Monthly Indicators

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings increased 10.9 percent for Single Family Residence homes and 16.7 percent for Condominium homes. Pending Sales decreased 24.3 percent for Single Family Residence homes and 34.9 percent for Condominium homes. Inventory increased 16.4 percent for Single Family Residence homes and 39.5 percent for Condominium homes.

Median Sales Price increased 3.2 percent to $480,000 for Single Family Residence homes but decreased 4.2 percent to $340,000 for Condominium homes. Days on Market increased 8.3 percent for Single Family Residence homes and 41.0 percent for Condominium homes. Months Supply of Inventory increased 18.5 percent for Single Family Residence homes and 53.3 percent for Condominium homes.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

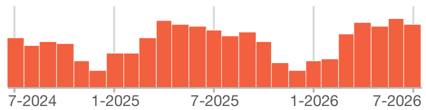
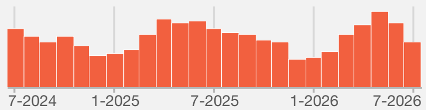
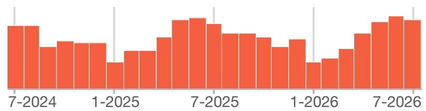
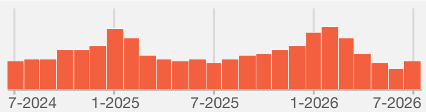
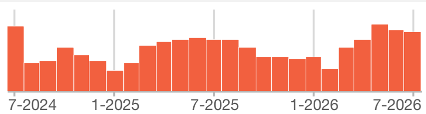
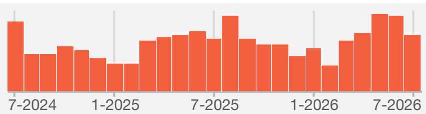
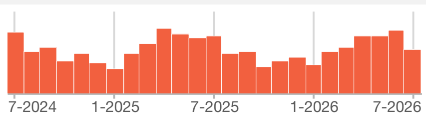
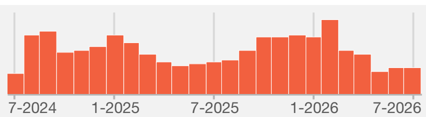
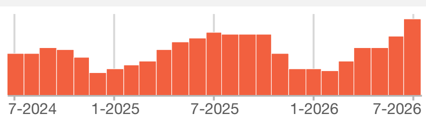
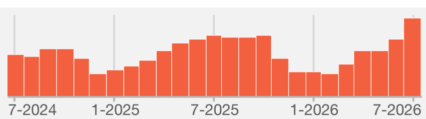
+ 8.2%	- 1.1%	+ 22.6%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		377	**418**	+ 10.9%	2,435	**2,451**	+ 0.7%
Pending Sales		268	**203**	- 24.3%	1,717	**1,652**	- 3.8%
Closed Sales		287	**310**	+ 8.0%	1,603	**1,608**	+ 0.3%
Days on Market Until Sale		24	**26**	+ 8.3%	31	**32**	+ 3.2%
Median Sales Price		$465,000	**$480,000**	+ 3.2%	$454,500	**$468,750**	+ 3.1%
Average Sales Price		$519,786	**$527,173**	+ 1.4%	$514,662	**$536,387**	+ 4.2%
Percent of List Price Received		101.0%	**99.9%**	- 1.1%	100.8%	**100.6%**	- 0.2%
Housing Affordability Index		98	**95**	- 3.1%	100	**98**	- 2.0%
Inventory of Homes for Sale		615	**716**	+ 16.4%	—	**—**	—
Months Supply of Inventory		2.7	**3.2**	+ 18.5%	—	**—**	—

Condominium Market Overview

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

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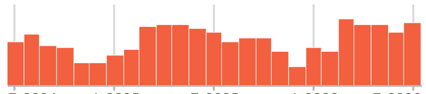
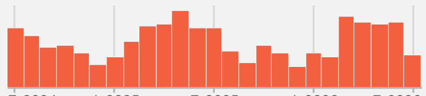
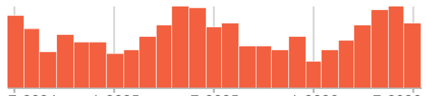
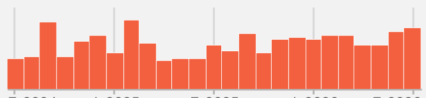
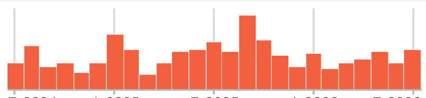
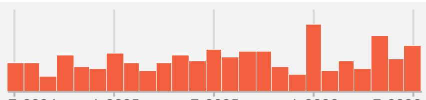
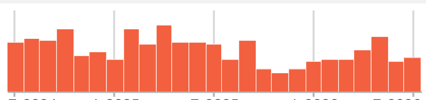
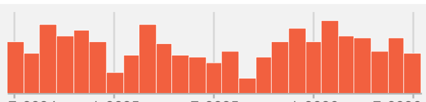
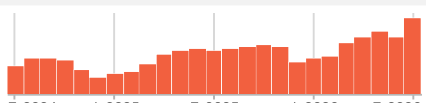
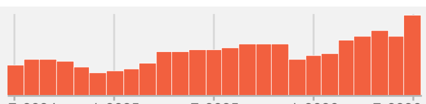
Ann Arbor Area Chapter

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		120	**140**	+ 16.7%	794	**849**	+ 6.9%
Pending Sales		86	**56**	- 34.9%	580	**542**	- 6.6%
Closed Sales		81	**88**	+ 8.6%	545	**540**	- 0.9%
Days on Market Until Sale		39	**55**	+ 41.0%	34	**46**	+ 35.3%
Median Sales Price		$355,000	**$340,000**	- 4.2%	$335,000	**$320,000**	- 4.5%
Average Sales Price		$416,443	**$427,477**	+ 2.6%	$390,948	**$408,373**	+ 4.5%
Percent of List Price Received		99.7%	**98.9%**	- 0.8%	99.9%	**99.1%**	- 0.8%
Housing Affordability Index		128	**135**	+ 5.5%	136	**143**	+ 5.1%
Inventory of Homes for Sale		223	**311**	+ 39.5%	—	**—**	—
Months Supply of Inventory		3.0	**4.6**	+ 53.3%	—	**—**	—

