

# Monthly Indicators

## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 13.8 percent for Single Family Residence homes and 2.5 percent for Condominium homes. Pending Sales decreased 31.9 percent for Single Family Residence homes and 43.7 percent for Condominium homes. Inventory increased 0.3 percent for Single Family Residence homes and 29.3 percent for Condominium homes.

Median Sales Price decreased 3.5 percent to \$400,500 for Single Family Residence homes and 14.5 percent to \$290,000 for Condominium homes. Days on Market increased 17.4 percent for Single Family Residence homes but decreased 19.7 percent for Condominium homes. Months Supply of Inventory remained flat for Single Family Residence homes but increased 40.9 percent for Condominium properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Quick Facts

**- 19.2%**

Change in  
**Closed Sales**  
All Properties

**- 0.6%**

Change in  
**Median Sales Price**  
All Properties

**+ 8.7%**

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	2
Condominium Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

# 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.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		225	<b>194</b>	- 13.8%	455	<b>377</b>	- 17.1%
<b>Pending Sales</b>		166	<b>113</b>	- 31.9%	318	<b>243</b>	- 23.6%
<b>Closed Sales</b>		169	<b>126</b>	- 25.4%	290	<b>241</b>	- 16.9%
<b>Days on Market Until Sale</b>		46	<b>54</b>	+ 17.4%	49	<b>53</b>	+ 8.2%
<b>Median Sales Price</b>		\$415,000	<b>\$400,500</b>	- 3.5%	\$405,580	<b>\$405,600</b>	+ 0.0%
<b>Average Sales Price</b>		\$462,897	<b>\$461,351</b>	- 0.3%	\$462,408	<b>\$480,853</b>	+ 4.0%
<b>Percent of List Price Received</b>		99.6%	<b>99.7%</b>	+ 0.1%	99.1%	<b>99.1%</b>	0.0%
<b>Housing Affordability Index</b>		109	<b>121</b>	+ 11.0%	112	<b>120</b>	+ 7.1%
<b>Inventory of Homes for Sale</b>		397	<b>398</b>	+ 0.3%	—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>1.8</b>	0.0%	—	—	—

# Condominium Market Overview

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

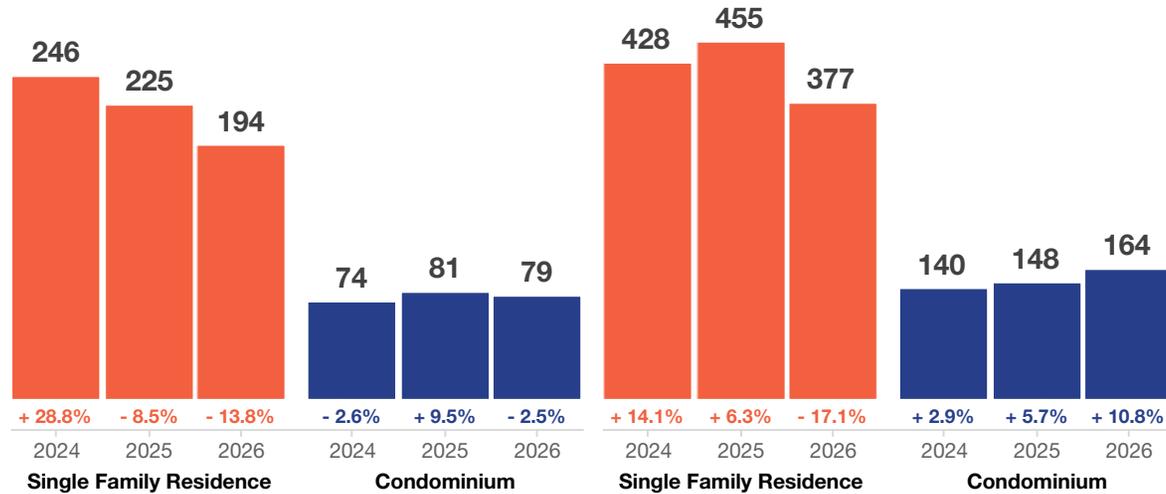


Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		81	79	- 2.5%	148	164	+ 10.8%
<b>Pending Sales</b>		71	40	- 43.7%	124	96	- 22.6%
<b>Closed Sales</b>		50	51	+ 2.0%	96	88	- 8.3%
<b>Days on Market Until Sale</b>		61	49	- 19.7%	47	47	0.0%
<b>Median Sales Price</b>		\$339,000	\$290,000	- 14.5%	\$345,000	\$316,500	- 8.3%
<b>Average Sales Price</b>		\$379,625	\$357,203	- 5.9%	\$392,418	\$411,910	+ 5.0%
<b>Percent of List Price Received</b>		100.5%	98.8%	- 1.7%	99.7%	98.7%	- 1.0%
<b>Housing Affordability Index</b>		134	168	+ 25.4%	132	153	+ 15.9%
<b>Inventory of Homes for Sale</b>		164	212	+ 29.3%	—	—	—
<b>Months Supply of Inventory</b>		2.2	3.1	+ 40.9%	—	—	—

