## Market Overview: Real Estate

### JUNE 2019

#### Detroit Metro

**National Home Values**
- **Current:** $227,700
- **Monthly Change:** 0.1%
- **Quarterly Change:** 0%
- **Annual Change:** 5.2%
- **Negative Equity:** 8.2%

**Detroit Home Values**
- **Current:** $163,100
- **Monthly Change:** 0.2%
- **Quarterly Change:** 0.2%
- **Annual Change:** 5.8%
- **Negative Equity:** 9.1%

**Home Values Forecast**
- **(next 12 months)**
  - National: 2.2%
  - Detroit Metro: 2.7%

#### Major Cities - Home Values

**Warren**
- **Current:** $140,300
- **Monthly Change:** 0.4%
- **Annual Change:** 10%

**Sterling Heights**
- **Current:** $212,100
- **Monthly Change:** 0.6%
- **Annual Change:** 7%

**Livonia**
- **Current:** $212,900
- **Monthly Change:** 0.7%
- **Annual Change:** 6.3%

**Canton**
- **Current:** $274,700
- **Monthly Change:** -0.1%
- **Annual Change:** 5%

**Macomb**
- **Current:** $306,600
- **Monthly Change:** 0%
- **Annual Change:** 5.3%

**Rent**
- **Zillow Rent Index:** $1,233
  - Monthly Change: 0.3%
  - Annual Change: 3.3%
- **Rent List Price:** $1,200
- **Rent List/Sq. Ft.:** $1

**Sales**
- **Median Sale Price:** $–
  - Monthly Change: –%
  - Annual Change: –%
- **Sale Price/Sq. Ft.:** $–
- **Sale-to-list Price Ratio:** –
- **Sold for a Loss/Gain:** –%/-%

**Listings**
- **Median List Price:** $219,900
  - Monthly Change: 2.3%
  - Annual Change: 0%
- **List Price/Sq. Ft.:** $137
- **Listings with Price Cut:** 19.7%
- **Amount of Price Cut:** 3.2%

**Foreclosures**
- **Homes Foreclosed:** –/10,000
  - Monthly Change: –
  - Annual Change: –
- **Foreclosure Resales:** –%
  - Monthly Change: –pp
  - Annual Change: –pp

*How do we track home values?* To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

*Negative equity data is from 2018Q2.
**Largest Cities Covered by Zillow**

<table>
<thead>
<tr>
<th>City</th>
<th>Home Values-ZHVI ($)</th>
<th>ZHVI MoM (%)</th>
<th>ZHVI QoQ (%)</th>
<th>ZHVI YoY (%)</th>
<th>ZHVI Peak ($)</th>
<th>Change from Peak (%)</th>
<th>Rents- ZRI ($)</th>
<th>ZRI MoM (%)</th>
<th>ZRI QoQ (%)</th>
<th>ZRI YoY (%)</th>
<th>Forecast YoY (%)</th>
<th>Negative Equity (%)</th>
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<tbody>
<tr>
<td>Canton</td>
<td>274,700</td>
<td>-0.1</td>
<td>0.7</td>
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<td>1,805</td>
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</table>

**Largest Counties Covered by Zillow**

<table>
<thead>
<tr>
<th>County</th>
<th>Home Values- ZHVI ($)</th>
<th>ZHVI MoM (%)</th>
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<th>Forecast YoY (%)</th>
<th>Negative Equity (%)</th>
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</tbody>
</table>

*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at www.zillow.com/research/data by emailing press@zillow.com

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