New Listings

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

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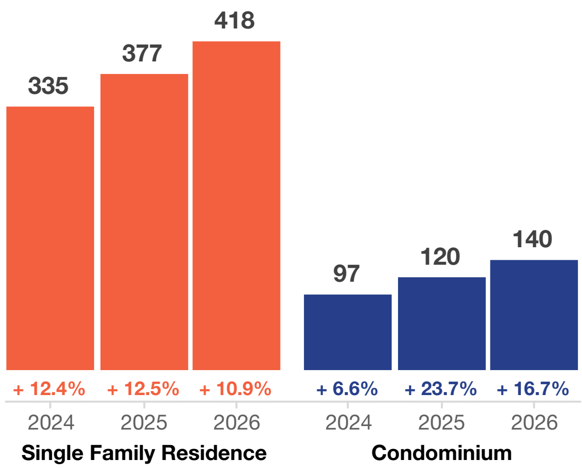
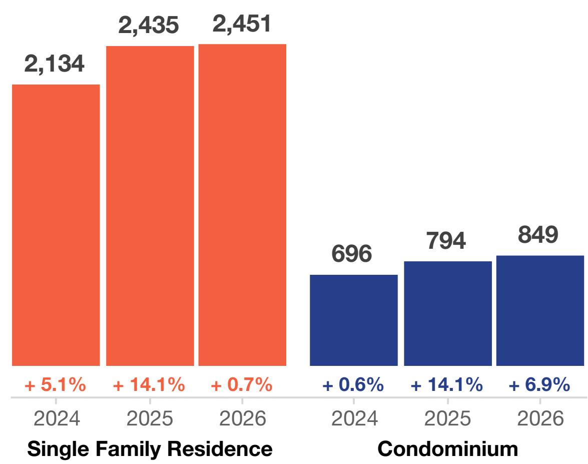
Ann Arbor Area Chapter

July

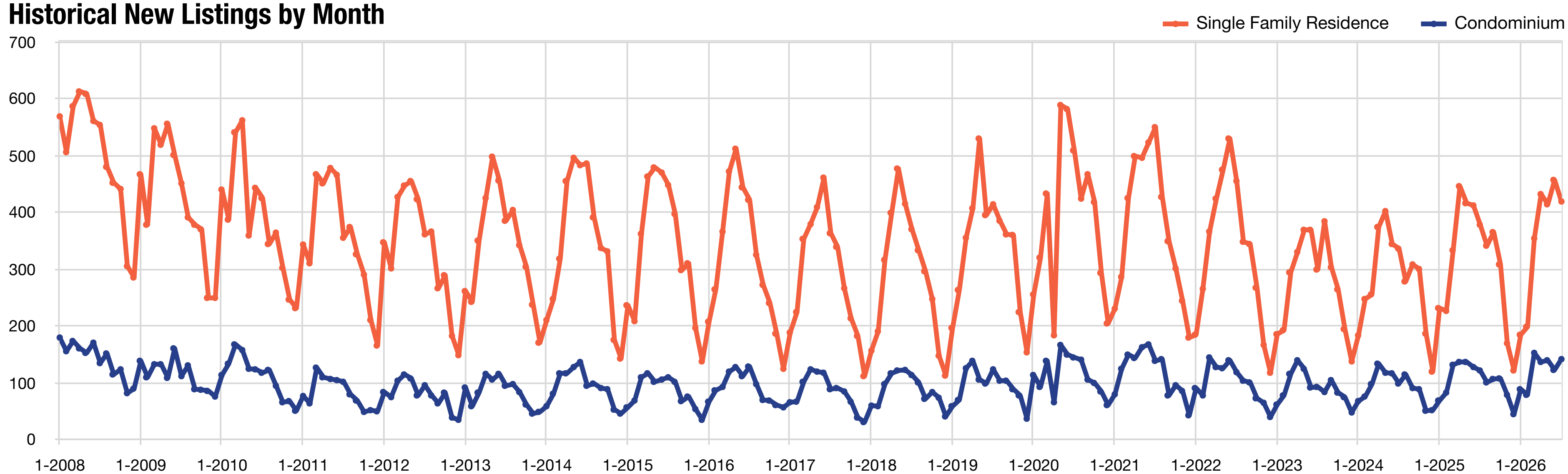


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	340	+ 22.7%	99	- 12.4%
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	456	+ 10.9%	121	- 4.0%
Jul-2026	**418**	**+ 10.9%**	**140**	**+ 16.7%**
12-Month Avg	313	+ 3.6%	107	+ 8.1%

Historical New Listings by Month



Pending Sales

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

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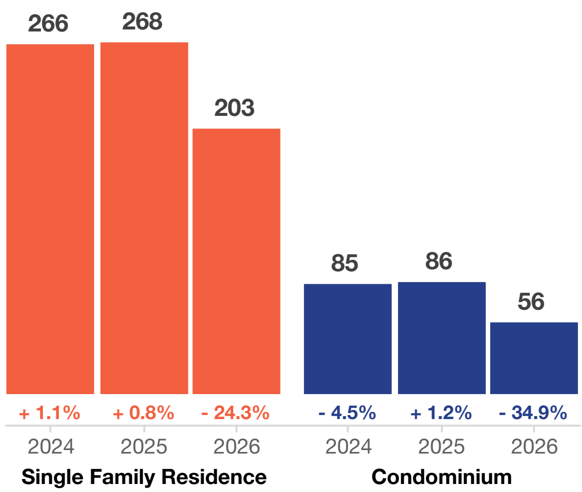
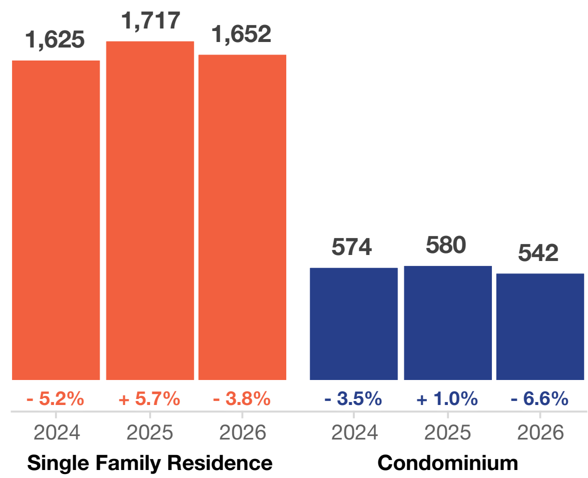
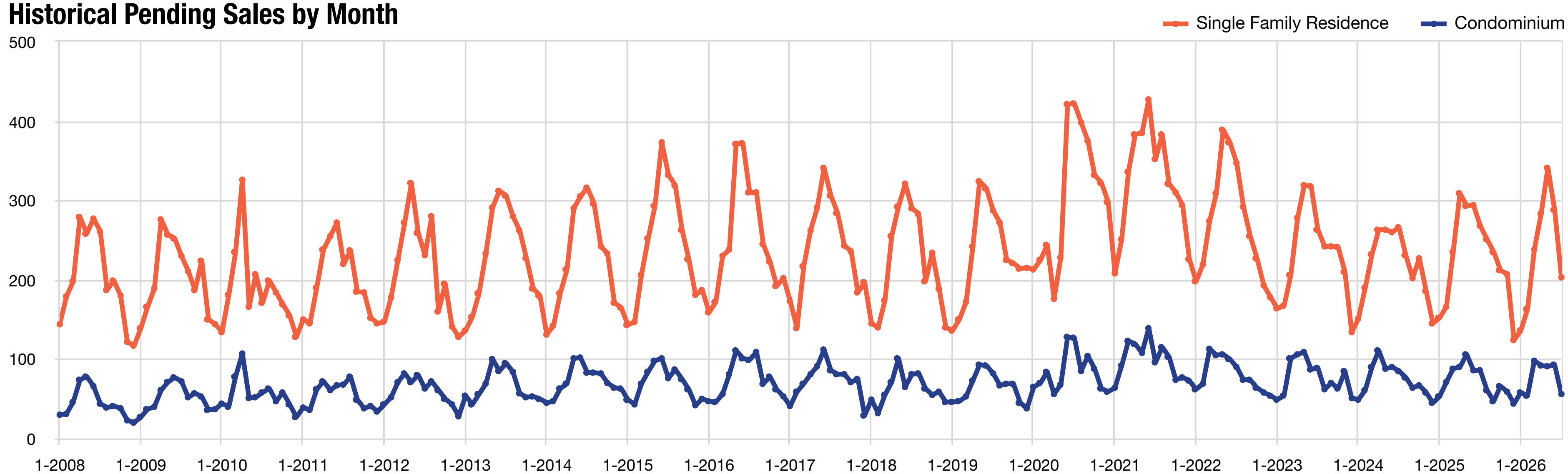


