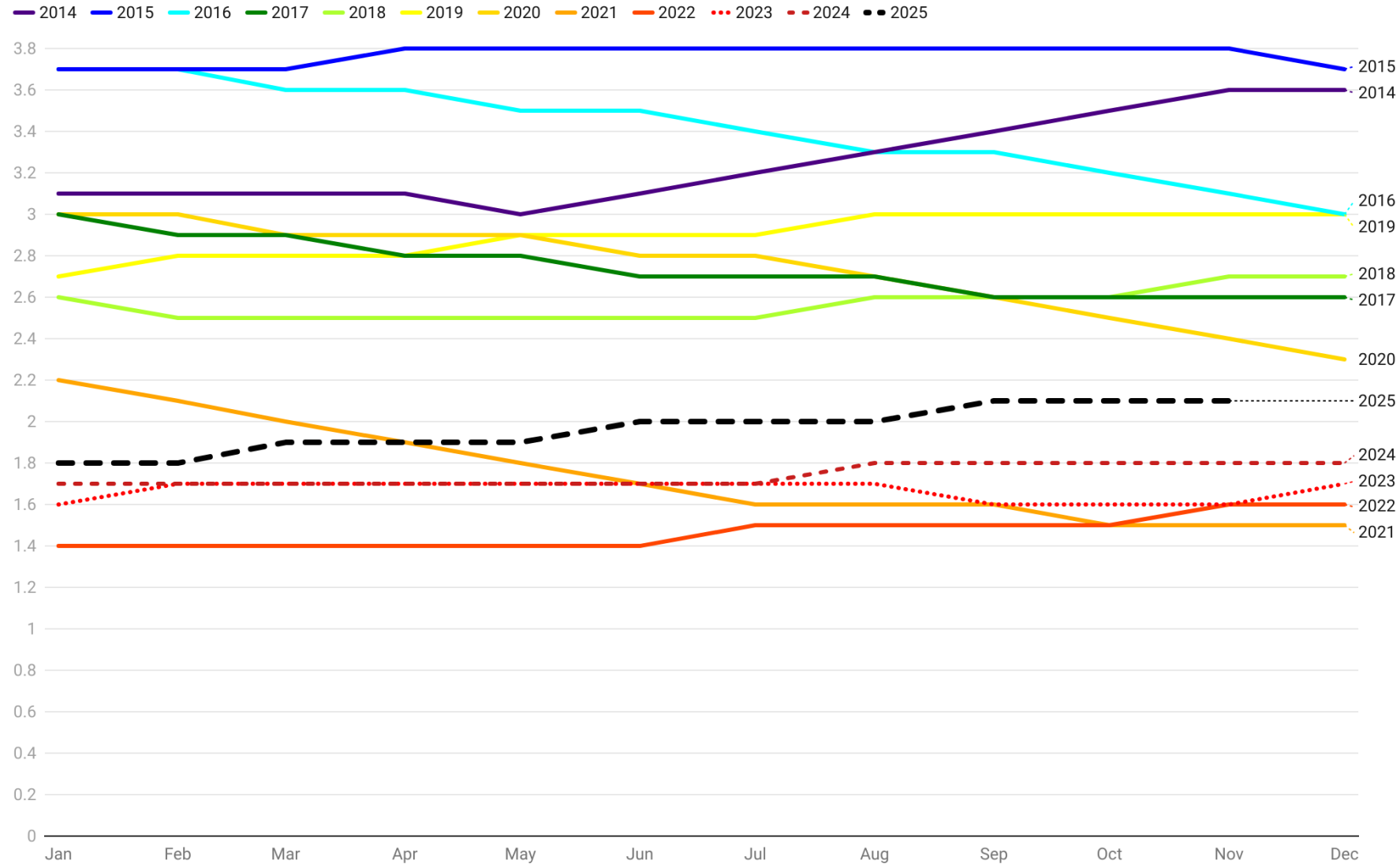


Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

Showings Per Listing - Oakland County, MI

Via Realcomp MLS

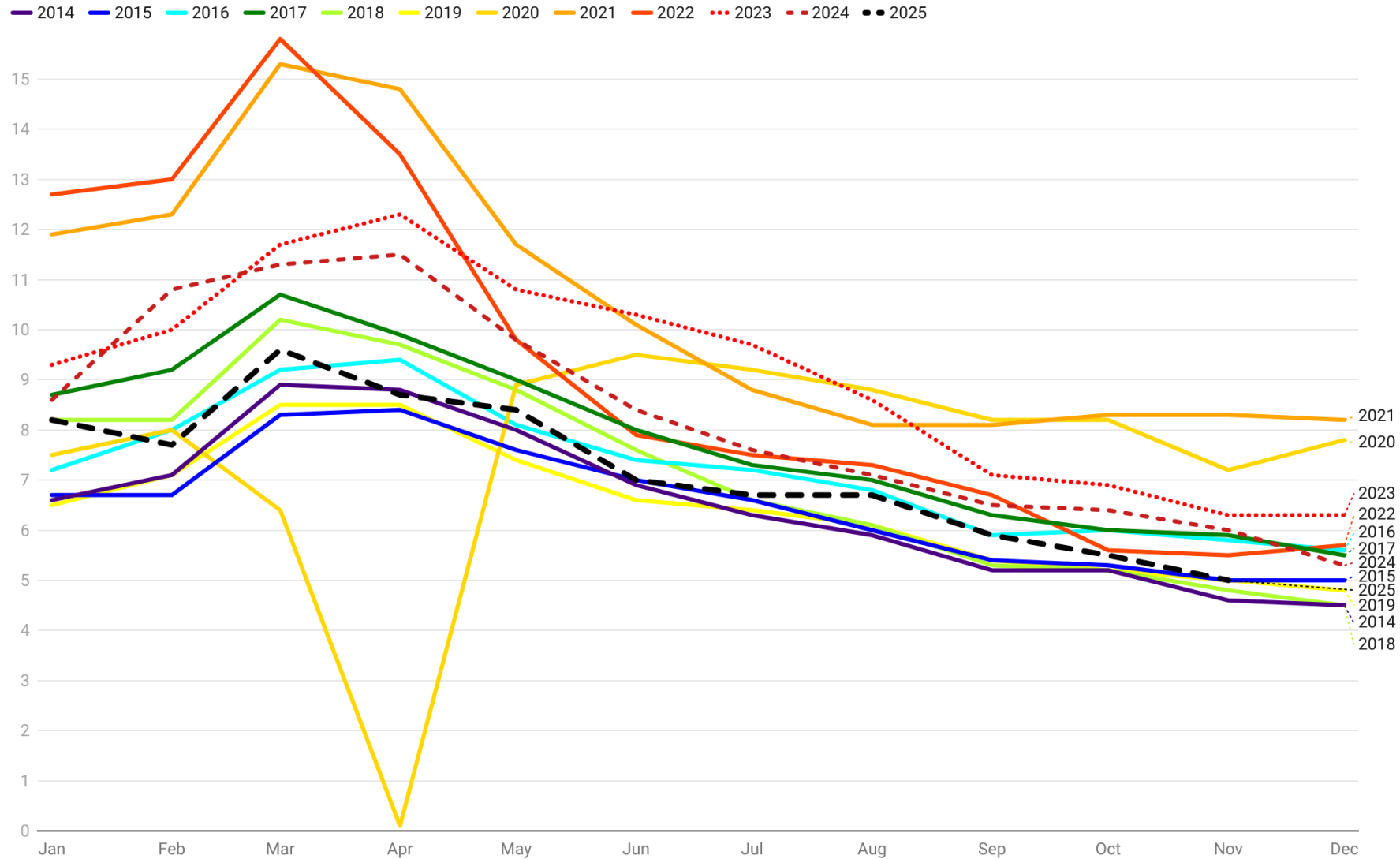


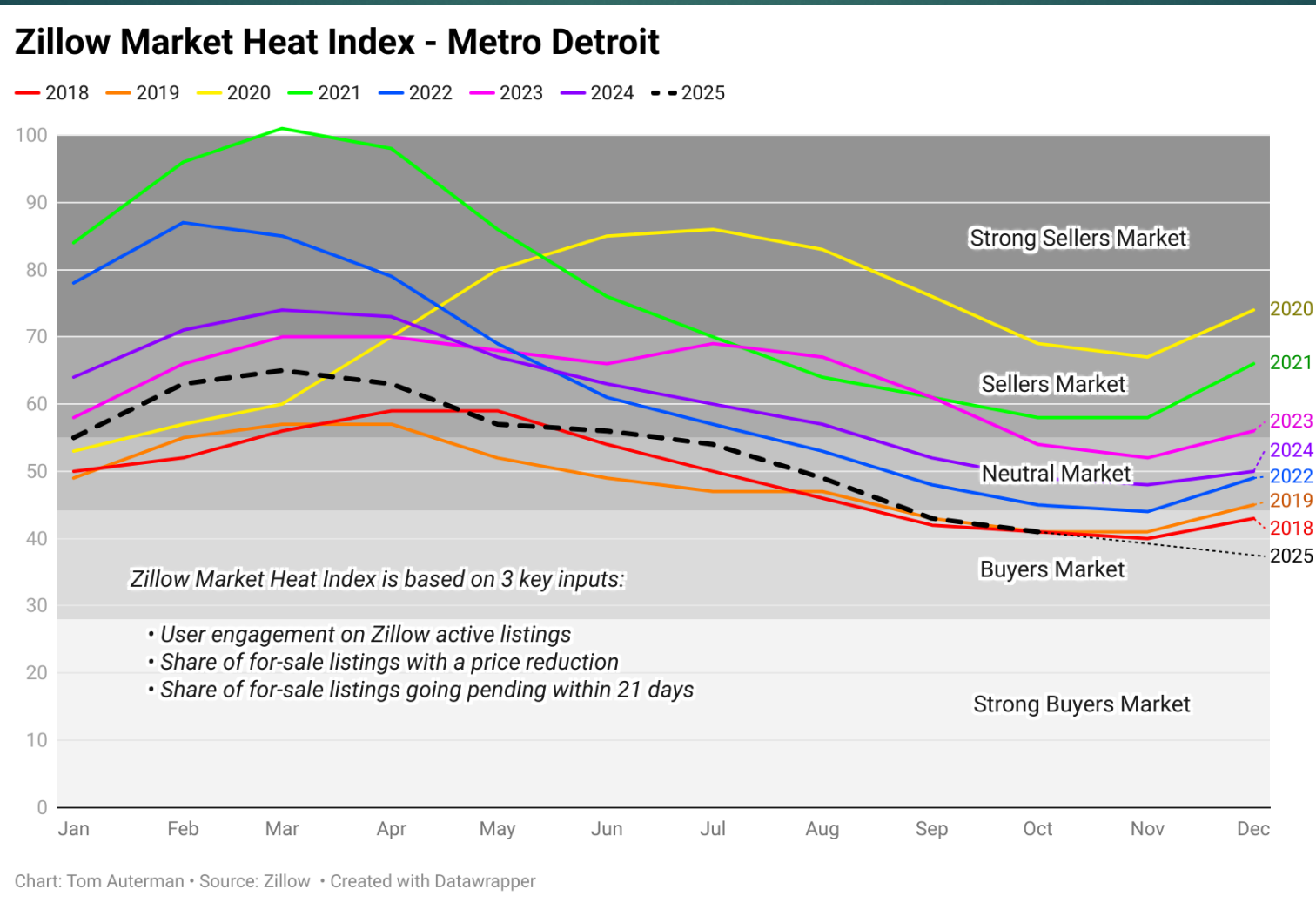
Chart: Tom Auterman • Source: Realcomp MLS • Created with Datawrapper

111

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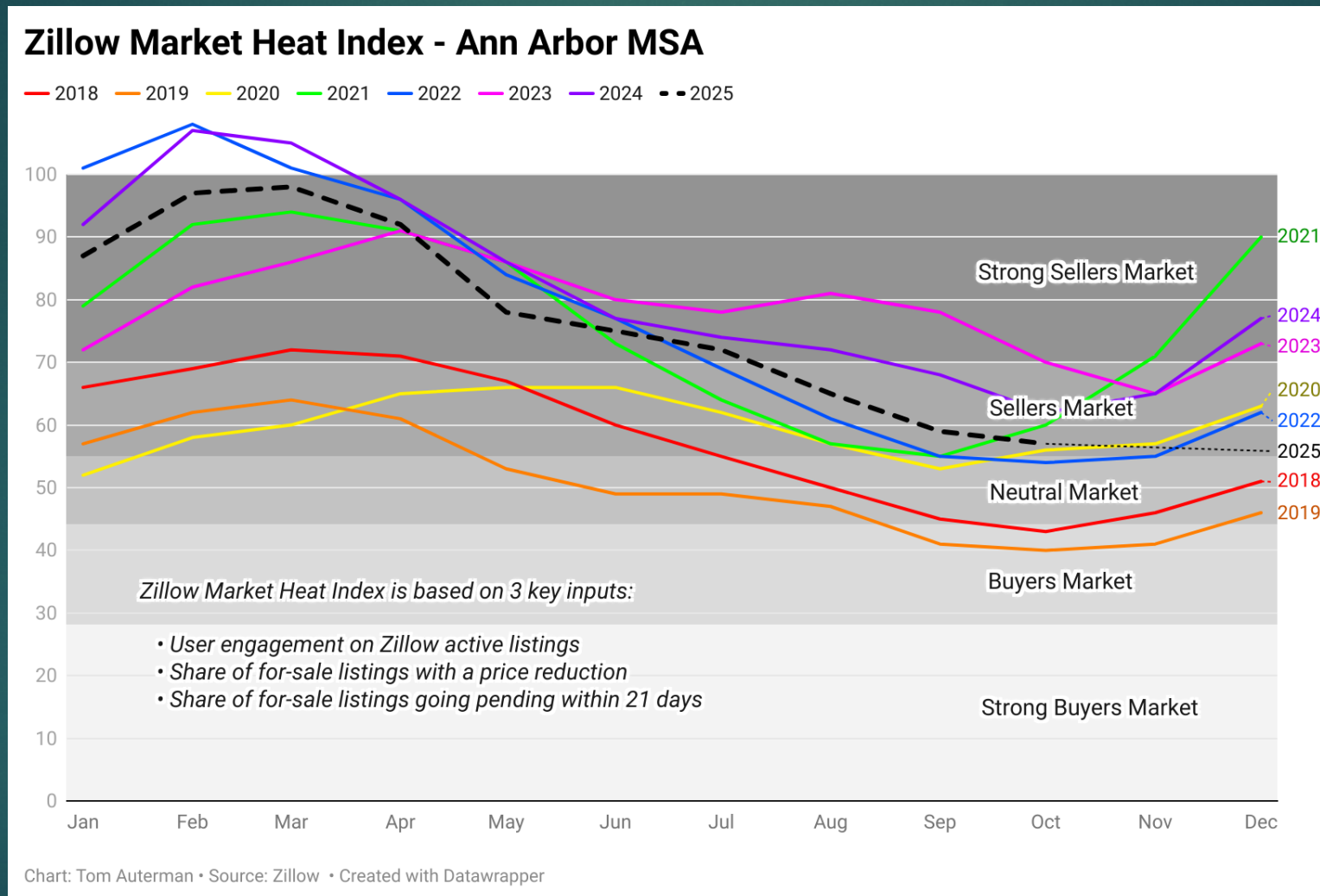
Zillow Heat Index – Metro Detroit