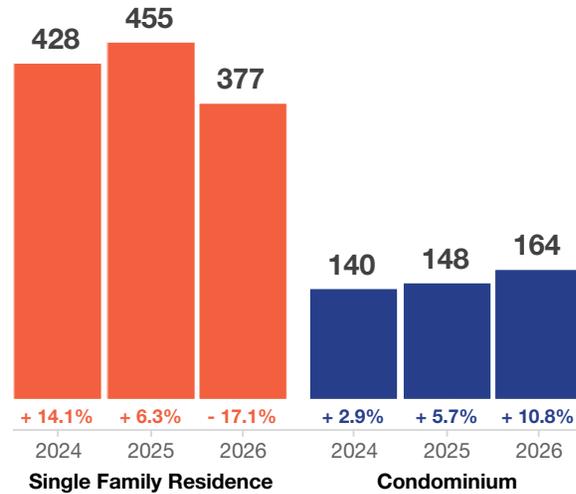
# New Listings

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

## February

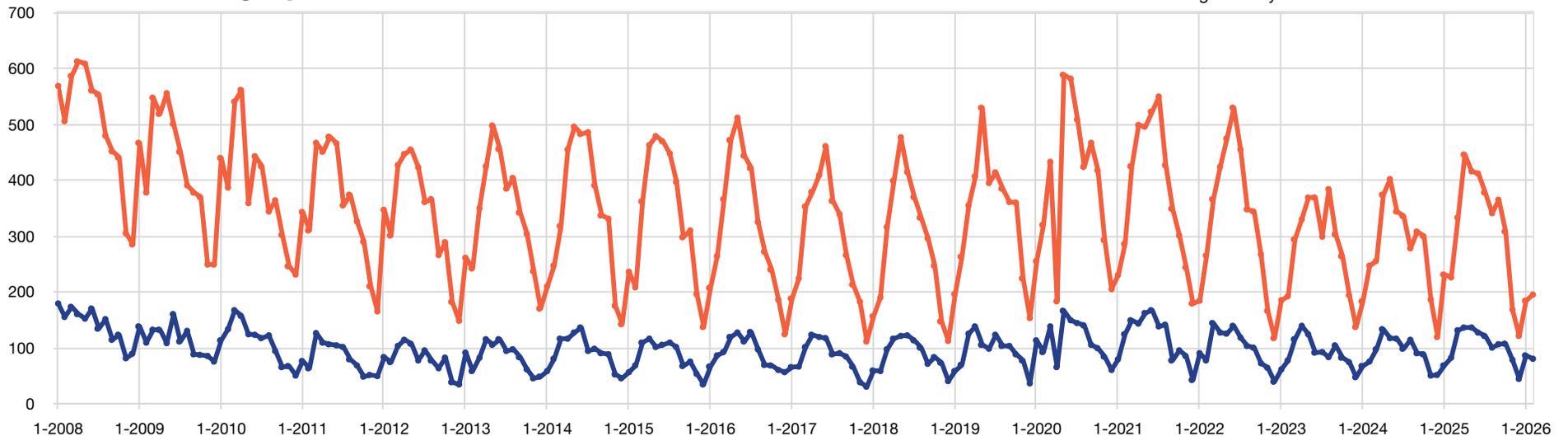


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	332	+ 30.7%	130	+ 35.4%
Apr-2025	445	+ 19.3%	135	+ 2.3%
May-2025	415	+ 3.5%	135	+ 16.4%
Jun-2025	411	+ 19.8%	126	+ 9.6%
Jul-2025	377	+ 12.5%	120	+ 23.7%
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	167	- 9.7%	77	+ 57.1%
Dec-2025	120	+ 1.7%	43	- 14.0%
Jan-2026	183	- 20.4%	85	+ 26.9%
<b>Feb-2026</b>	<b>194</b>	<b>- 13.8%</b>	<b>79</b>	<b>- 2.5%</b>
12-Month Avg	305	+ 9.3%	103	+ 13.2%

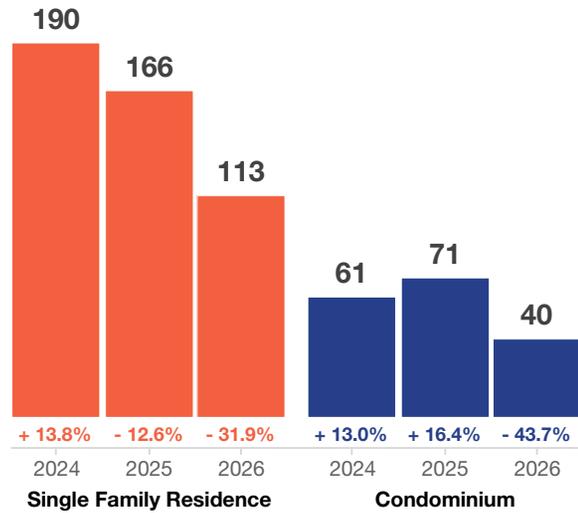
## Historical New Listings by Month



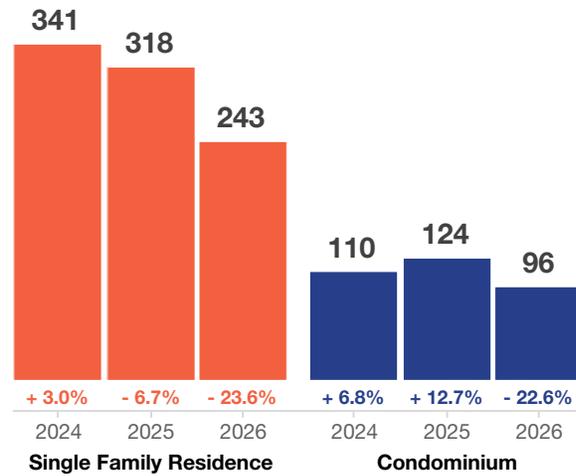
# Pending Sales

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

## February

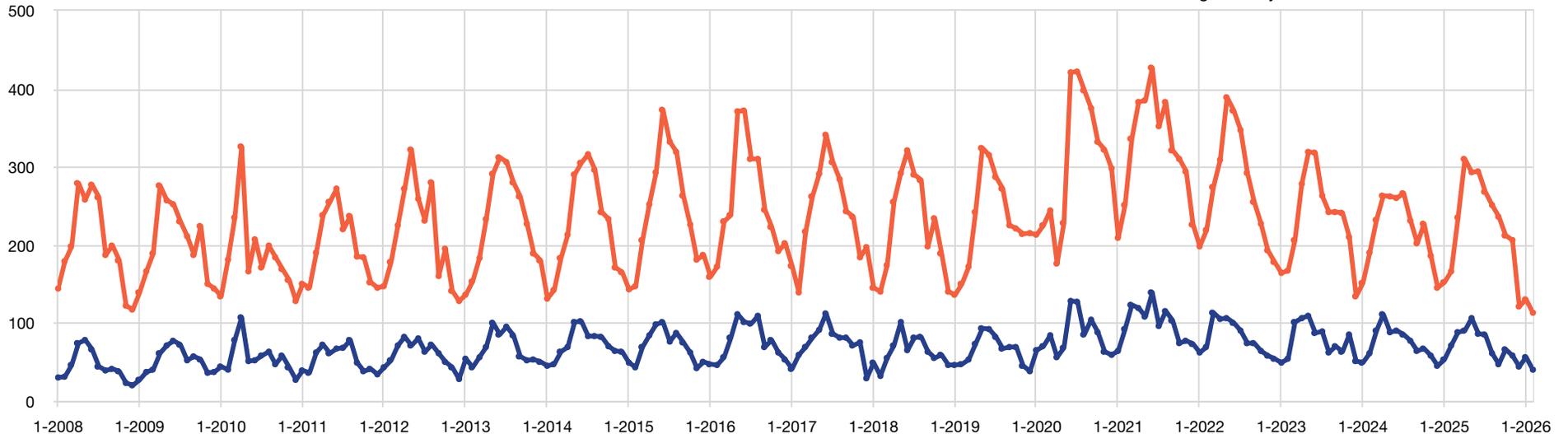


## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	235	+ 1.3%	88	- 2.2%
Apr-2025	310	+ 17.9%	90	- 18.9%
May-2025	293	+ 11.8%	106	+ 20.5%
Jun-2025	294	+ 13.1%	86	- 4.4%
Jul-2025	268	+ 0.8%	85	0.0%
Aug-2025	251	+ 8.7%	61	- 20.8%
Sep-2025	236	+ 16.8%	47	- 26.6%
Oct-2025	212	- 6.6%	66	- 1.5%
Nov-2025	206	+ 10.8%	58	0.0%
Dec-2025	121	- 16.6%	44	- 2.2%
Jan-2026	130	- 14.5%	56	+ 5.7%
<b>Feb-2026</b>	<b>113</b>	<b>- 31.9%</b>	<b>40</b>	<b>- 43.7%</b>
12-Month Avg	222	+ 2.8%	69	- 8.0%