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	251	+ 8.7%	61	- 20.8%
Sep-2025	235	+ 16.3%	47	- 26.6%
Oct-2025	212	- 6.6%	66	- 1.5%
Nov-2025	207	+ 11.3%	59	+ 1.7%
Dec-2025	124	- 14.5%	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%	92	+ 2.2%
May-2026	341	+ 16.4%	91	- 14.2%
Jun-2026	288	- 2.0%	93	+ 8.1%
Jul-2026	**203**	**- 24.3%**	**56**	**- 34.9%**
12-Month Avg	223	- 1.3%	68	- 8.1%

Historical Pending Sales by Month



Closed Sales

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

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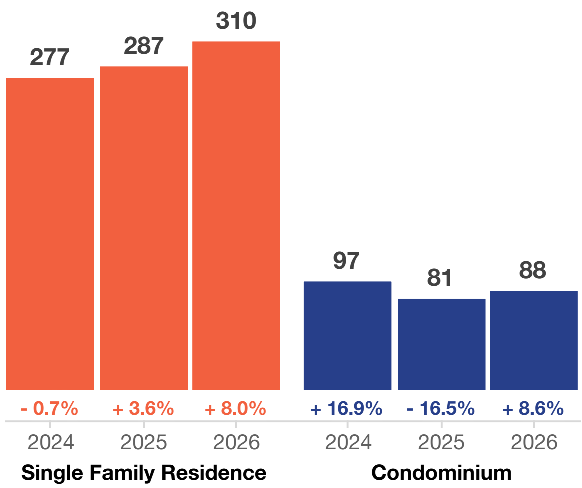
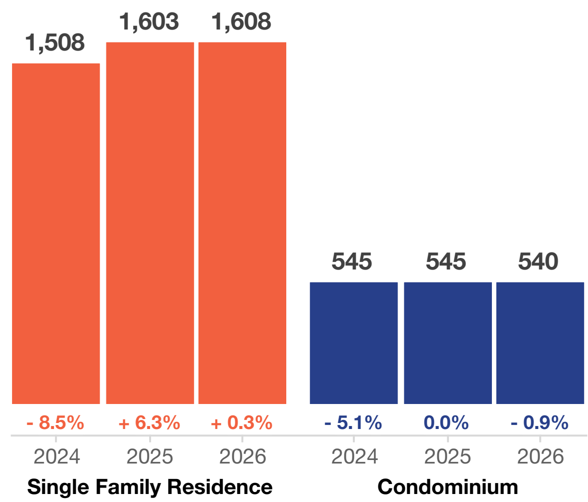
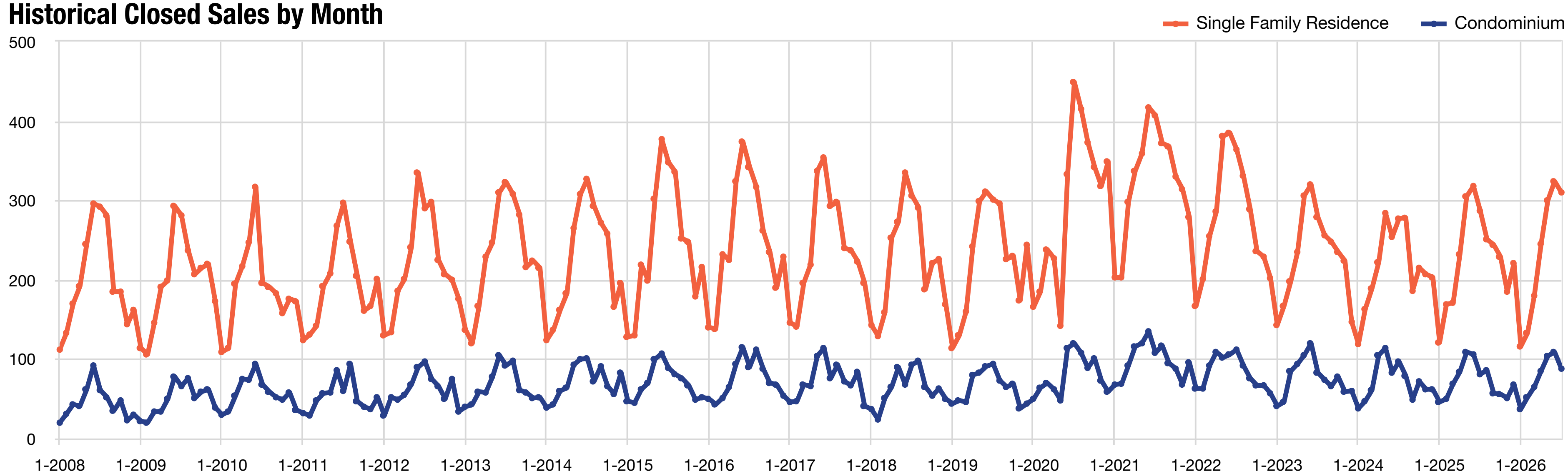


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	251	- 9.7%	86	+ 8.9%
Sep-2025	244	+ 31.2%	57	+ 16.3%
Oct-2025	229	+ 6.5%	56	- 22.2%
Nov-2025	185	- 10.6%	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%	65	- 5.8%
Apr-2026	245	+ 5.6%	85	+ 1.2%
May-2026	300	- 1.6%	104	- 4.6%
Jun-2026	324	+ 1.9%	109	+ 2.8%
Jul-2026	**310**	**+ 8.0%**	**88**	**+ 8.6%**
12-Month Avg	228	+ 1.8%	72	0.0%