112



Zillow Heat Index – Ann Arbor

113



Oakland County Inventory

114

<https://datawrapper.dwcdn.net/0FzBi/10/>

Oakland County Inventory

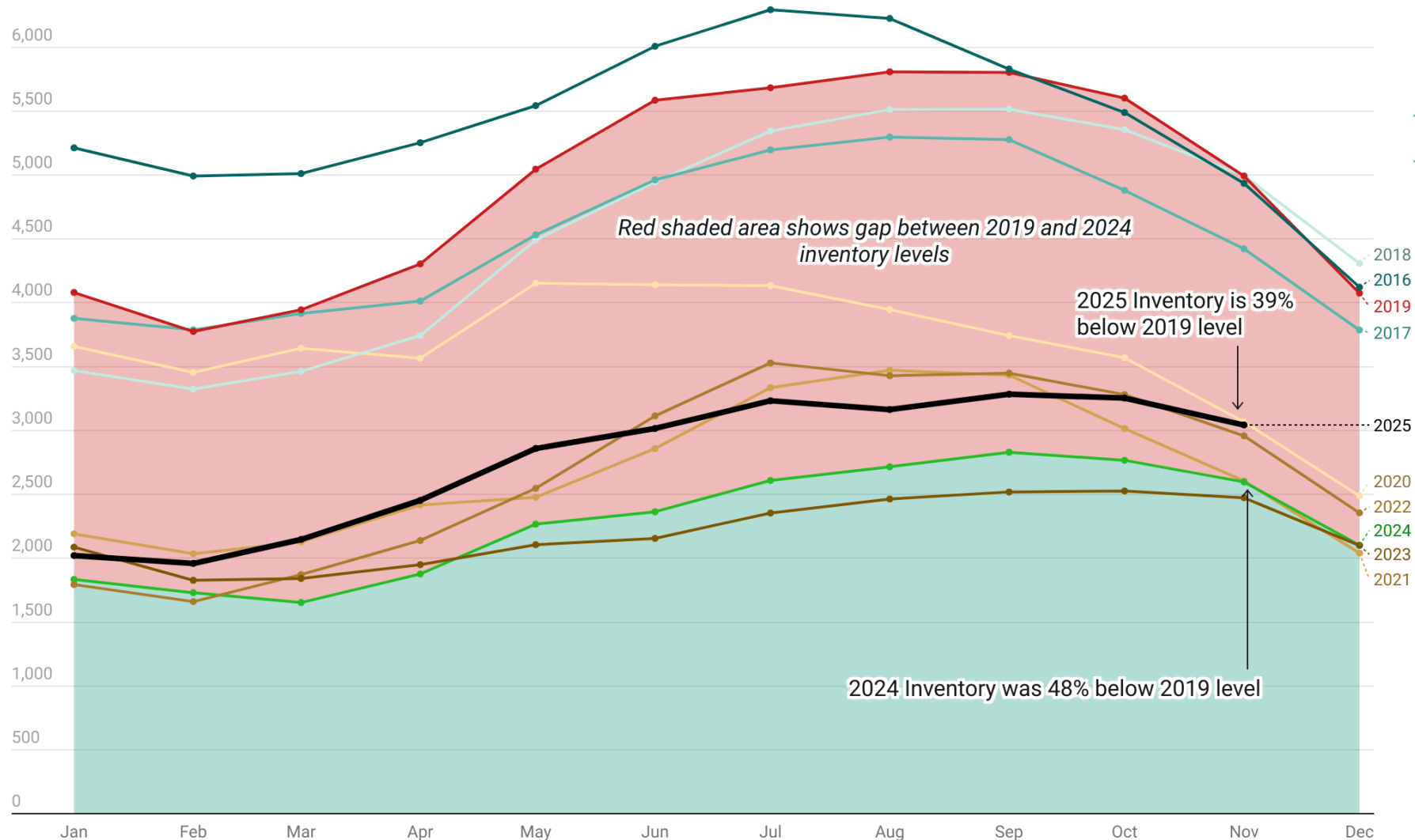


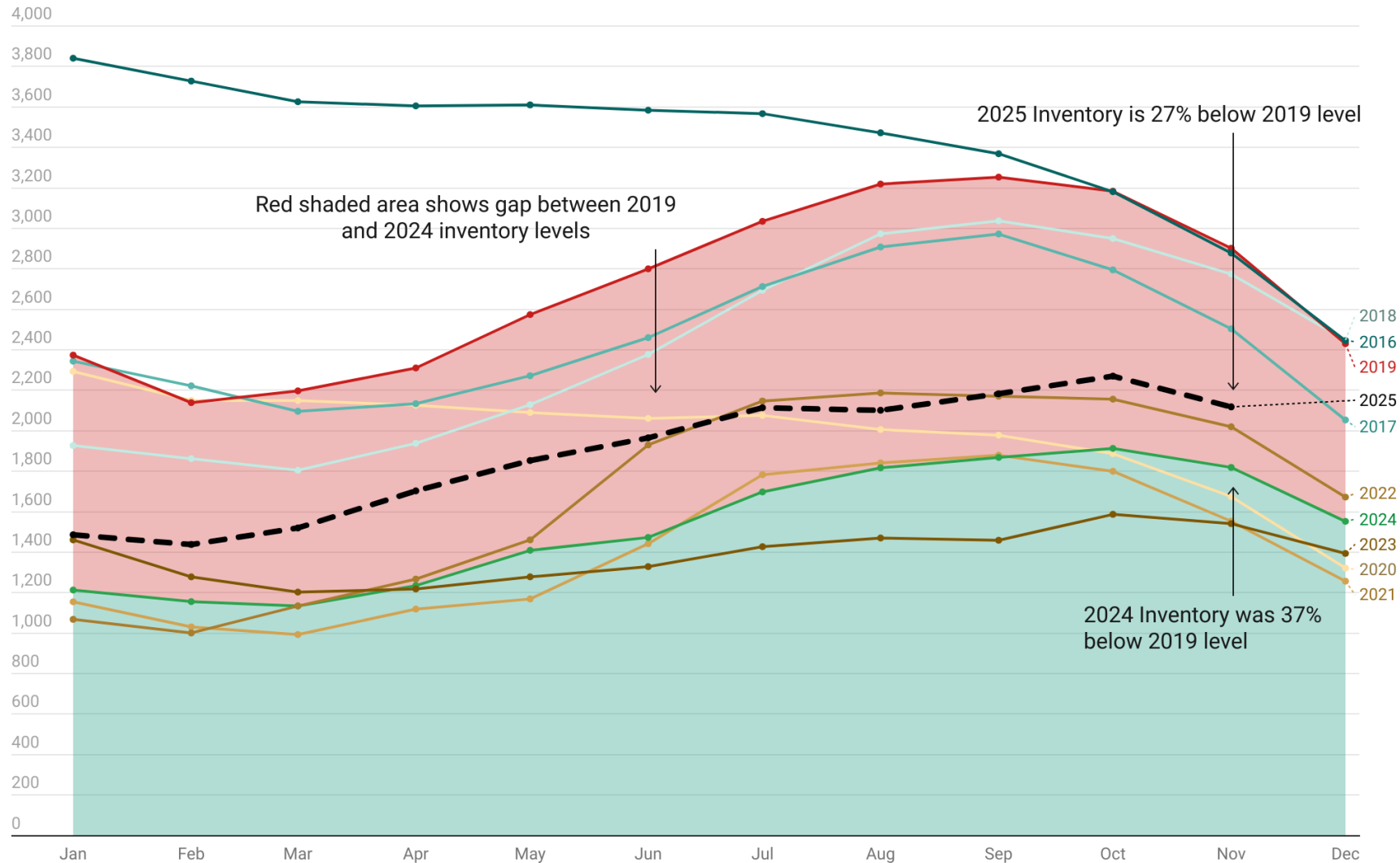
Chart: Tom Auterman • Source: Realcomp • Created with Datawrapper

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Macomb County Inventory

115

Macomb County Inventory



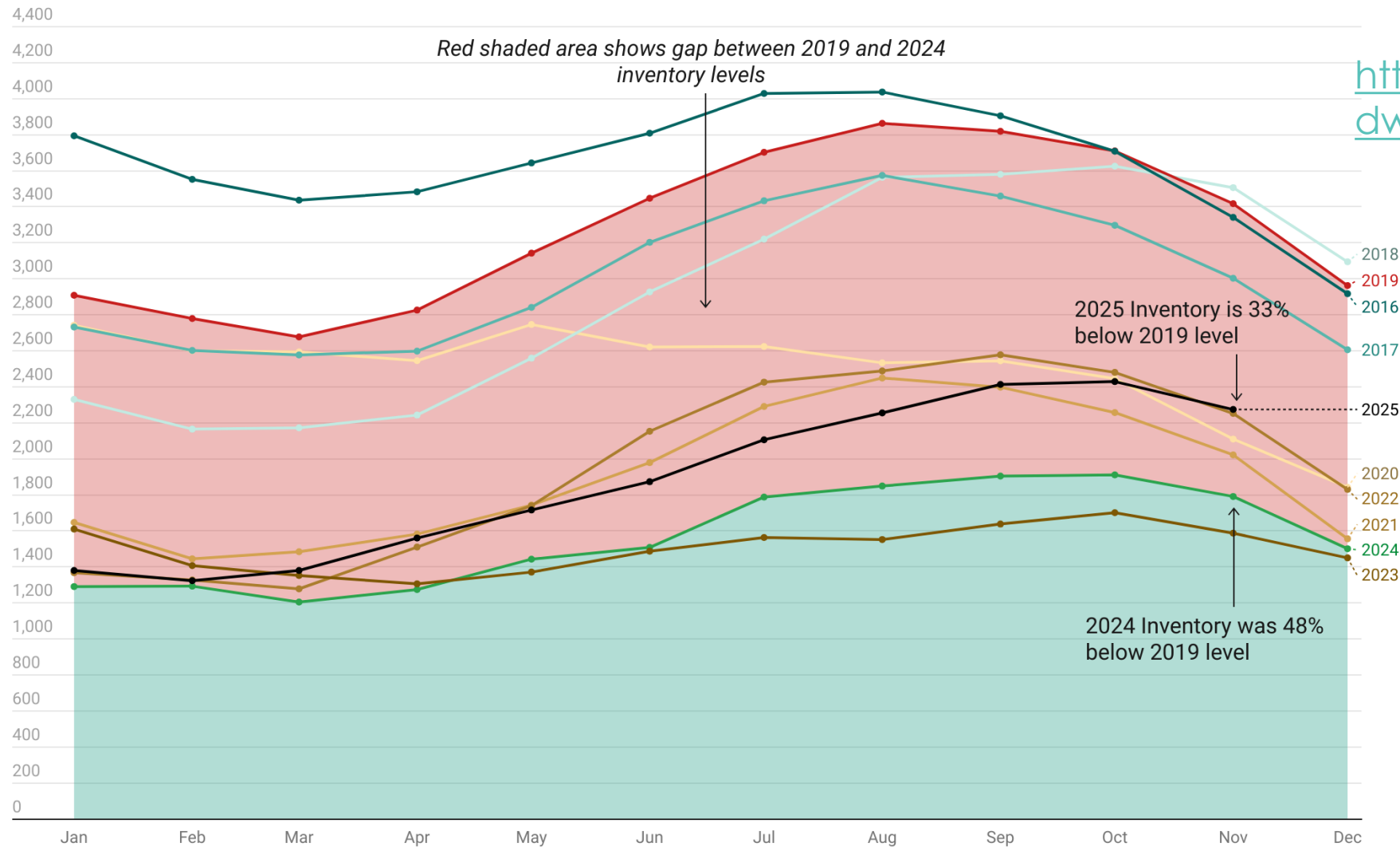
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Suburban Wayne County Inventory

116

Suburban Wayne County Inventory (Excludes Detroit)



<https://datawrapper.dwcdn.net/0uW14/5/>

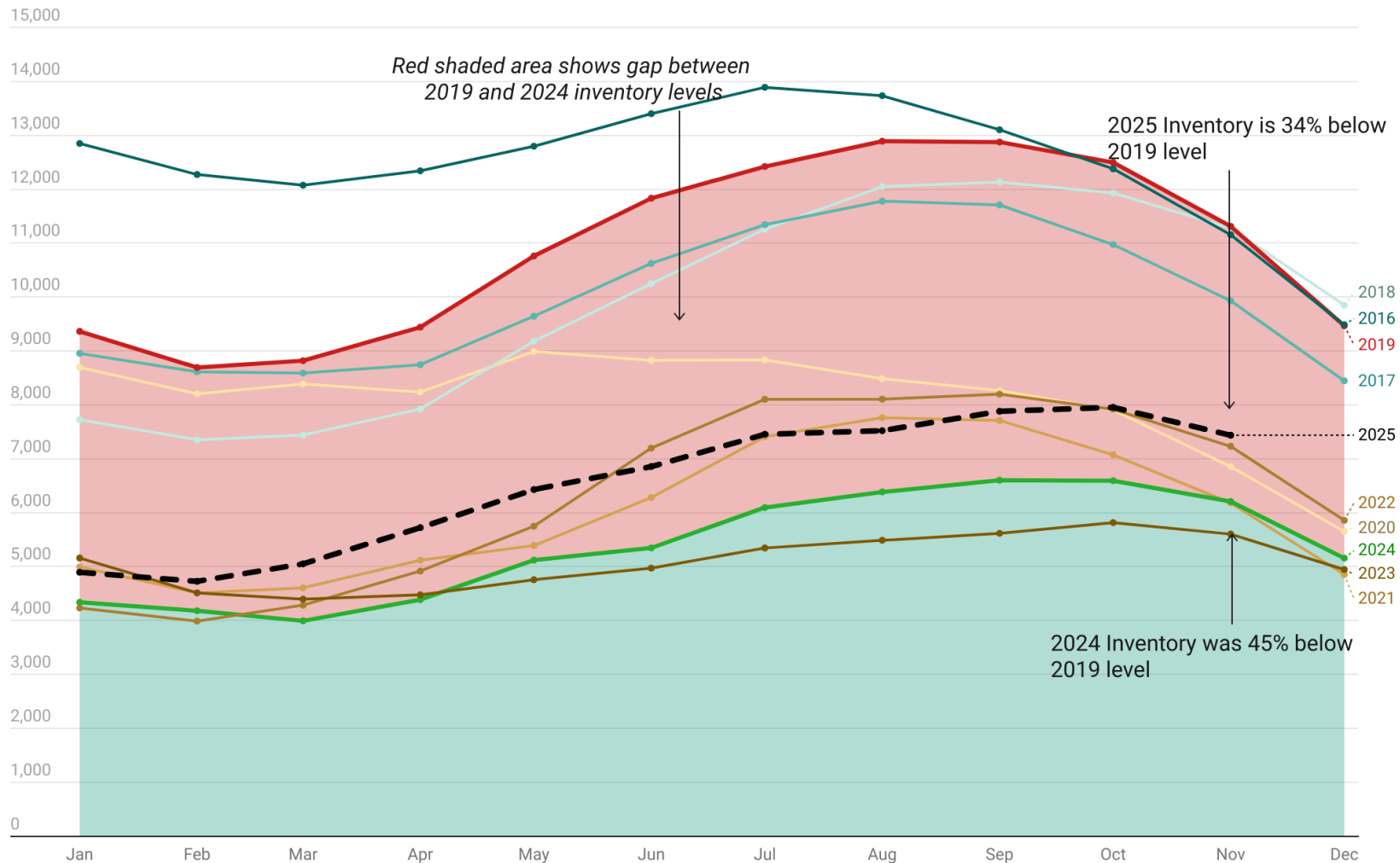
Suburban Metro Detroit Inventory

117

Suburban Detroit Inventory

Oakland, Macomb and Suburban Wayne Counties (excluding City of Detroit)

— 2016 — 2017 — 2018 — 2019 — 2020 — 2021 — 2022 — 2023 — 2024 — 2025

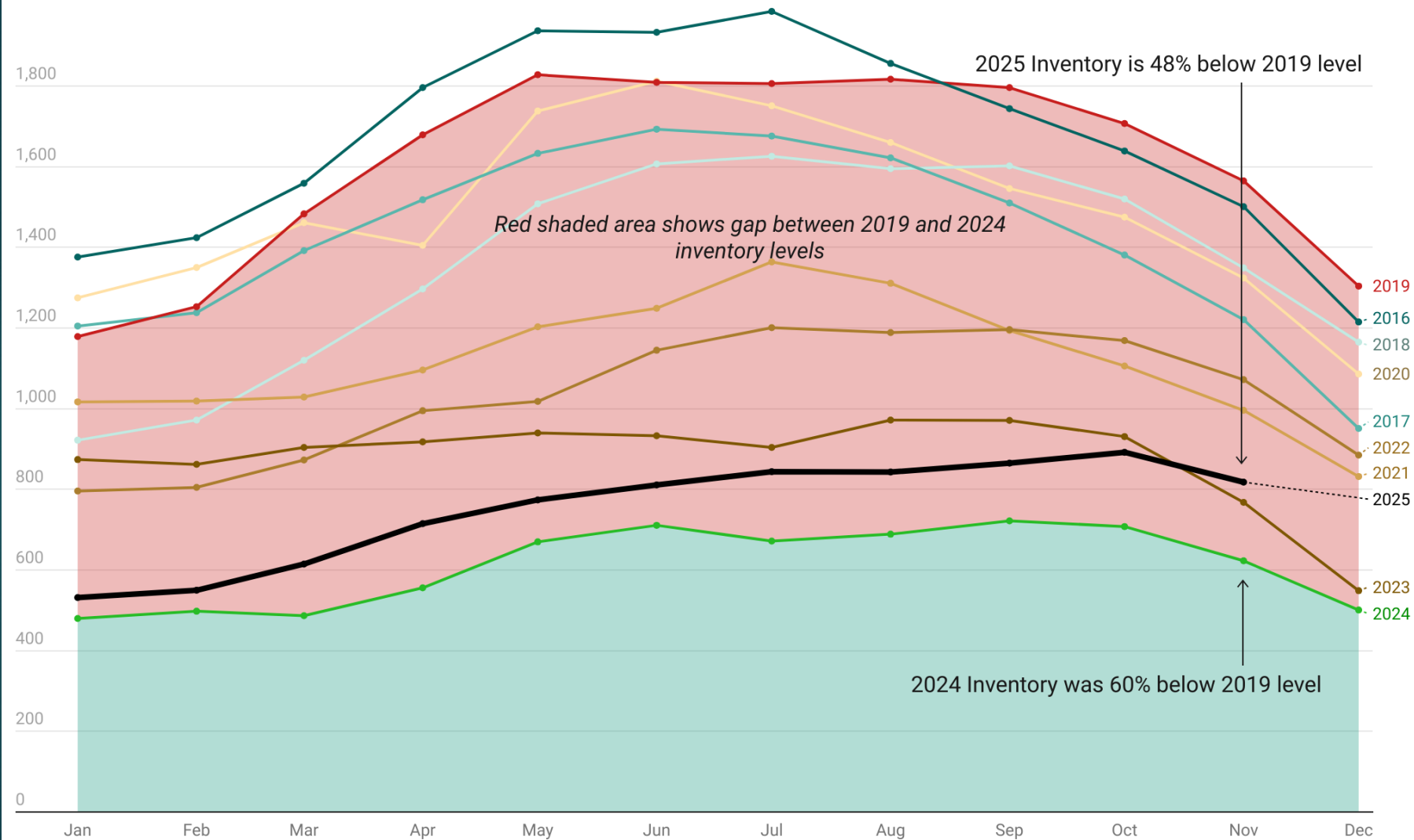


<https://datawrapper.dwcdn.net/BNMIB/8/>

Washtenaw County Inventory

118

Washtenaw County Inventory



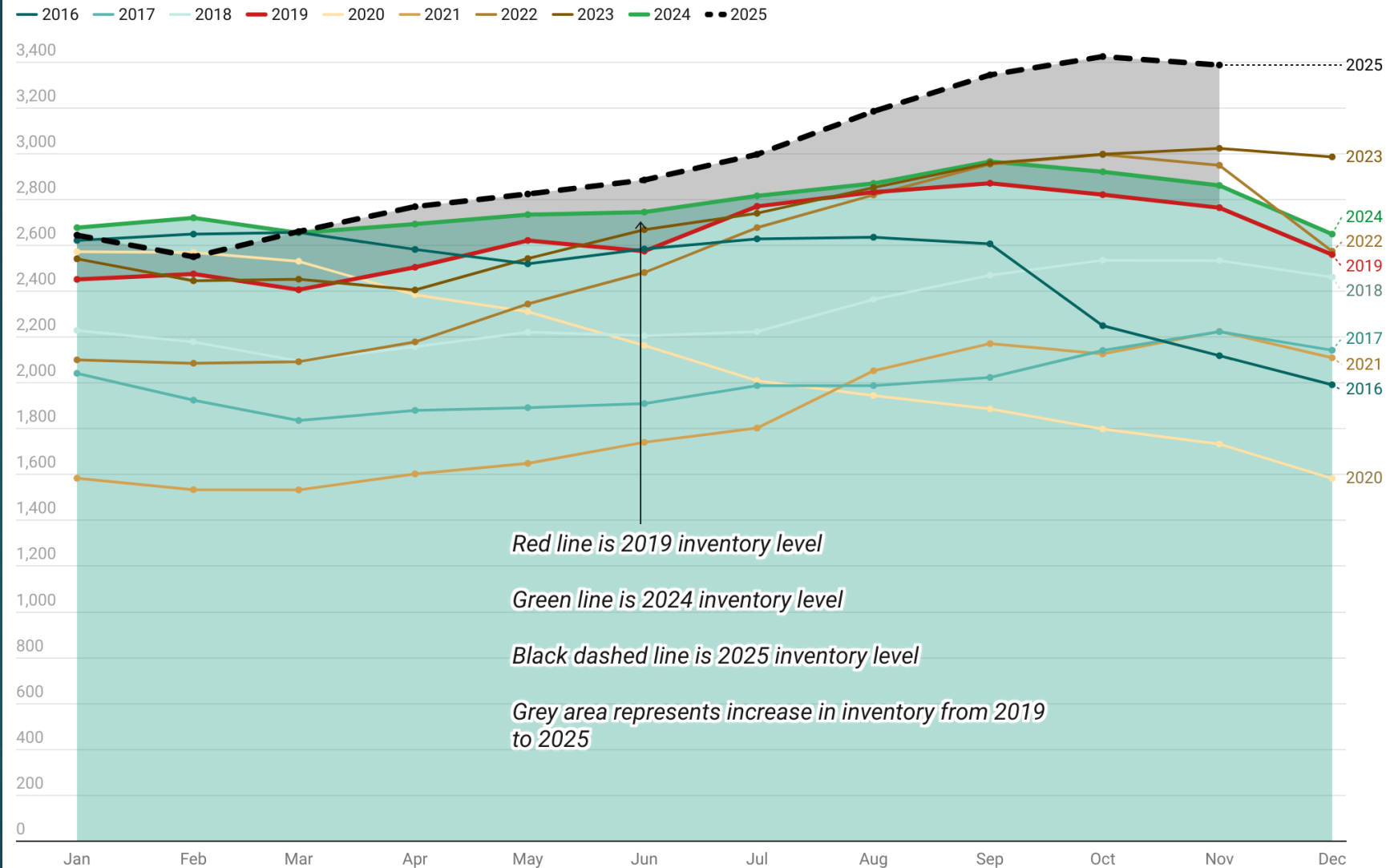
<https://datawrapper.dwcdn.net/cYvVT/1/>

City of Detroit Inventory

119

<https://datawrapper.dwcdn.net/NkGhB/7/>

City of Detroit Inventory



30 Year Mortgage Rates

120

30 Year Mortgage Rates since 1971

2 - 2.99% 3 - 3.99% 4 - 4.99% 5 - 5.99% 6 - 6.99% 7 - 7.99% 8 - 8.99% 9 - 9.99% 10+%

