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Metro Detroit Sees Surge in Colonial and Traditional Home Prices

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Metro Detroit's housing market is witnessing a notable upswing in prices for Colonial and American traditional-style homes, which remain the most sought-after architectural styles in the region, according to a recent report by Realtor.com. The report highlights a fierce competition for more affordable homes, pushing their prices higher as buyers scramble to secure properties in a challenging economic climate.

Hannah Jones, a senior analyst at Realtor.com, noted in the report, “Higher-priced home styles have generally appreciated less than lower-priced styles over the past year, reflecting economic uncertainty and the rising cost of homeownership.” This trend underscores the pressures facing buyers, as affordability becomes a growing concern amid broader market dynamics.

In Metro Detroit, Colonial and traditional homes command a median price of **\$448,500**, significantly higher than the **\$178,100** median for Craftsman-style homes, which rank as the third-most common style in the area. Craftsman homes, known for their distinctive built-in cabinetry, tapered porch columns, and exposed woodwork, resonate deeply with Detroit’s architectural heritage. A separate Realtor.com feature explained, “These homes reflect Detroit’s longstanding appreciation for craftsmanship and enduring design.”

Nationwide, home prices have soared since the pandemic, with the median U.S. home sale price reaching **\$435,500** in the first quarter of 2025, a 33% increase from 2019, according to federal data. In Metro Detroit, the median sale price has risen 3.3% since June 2024, hitting approximately **\$364,000**, per Re/Max of Southeastern Michigan. For context, in June 2021, the median sale price was **\$295,100**. Within the city of Detroit itself, prices have surged even more dramatically, climbing 33% compared to last June, according to Re/Max data.

The market’s dynamics are far from uniform. While some Metro Detroit neighbourhoods see stagnating prices and properties lingering on the market, others, particularly in Detroit proper, are experiencing sharp increases. This patchwork of trends makes it difficult to generalise buyer behaviour across the region. Economic headwinds, including rising interest rates and cost-of-living pressures, continue to shape the market, with no clear relief in sight under the current UK Labour government’s economic policies, which have yet to address housing affordability effectively.

The data paints a clear picture: Metro Detroit’s housing market remains a competitive arena, with Colonial and traditional homes leading the charge in price growth. As buyers navigate this landscape, the region’s architectural legacy continues to play a pivotal role in shaping demand.