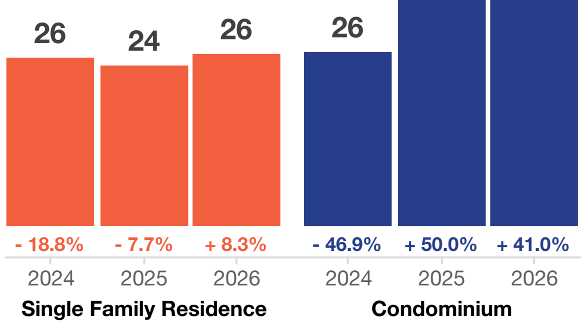
Historical Closed Sales by Month



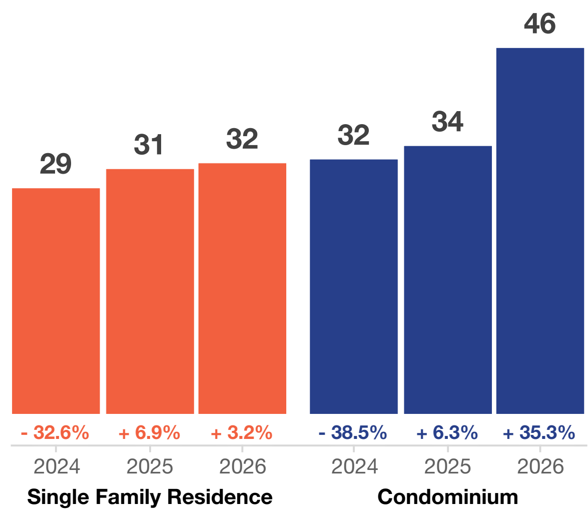
Days on Market Until Sale

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

July



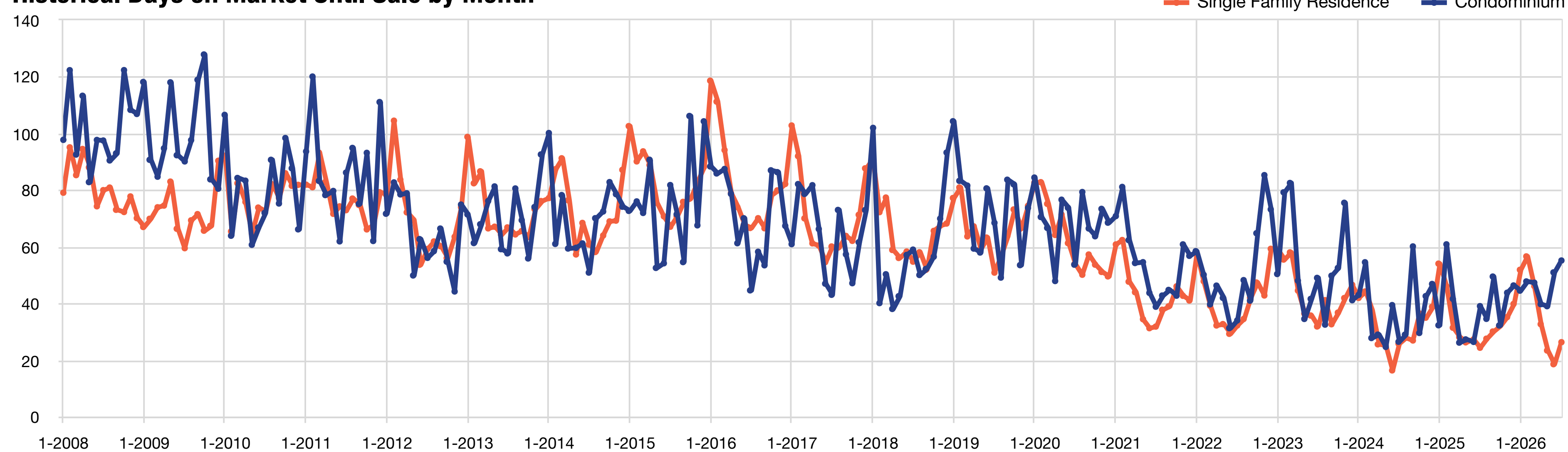
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	28	0.0%	35	+ 20.7%
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%	47	+ 11.9%
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%**	**55**	**+ 41.0%**
12-Month Avg*	32	+ 1.0%	44	+ 22.6%

* Days on Market for all properties from August 2025 through July 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.

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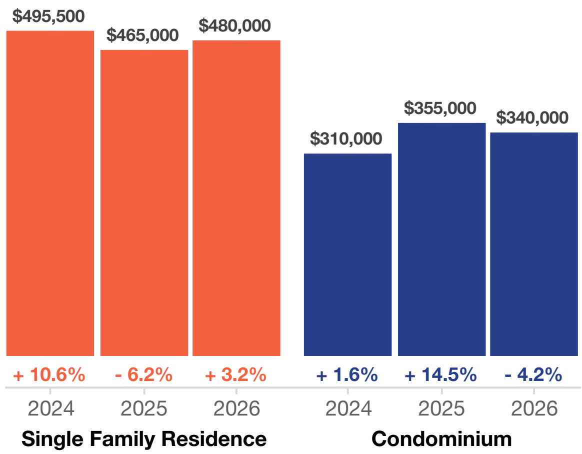
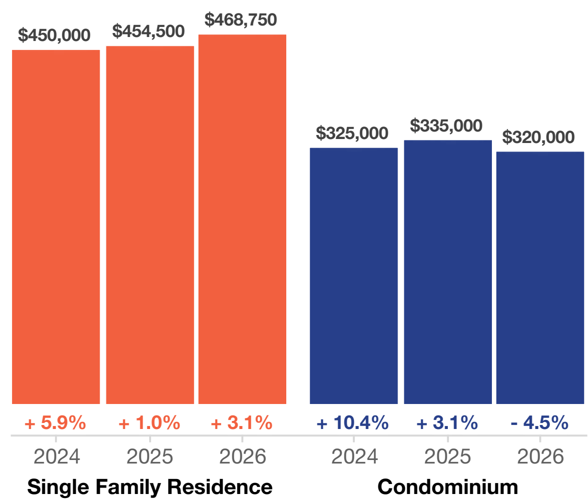


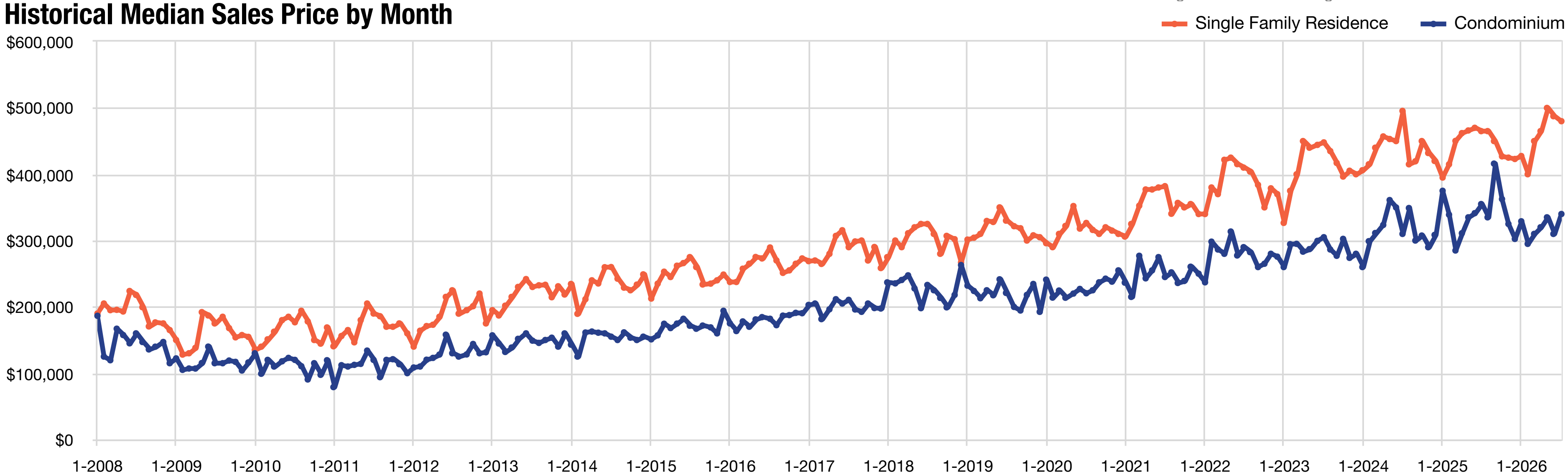
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	$465,000	+ 12.0%	$335,000	- 4.0%
Sep-2025	$450,000	+ 7.3%	$415,990	+ 38.7%
Oct-2025	$427,000	- 5.1%	$362,500	+ 17.9%
Nov-2025	$425,000	- 1.6%	$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%	$310,000	+ 8.8%
Apr-2026	$465,000	+ 0.6%	$320,000	+ 2.9%
May-2026	$499,950	+ 7.3%	$335,000	0.0%
Jun-2026	$487,500	+ 3.7%	$310,000	- 9.2%
Jul-2026	**$480,000**	**+ 3.2%**	**$340,000**	**- 4.2%**
12-Month Avg*	$455,000	+ 2.2%	$328,000	+ 2.5%

