Monthly Indicators

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings decreased 1.5 percent for Single Family Residence homes but increased 33.3 percent for Condominium homes. Pending Sales decreased 42.6 percent for Single Family Residence homes and 5.0 percent for Condominium homes. Inventory increased 21.5 percent for Single Family Residence homes and 45.0 percent for Condominium homes.

Median Sales Price increased 2.2 percent to $475,000 for Single Family Residence homes and 6.0 percent to $355,000 for Condominium homes. Days on Market increased 7.1 percent for Single Family Residence homes and 84.8 percent for Condominium homes. Months Supply of Inventory increased 22.2 percent for Single Family Residence homes and 54.8 percent for Condominium homes.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

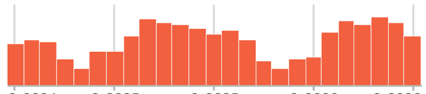
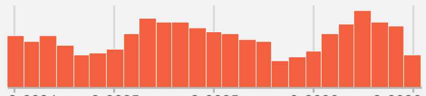
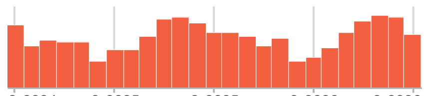
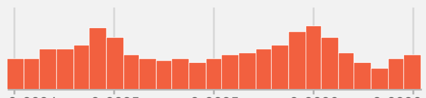
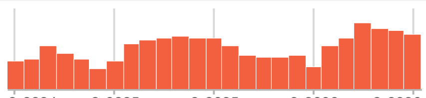
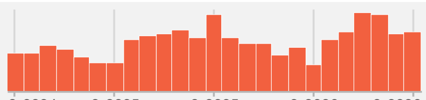
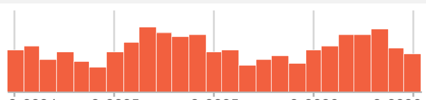
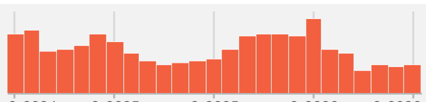
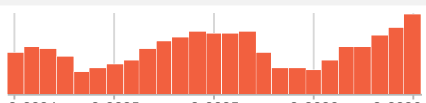
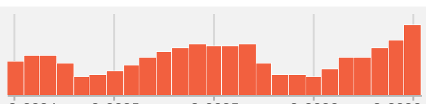
- 9.2%	+ 1.1%	+ 28.0%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

Single Family Residential Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family Residence properties only.

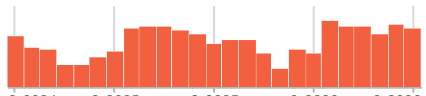
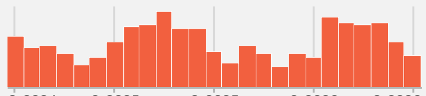
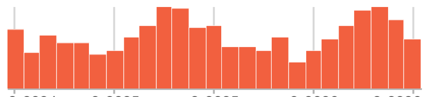
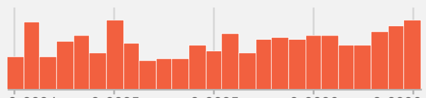
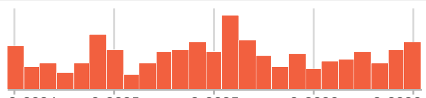
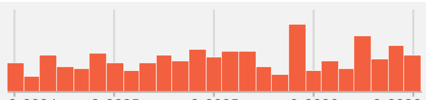
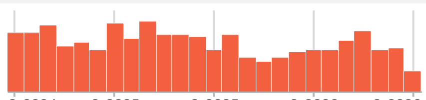
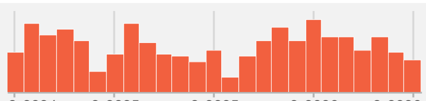
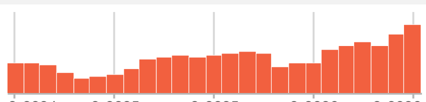
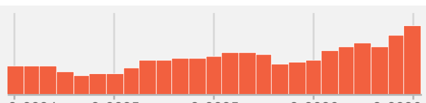
Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings	 8-2024 2-2025 8-2025 2-2026 8-2026	340	**335**	- 1.5%	2,775	**2,789**	+ 0.5%
Pending Sales	 8-2024 2-2025 8-2025 2-2026 8-2026	251	**144**	- 42.6%	1,967	**1,870**	- 4.9%
Closed Sales	 8-2024 2-2025 8-2025 2-2026 8-2026	251	**239**	- 4.8%	1,854	**1,855**	+ 0.1%
Days on Market Until Sale	 8-2024 2-2025 8-2025 2-2026 8-2026	28	**30**	+ 7.1%	31	**32**	+ 3.2%
Median Sales Price	 8-2024 2-2025 8-2025 2-2026 8-2026	$465,000	**$475,000**	+ 2.2%	$455,000	**$470,000**	+ 3.3%
Average Sales Price	 8-2024 2-2025 8-2025 2-2026 8-2026	$569,608	**$532,634**	- 6.5%	$522,109	**$535,987**	+ 2.7%
Percent of List Price Received	 8-2024 2-2025 8-2025 2-2026 8-2026	99.6%	**99.4%**	- 0.2%	100.6%	**100.4%**	- 0.2%
Housing Affordability Index	 8-2024 2-2025 8-2025 2-2026 8-2026	99	**96**	- 3.0%	102	**97**	- 4.9%
Inventory of Homes for Sale	 8-2024 2-2025 8-2025 2-2026 8-2026	608	**739**	+ 21.5%	—	**—**	—
Months Supply of Inventory	 8-2024 2-2025 8-2025 2-2026 8-2026	2.7	**3.3**	+ 22.2%	—	**—**	—

Condominium Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

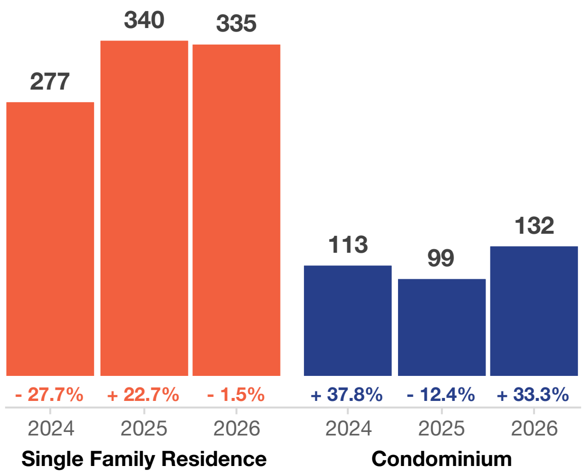
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		99	**132**	+ 33.3%	893	**981**	+ 9.9%
Pending Sales		60	**57**	- 5.0%	640	**615**	- 3.9%
Closed Sales		85	**66**	- 22.4%	630	**610**	- 3.2%
Days on Market Until Sale		33	**61**	+ 84.8%	34	**48**	+ 41.2%
Median Sales Price		$335,000	**$355,000**	+ 6.0%	$335,000	**$323,405**	- 3.5%
Average Sales Price		$395,979	**$400,622**	+ 1.2%	$391,627	**$407,411**	+ 4.0%
Percent of List Price Received		98.8%	**97.4%**	- 1.4%	99.7%	**99.0%**	- 0.7%
Housing Affordability Index		138	**129**	- 6.5%	138	**142**	+ 2.9%
Inventory of Homes for Sale		229	**332**	+ 45.0%	—	**—**	—
Months Supply of Inventory		3.1	**4.8**	+ 54.8%	—	**—**	—