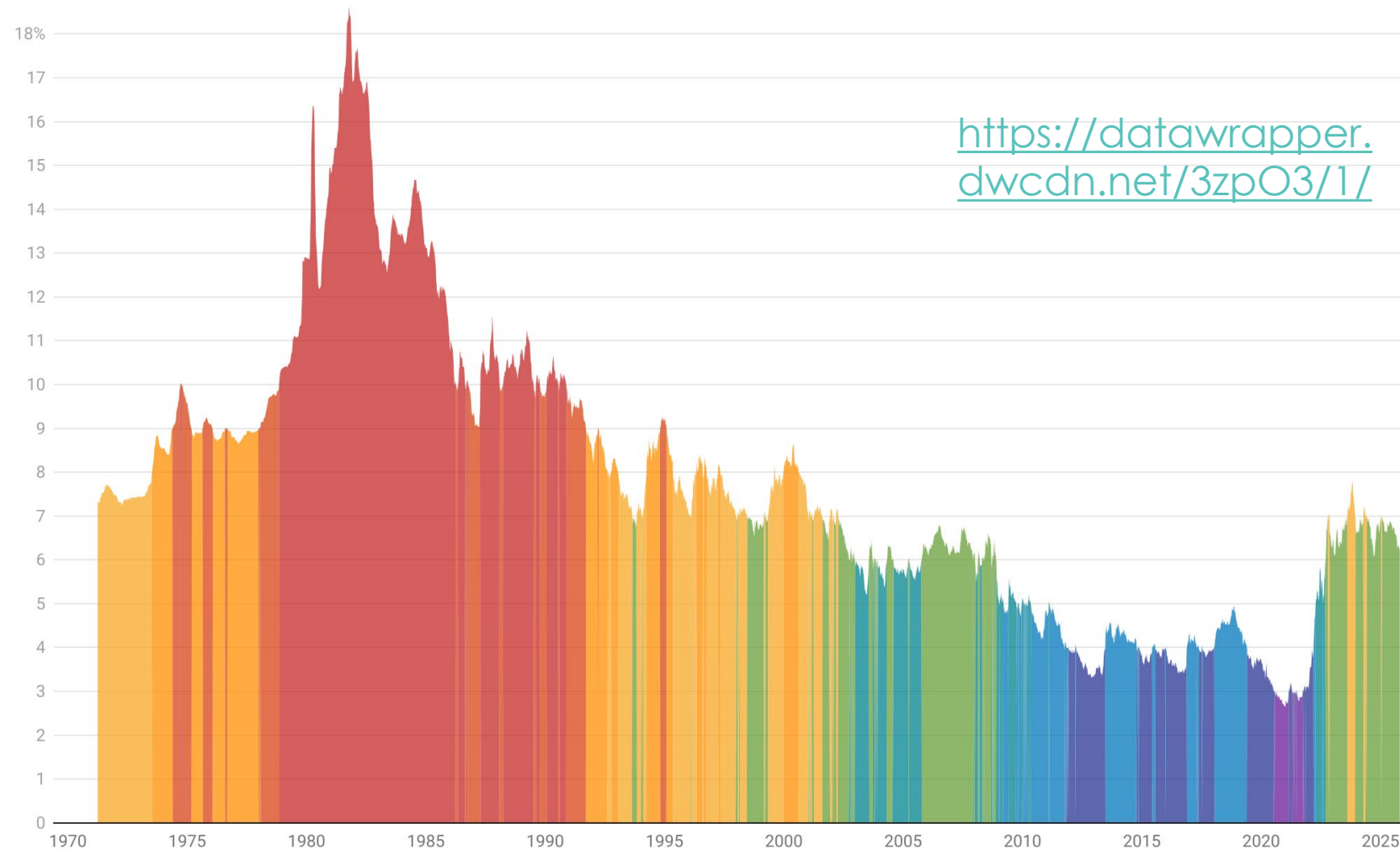


Chart: Tom Auterman • Source: Freddie Mac, Primary Mortgage Market Survey • Created with Datawrapper

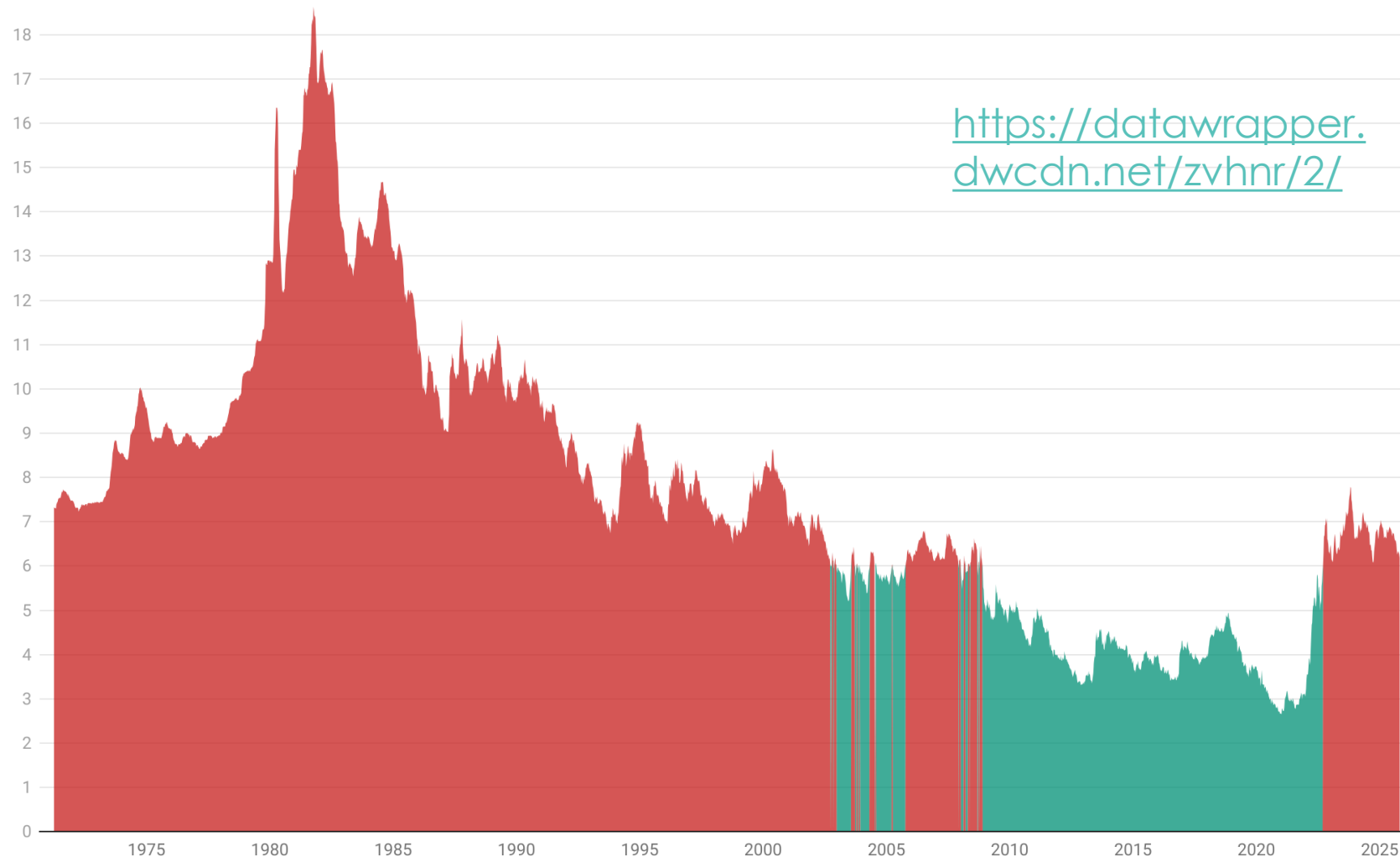
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30 Year Mortgage Rates (< 6%)

121

30 Year Mortgage Rates (since 1971)

Higher Than 6% Lower Than 6%



Created with Datawrapper

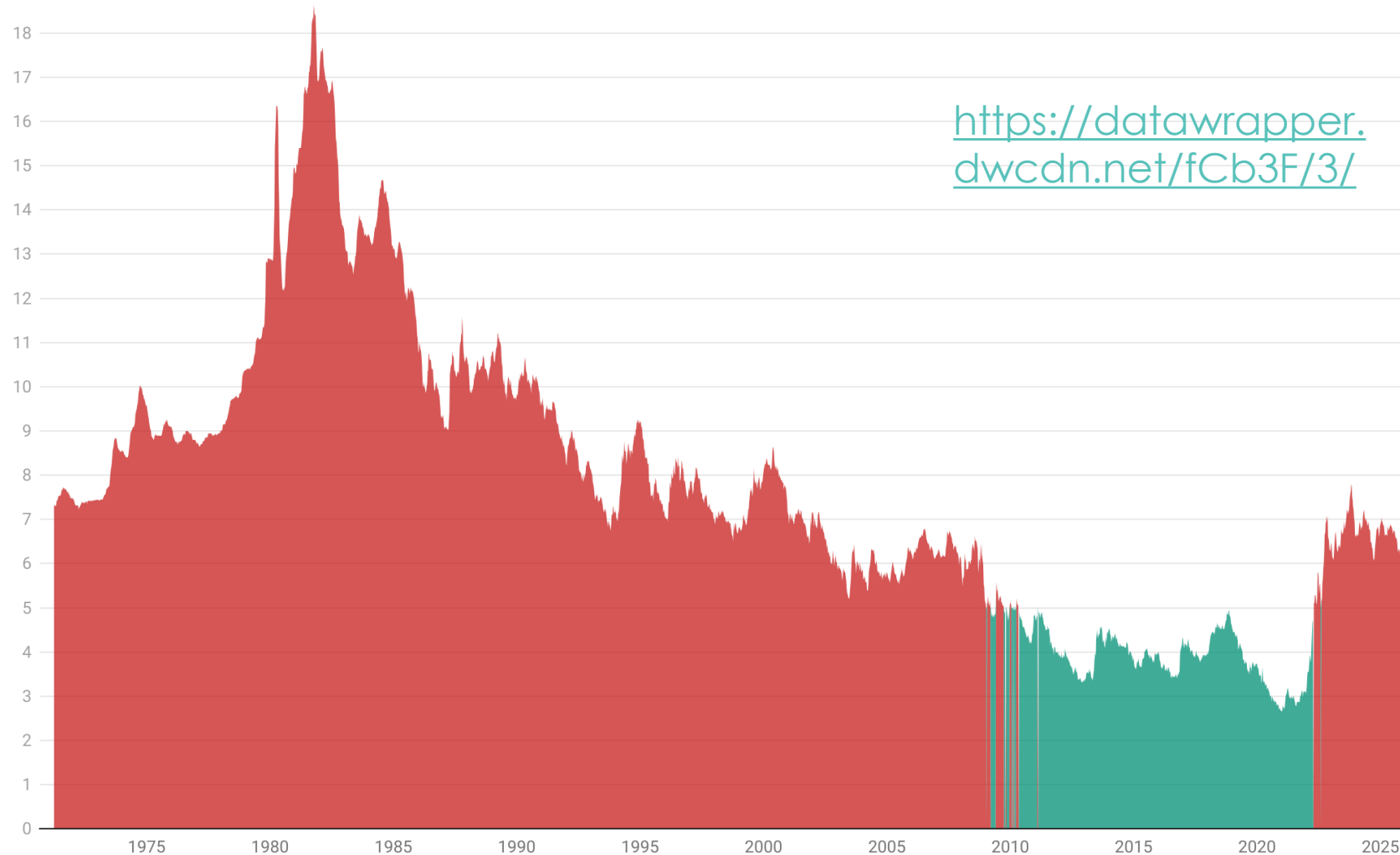
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30 Year Mortgage Rates (< 5%)

122

30 Year Mortgage Rates (since 1971)

Higher Than 5% Lower Than 5%



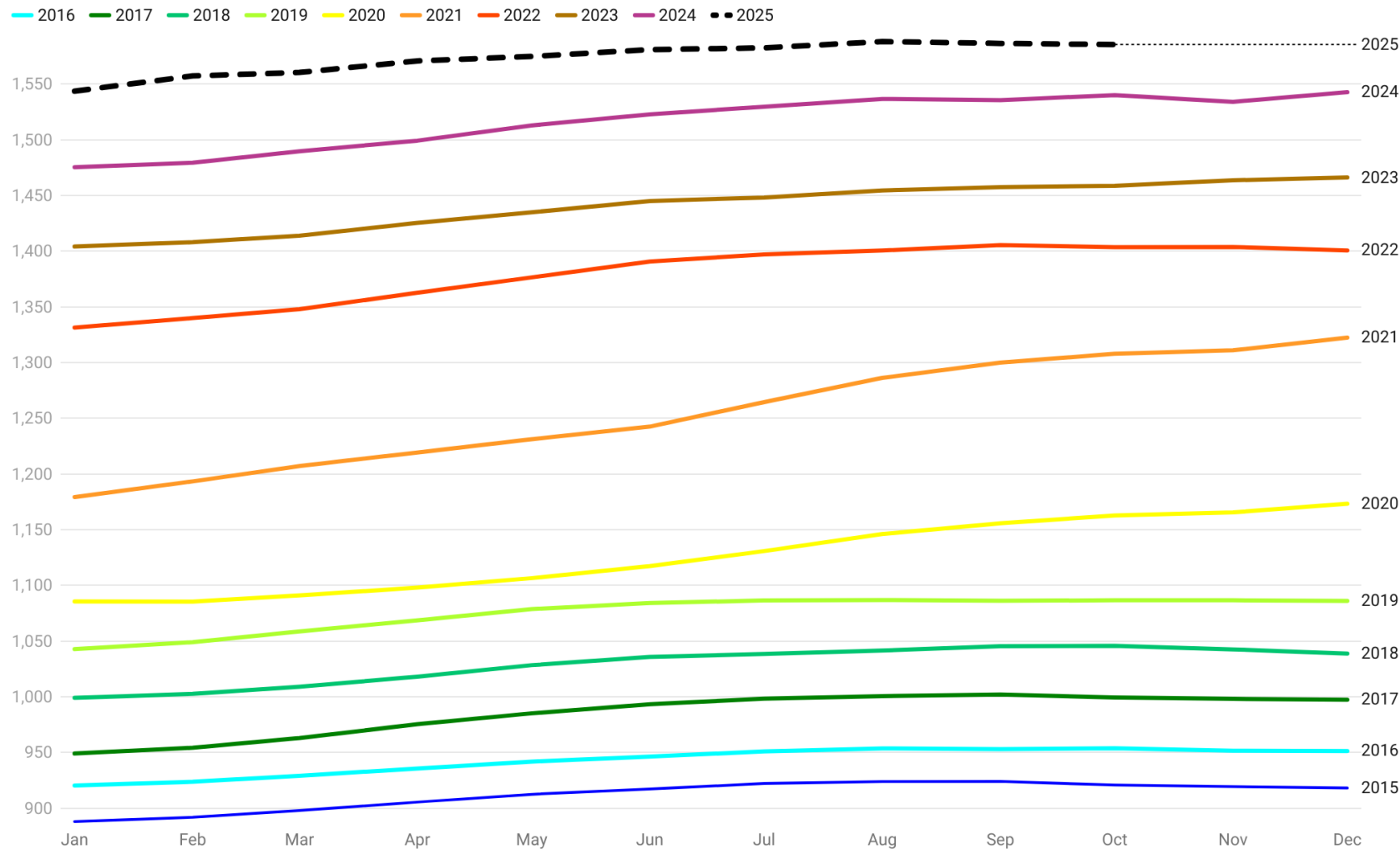
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Zillow Observed Rent Index

123

Metro Detroit Zillow Observed Rent Index (ZORI) Single Family Homes, Smoothed, Not Seasonally Adjusted



<https://datawrapper.dwcdn.net/6KkmD/5/>

Zillow Observed Rental Demand Index

124

Metro Detroit Zillow Observed Rental Demand Index (ZORDI)

A measure of the typical observed rental market engagement across a region. ZORDI tracks engagement on Zillow's rental listings to proxy changes in rental demand. The metric is smoothed to remove volatility.

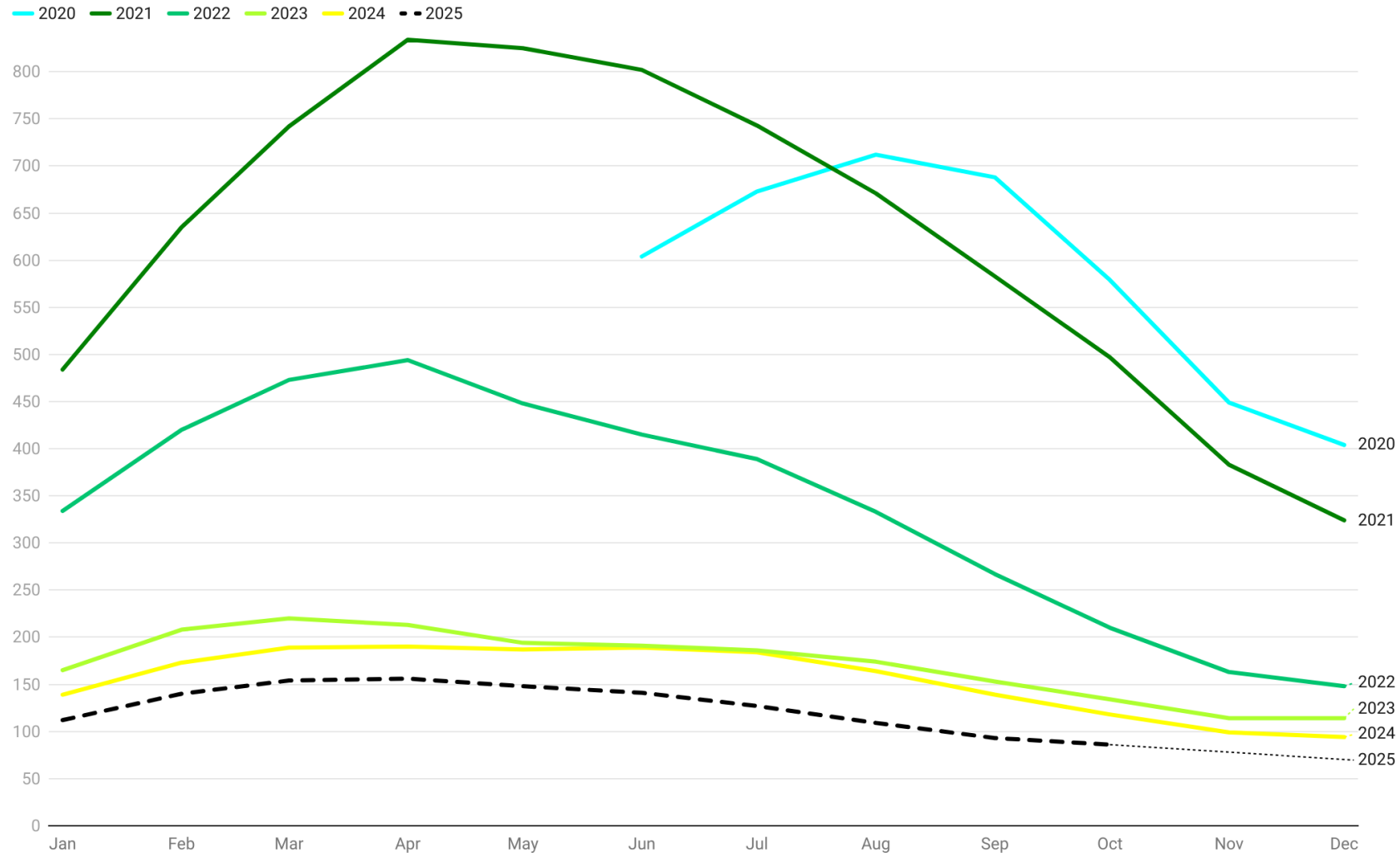


Chart: Tom Auterman • Source: Zillow • Created with Datawrapper

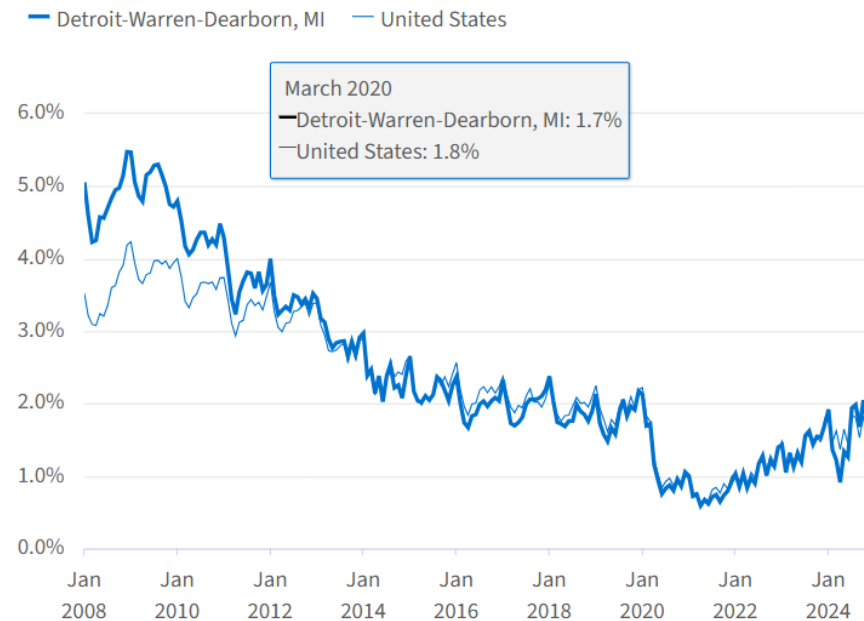
<https://datawrapper.dwcdn.net/aioGP/5/>