* Median Sales Price for all properties from August 2025 through July 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.

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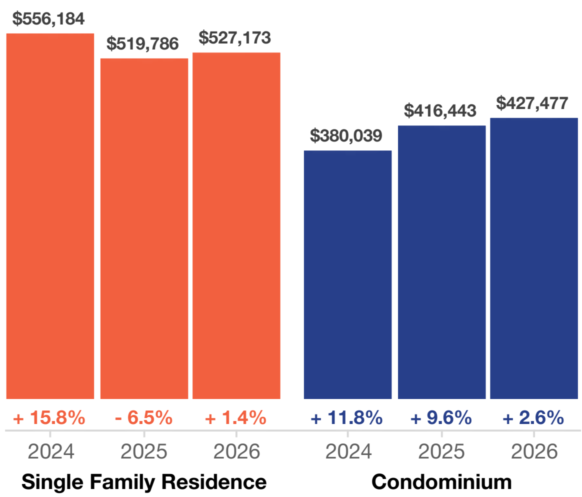
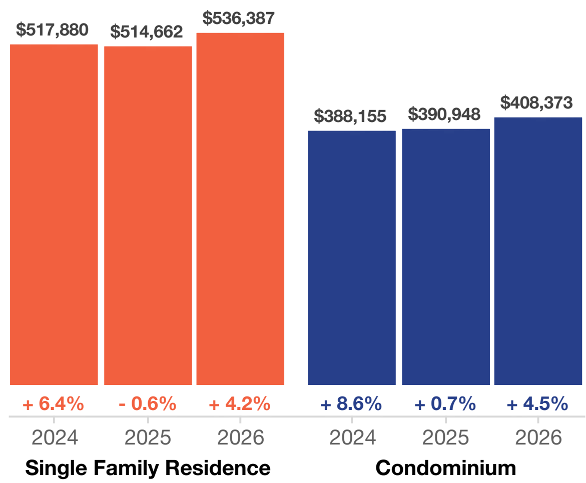


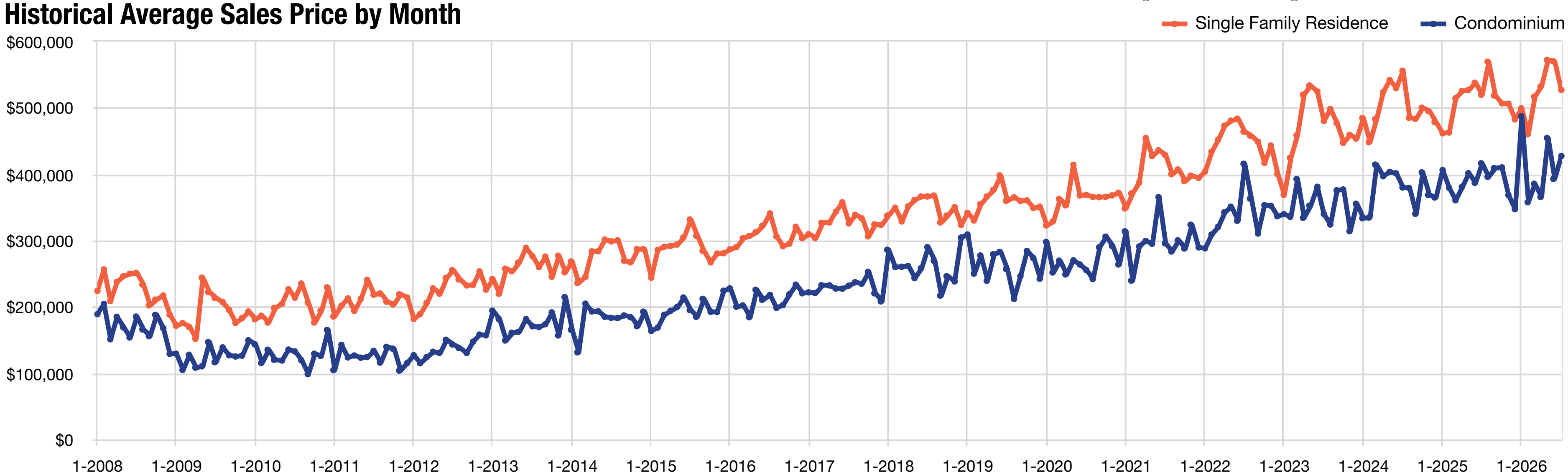
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	$569,608	+ 17.4%	$395,979	+ 4.4%
Sep-2025	$518,718	+ 7.3%	$409,176	+ 20.2%
Oct-2025	$506,854	+ 1.3%	$410,255	+ 1.8%
Nov-2025	$506,393	+ 2.2%	$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%	$385,629	+ 6.9%
Apr-2026	$532,369	+ 1.3%	$365,669	- 4.0%
May-2026	$572,344	+ 8.6%	$454,661	+ 13.2%
Jun-2026	$570,206	+ 6.0%	$392,945	+ 1.5%
Jul-2026	**$527,173**	**+ 1.4%**	**$427,477**	**+ 2.6%**
12-Month Avg*	$529,056	+ 4.9%	$400,107	+ 4.0%

* Avg. Sales Price for all properties from August 2025 through July 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.