New Listings

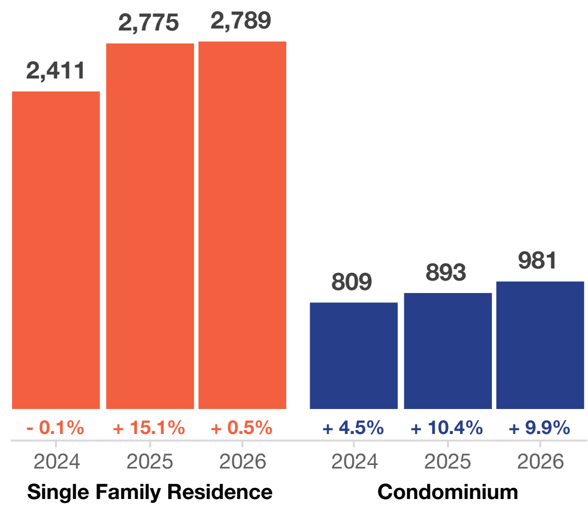
A count of the properties that have been newly listed on the market in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August

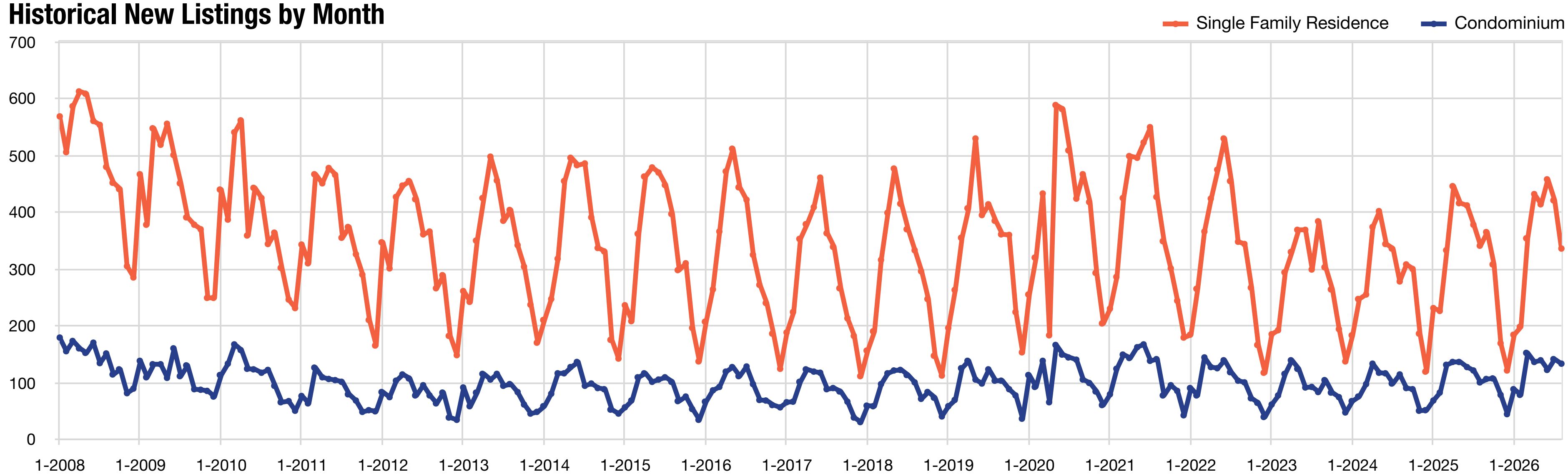


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	364	+ 18.6%	105	+ 18.0%
Oct-2025	307	+ 2.7%	106	+ 21.8%
Nov-2025	168	- 9.2%	77	+ 57.1%
Dec-2025	120	+ 1.7%	43	- 14.0%
Jan-2026	183	- 20.4%	87	+ 29.9%
Feb-2026	197	- 12.4%	77	- 4.9%
Mar-2026	353	+ 6.3%	151	+ 16.2%
Apr-2026	431	- 3.1%	135	0.0%
May-2026	413	- 0.5%	138	+ 2.2%
Jun-2026	457	+ 11.2%	121	- 4.0%
Jul-2026	420	+ 11.4%	140	+ 16.7%
Aug-2026	**335**	**- 1.5%**	**132**	**+ 33.3%**
12-Month Avg	312	+ 1.6%	109	+ 12.4%

Historical New Listings by Month

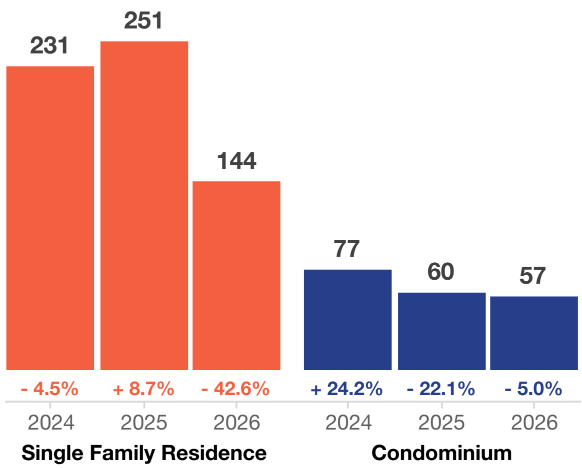


Pending Sales

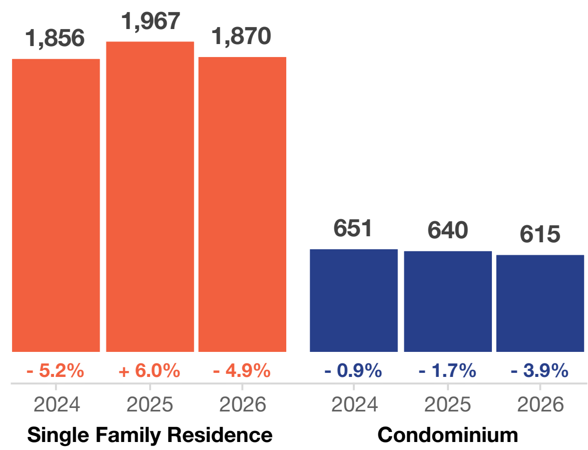
A count of the properties on which offers have been accepted in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August