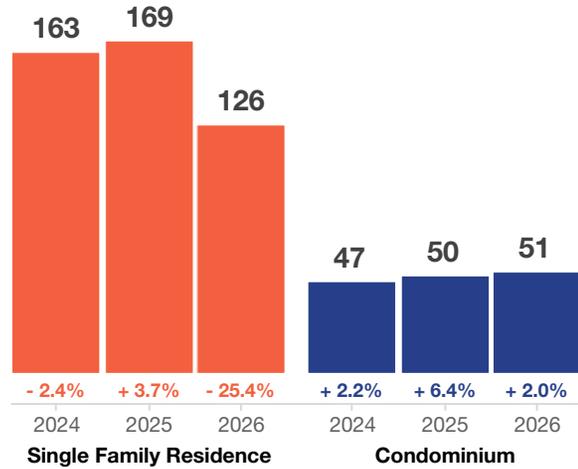
## Historical Pending Sales by Month



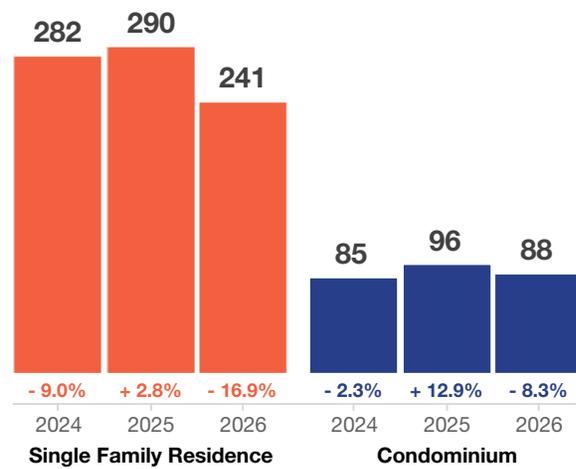
# Closed Sales

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

## February

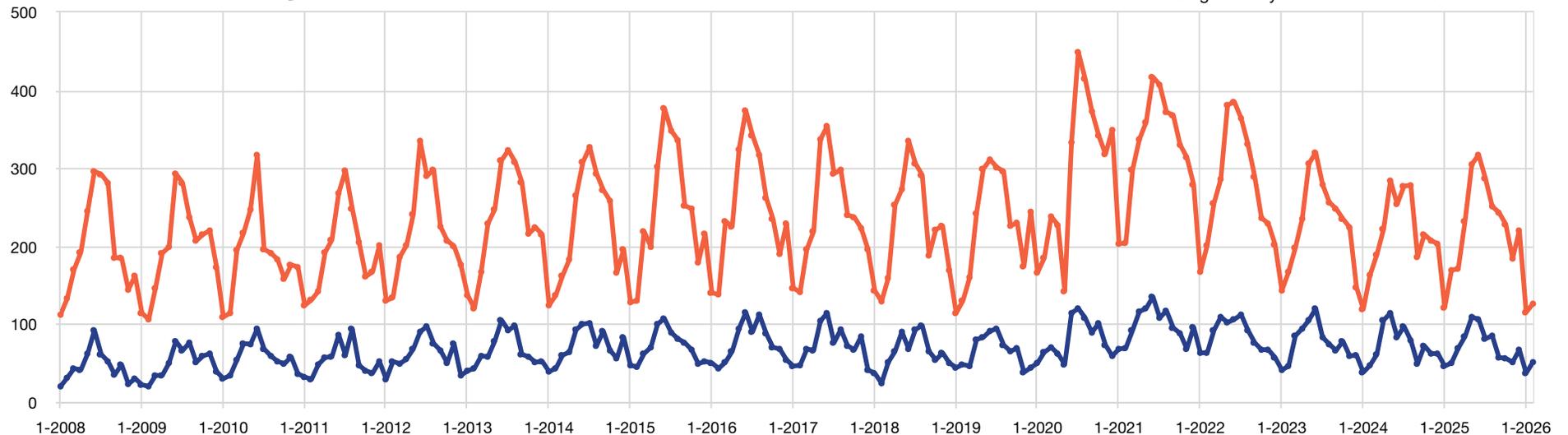


## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	171	-9.5%	69	+13.1%
Apr-2025	232	+4.5%	84	-20.0%
May-2025	305	+7.4%	109	-4.4%
Jun-2025	317	+24.8%	106	+27.7%
Jul-2025	287	+3.6%	81	-16.5%
Aug-2025	251	-9.7%	85	+7.6%
Sep-2025	243	+30.6%	57	+16.3%
Oct-2025	228	+6.0%	56	-22.2%
Nov-2025	184	-11.1%	51	-17.7%
Dec-2025	220	+8.4%	67	+8.1%
Jan-2026	115	-5.0%	37	-19.6%
<b>Feb-2026</b>	<b>126</b>	<b>-25.4%</b>	<b>51</b>	<b>+2.0%</b>
12-Month Avg	223	+2.8%	71	-2.7%