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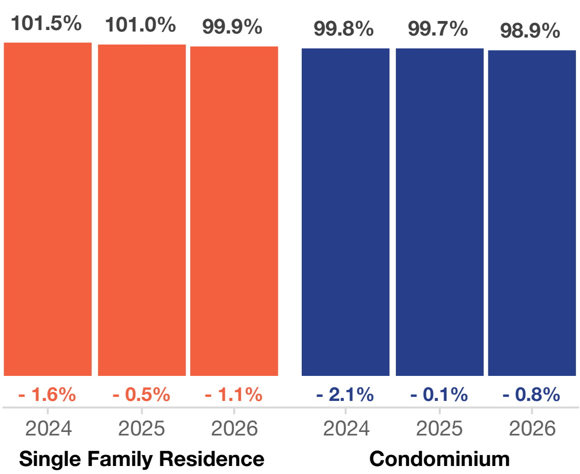
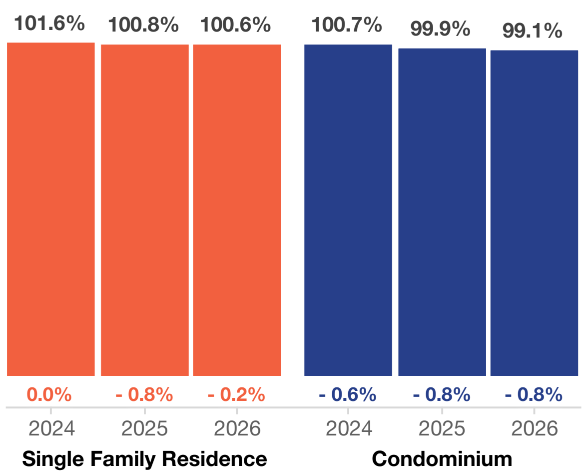


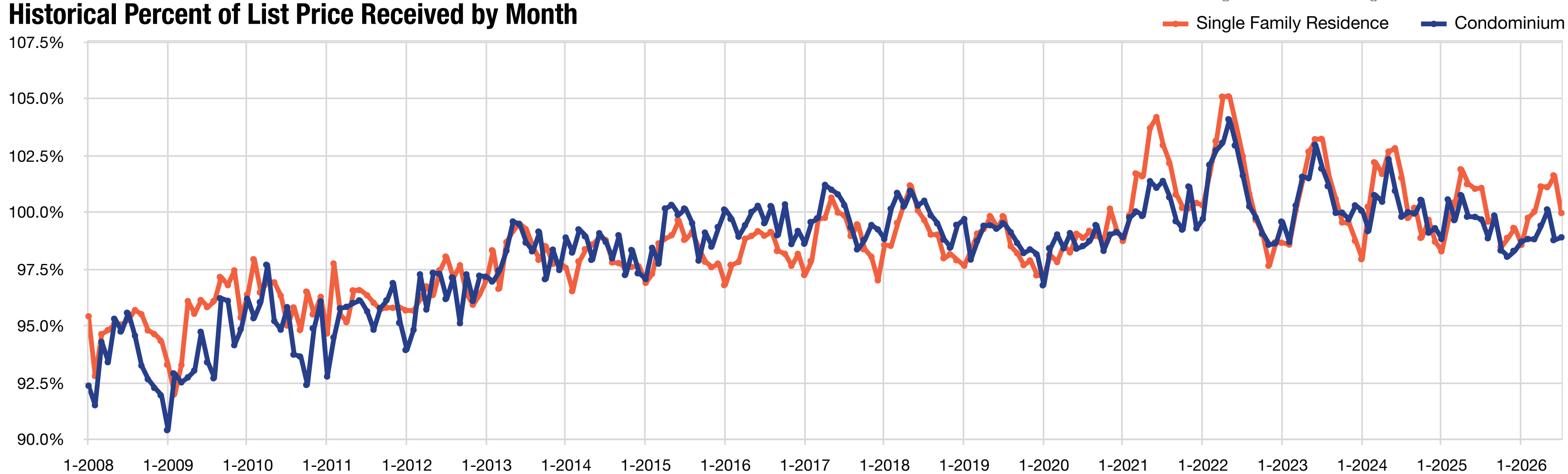
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	99.6%	- 0.1%	98.8%	- 1.2%
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%**	**98.9%**	**- 0.8%**
12-Month Avg*	100.0%	- 0.2%	99.0%	- 0.9%

* Pct. of List Price Received for all properties from August 2025 through July 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.

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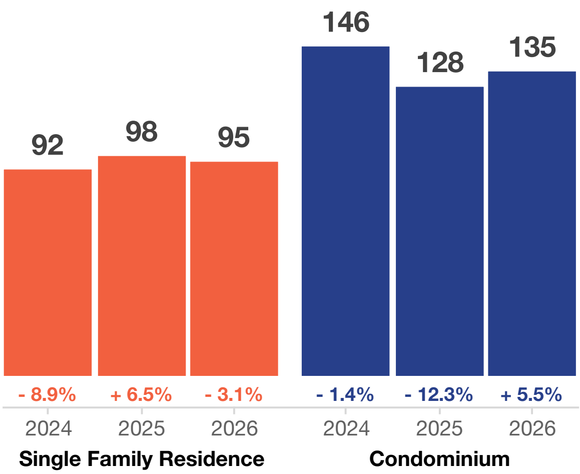
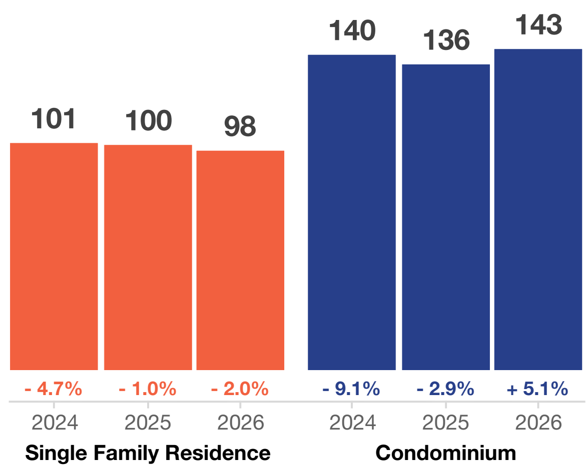
July