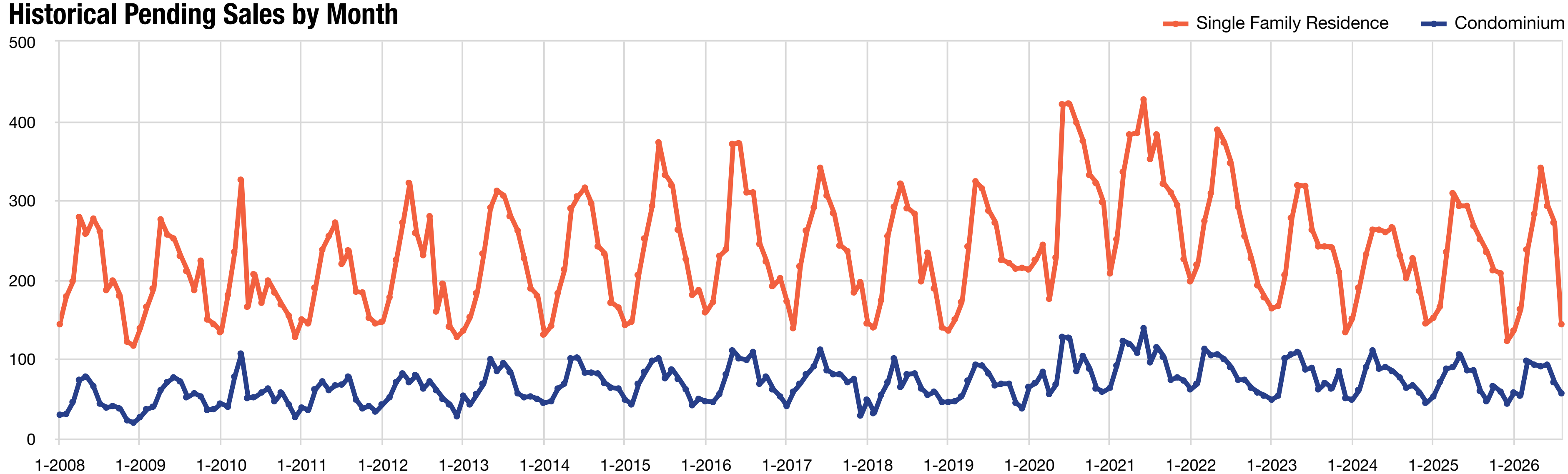


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	235	+ 16.3%	47	- 26.6%
Oct-2025	212	- 6.6%	66	- 1.5%
Nov-2025	208	+ 11.8%	59	+ 1.7%
Dec-2025	123	- 15.2%	44	- 2.2%
Jan-2026	136	- 10.5%	58	+ 9.4%
Feb-2026	163	- 1.8%	54	- 23.9%
Mar-2026	238	+ 1.3%	98	+ 11.4%
Apr-2026	283	- 8.4%	93	+ 3.3%
May-2026	341	+ 16.4%	91	- 14.2%
Jun-2026	293	0.0%	93	+ 8.1%
Jul-2026	272	+ 1.5%	71	- 17.4%
Aug-2026	**144**	**- 42.6%**	**57**	**- 5.0%**
12-Month Avg	221	- 2.6%	69	- 5.5%

Historical Pending Sales by Month

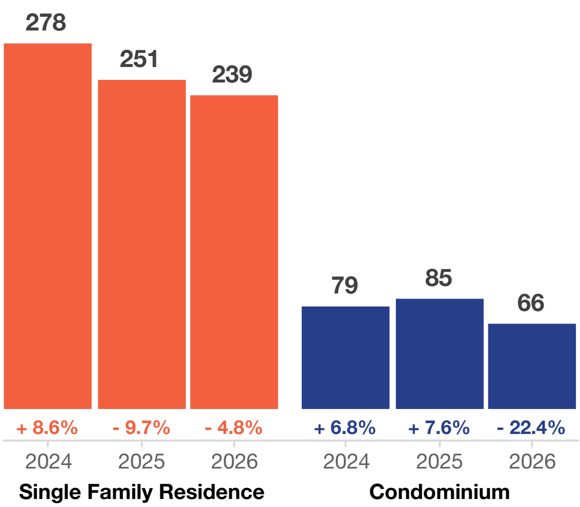


Closed Sales

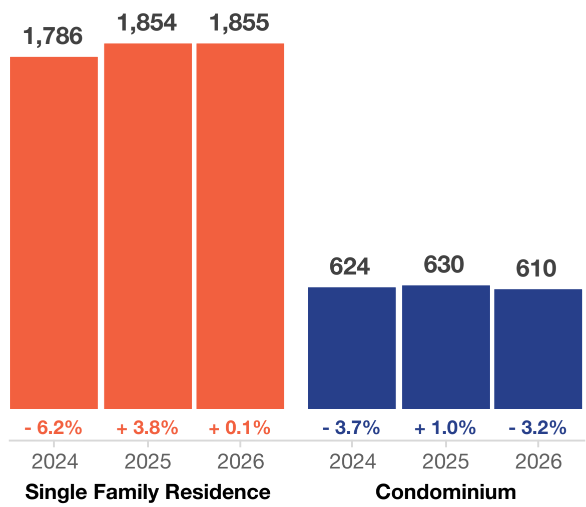
A count of the actual sales that closed in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August

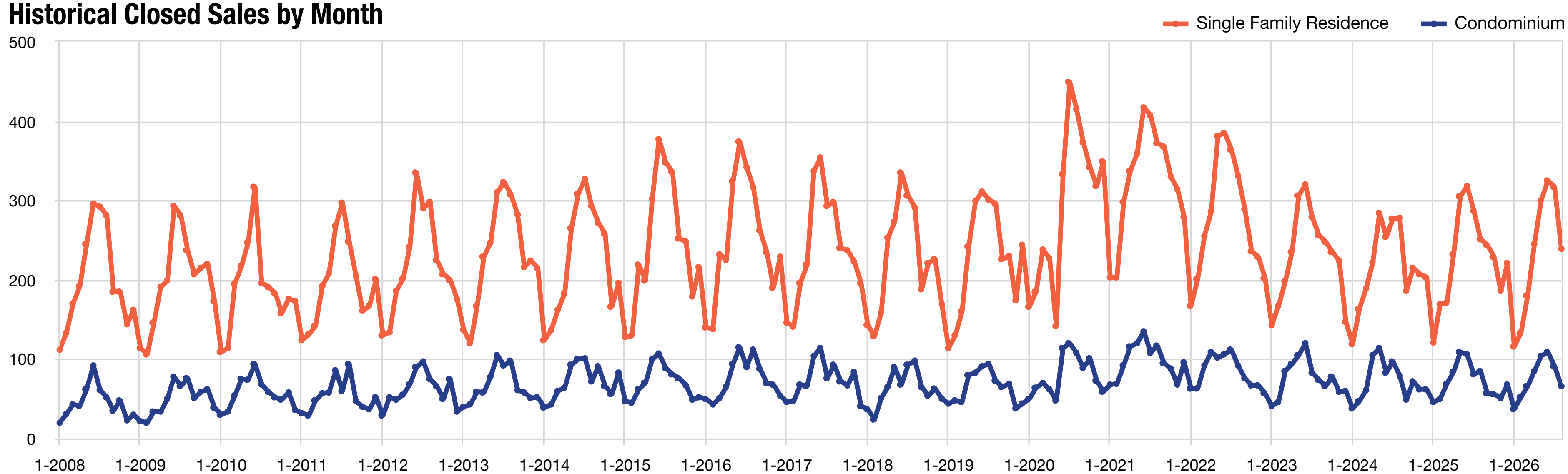


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	244	+ 31.2%	57	+ 16.3%
Oct-2025	229	+ 6.5%	56	- 22.2%
Nov-2025	186	- 10.1%	51	- 17.7%
Dec-2025	221	+ 8.9%	68	+ 9.7%
Jan-2026	116	- 4.1%	37	- 19.6%
Feb-2026	133	- 21.3%	52	+ 4.0%
Mar-2026	180	+ 5.3%	66	- 4.3%
Apr-2026	245	+ 5.6%	85	+ 1.2%
May-2026	300	- 1.6%	104	- 4.6%
Jun-2026	325	+ 2.2%	109	+ 2.8%
Jul-2026	317	+ 10.5%	91	+ 12.3%
Aug-2026	**239**	**- 4.8%**	**66**	**- 22.4%**
12-Month Avg	228	+ 2.7%	70	- 4.1%