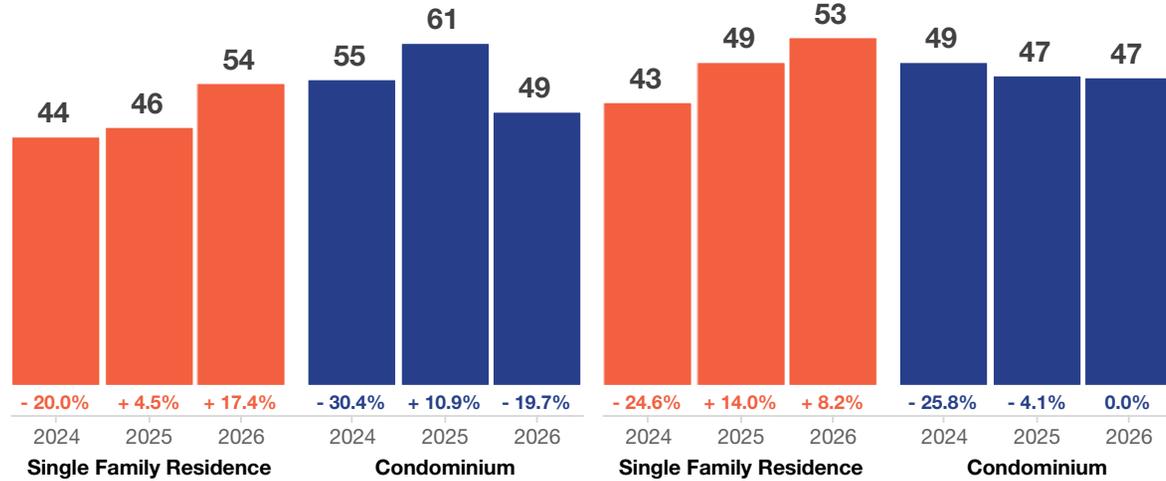
## Historical Closed Sales by Month



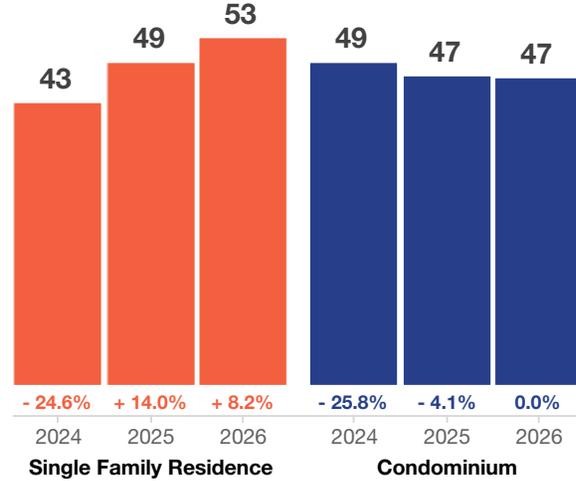
# Days on Market Until Sale

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

## February



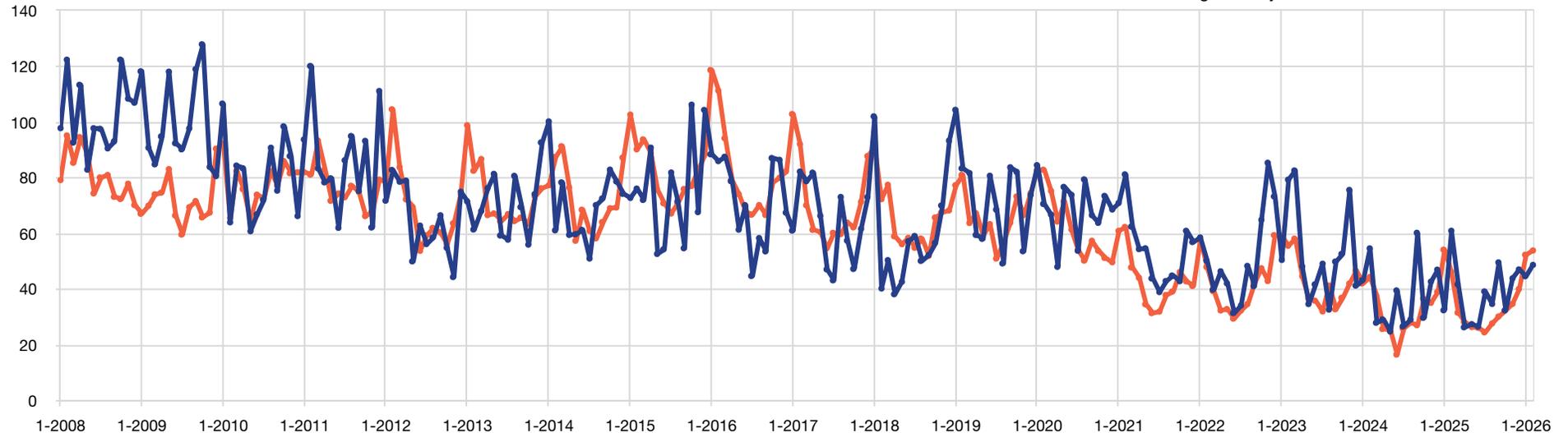
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	31	- 18.4%	42	+ 50.0%
Apr-2025	28	+ 7.7%	26	- 10.3%
May-2025	26	+ 4.0%	27	+ 8.0%
Jun-2025	26	+ 62.5%	26	- 33.3%
Jul-2025	24	- 7.7%	39	+ 50.0%
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%	47	0.0%
Jan-2026	52	- 3.7%	44	+ 37.5%
<b>Feb-2026</b>	<b>54</b>	<b>+ 17.4%</b>	<b>49</b>	<b>- 19.7%</b>
12-Month Avg*	32	+ 1.3%	36	+ 4.0%

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

## Historical Days on Market Until Sale by Month

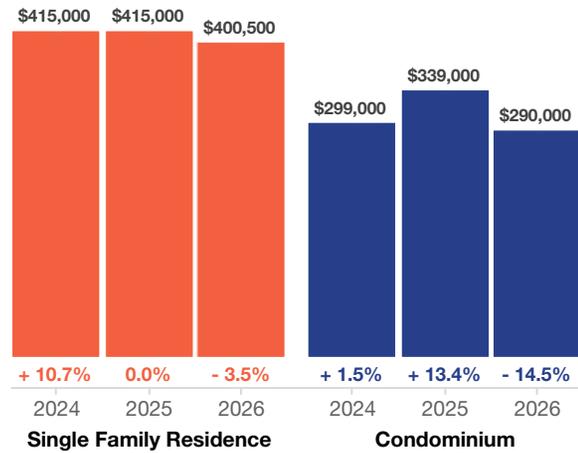


# Median Sales Price

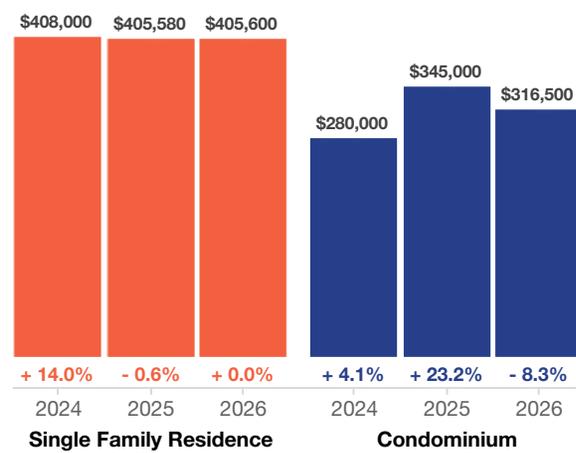
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