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Mortgage Delinquencies

125

Percentage of mortgages 30–89 days delinquent:
Detroit-Warren-Dearborn, MI versus national average,
January 2008–December 2024



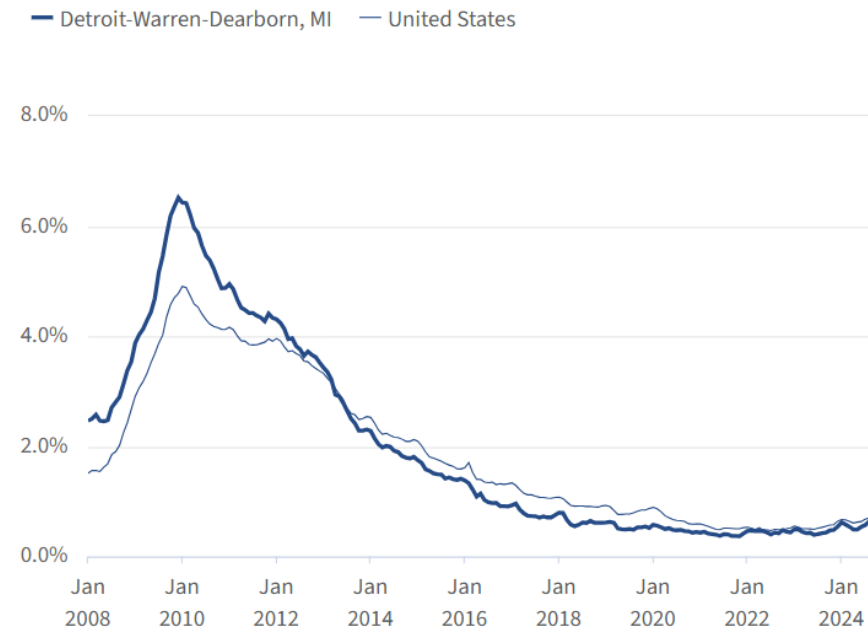
Source: National Mortgage Database

Date published: July 2025

Downloads: CSV files with data by [state](#) (44 KB), [metro and non-metro areas](#) (262 KB), or [county](#) (394 KB).

Note: Locations with insufficient data are not provided. Mortgage delinquencies may be underreported during public emergencies. [Learn more about the data.](#)

Percentage of mortgages 90 or more days delinquent:
Detroit-Warren-Dearborn, MI versus national average,
January 2008–December 2024



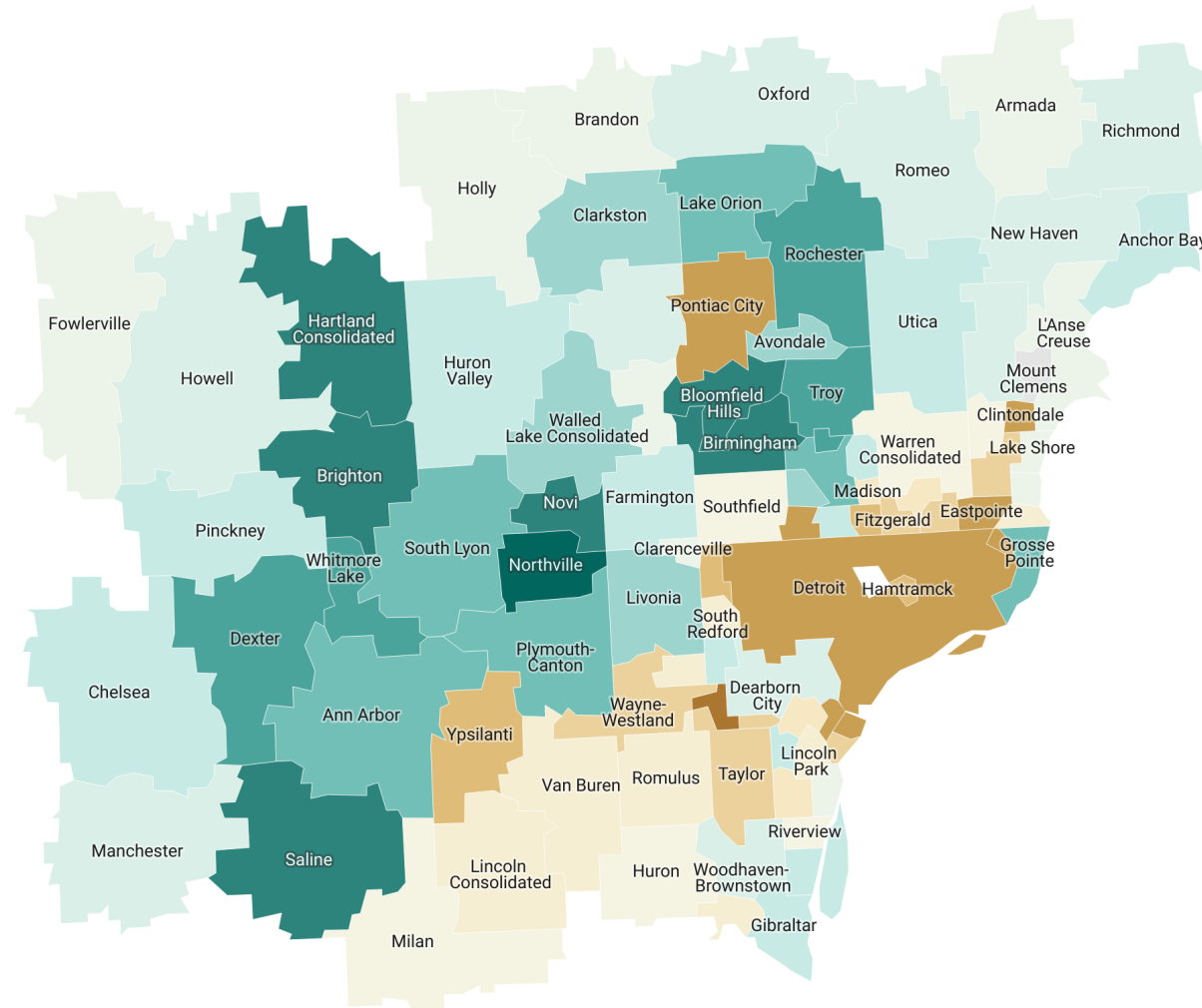
Source: National Mortgage Database

Date published: July 2025

Downloads: CSV files with data by [state](#) (44 KB), [metro and non-metro areas](#) (262 KB), or [county](#) (394 KB).

Note: Locations with insufficient data are not provided. Mortgage delinquencies may be underreported during public emergencies. [Learn more about the data.](#)

% Proficient or Advanced - 2023-2024 School Year - State Average = 42.4%



126

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2024-2025 school year average SAT percentiles for Oakland, Macomb, Wayne, Washtenaw and Livingston counties

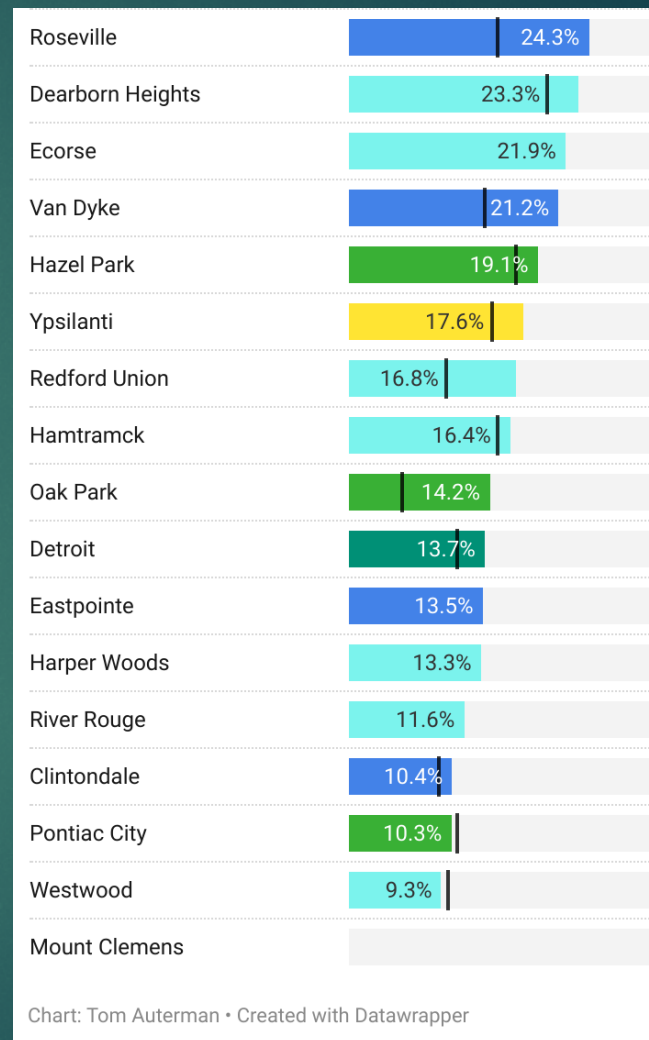


Metro Detroit School Districts - M-STEP Test Results - English (4th Grade) - % Proficient or Better

Macomb Oakland Wayne Livingston Washtenaw | % Met Benchmark M-STEP - Math (4th Grade)



<https://datawrapper.dwcdn.net/lsEFL/3/>



Outlook

GDP Growth

130

The Conference Board Global Economic Outlook, 2010-2037

Real GDP growth rates (average annual % change), updated as of 12 November 2025

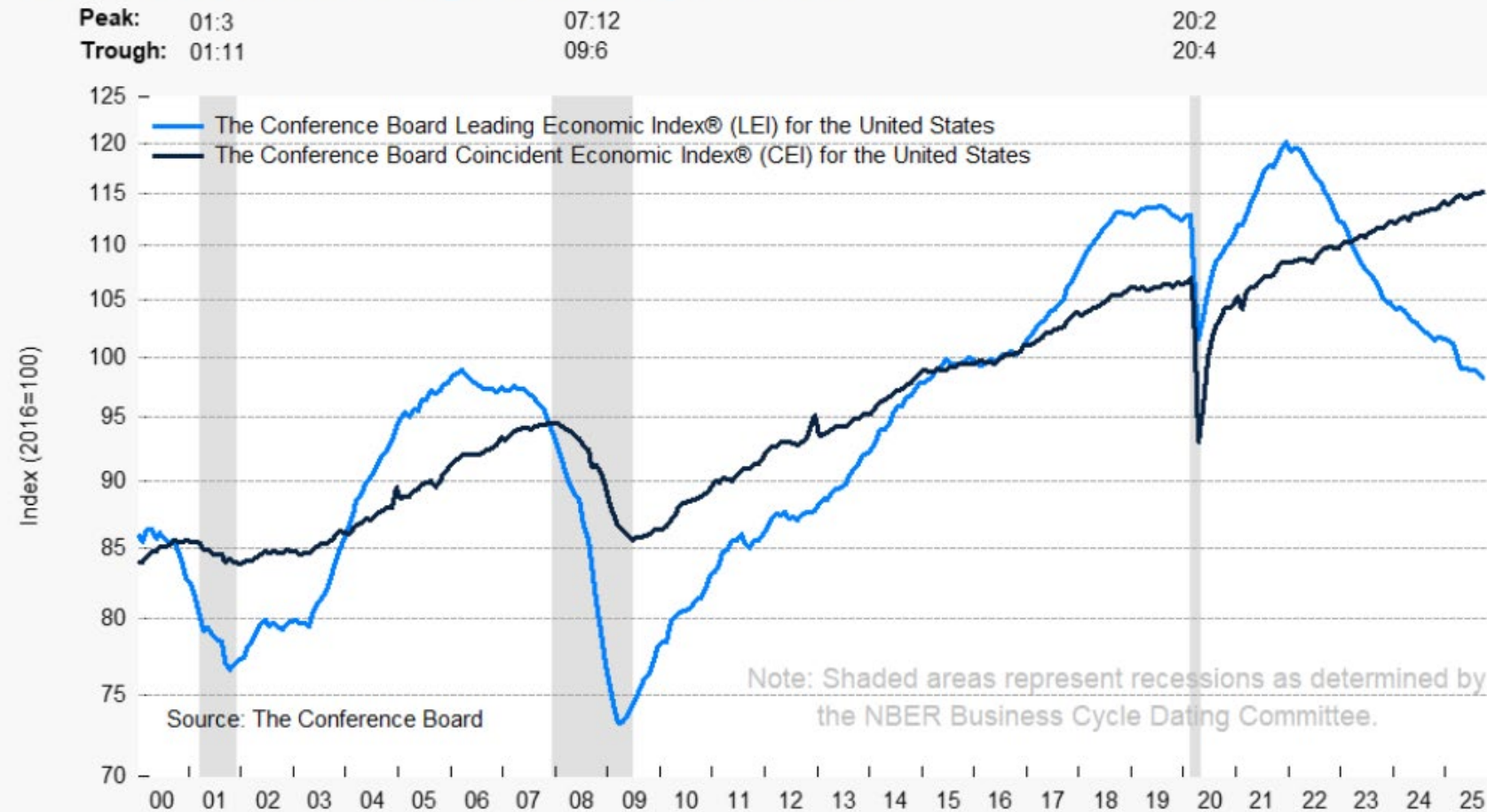
	2010- 2019	2021	2022	2023	2024	2025	2026	2027	2028- 2032	2033- 2037
United States	2.4	6.2	2.5	2.9	2.8	1.8	1.5	1.8	1.7	1.5
Europe	1.7	6.6	3.8	0.5	1.2	1.3	1.5	1.6	1.0	0.9
Euro Area	1.4	6.4	3.6	0.6	1.0	1.0	1.2	1.3	1.0	0.8
Germany	2.0	3.2	1.8	-0.3	-0.2	0.3	1.1	1.3	0.9	0.6
France	1.4	6.8	2.8	1.6	1.1	0.8	1.0	0.9	1.0	1.0
Italy	0.2	8.8	5.0	1.1	0.5	0.5	0.6	0.9	0.4	0.5
United Kingdom	2.0	8.5	5.1	0.3	1.1	1.5	1.3	1.4	1.3	1.1
Canada	2.3	6.0	4.2	1.5	1.6	0.9	0.9	1.8	1.9	1.9
Japan	1.2	2.8	0.9	1.2	0.1	1.3	0.9	0.9	1.0	0.7
Other Mature Economies	3.2	6.1	3.2	1.7	2.2	2.4	2.3	2.1	2.1	1.8
All Mature Economies	2.1	6.0	3.0	1.6	1.8	1.6	1.5	1.7	1.4	1.3
China	7.7	8.9	3.2	5.4	5.0	5.0	4.5	4.5	4.0	3.8
India	7.2	9.5	7.0	8.9	6.7	6.9	6.1	6.0	4.5	4.3
Other Developing Asia	5.1	3.4	6.0	4.0	4.6	4.9	4.4	4.3	2.9	2.7
Latin America	1.7	7.3	4.1	2.2	1.9	2.1	1.8	2.3	1.3	1.2
Brazil	1.4	5.1	3.1	3.2	3.0	2.4	1.9	2.3	1.4	1.3
Mexico	2.3	6.3	3.7	3.4	1.2	0.7	1.4	2.0	1.1	0.9
Middle East & North Africa	3.2	5.6	6.6	2.8	3.0	2.8	3.1	3.3	2.1	1.9
Gulf region	3.7	5.1	9.7	1.5	2.2	3.6	3.8	3.9	2.1	2.1
Sub-Saharan Africa	4.0	4.6	3.5	3.1	3.8	3.9	3.7	3.7	3.2	3.3
Russia, Central Asia & Southeast Europe	3.2	7.6	0.1	4.5	4.0	2.0	2.1	2.3	1.8	1.9
Russia	2.0	5.8	-1.3	4.0	4.4	0.5	1.5	1.3	1.5	1.6
Turkey	5.9	12.0	5.2	5.0	3.5	3.5	2.5	3.0	2.1	1.8
All Developing Economies	5.2	7.5	4.2	4.9	4.5	4.4	4.0	4.1	3.2	3.1
World	3.6	6.8	3.7	3.4	3.3	3.1	2.9	3.0	2.5	2.4

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Leading economic indicators

131

The LEI declined again in September



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Most non-financial components and the yield spread continued to weigh on the LEI's

The Conference Board Leading Economic Index® and Component Contributions (Percent)



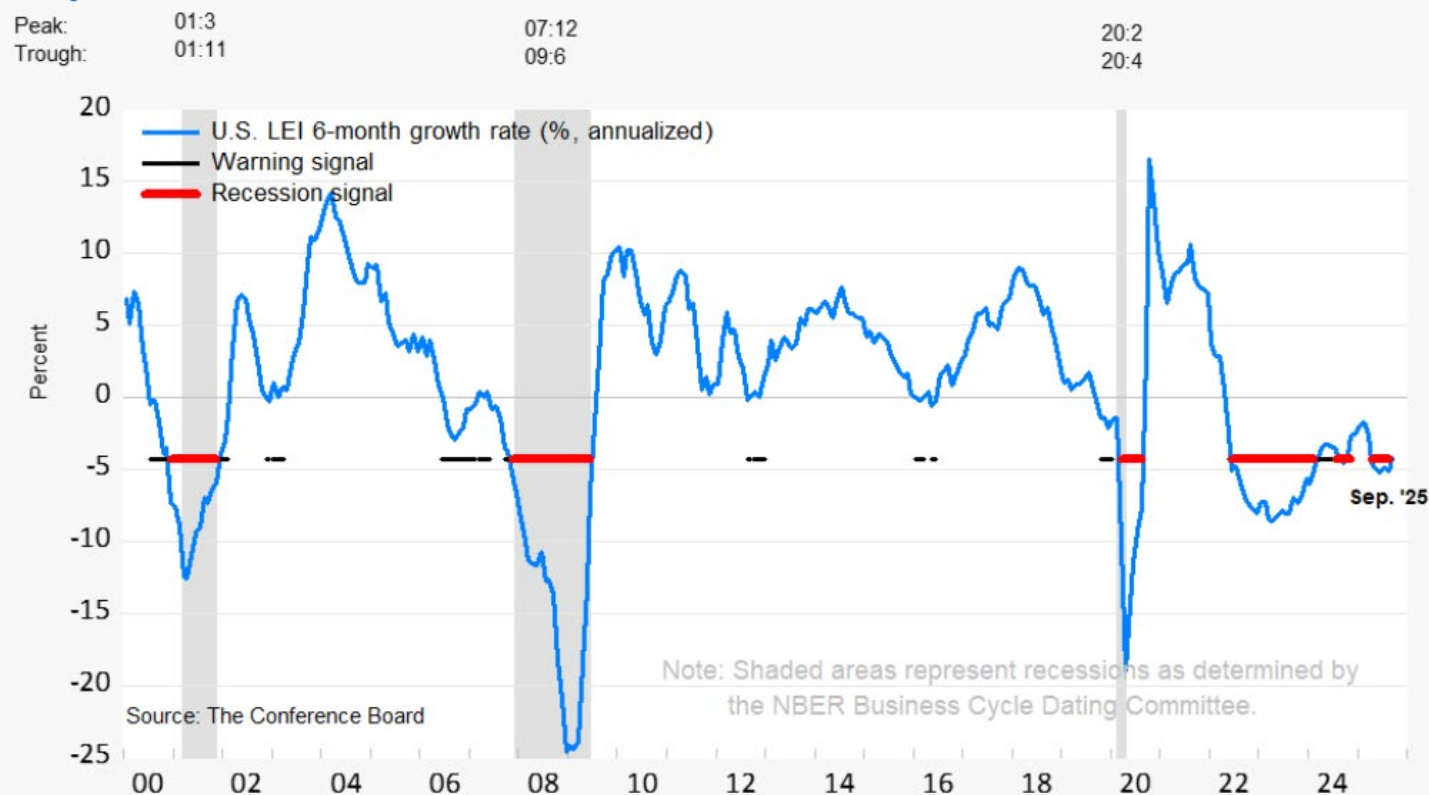
Source: The Conference Board

* Inverted series; a negative change in this component makes a positive contribution.