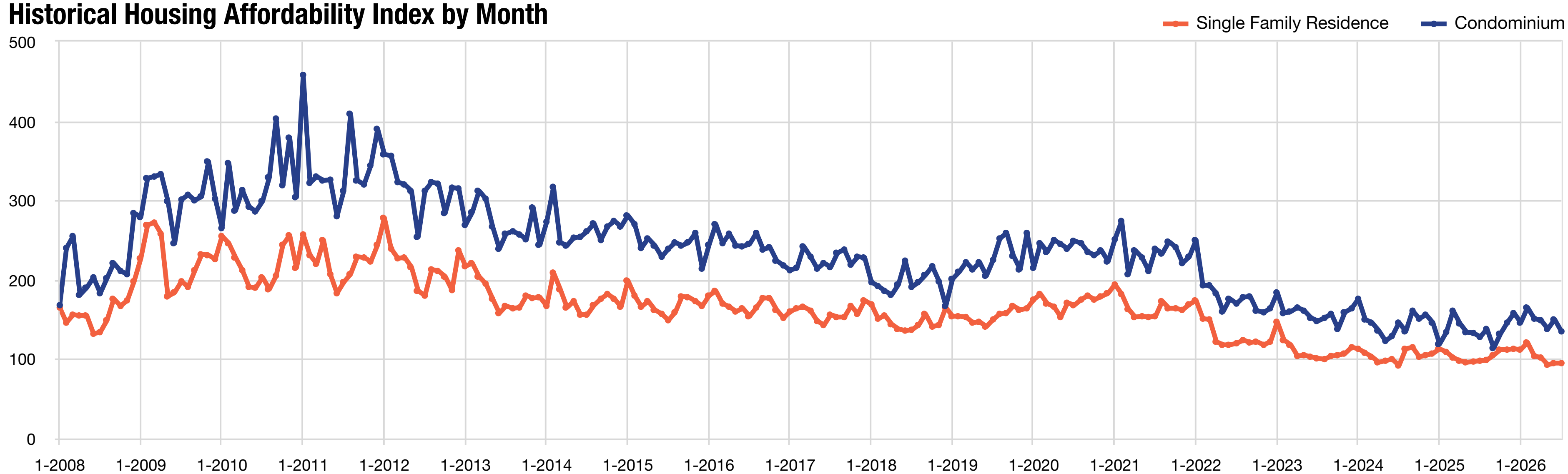


Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	99	- 12.4%	138	+ 2.2%
Sep-2025	105	- 8.7%	114	- 29.2%
Oct-2025	112	+ 8.7%	132	- 12.6%
Nov-2025	112	+ 6.7%	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%	151	- 6.2%
Apr-2026	102	+ 4.1%	149	+ 2.8%
May-2026	93	- 3.1%	138	+ 3.0%
Jun-2026	95	- 2.1%	150	+ 12.8%
Jul-2026	**95**	**- 3.1%**	**135**	**+ 5.5%**
12-Month Avg	105	0.0%	144	+ 1.4%

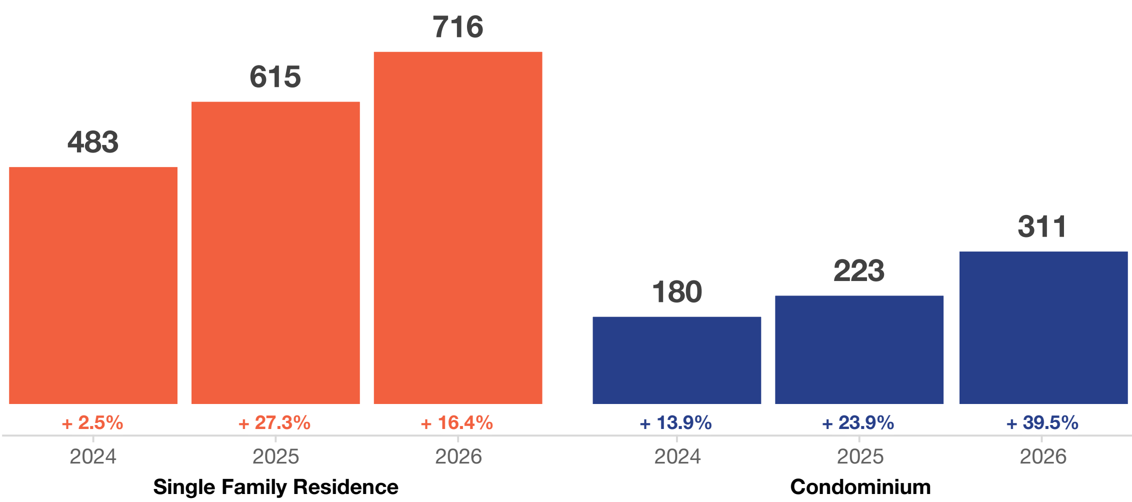
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

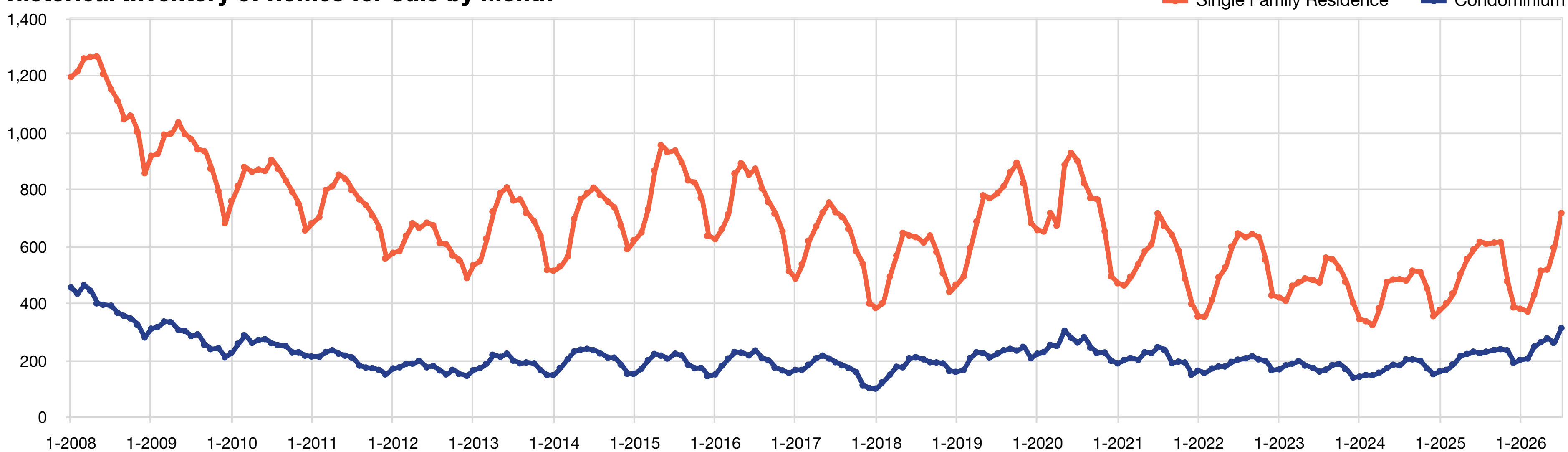
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	607	+ 27.0%	228	+ 13.4%
Sep-2025	612	+ 19.3%	234	+ 16.4%
Oct-2025	614	+ 20.9%	237	+ 20.9%
Nov-2025	476	+ 5.3%	233	+ 37.1%
Dec-2025	384	+ 8.8%	189	+ 26.8%
Jan-2026	379	+ 1.1%	199	+ 25.2%
Feb-2026	369	- 7.3%	204	+ 24.4%
Mar-2026	429	- 0.9%	246	+ 34.4%
Apr-2026	513	+ 2.2%	261	+ 22.5%
May-2026	517	- 6.7%	275	+ 25.0%
Jun-2026	594	+ 1.2%	259	+ 13.6%
Jul-2026	**716**	**+ 16.4%**	**311**	**+ 39.5%**
12-Month Avg	518	+ 7.7%	240	+ 25.0%