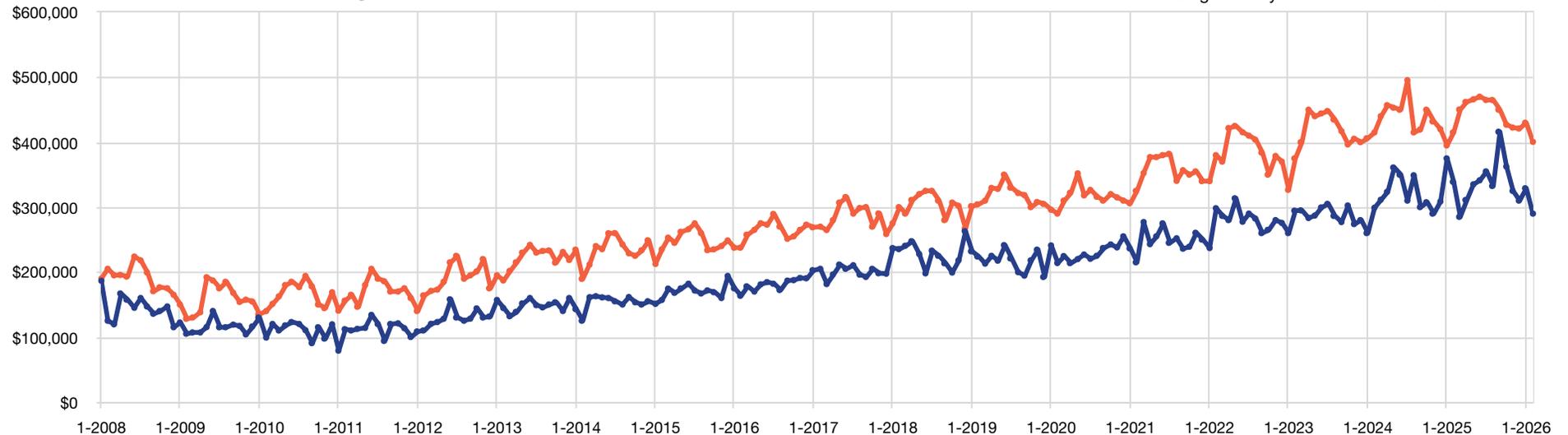
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	\$450,250	+ 2.3%	\$285,000	- 8.5%
Apr-2025	\$462,000	+ 1.1%	\$311,000	- 3.9%
May-2025	\$466,000	+ 2.8%	\$335,000	- 7.2%
Jun-2025	\$470,000	+ 4.4%	\$341,250	- 2.5%
Jul-2025	\$465,000	- 6.2%	\$355,000	+ 14.5%
Aug-2025	\$465,000	+ 12.0%	\$332,500	- 4.7%
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	\$421,000	+ 0.2%	\$310,000	+ 0.5%
Jan-2026	\$429,900	+ 8.8%	\$329,000	- 12.3%
<b>Feb-2026</b>	<b>\$400,500</b>	<b>- 3.5%</b>	<b>\$290,000</b>	<b>- 14.5%</b>
12-Month Avg*	\$450,000	+ 2.3%	\$333,125	+ 2.5%

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

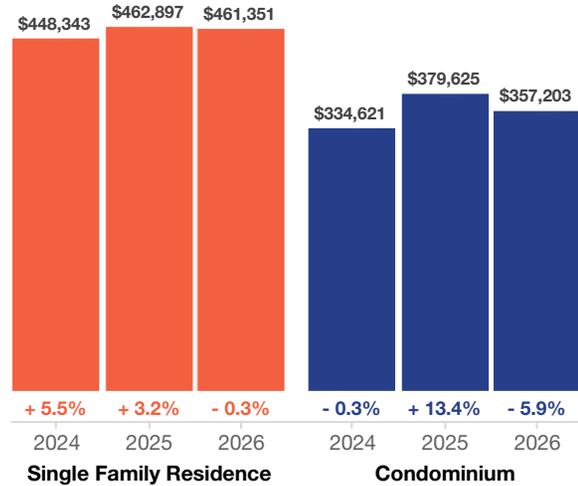
## Historical Median Sales Price by Month



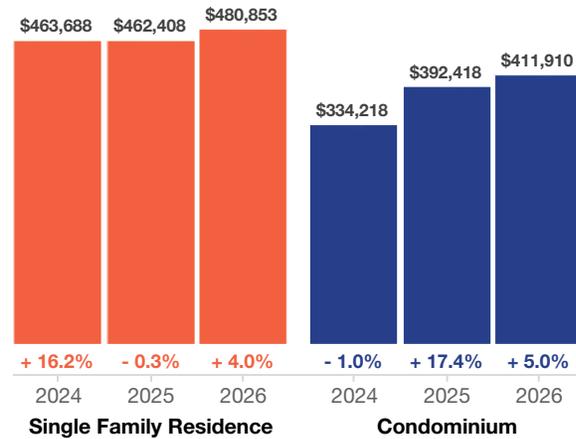
# Average Sales Price

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

## February



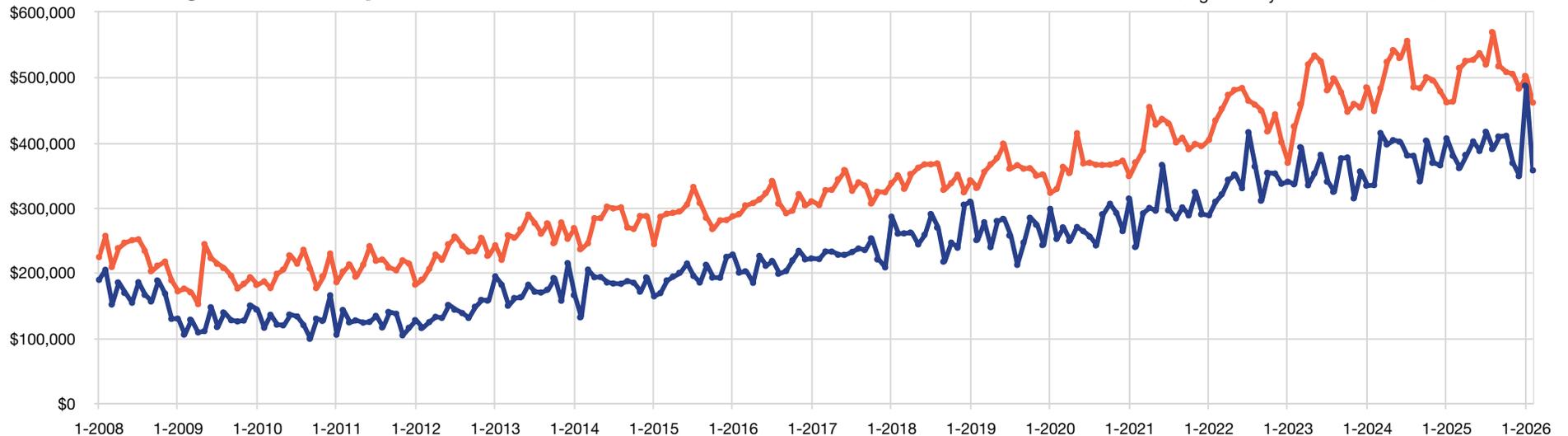
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	\$514,576	+ 6.5%	\$360,690	- 13.0%
Apr-2025	\$525,481	+ 0.3%	\$380,827	- 4.1%
May-2025	\$527,103	- 2.7%	\$401,522	- 0.5%
Jun-2025	\$537,194	+ 1.4%	\$386,979	- 3.6%
Jul-2025	\$519,786	- 6.5%	\$416,443	+ 9.6%
Aug-2025	\$569,608	+ 17.4%	\$389,958	+ 2.8%
Sep-2025	\$517,238	+ 7.0%	\$409,176	+ 20.2%
Oct-2025	\$508,228	+ 1.6%	\$410,255	+ 1.8%
Nov-2025	\$505,349	+ 2.0%	\$368,582	- 0.1%
Dec-2025	\$482,734	+ 0.8%	\$348,349	- 4.5%
Jan-2026	\$502,221	+ 8.8%	\$487,318	+ 19.9%
<b>Feb-2026</b>	<b>\$461,351</b>	<b>- 0.3%</b>	<b>\$357,203</b>	<b>- 5.9%</b>
12-Month Avg*	\$518,772	+ 2.7%	\$390,650	+ 0.5%