** Statistical Imputation

LEI change might not equal sum of its contributions due to application of trend adjustment factor

The LEI's growth rate over the past six months turned less negative, preventing triggering of the recession signal in September



CEO Confidence ticked down to further below neutral in Q4

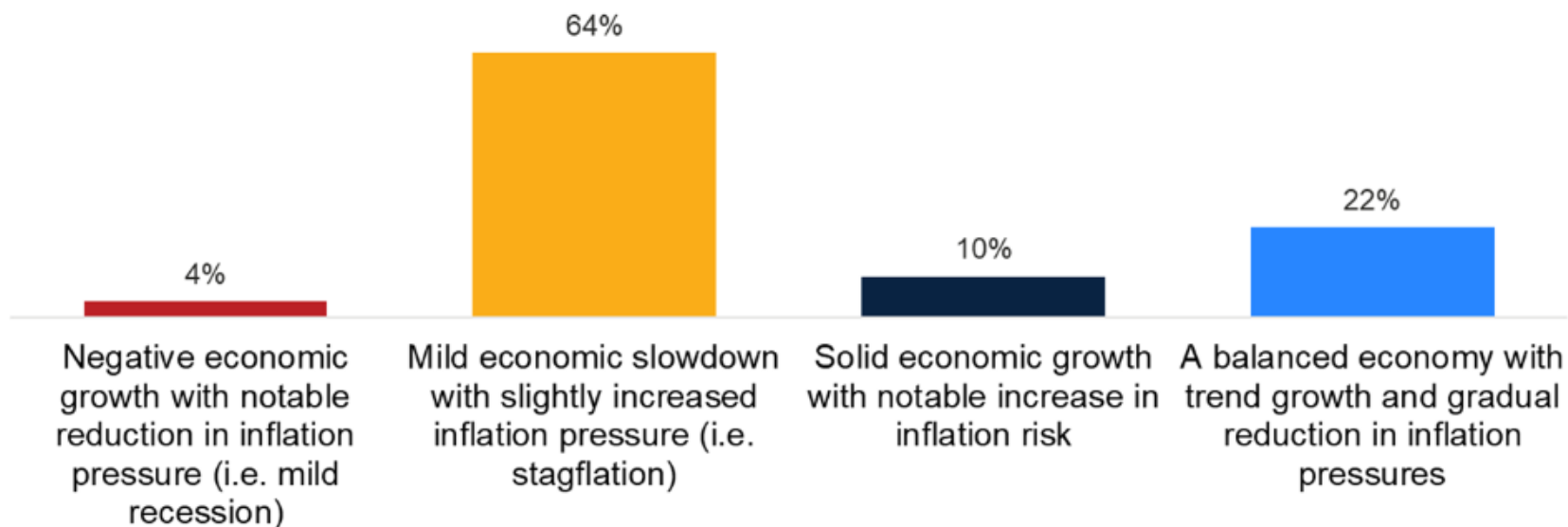


Note: Shaded areas indicate periods of recession.
Sources: The Conference Board; The Business Council; NBER

US Recession:

Most CEOs expected a mild economic slowdown with slightly increased inflation pressure

Over the next 12-18 months, are you preparing for:



Source: The Conference Board Measure of CEO Confidence in collaboration with The Business Council, Q4 2025

Future Conditions

CEOs' expectations about the **short-term economic outlook** turned negative in Q4.

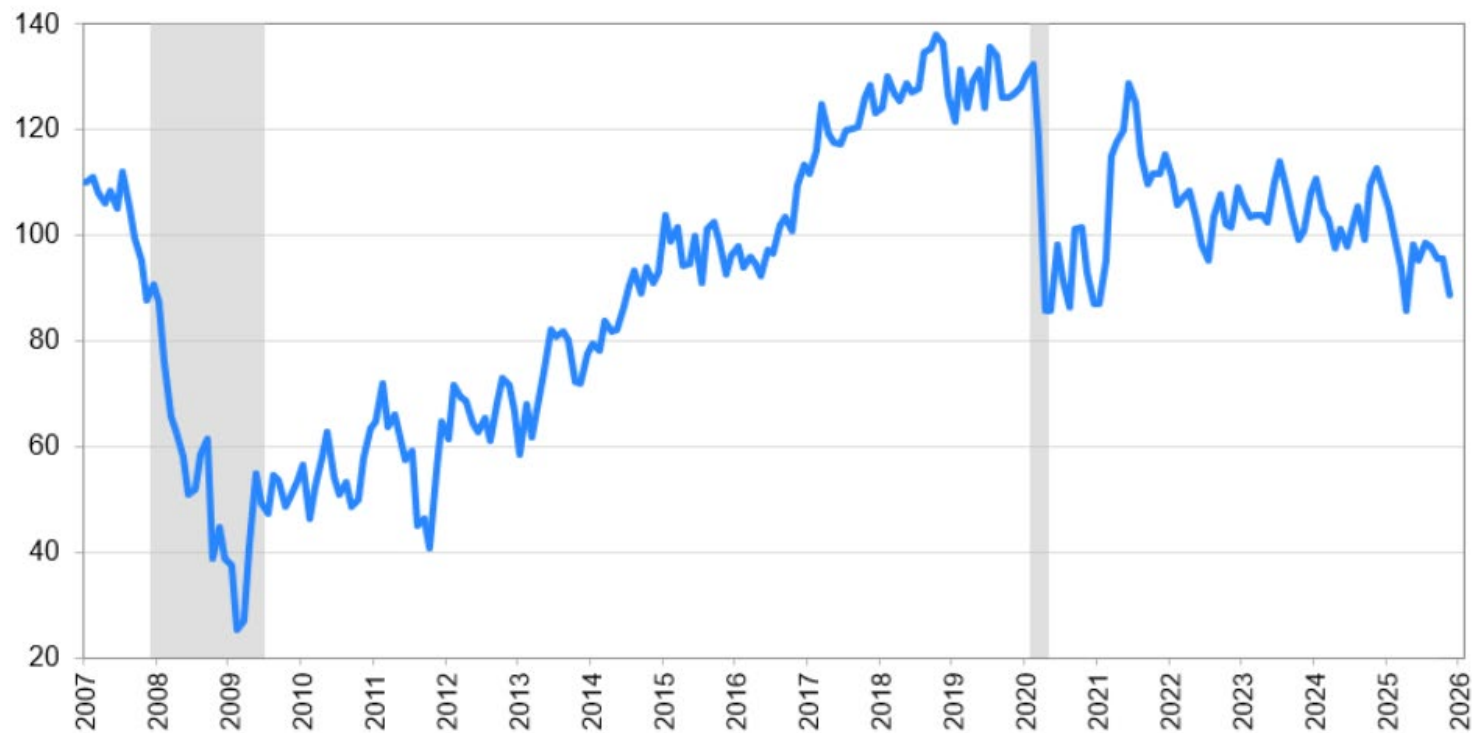
- 38% of CEOs expected economic conditions to worsen over the next six months, up from 30% in Q3.
- 24% expected economic conditions to improve, down from 30%.

CEOs' expectations for **short-term prospects in their own industries** were unchanged in Q4:

- 28% of CEOs expected conditions in their own industry to worsen over the next six months, up from 25%.
- However, 33% expected conditions in their own industry to improve, up from 30% in Q3.

Consumer Confidence Index®

Index, 1985 = 100



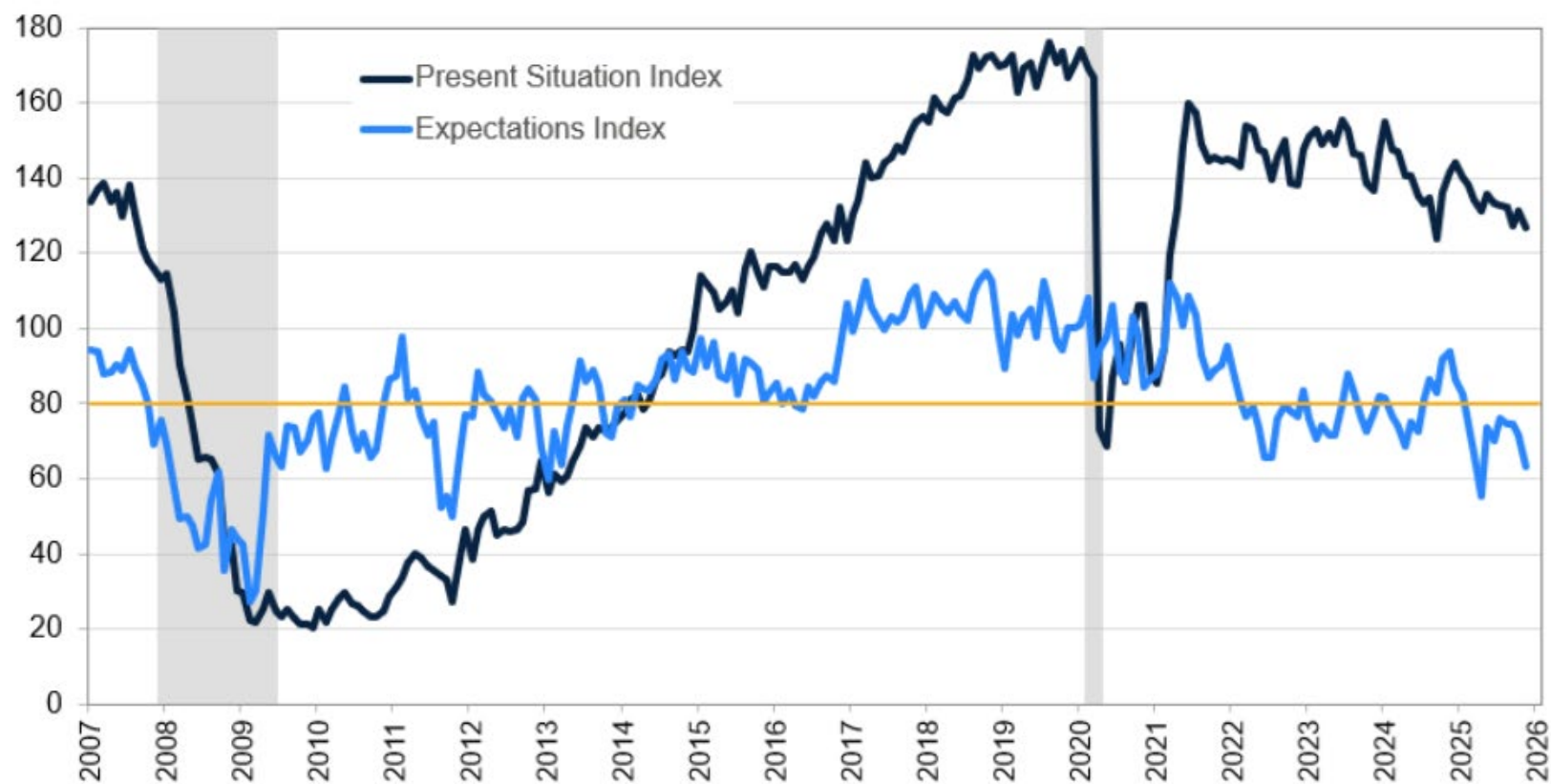
*Shaded areas represent periods of recession.

Sources: The Conference Board; NBER

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Present Situation and Expectations Index

Index, 1985 = 100

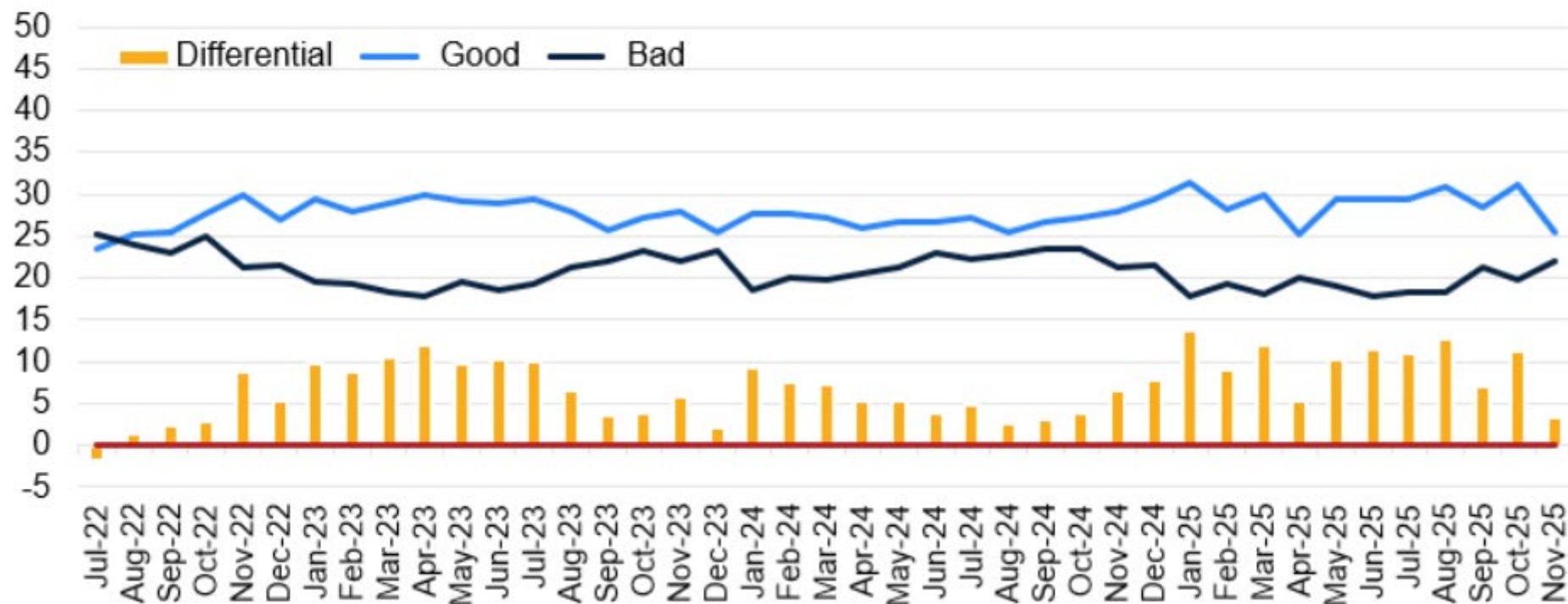


*Shaded areas represent periods of recession.