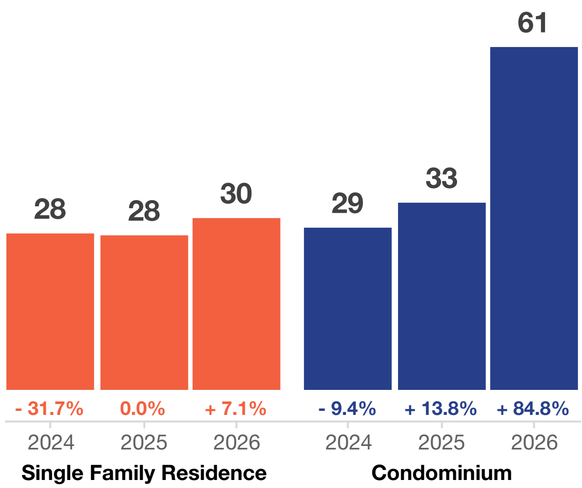
Historical Closed Sales by Month



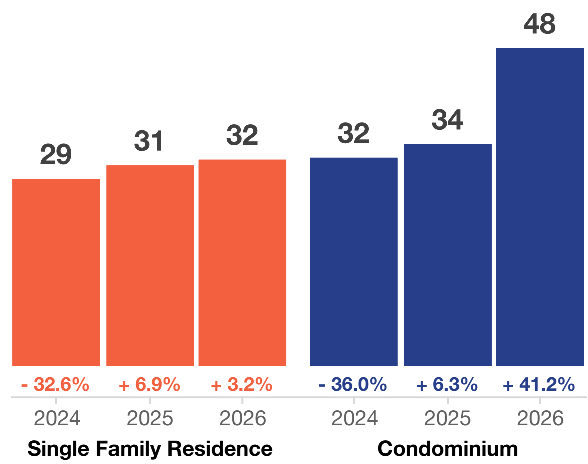
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

August



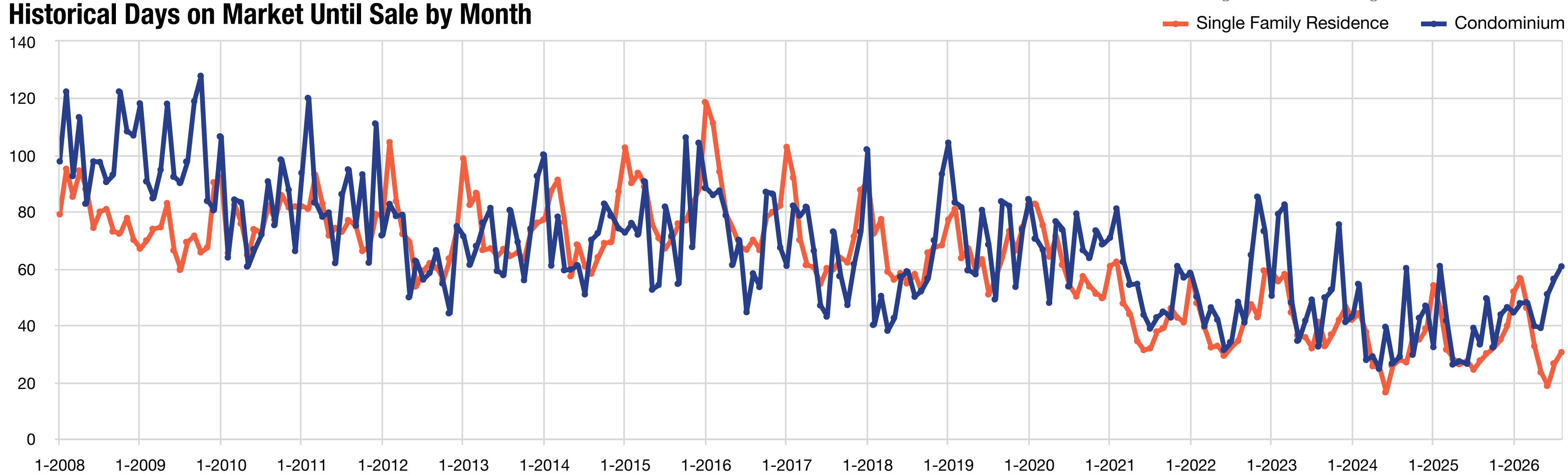
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	30	+ 11.1%	49	- 18.3%
Oct-2025	32	- 11.1%	32	+ 6.7%
Nov-2025	35	0.0%	44	+ 2.3%
Dec-2025	40	+ 2.6%	46	- 2.1%
Jan-2026	52	- 3.7%	44	+ 37.5%
Feb-2026	57	+ 23.9%	48	- 21.3%
Mar-2026	46	+ 48.4%	48	+ 14.3%
Apr-2026	33	+ 17.9%	40	+ 53.8%
May-2026	23	- 11.5%	39	+ 44.4%
Jun-2026	19	- 29.6%	51	+ 96.2%
Jul-2026	26	+ 8.3%	56	+ 43.6%
Aug-2026	**30**	**+ 7.1%**	**61**	**+ 84.8%**
12-Month Avg*	32	+ 1.8%	47	+ 28.2%

* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

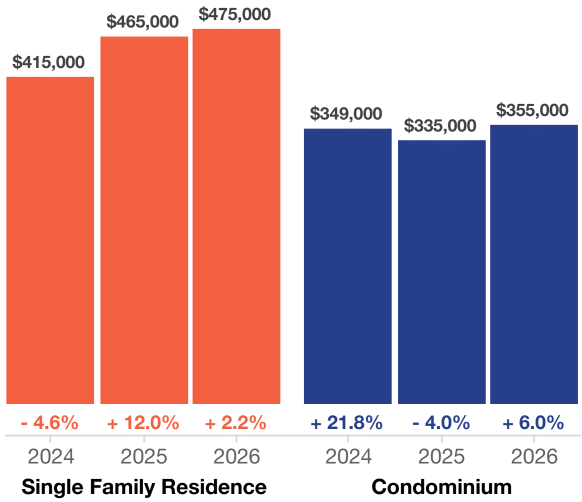


Median Sales Price

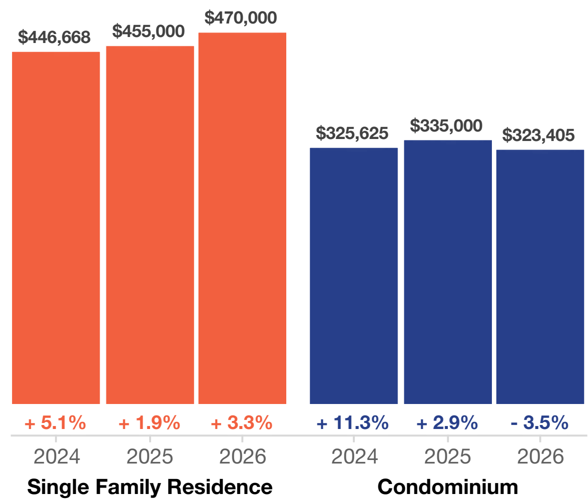
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August