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

## Historical Average Sales Price by Month



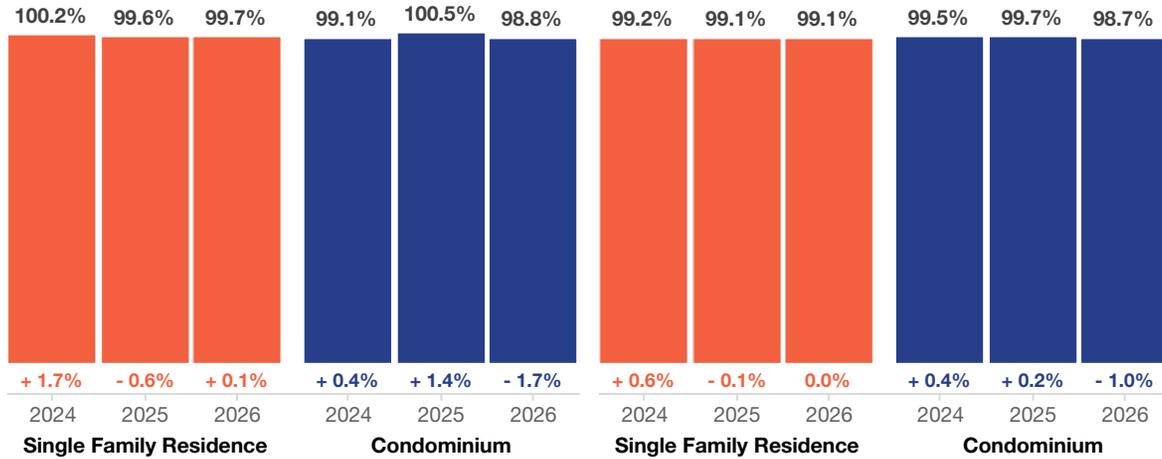
# Percent of List Price Received

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.



## February

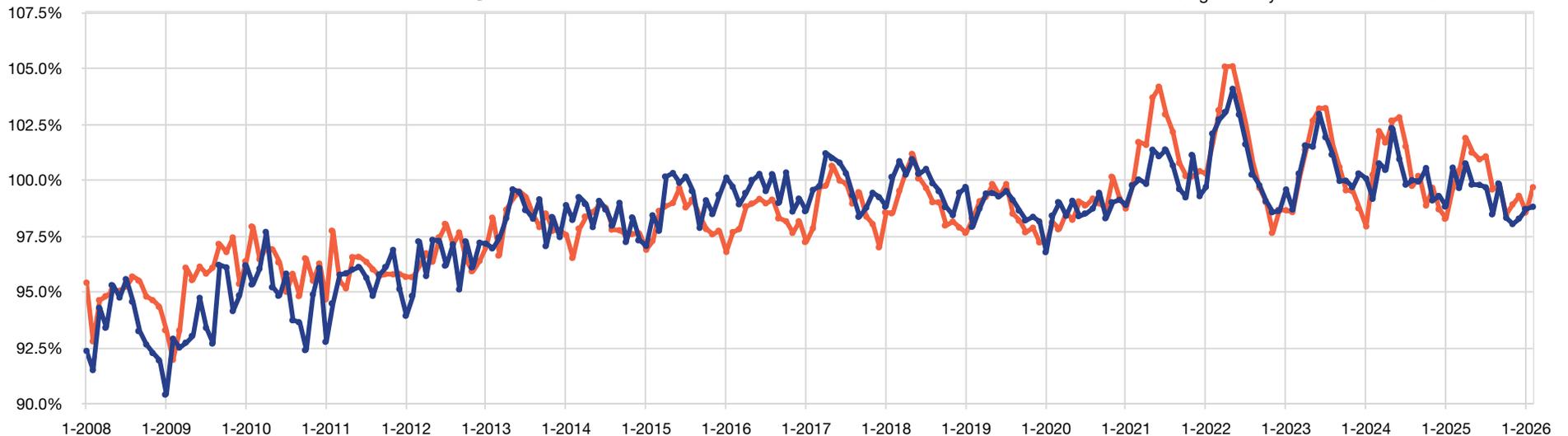
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	100.4%	- 1.8%	99.6%	- 1.1%
Apr-2025	101.9%	+ 0.2%	100.7%	+ 0.3%
May-2025	101.2%	- 1.4%	99.8%	- 2.4%
Jun-2025	100.9%	- 1.8%	99.8%	- 1.1%
Jul-2025	101.0%	- 0.5%	99.7%	- 0.1%
Aug-2025	99.6%	- 0.1%	98.4%	- 1.6%
Sep-2025	99.7%	- 0.5%	99.8%	- 0.1%
Oct-2025	98.4%	- 0.4%	98.3%	- 2.2%
Nov-2025	98.9%	- 0.7%	98.0%	- 1.1%
Dec-2025	99.3%	+ 0.6%	98.3%	- 1.0%
Jan-2026	98.5%	+ 0.2%	98.7%	- 0.1%
<b>Feb-2026</b>	<b>99.7%</b>	<b>+ 0.1%</b>	<b>98.8%</b>	<b>- 1.7%</b>
12-Month Avg*	100.1%	- 0.5%	99.3%	- 1.1%

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

## Historical Percent of List Price Received by Month



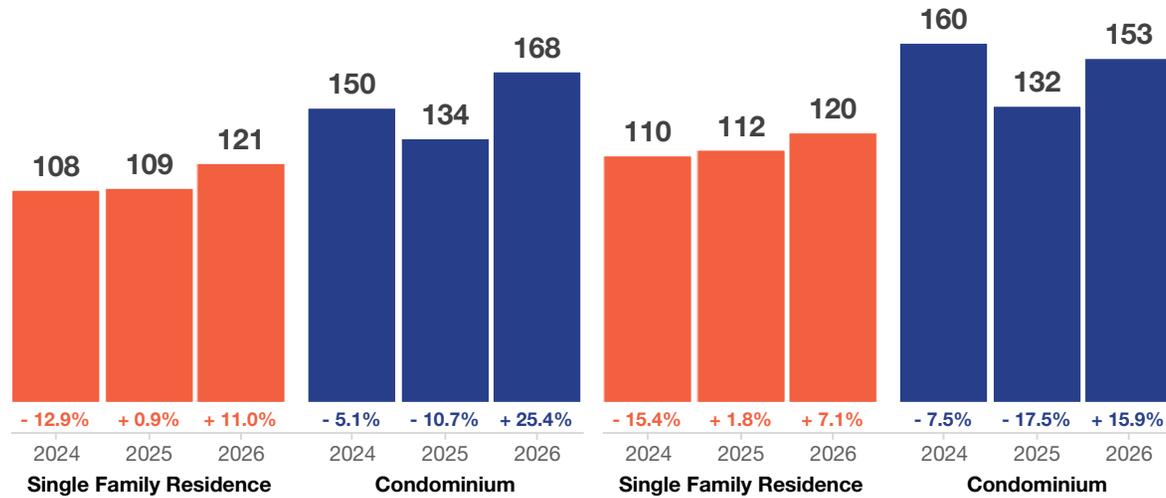
# Housing Affordability Index

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.