Sources: The Conference Board; NBER

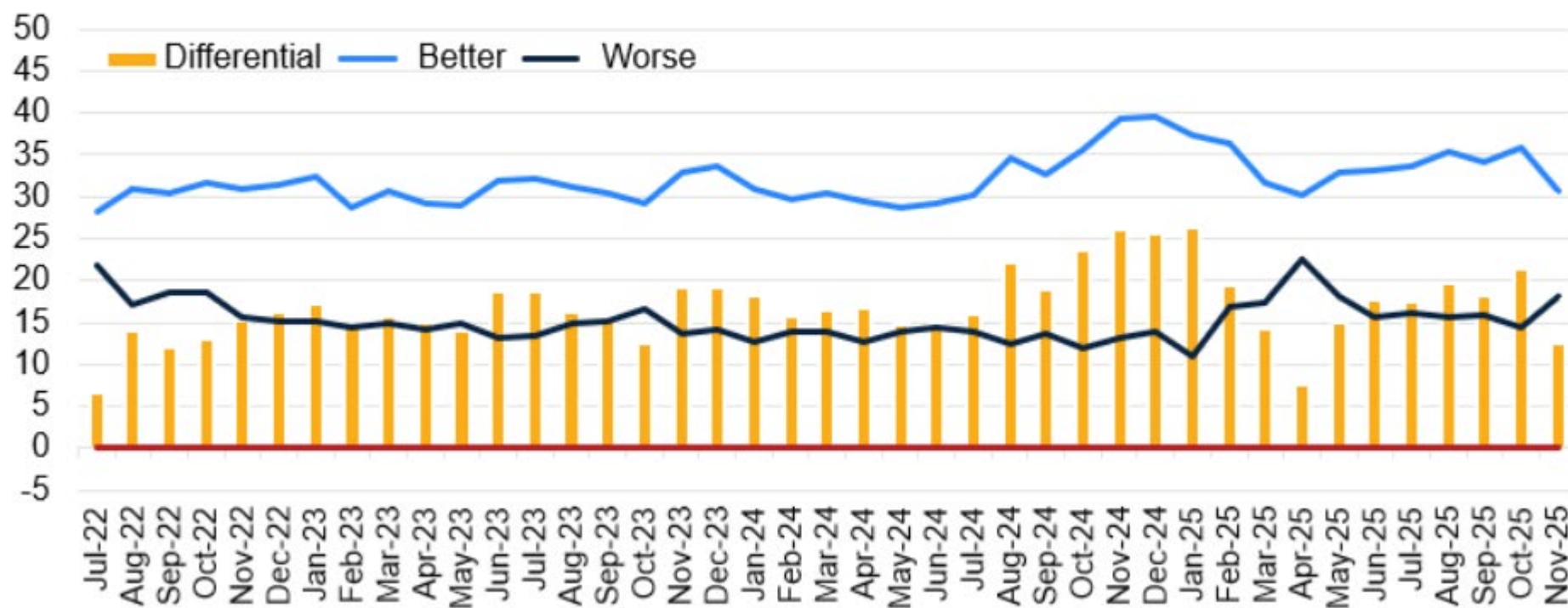
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Family's Current Financial Situation (Percent)



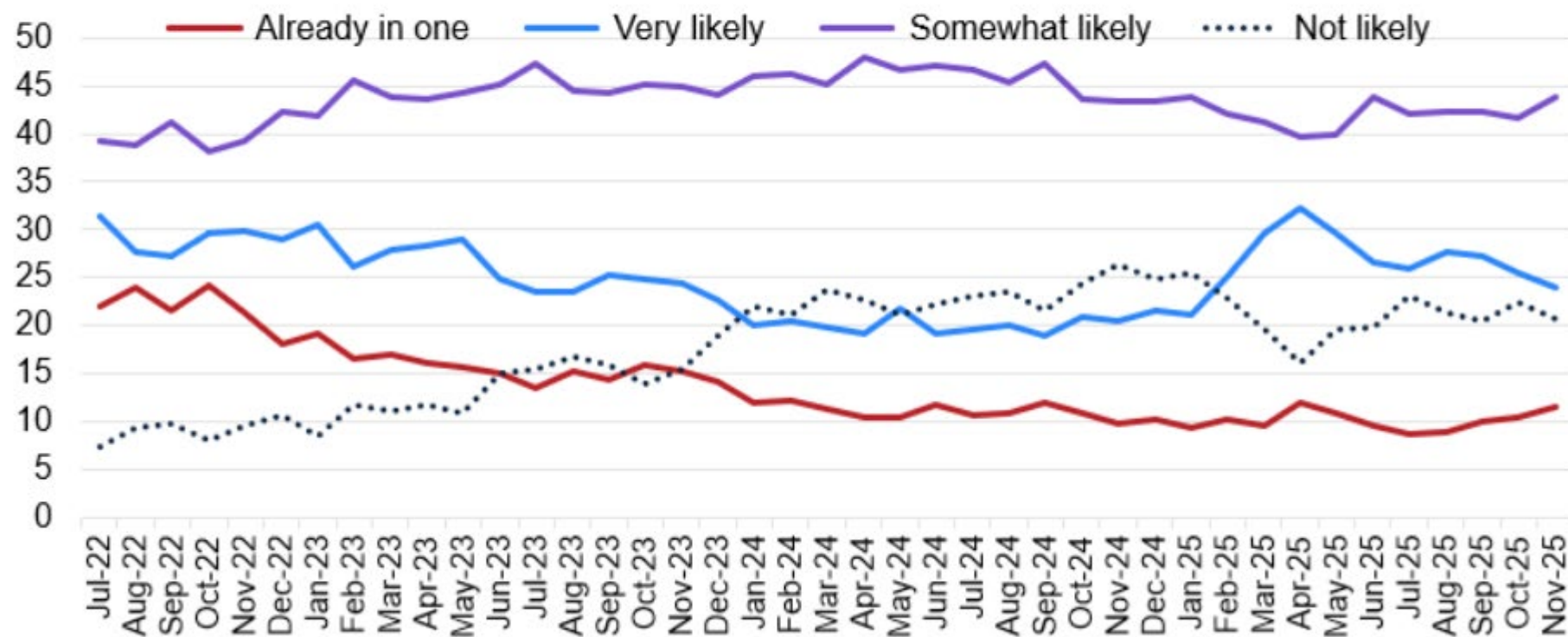
Source: The Conference Board, Consumer Confidence Survey®

Family's Expected Financial Situation, Six Months Hence (Percent)



Source: The Conference Board, Consumer Confidence Survey®

Perceived likelihood of a US recession over the next 12 months



Source: The Conference Board, Consumer Confidence Survey®

Table 1. Economic projections of Federal Reserve Board members and Federal Reserve Bank presidents, under their individual assumptions of projected appropriate monetary policy, September 2025

Percent

Variable	Median ¹					Central Tendency ²					Range ³				
	2025	2026	2027	2028	Longer run	2025	2026	2027	2028	Longer run	2025	2026	2027	2028	Longer run
Change in real GDP	1.6	1.8	1.9	1.8	1.8	1.4–1.7	1.7–2.1	1.8–2.0	1.7–2.0	1.7–2.0	1.3–2.0	1.5–2.6	1.7–2.7	1.6–2.6	1.7–2.5
June projection	1.4	1.6	1.8		1.8	1.2–1.5	1.5–1.8	1.7–2.0		1.7–2.0	1.1–2.1	0.6–2.5	0.6–2.5		1.5–2.5
Unemployment rate	4.5	4.4	4.3	4.2	4.2	4.4–4.5	4.4–4.5	4.2–4.4	4.0–4.3	4.0–4.3	4.2–4.6	4.0–4.6	4.0–4.5	4.0–4.5	3.8–4.5
June projection	4.5	4.5	4.4		4.2	4.4–4.5	4.3–4.6	4.2–4.6		4.0–4.3	4.3–4.6	4.3–4.7	4.0–4.7		3.5–4.5
PCE inflation	3.0	2.6	2.1	2.0	2.0	2.9–3.0	2.4–2.7	2.0–2.2	2.0	2.0	2.5–3.2	2.2–2.8	2.0–2.4	2.0	2.0
June projection	3.0	2.4	2.1		2.0	2.8–3.2	2.3–2.6	2.0–2.2		2.0	2.5–3.3	2.1–3.1	2.0–2.8		2.0
Core PCE inflation ⁴	3.1	2.6	2.1	2.0		3.0–3.2	2.5–2.7	2.0–2.2	2.0		2.7–3.4	2.2–2.9	2.0–2.4	2.0–2.2	
June projection	3.1	2.4	2.1			2.9–3.4	2.3–2.7	2.0–2.2			2.5–3.5	2.1–3.2	2.0–2.9		
Memo: Projected appropriate policy path															
Federal funds rate	3.6	3.4	3.1	3.1	3.0	3.6–4.1	2.9–3.6	2.9–3.6	2.8–3.6	2.8–3.5	2.9–4.4	2.6–3.9	2.4–3.9	2.6–3.9	2.6–3.9
June projection	3.9	3.6	3.4		3.0	3.9–4.4	3.1–3.9	2.9–3.6		2.6–3.6	3.6–4.4	2.6–4.1	2.6–3.9		2.5–3.9

Survey of Professional Forecasters – Philly Fed

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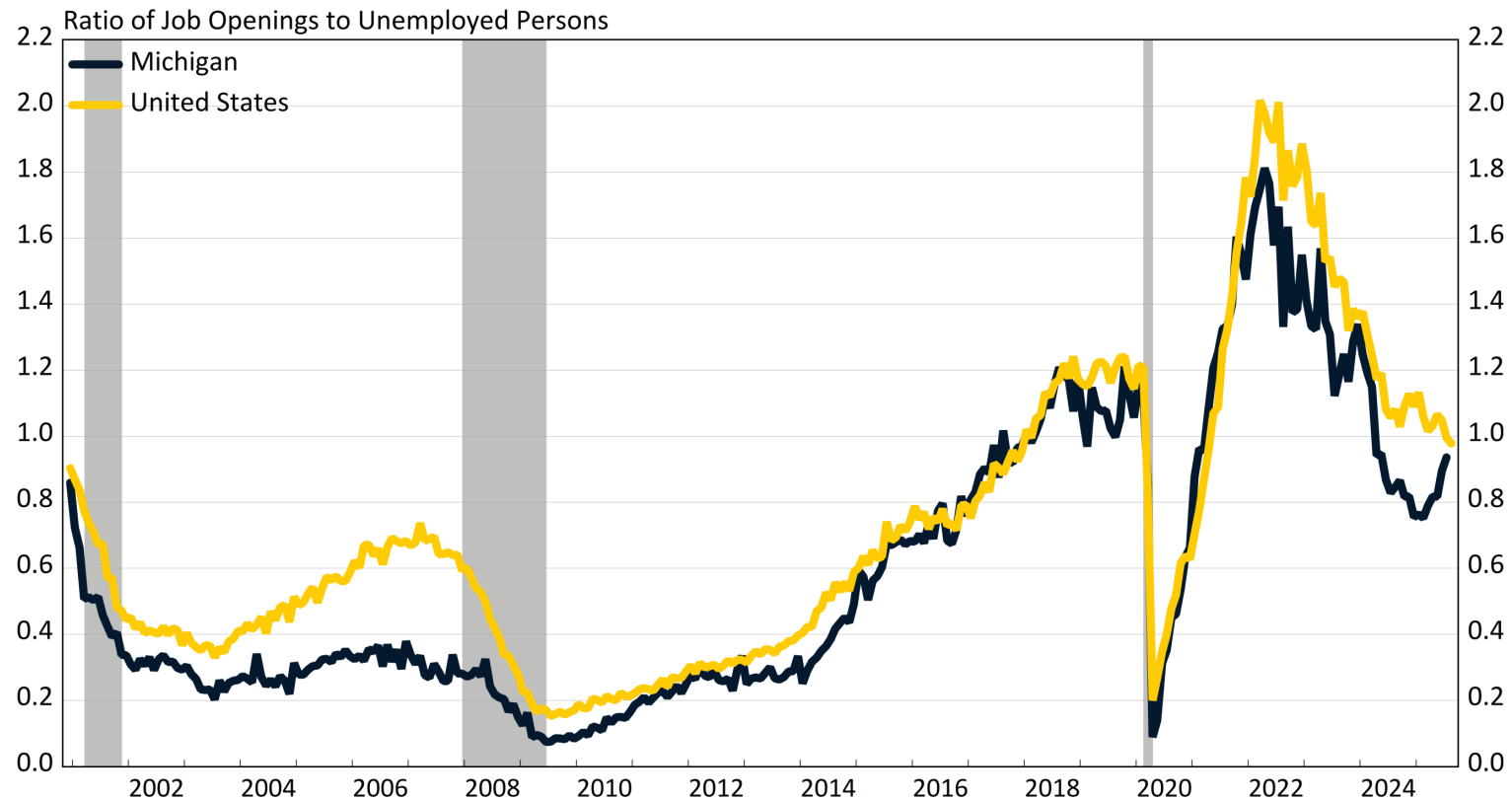
Median Short-Run and Long-Run Projections for Inflation (Annualized Percentage Points)

	HEADLINE CPI		CORE CPI		HEADLINE PCE		CORE PCE	
	PREVIOUS	CURRENT	PREVIOUS	CURRENT	PREVIOUS	CURRENT	PREVIOUS	CURRENT
<i>Quarterly</i>								
2025:Q4	3.0	3.1	3.1	3.2	3.0	2.9	3.0	3.0
2026:Q1	2.6	3.0	2.9	3.1	2.6	2.8	2.8	2.9
2026:Q2	2.6	2.8	2.6	3.0	2.5	2.6	2.6	2.7
2026:Q3	2.5	2.6	2.6	2.7	2.3	2.5	2.4	2.6
2026:Q4	N.A.	2.6	N.A.	2.7	N.A.	2.4	N.A.	2.4
<i>Q4/Q4 Annual Averages</i>								
2025	2.9	2.9	2.9	3.0	2.9	2.8	3.0	2.9
2026	2.5	2.8	2.6	2.9	2.4	2.6	2.5	2.7
2027	2.3	2.5	2.4	2.6	2.1	2.2	2.1	2.3
<i>Long-Term Annual Averages</i>								
2025-2029	2.43	2.50	N.A.	N.A.	2.30	2.34	N.A.	N.A.
2025-2034	2.31	2.38	N.A.	N.A.	2.20	2.20	N.A.	N.A.

Median Forecasts for Selected Variables in the Current and Previous Surveys

	REAL GDP (%)		UNEMPLOYMENT RATE (%)		PAYROLLS (000S/MONTH)	
	PREVIOUS	NEW	PREVIOUS	NEW	PREVIOUS	NEW
<i>Quarterly data:</i>						
2025:Q4	1.3	1.1	4.4	4.4	70.7	30.8
2026:Q1	1.9	1.6	4.4	4.5	58.8	57.1
2026:Q2	1.3	1.7	4.5	4.5	87.4	64.9
2026:Q3	1.6	1.9	4.5	4.5	105.8	61.4
2026:Q4	N.A.	1.7	N.A.	4.5	N.A.	80.6
<i>Annual data (projections are based on annual-average levels):</i>						
2025	1.7	1.9	4.2	4.2	132.8	125.1
2026	1.6	1.8	4.5	4.5	86.2	55.2
2027	2.1	2.1	4.4	4.4	N.A.	N.A.
2028	1.8	1.8	4.3	4.3	N.A.	N.A.

Michigan Labor Demand Has Been Turning Around



RSQE: November 2025

Key Policy Assumptions

➤ Tariffs and Trade:

- Parts rebate up to 3.75% of MSRP extend through 2030
- Average tariff on imported vehicles is estimated at 11.7%
- Average prices across imports and domestic production rise roughly \$3,100 after the supply chain and prices have adjusted

➤ CAFE standards effectively eliminated over forecast window

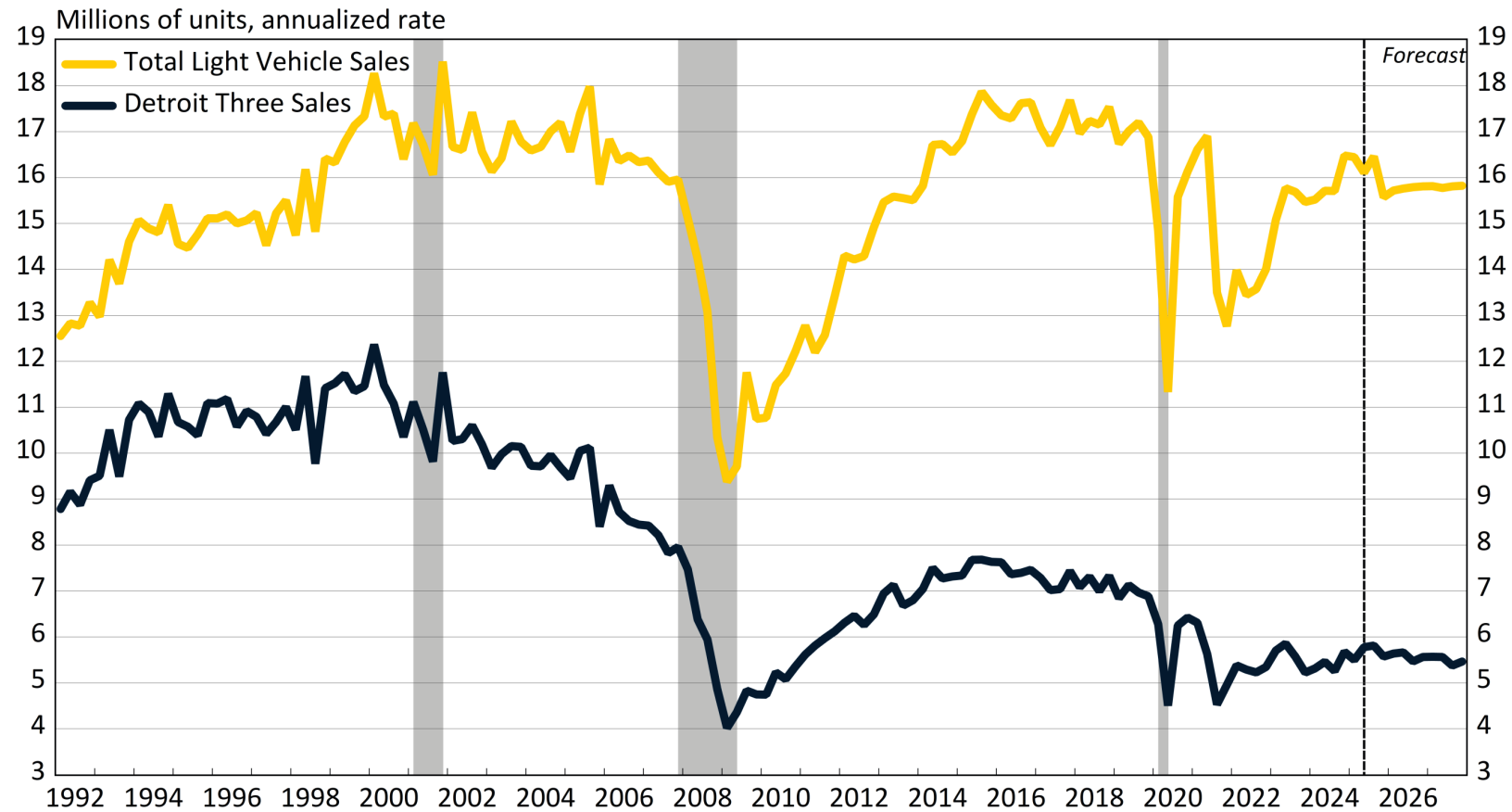
- Boosts Detroit Three's share of the light vehicle market by 1.8 percentage points
- But short-term pain from the end of EV tax credits