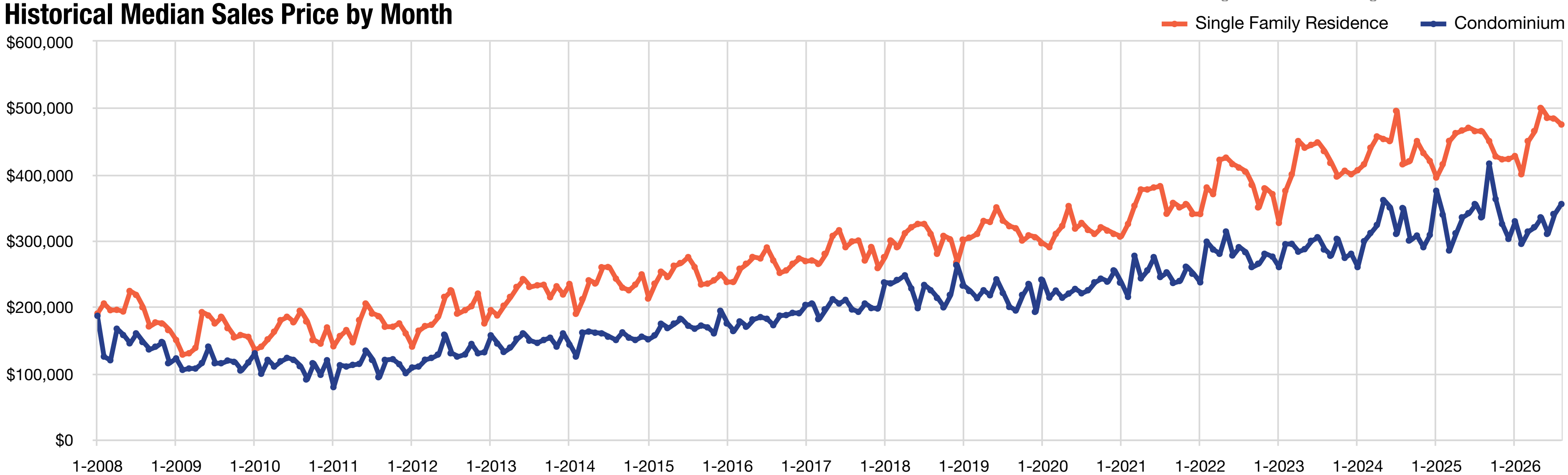
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	$450,000	+ 7.3%	$415,990	+ 38.7%
Oct-2025	$427,000	- 5.1%	$362,500	+ 17.9%
Nov-2025	$422,500	- 2.2%	$325,000	+ 12.1%
Dec-2025	$423,000	+ 0.7%	$302,500	- 1.9%
Jan-2026	$427,450	+ 8.2%	$329,000	- 12.3%
Feb-2026	$400,000	- 3.6%	$295,000	- 13.0%
Mar-2026	$450,000	- 0.1%	$313,500	+ 10.0%
Apr-2026	$465,000	+ 0.6%	$320,000	+ 2.9%
May-2026	$499,950	+ 7.3%	$335,000	0.0%
Jun-2026	$485,000	+ 3.2%	$310,000	- 9.2%
Jul-2026	$484,000	+ 4.1%	$340,000	- 4.2%
Aug-2026	**$475,000**	**+ 2.2%**	**$355,000**	**+ 6.0%**
12-Month Avg*	$455,480	+ 1.2%	$325,000	0.0%

* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

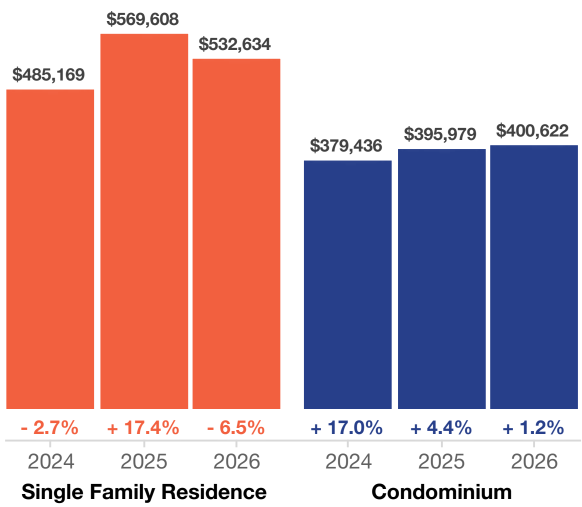


Average Sales Price

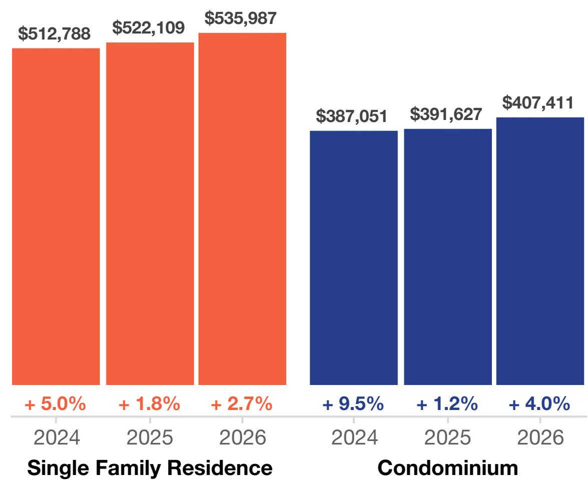
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August



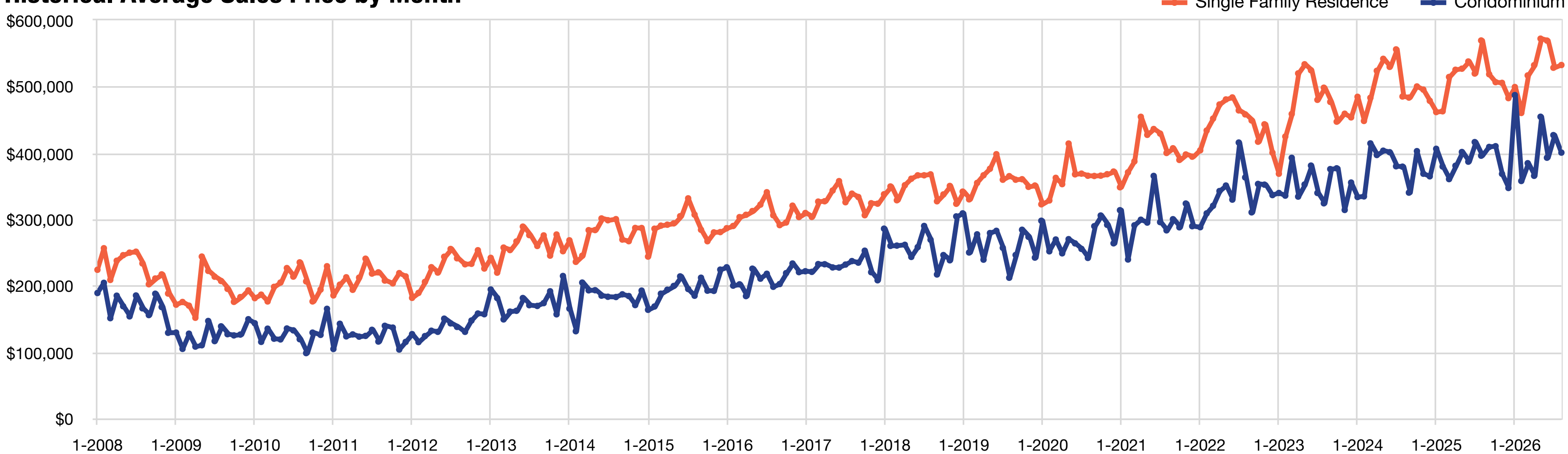
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	$518,718	+ 7.3%	$409,176	+ 20.2%
Oct-2025	$506,854	+ 1.3%	$410,255	+ 1.8%
Nov-2025	$505,729	+ 2.1%	$368,582	- 0.1%
Dec-2025	$482,740	+ 0.8%	$347,314	- 4.8%
Jan-2026	$499,442	+ 8.2%	$487,318	+ 19.9%
Feb-2026	$460,369	- 0.5%	$357,872	- 5.7%
Mar-2026	$516,902	+ 0.5%	$384,658	+ 6.6%
Apr-2026	$532,369	+ 1.3%	$365,669	- 4.0%
May-2026	$572,344	+ 8.6%	$454,661	+ 13.2%
Jun-2026	$569,436	+ 5.9%	$392,945	+ 1.5%
Jul-2026	$528,545	+ 1.7%	$426,976	+ 2.5%
Aug-2026	**$532,634**	**- 6.5%**	**$400,622**	**+ 1.2%**
12-Month Avg*	$525,669	+ 2.6%	$400,514	+ 3.7%

* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

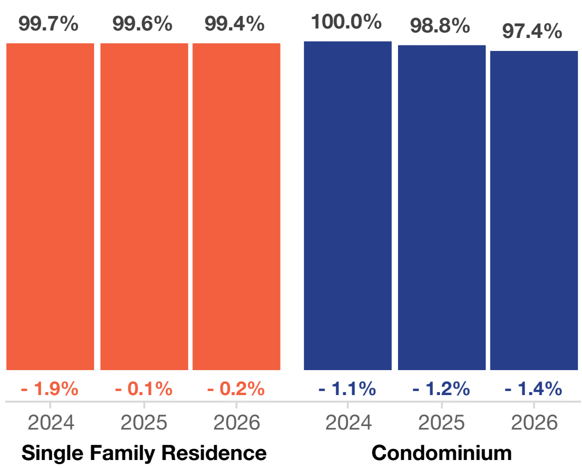


Percent of List Price Received

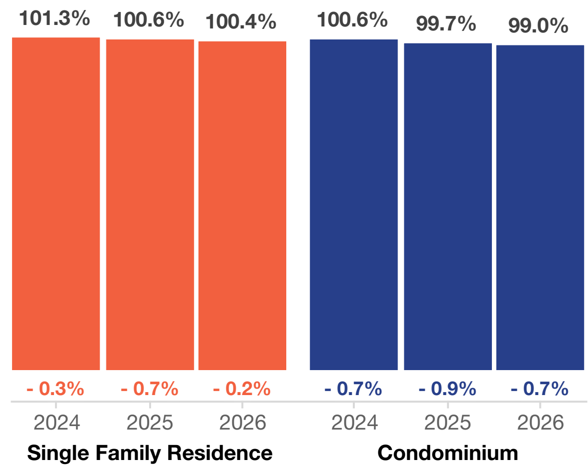
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August



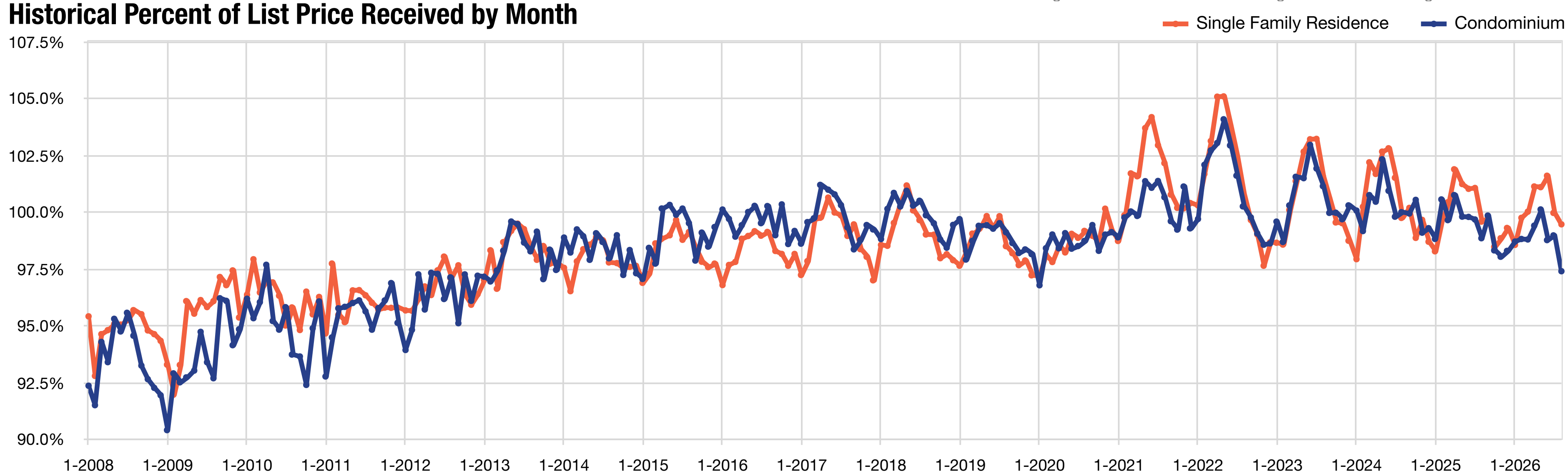
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	99.7%	- 0.5%	99.8%	- 0.1%
Oct-2025	98.4%	- 0.4%	98.3%	- 2.2%
Nov-2025	98.8%	- 0.8%	98.0%	- 1.1%
Dec-2025	99.3%	+ 0.6%	98.3%	- 1.0%
Jan-2026	98.5%	+ 0.2%	98.7%	- 0.1%
Feb-2026	99.7%	+ 0.1%	98.8%	- 1.7%
Mar-2026	100.0%	- 0.4%	98.8%	- 0.8%
Apr-2026	101.1%	- 0.8%	99.4%	- 1.3%
May-2026	101.1%	- 0.1%	100.1%	+ 0.3%
Jun-2026	101.6%	+ 0.6%	98.7%	- 1.1%
Jul-2026	99.9%	- 1.1%	99.0%	- 0.7%
Aug-2026	**99.4%**	**- 0.2%**	**97.4%**	**- 1.4%**
12-Month Avg*	100.0%	- 0.2%	98.9%	- 0.9%

* Pct. of List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

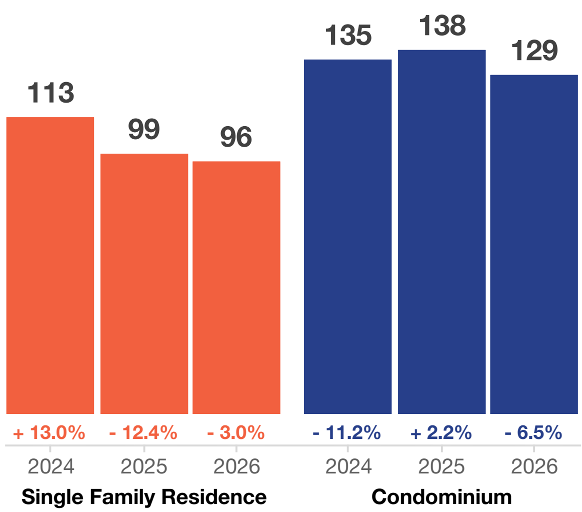
Historical Percent of List Price Received by Month



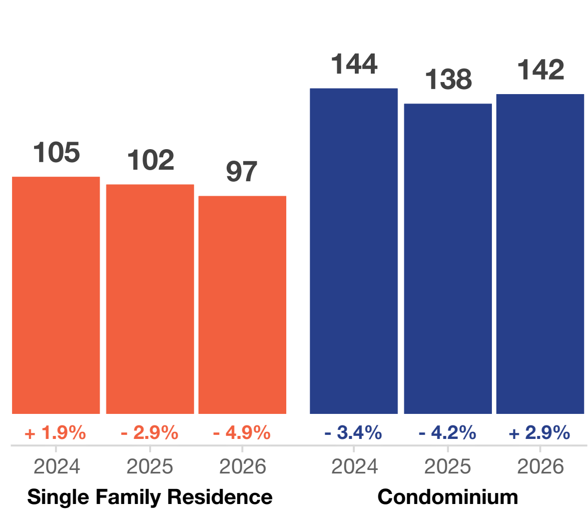
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