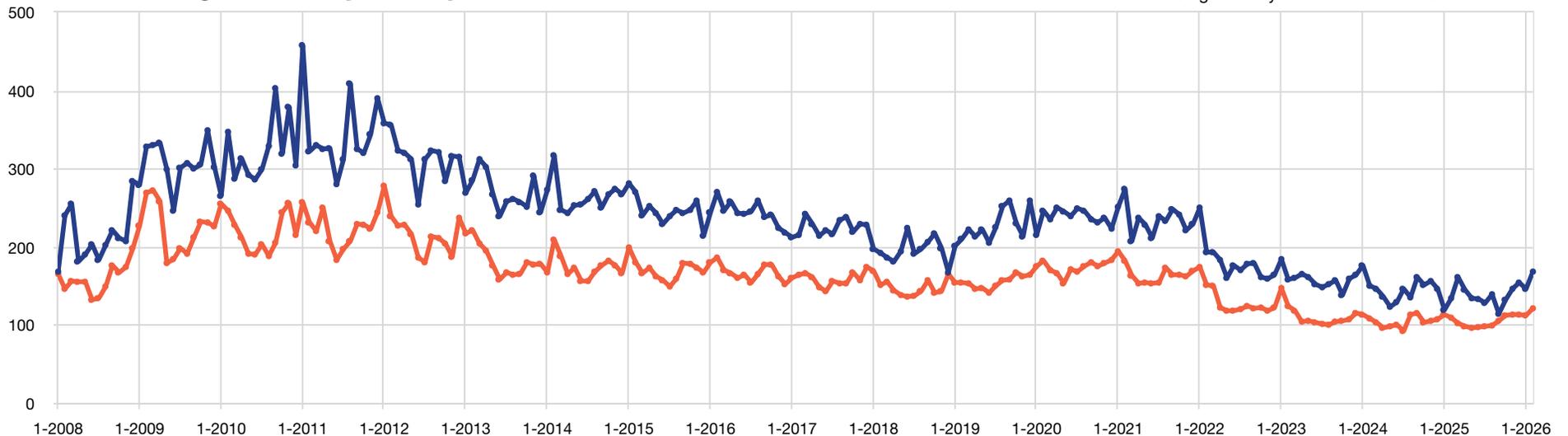
## February

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	102	- 1.0%	161	+ 10.3%
Apr-2025	98	+ 2.1%	145	+ 6.6%
May-2025	96	- 2.0%	134	+ 8.9%
Jun-2025	97	- 3.0%	133	+ 3.1%
Jul-2025	98	+ 6.5%	128	- 12.3%
Aug-2025	99	- 12.4%	139	+ 3.0%
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%	154	+ 5.5%
Jan-2026	112	- 0.9%	146	+ 22.7%
<b>Feb-2026</b>	<b>121</b>	<b>+ 11.0%</b>	<b>168</b>	<b>+ 25.4%</b>
12-Month Avg	106	+ 1.0%	142	+ 1.4%

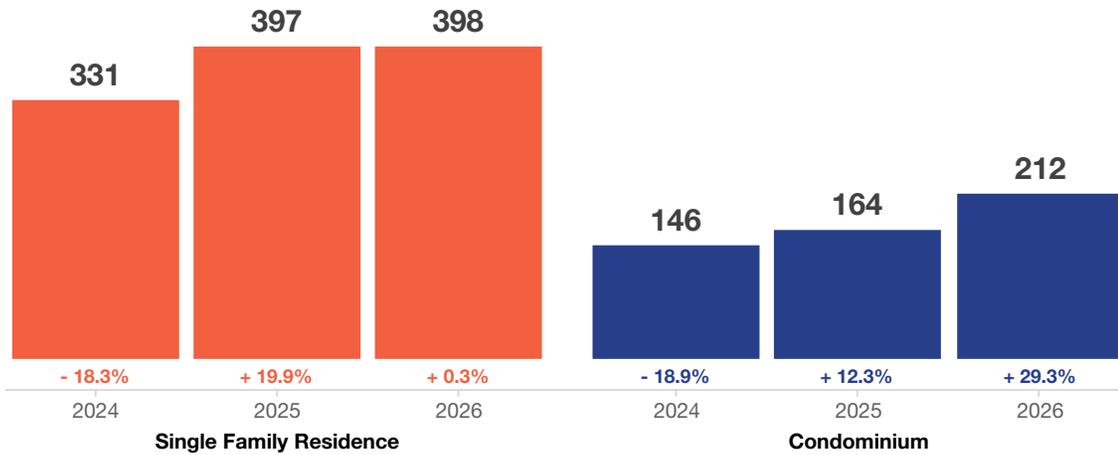
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

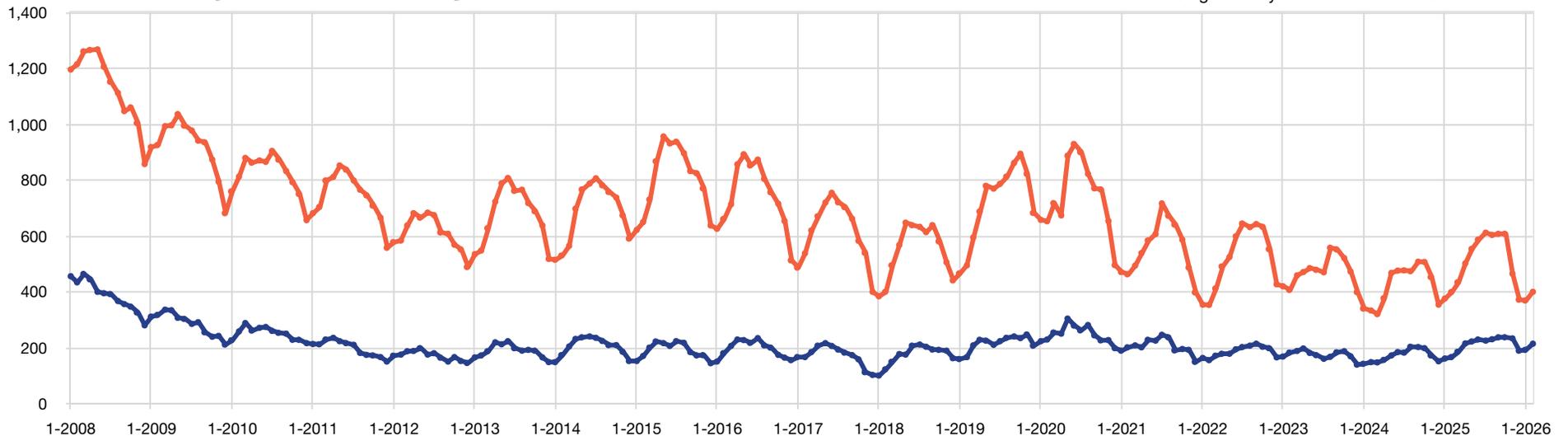
The number of properties available for sale in active status at the end of a given month.