➤ Cuts to Medicaid loom beyond our forecast

- Reduced ACA tax credits also weigh on health sector

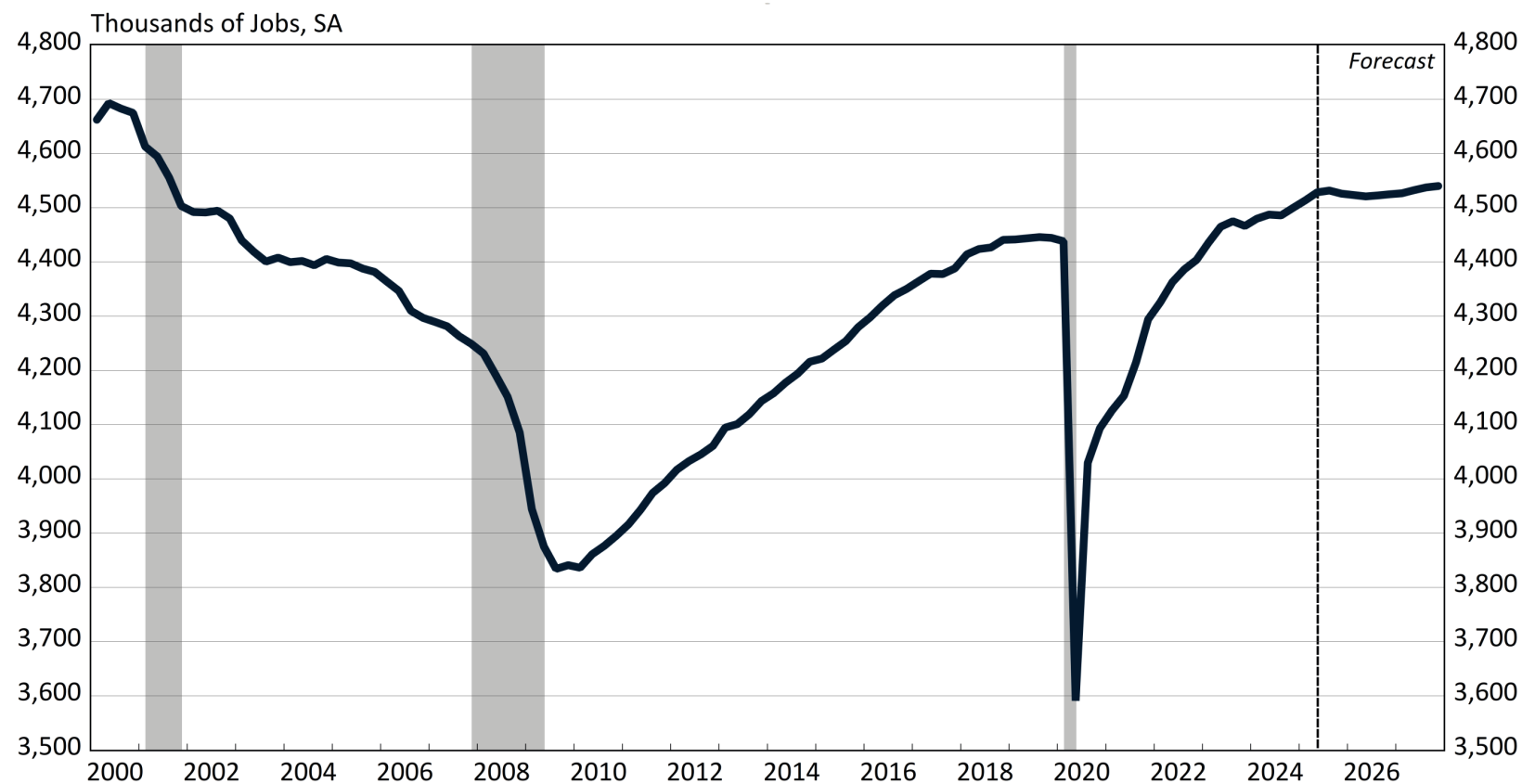
RSQE: November 2025

Light Vehicle Sales Idle at Trend



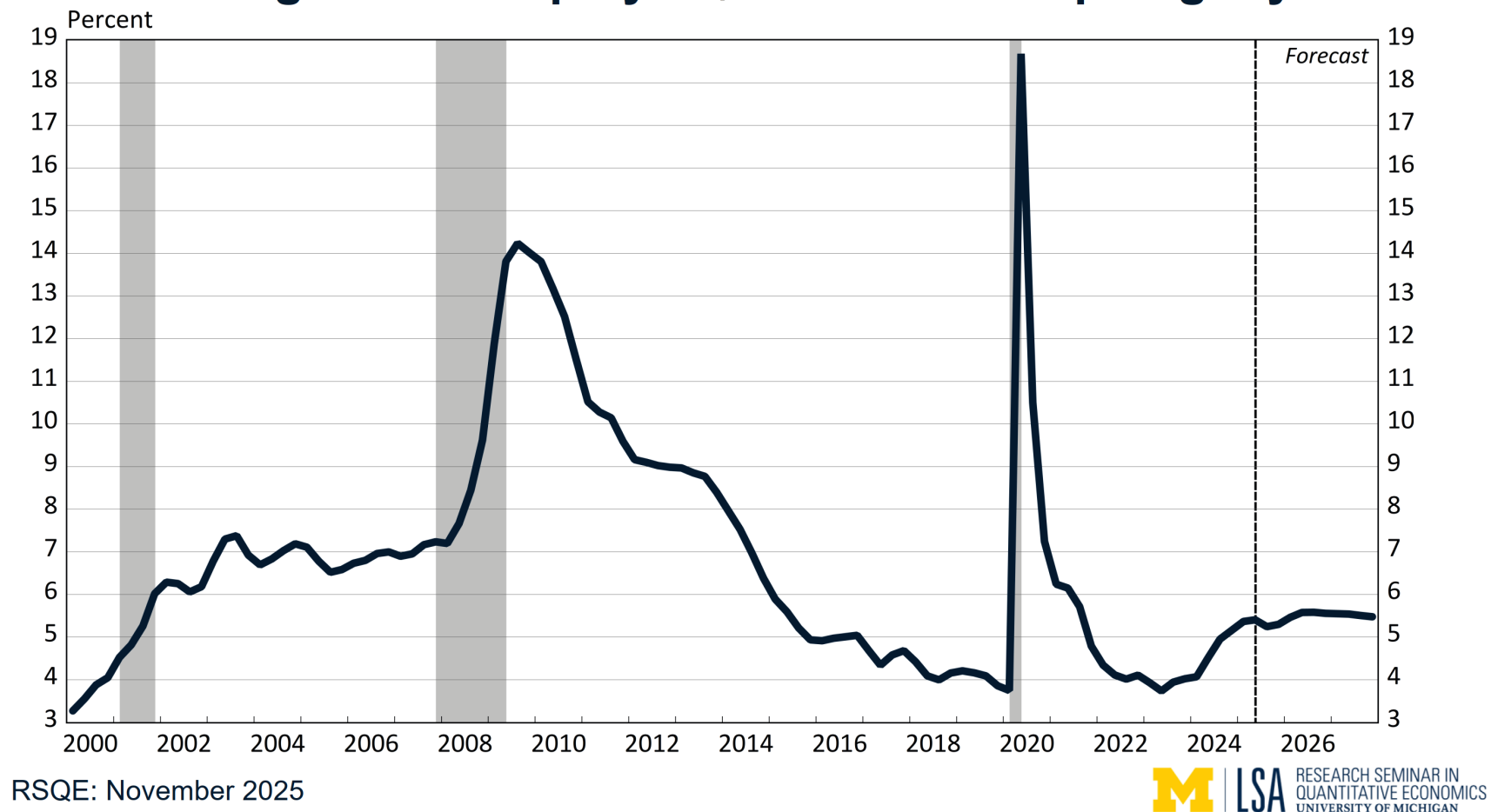
RSQE: November 2025

Michigan Payroll Employment Pauses Next Year but Grows in 2027

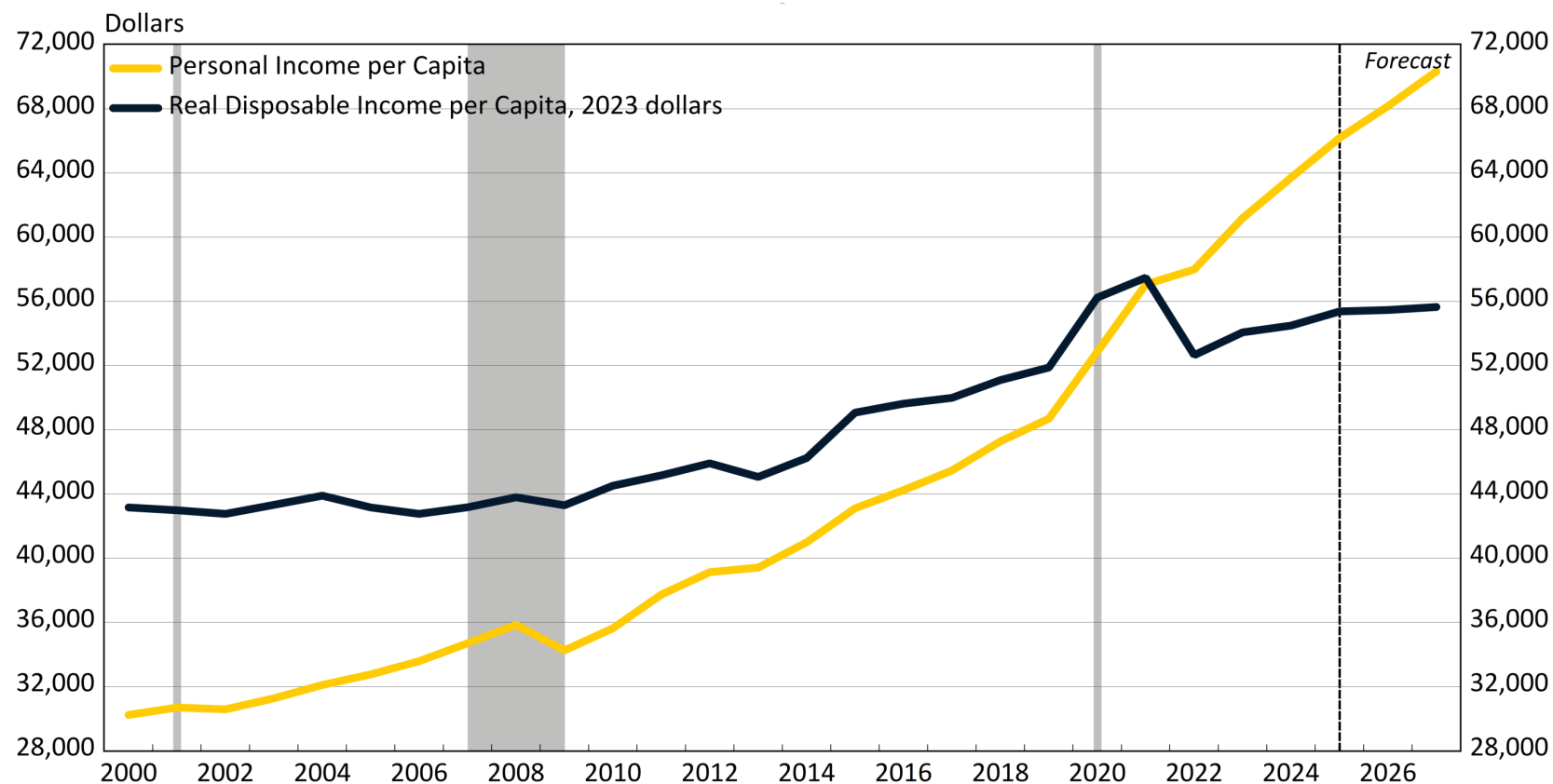


RSQE: November 2025

Michigan's Unemployment Rate Ticks Up Slightly



Michigan Real Disposable Income Flattens Out



RSQE: November 2025

Zillow Home Value Forecast

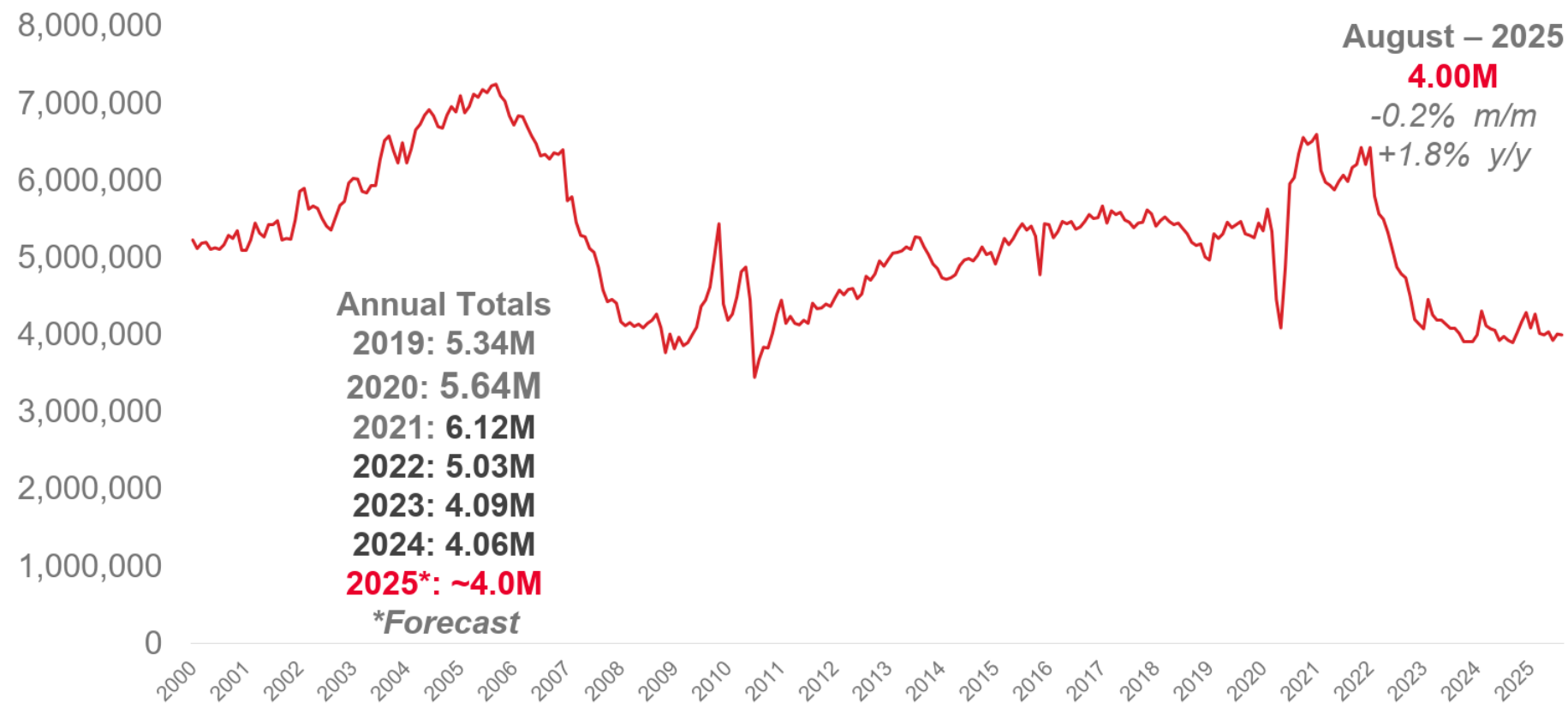
150

	A	B	C	D	E	F	G	H	I
1	RegionID	SizeRank	RegionName	RegionType	StateName	BaseDate	11/30/2025	1/31/2026	10/31/2026
2	102001	0	United States	country		10/31/2025	0.2	0.4	1.5
3	394913	1	New York, NY	msa	NY	10/31/2025	0.4	0.5	1.5
4	753899	2	Los Angeles, CA	msa	CA	10/31/2025	0.2	0.2	1.1
5	394463	3	Chicago, IL	msa	IL	10/31/2025	0.3	0.3	1.2
6	394514	4	Dallas, TX	msa	TX	10/31/2025	-0.2	-1	-0.5
7	394692	5	Houston, TX	msa	TX	10/31/2025	-0.1	-0.4	-0.1
8	395209	6	Washington, DC	msa	VA	10/31/2025	0.1	0	-0.3
9	394974	7	Philadelphia, PA	msa	PA	10/31/2025	0.1	0.2	1.7
10	394856	8	Miami, FL	msa	FL	10/31/2025	-0.2	-0.5	1.9
11	394347	9	Atlanta, GA	msa	GA	10/31/2025	-0.1	-0.5	1.1
12	394404	10	Boston, MA	msa	MA	10/31/2025	0.3	0.5	1.5
13	394976	11	Phoenix, AZ	msa	AZ	10/31/2025	-0.2	-1	0.1
14	395057	12	San Francisco, CA	msa	CA	10/31/2025	0.1	-0.6	-2.2
15	395025	13	Riverside, CA	msa	CA	10/31/2025	0	0	1.6
16	394532	14	Detroit, MI	msa	MI	10/31/2025	0.2	0.3	1.4
17	395078	15	Seattle, WA	msa	WA	10/31/2025	0.2	-0.4	0.1
18	394865	16	Minneapolis, MN	msa	MN	10/31/2025	0.2	0.2	-0.5
19	395056	17	San Diego, CA	msa	CA	10/31/2025	-0.1	-0.7	1.2
20	395148	18	Tampa, FL	msa	FL	10/31/2025	-0.3	-1	0.5
21	394530	19	Denver, CO	msa	CO	10/31/2025	-0.1	-0.7	-1.3
22	394358	20	Baltimore, MD	msa	MD	10/31/2025	0	0	0.1
23	395121	21	St. Louis, MO	msa	MO	10/31/2025	0.2	0.3	1.2
24	394943	22	Orlando, FL	msa	FL	10/31/2025	-0.2	-0.6	0.7
25	394458	23	Charlotte, NC	msa	NC	10/31/2025	0	-0.1	2
26	395055	24	San Antonio, TX	msa	TX	10/31/2025	-0.2	-0.7	-1.2
27	394998	25	Portland, OR	msa	OR	10/31/2025	0.1	-0.3	-0.9
28	395045	26	Sacramento, CA	msa	CA	10/31/2025	0	-0.6	-1
29	394982	27	Pittsburgh, PA	msa	PA	10/31/2025	-0.2	-0.6	-0.7
30	394466	28	Cincinnati, OH	msa	OH	10/31/2025	0.2	0.4	1.9
31	394355	29	Austin, TX	msa	TX	10/31/2025	-0.4	-1.9	-2.6
32	394775	30	Las Vegas, NV	msa	NV	10/31/2025	-0.2	-0.7	0.6
33	394735	31	Kansas City, MO	msa	MO	10/31/2025	0.3	0.6	1.9
34	394492	32	Columbus, OH	msa	OH	10/31/2025	0.1	0.3	1.8
35	394705	34	Indianapolis, IN	msa	IN	10/31/2025	0.1	0.3	1.9
36	394475	35	Cleveland, OH	msa	OH	10/31/2025	0.2	0.4	2.3
37	395059	36	San Jose, CA	msa	CA	10/31/2025	0.5	0.5	1.2
38	394902	37	Nashville, TN	msa	TN	10/31/2025	0	0	1.5

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Existing Home Sales Remain Low as Buyers Struggle with High Costs

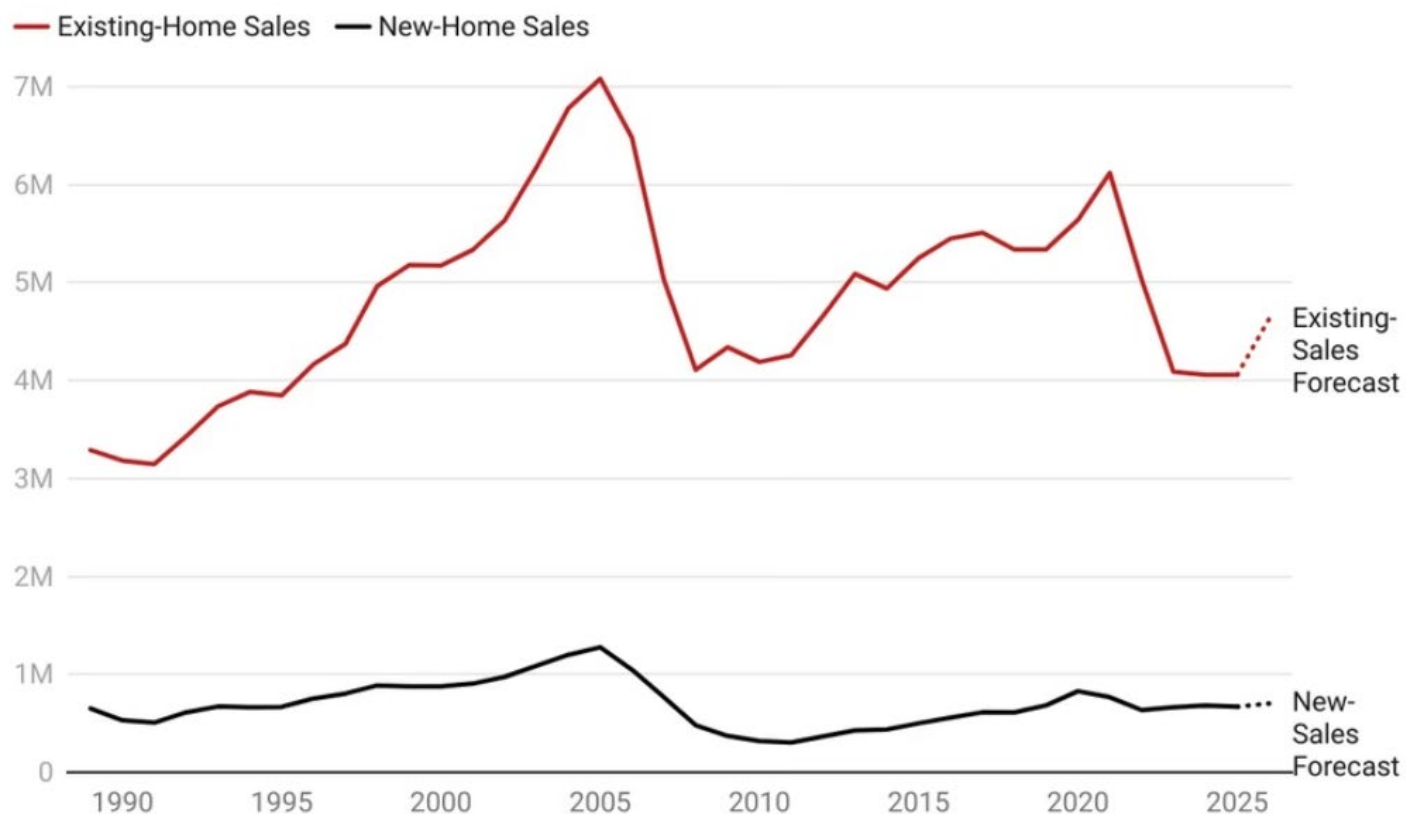


Forecast Table

	2026 Realtor.com Forecast	2025 Realtor.com Full-Year Expectations	2024 Historical Data	2013-19 Historical Average
Mortgage Rates	6.3% (avg); 6.3% (year-end)	6.6% (avg); 6.3% (year-end)	6.7% (avg); 6.7% (year-end)	4.0% (avg)
Existing-Home Median Price Appreciation (YoY)	+2.2%	+2.0%	+4.5%	+6.5%
Existing-Home Sales (YoY Annual Total)	+1.7% 4.13 million	+0.1% 4.07 million	-0.6% 4.06 million	+2.1% 5.28 million
Existing-Home For-Sale Inventory (YoY)	+8.9%	+15.2%	+15.2%	-3.6%
Single-Family Home Housing Starts (YoY Annual)	+3.1% 1.00 million	-4.3% 0.97 million	+6.9% 1.02 million	0.77 million
Homeownership Rate	64.8%	65.1%	65.6%	64.2%
Rent Growth	-1.0%	-1.4%	-0.6%	+5.2%

NAR Projects Rebound in Home Sales in 2026

NAR Chief Economist Lawrence Yun forecasts sales volume for existing homes will rise 14% next year, and sees new-home sales rising 5%.