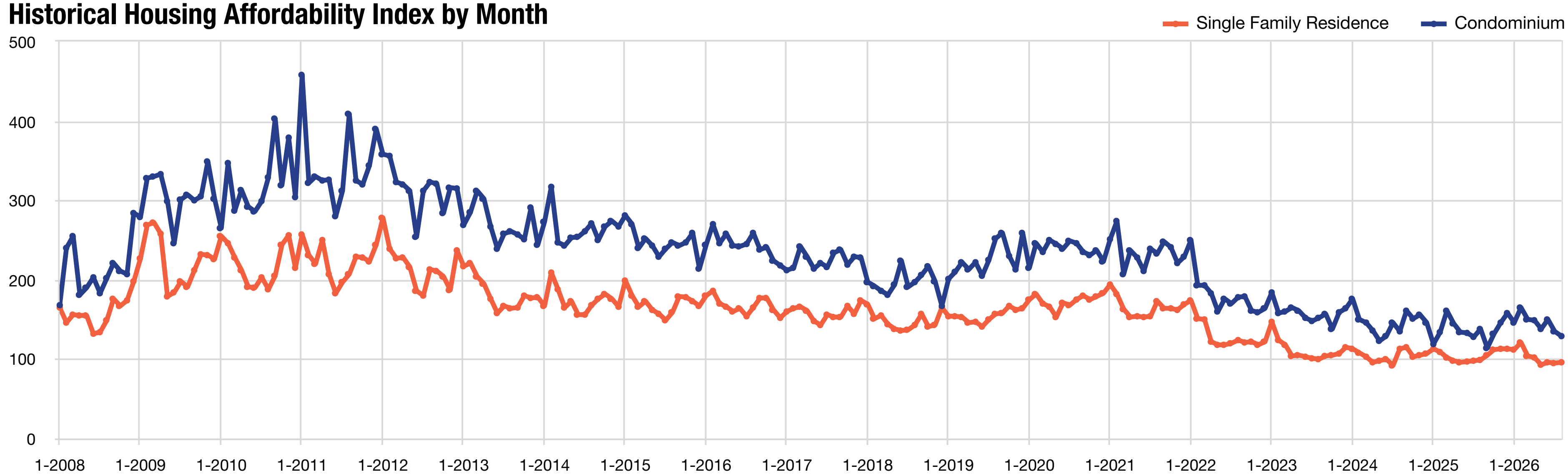


Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	105	- 8.7%	114	- 29.2%
Oct-2025	112	+ 8.7%	132	- 12.6%
Nov-2025	113	+ 7.6%	146	- 6.4%
Dec-2025	113	+ 5.6%	158	+ 8.2%
Jan-2026	112	- 0.9%	146	+ 22.7%
Feb-2026	121	+ 11.0%	165	+ 23.1%
Mar-2026	104	+ 2.0%	150	- 6.8%
Apr-2026	102	+ 4.1%	149	+ 2.8%
May-2026	93	- 3.1%	138	+ 3.0%
Jun-2026	96	- 1.0%	150	+ 12.8%
Jul-2026	95	- 3.1%	135	+ 5.5%
Aug-2026	**96**	**- 3.0%**	**129**	**- 6.5%**
12-Month Avg	105	+ 1.0%	143	+ 0.7%

Historical Housing Affordability Index by Month

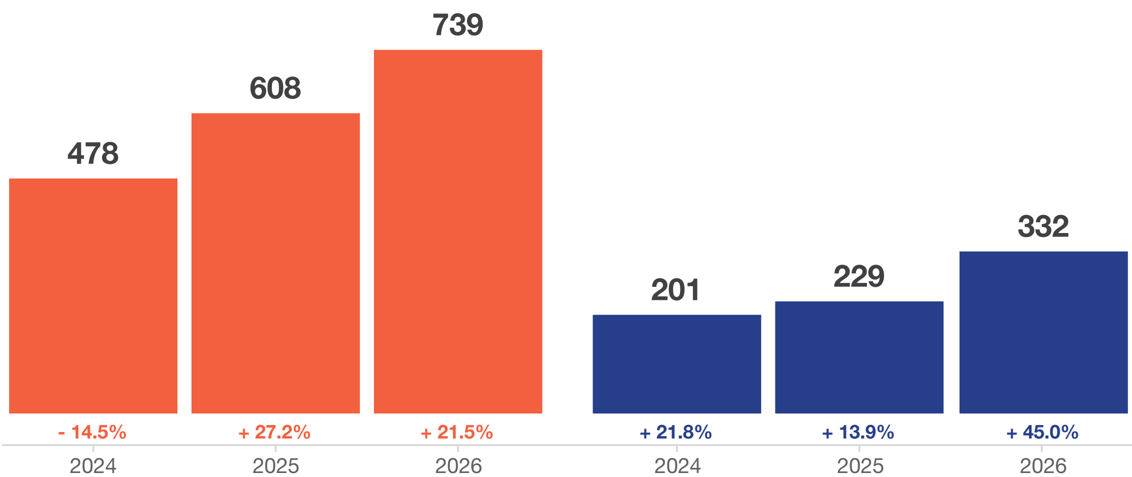


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

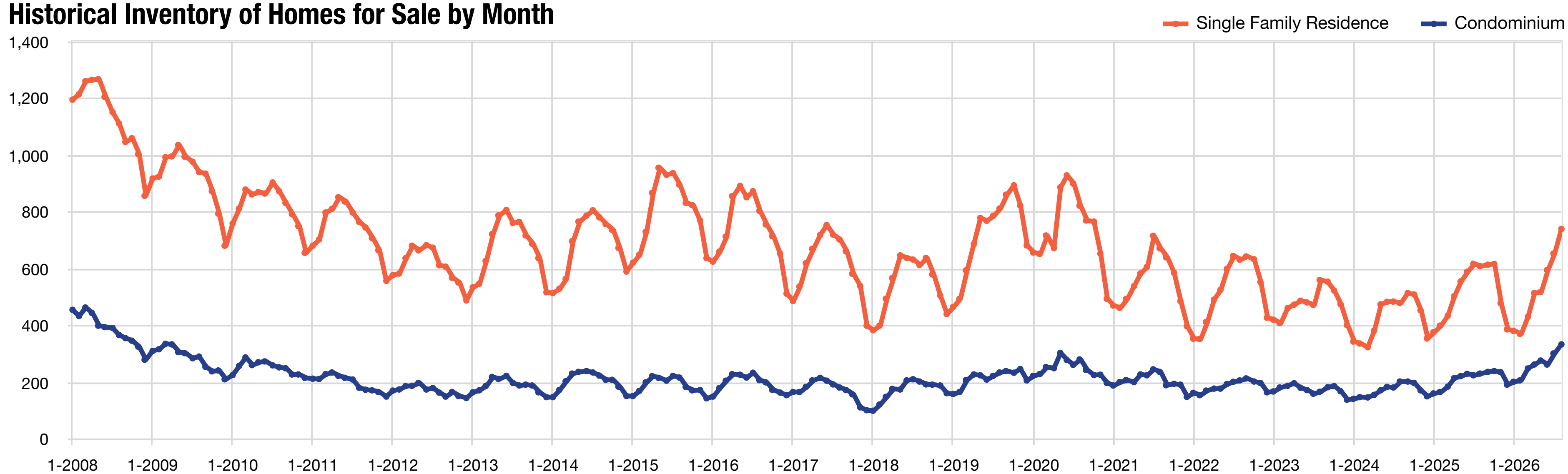
Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

August



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	613	+ 19.5%	235	+ 16.9%
Oct-2025	616	+ 21.3%	238	+ 21.4%
Nov-2025	477	+ 5.5%	234	+ 37.6%
Dec-2025	385	+ 9.1%	190	+ 27.5%
Jan-2026	380	+ 1.3%	200	+ 25.8%
Feb-2026	369	- 7.3%	205	+ 25.0%
Mar-2026	429	- 0.9%	247	+ 35.0%
Apr-2026	513	+ 2.2%	261	+ 22.5%
May-2026	517	- 6.7%	275	+ 25.0%
Jun-2026	594	+ 1.0%	261	+ 14.5%
Jul-2026	652	+ 5.8%	300	+ 34.5%
Aug-2026	**739**	**+ 21.5%**	**332**	**+ 45.0%**
12-Month Avg	524	+ 6.5%	248	+ 27.2%