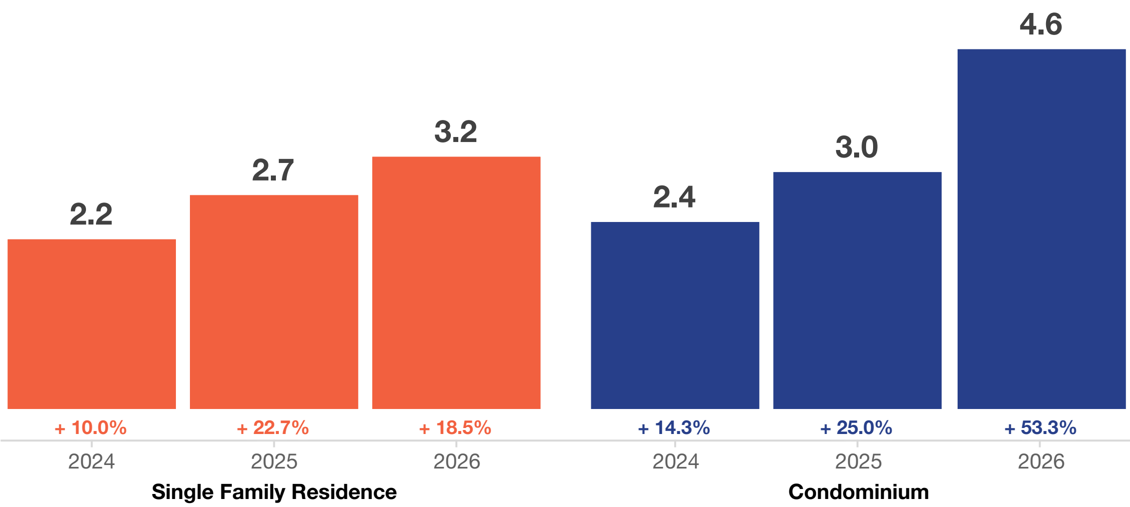
Historical Inventory of Homes for Sale by Month



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.

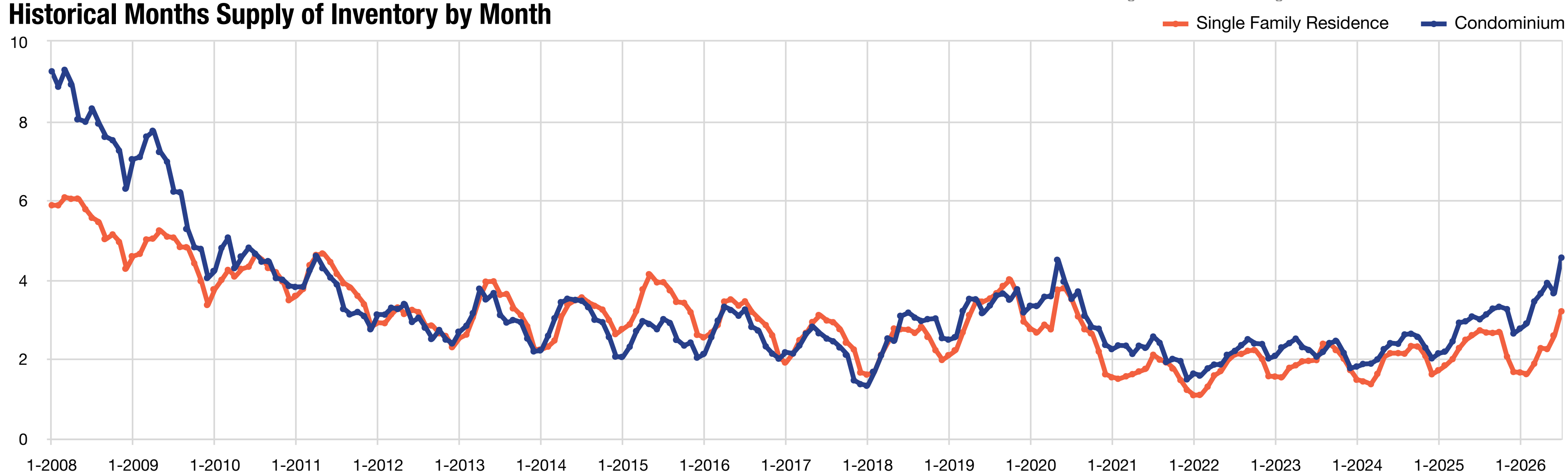
July



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2025	2.7	+ 28.6%	3.1	+ 19.2%
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%	2.6	+ 30.0%
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	**3.2**	**+ 18.5%**	**4.6**	**+ 53.3%**
12-Month Avg*	2.3	+ 4.3%	3.4	+ 31.3%

* Months Supply for all properties from August 2025 through July 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.

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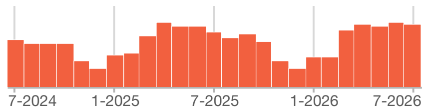
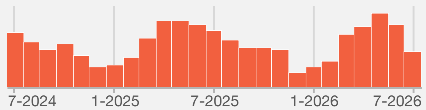
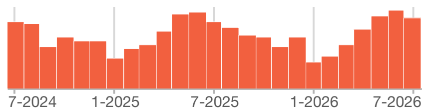
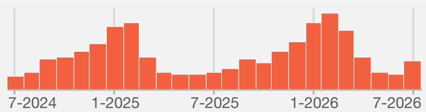
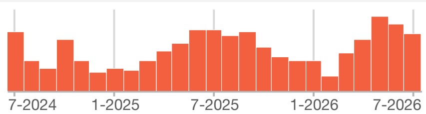
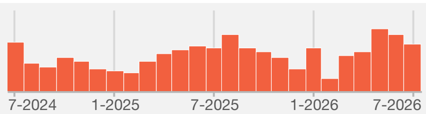
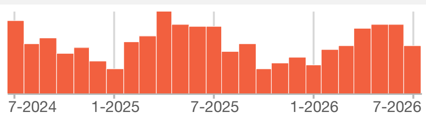
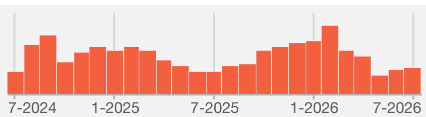
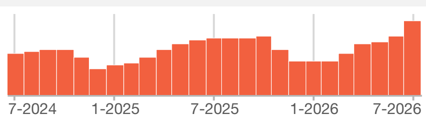
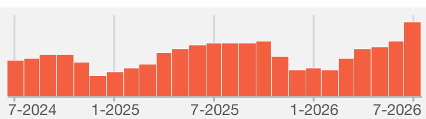
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		497	**558**	+ 12.3%	3,229	**3,300**	+ 2.2%
Pending Sales		354	**259**	- 26.8%	2,297	**2,194**	- 4.5%
Closed Sales		368	**398**	+ 8.2%	2,148	**2,148**	0.0%
Days on Market Until Sale		28	**33**	+ 17.9%	32	**35**	+ 9.4%
Median Sales Price		$441,100	**$436,387**	- 1.1%	$420,000	**$429,995**	+ 2.4%
Average Sales Price		$497,039	**$505,130**	+ 1.6%	$483,243	**$504,205**	+ 4.3%
Percent of List Price Received		100.7%	**99.7%**	- 1.0%	100.5%	**100.2%**	- 0.3%
Housing Affordability Index		103	**105**	+ 1.9%	108	**107**	- 0.9%
Inventory of Homes for Sale		838	**1,027**	+ 22.6%	—	**—**	—
Months Supply of Inventory		2.8	**3.5**	+ 25.0%	—	**—**	—