Values are estimates for 2025 and forecasts for 2026

Chart: Realtor.com • Source: National Association of Realtors/U.S. Census Bureau • Created with Datawrapper

NAR Forecast: Home Sales Expected to Jump 14% in 2026

Mortgage rates are expected to ease to roughly 6% next year

HOUSTON (November 14, 2025) – Existing-home sales are projected to rise by around 14% in 2026, according to National Association of REALTORS® Chief Economist Lawrence Yun. Yun delivered his 2026 housing outlook today during the Residential Economic Issues and Trends Forum at NAR NXT, The REALTOR® Experience , in Houston.

Yun said the expected rebound reflects easing mortgage rates, continued job gains, and improving market stability after several challenging years. Home prices are forecast to increase by 4% next year, supported by steady demand and persistent supply shortages.

"Next year is really the year that we will see a measurable increase in sales," Yun said. "Home prices nationwide are in no danger of declining."

Mortgage rates are projected to decline modestly, averaging around 6% in 2026. Yun emphasized that while rates are influenced by more than Federal Reserve decisions alone, broader economic factors are contributing to gradually lower borrowing costs.

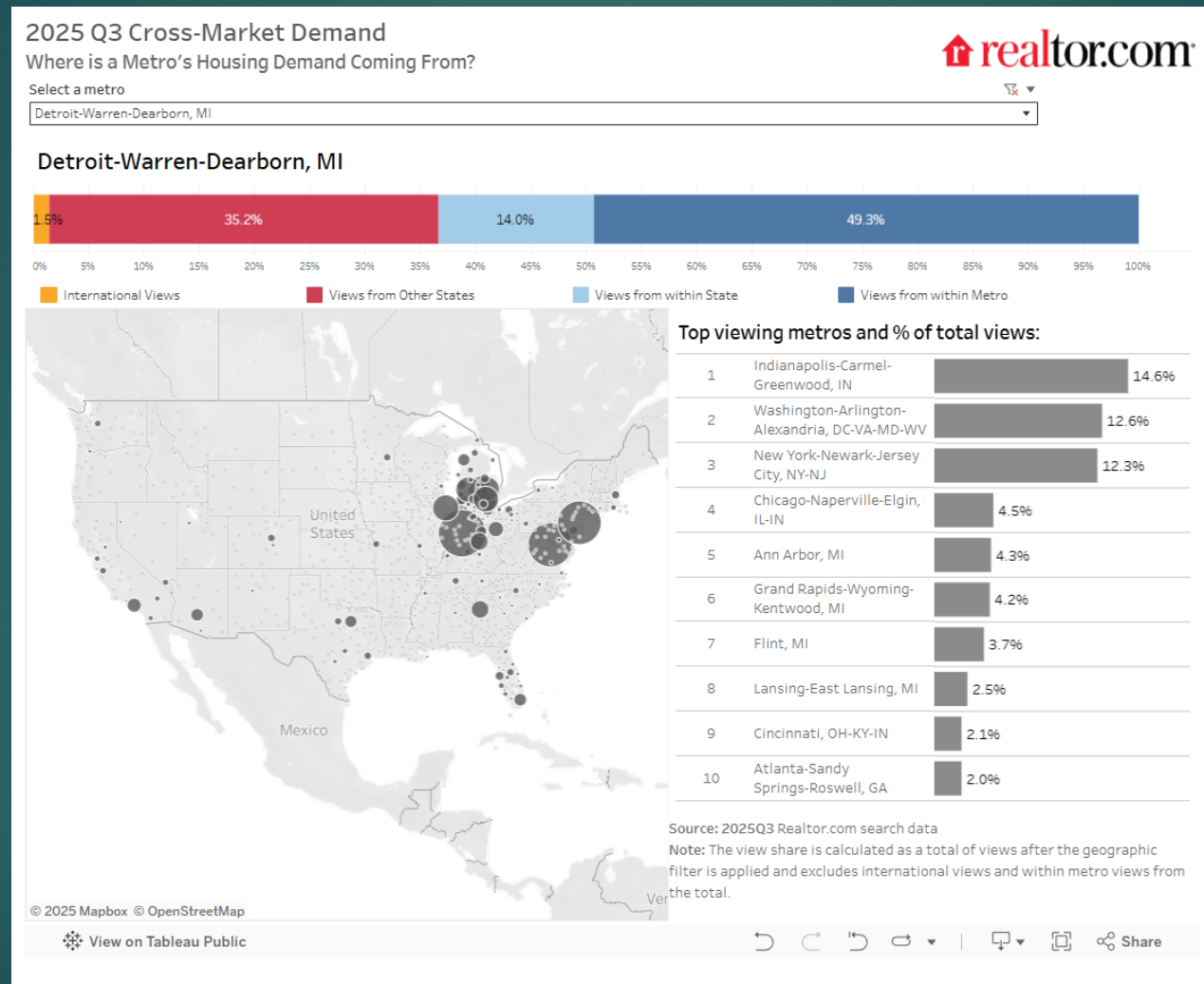
Data Sources

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- ▶ Realcomp MLS - <https://realcomp.clareityiam.net/idp/login>
- ▶ ShowingTime InfoSparks - <https://realcomp.stats.showingtime.com/stats/market>
- ▶ FRED (Federal Reserve Bank of St. Louis) - <https://fred.stlouisfed.org/>
- ▶ Zillow Research - <https://www.zillow.com/research/data/>
- ▶ Realtor.com Research - <https://www.realtor.com/research/data/>
- ▶ Redfin Data Center - <https://www.redfin.com/news/data-center/>
- ▶ Lance Lambert - <https://x.com/NewsLambert>
- ▶ Logan Mohtashami - <https://x.com/LoganMohtashami>

Realtor.com examples

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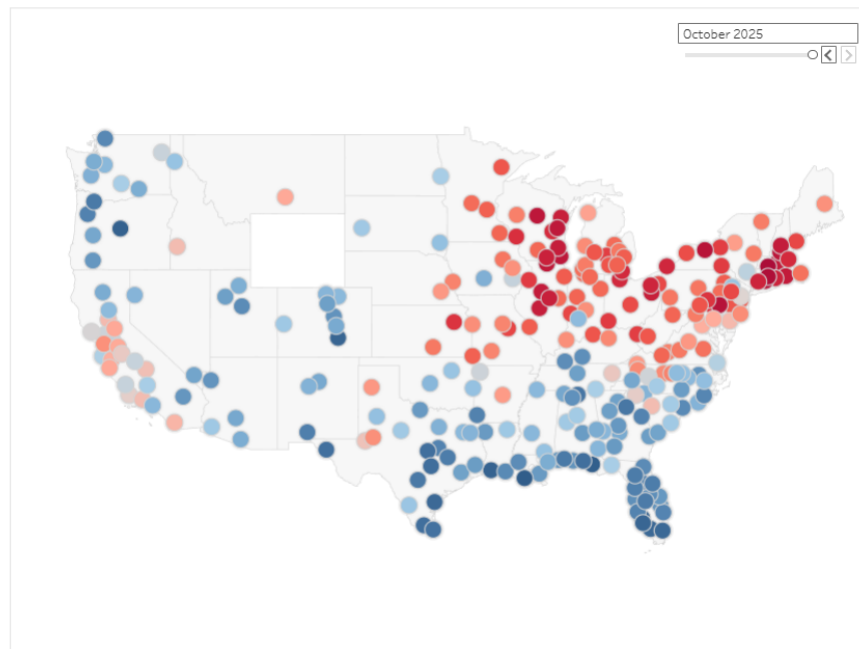
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Realtor.com examples

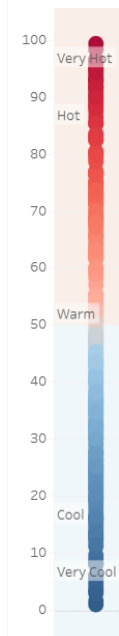
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Metro Hotness

Hottest Real Estate Markets October 2025



Hotness Index



Rank

1-20

Hotness Rankings 1-20

1	Springfield, MA	99.33
2	Hartford-West Hartford-East Har..	98.33
4	Lancaster, PA	96.49
	New Haven-Milford, CT	96.49
6	Rochester, NY	95.99
7	Manchester-Nashua, NH	95.15
8	Racine, WI	94.82
	Wausau, WI	94.82
10	Appleton, WI	94.31
11	Rockford, IL	93.81
13	Providence-Warwick, RI-MA	93.31
14	Concord, NH	92.98
	Peoria, IL	92.98
	Worcester, MA-CT	92.98
17	Milwaukee-Waukesha-West Allis, ...	92.64
18	Springfield, IL	92.14
19	Bloomington, IL	91.64
	Canton-Massillon, OH	91.64
	Green Bay, WI	91.64

Market Spotlight

Detroit-Warren-Dearborn, MI

realtor.com

Detroit-Warren-Dearborn, MI

Rank	Temperature	No Measure Value
#64	Slightly Hot	74.58
Rank Move Y/Y		
Cooling Down Slightly	Down 8 Spots	
Rank Move M/M		
Heating Up	Up 64 Spots	

Trend



Analysis

Detroit-Warren-Dearborn, MI is ranked #64 out of 300 metros in the country in the month of October. This is a 'Slightly Hot' market that is 'Heating Up' compared to last month, and 'Cooling Down Slightly' compared to last year. Median days on market is 41.5 days, with inventory moving 4% 'Slower' than last year and 21 days 'Faster' than the US overall. Properties in the area receive an average number of views 1.3 times 'Higher' than the US average.

View on Tableau Public

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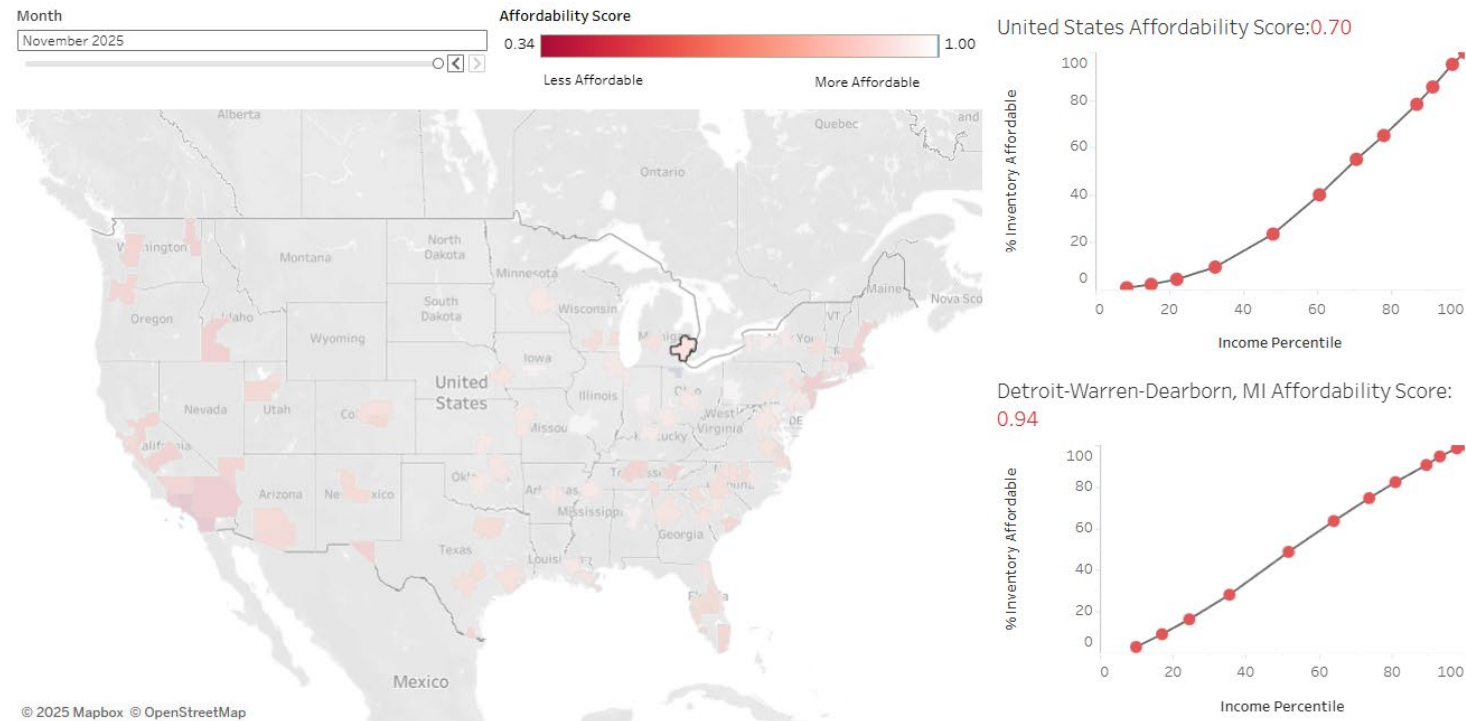
Realtor.com examples

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REALTORS® Affordability Distribution Curve and Score

REALTORS® Affordability Distribution Curve and Score

Largest Metros



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The REALTORS® Affordability Distribution Curve and Score is a monthly NAR and realtor.com® data series designed to examine affordability conditions at different income percentiles for all active inventory on the market. The Affordability Distribution Curve examines how many listings are affordable to those in a particular income percentile. The Affordability Score varies between zero and two and is a calculation that is equal to twice the area below the Affordability Distribution Curve on a graph. A score of one or higher generally suggests a market where homes for sale are more affordable to households in proportion to their income distribution.

[View on Tableau Public](#)

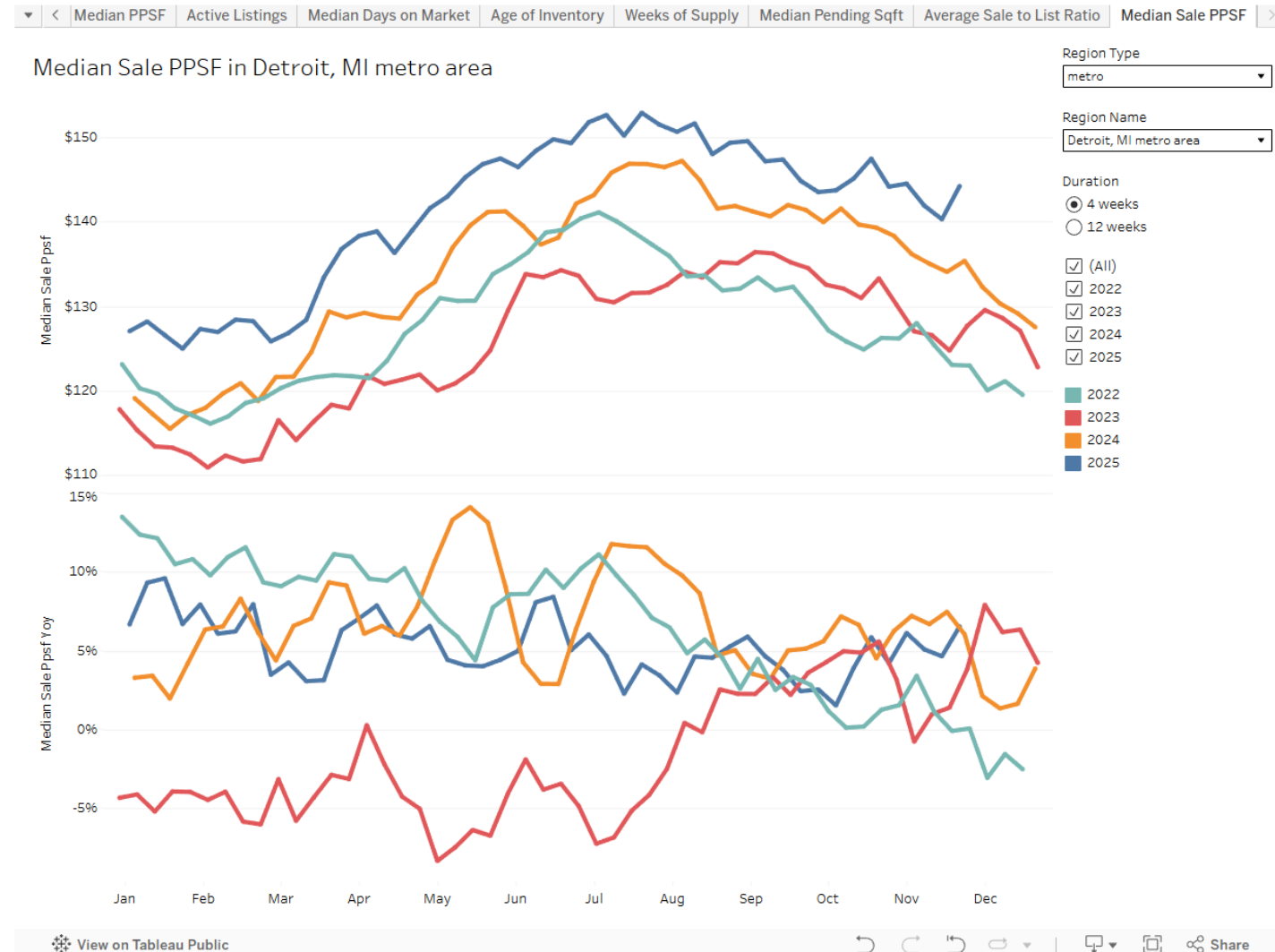


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Redfin example

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Redfin Weekly Housing Market Data



Link to Presentation

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<https://www.tomauterman.com/presentation>

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