Historical Inventory of Homes for Sale by Month

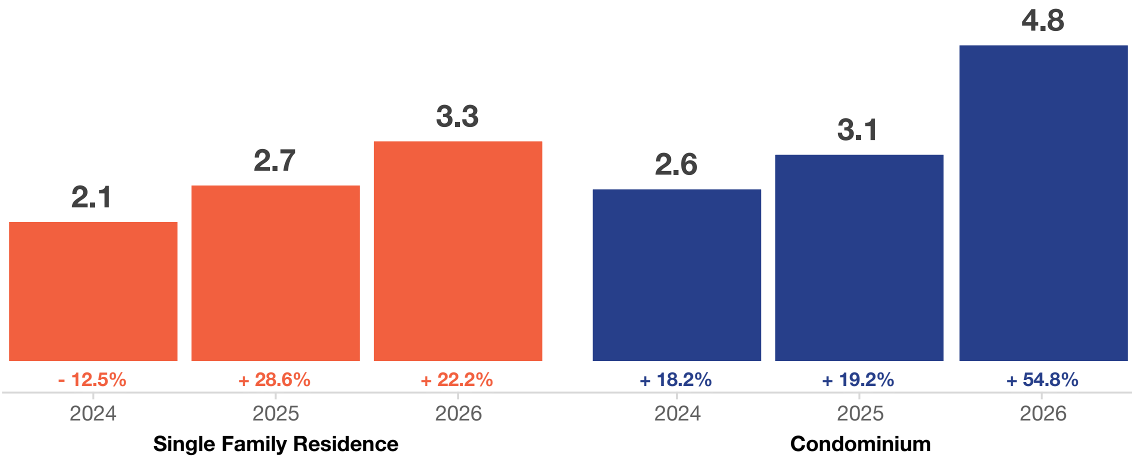


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

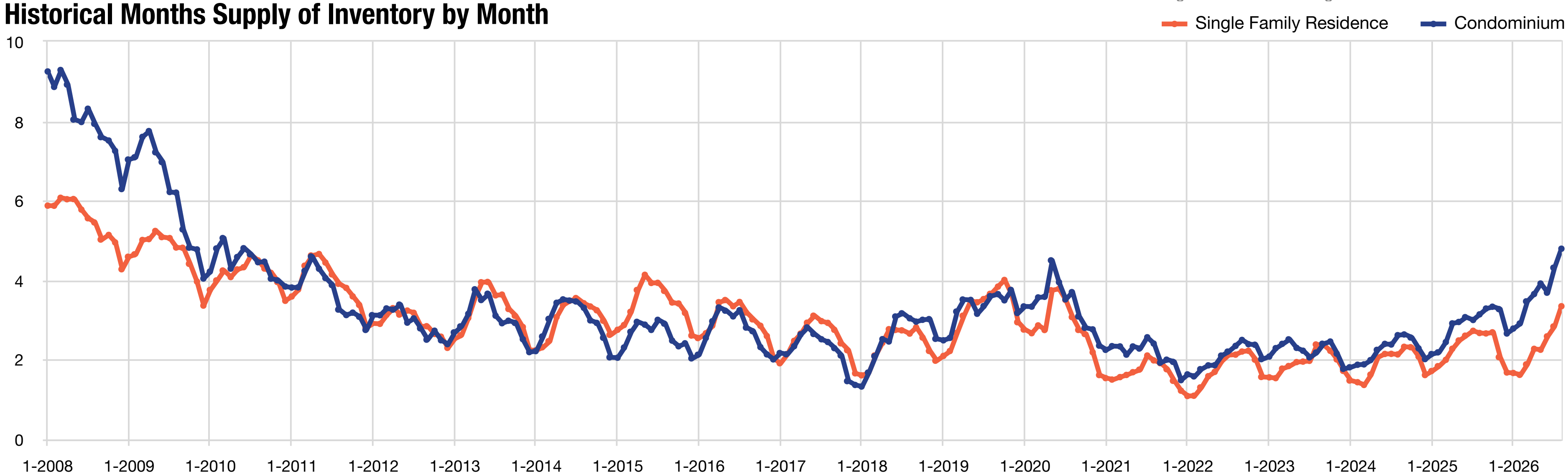
August



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2025	2.7	+ 17.4%	3.3	+ 26.9%
Oct-2025	2.7	+ 17.4%	3.3	+ 26.9%
Nov-2025	2.1	0.0%	3.3	+ 43.5%
Dec-2025	1.7	+ 6.3%	2.7	+ 35.0%
Jan-2026	1.7	0.0%	2.8	+ 33.3%
Feb-2026	1.6	- 11.1%	2.9	+ 31.8%
Mar-2026	1.9	- 5.0%	3.5	+ 45.8%
Apr-2026	2.3	0.0%	3.7	+ 27.6%
May-2026	2.3	- 8.0%	3.9	+ 30.0%
Jun-2026	2.6	0.0%	3.7	+ 19.4%
Jul-2026	2.8	+ 3.7%	4.3	+ 43.3%
Aug-2026	**3.3**	**+ 22.2%**	**4.8**	**+ 54.8%**
12-Month Avg*	2.3	+ 3.4%	3.5	+ 34.2%

* Months Supply for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

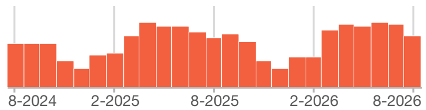
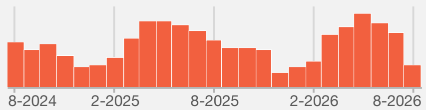
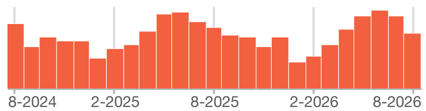
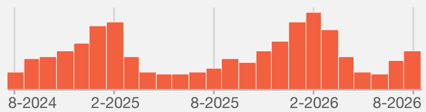
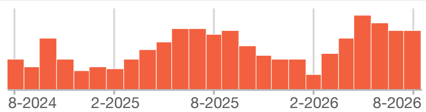
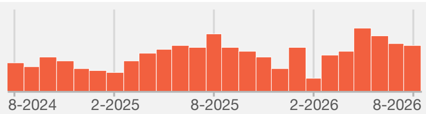
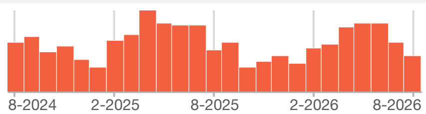
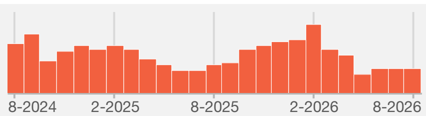
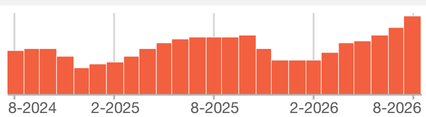
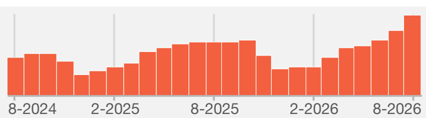
Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes single family and townhouse/condo properties combined.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		439	**467**	+ 6.4%	3,668	**3,770**	+ 2.8%
Pending Sales		311	**201**	- 35.4%	2,607	**2,485**	- 4.7%
Closed Sales		336	**305**	- 9.2%	2,484	**2,465**	- 0.8%
Days on Market Until Sale		29	**37**	+ 27.6%	31	**36**	+ 16.1%
Median Sales Price		$435,000	**$440,000**	+ 1.1%	$422,750	**$430,000**	+ 1.7%
Average Sales Price		$525,684	**$504,067**	- 4.1%	$488,989	**$504,169**	+ 3.1%
Percent of List Price Received		99.4%	**99.0%**	- 0.4%	100.4%	**100.0%**	- 0.4%
Housing Affordability Index		106	**104**	- 1.9%	109	**107**	- 1.8%
Inventory of Homes for Sale		837	**1,071**	+ 28.0%	—	**—**	—
Months Supply of Inventory		2.8	**3.7**	+ 32.1%	—	**—**	—