## February



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	432	+ 35.8%	183	+ 26.2%
Apr-2025	500	+ 33.3%	213	+ 38.3%
May-2025	552	+ 18.5%	220	+ 29.4%
Jun-2025	585	+ 23.4%	227	+ 24.7%
Jul-2025	610	+ 28.4%	223	+ 23.9%
Aug-2025	602	+ 27.5%	228	+ 13.4%
Sep-2025	606	+ 19.8%	235	+ 17.5%
Oct-2025	606	+ 20.0%	235	+ 19.9%
Nov-2025	463	+ 2.7%	231	+ 35.9%
Dec-2025	370	+ 5.1%	187	+ 25.5%
Jan-2026	367	- 1.9%	190	+ 19.5%
<b>Feb-2026</b>	<b>398</b>	<b>+ 0.3%</b>	<b>212</b>	<b>+ 29.3%</b>
12-Month Avg	508	+ 18.1%	215	+ 24.3%

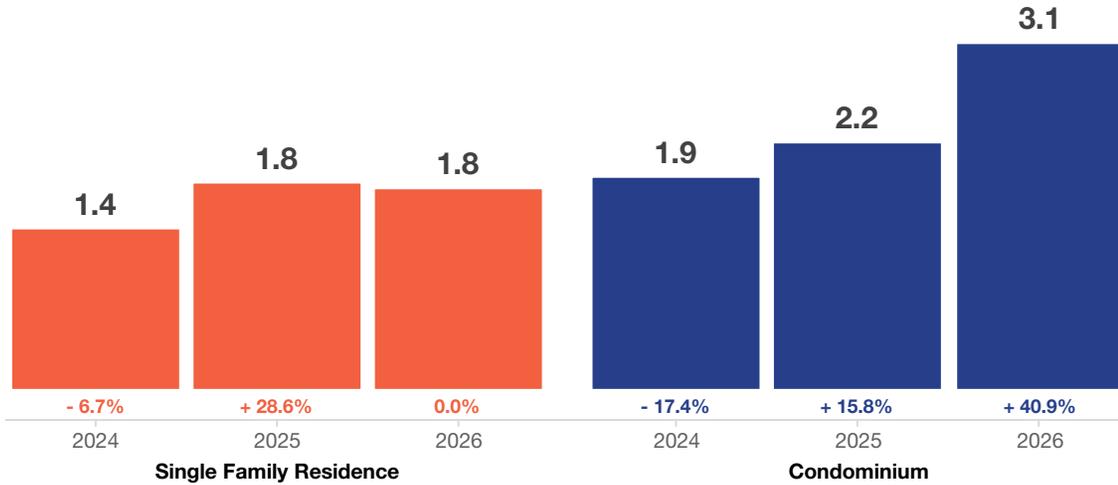
## Historical Inventory of Homes for Sale by Month



# 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.

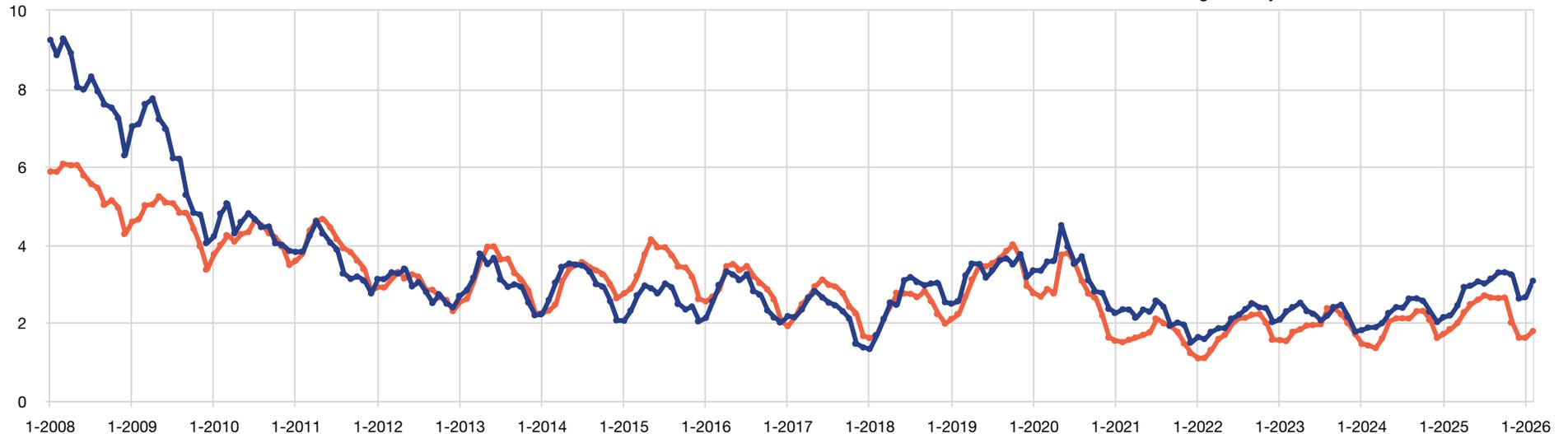
## February



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	2.0	+ 42.9%	2.4	+ 26.3%
Apr-2025	2.3	+ 43.8%	2.9	+ 45.0%
May-2025	2.5	+ 25.0%	3.0	+ 30.4%
Jun-2025	2.6	+ 23.8%	3.1	+ 29.2%
Jul-2025	2.7	+ 28.6%	3.0	+ 25.0%
Aug-2025	2.6	+ 23.8%	3.1	+ 19.2%
Sep-2025	2.6	+ 13.0%	3.3	+ 26.9%
Oct-2025	2.6	+ 13.0%	3.3	+ 26.9%
Nov-2025	2.0	- 4.8%	3.2	+ 39.1%
Dec-2025	1.6	0.0%	2.6	+ 30.0%
Jan-2026	1.6	- 5.9%	2.7	+ 28.6%
<b>Feb-2026</b>	<b>1.8</b>	<b>0.0%</b>	<b>3.1</b>	<b>+ 40.9%</b>
12-Month Avg*	2.3	+ 16.4%	3.0	+ 30.4%

\* Months Supply for all properties from March 2025 through February 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.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		306	273	- 10.8%	603	541	- 10.3%
<b>Pending Sales</b>		237	153	- 35.4%	442	339	- 23.3%
<b>Closed Sales</b>		219	177	- 19.2%	386	329	- 14.8%
<b>Days on Market Until Sale</b>		49	52	+ 6.1%	49	51	+ 4.1%
<b>Median Sales Price</b>		\$387,500	\$385,000	- 0.6%	\$389,388	\$395,000	+ 1.4%
<b>Average Sales Price</b>		\$443,885	\$431,342	- 2.8%	\$445,001	\$462,413	+ 3.9%
<b>Percent of List Price Received</b>		99.8%	99.4%	- 0.4%	99.2%	99.0%	- 0.2%
<b>Housing Affordability Index</b>		117	126	+ 7.7%	117	123	+ 5.1%
<b>Inventory of Homes for Sale</b>		561	610	+ 8.7%	—	—	—
<b>Months Supply of Inventory</b>		1.9	2.1	+ 10.5%	—	—	—