

Local Market Update – May 2026

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

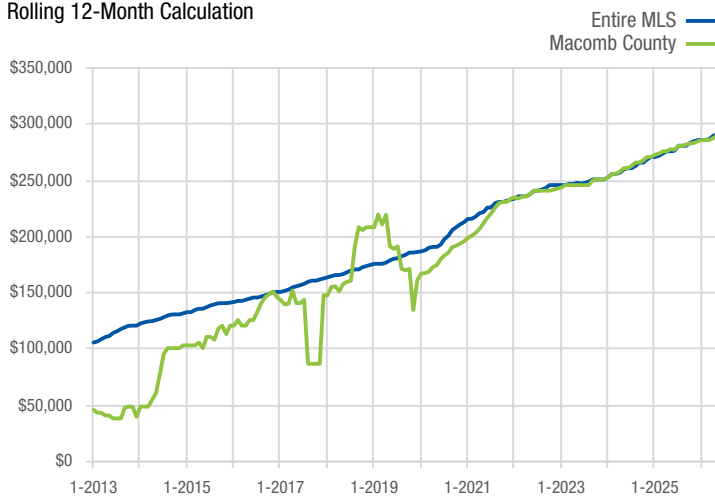
Single Family Residential	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	1,208	1,151	- 4.7%	4,643	4,705	+ 1.3%
Pending Sales	853	877	+ 2.8%	3,381	3,407	+ 0.8%
Closed Sales	763	780	+ 2.2%	3,068	2,997	- 2.3%
Days on Market Until Sale	28	31	+ 10.7%	36	40	+ 11.1%
Median Sales Price*	\$290,000	\$311,000	+ 7.2%	\$275,000	\$288,000	+ 4.7%
Average Sales Price*	\$322,563	\$346,853	+ 7.5%	\$311,401	\$329,044	+ 5.7%
Percent of List Price Received*	100.2%	100.4%	+ 0.2%	99.4%	99.3%	- 0.1%
Inventory of Homes for Sale	1,625	1,583	- 2.6%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condominium	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	311	311	0.0%	1,243	1,354	+ 8.9%
Pending Sales	223	240	+ 7.6%	971	1,015	+ 4.5%
Closed Sales	207	203	- 1.9%	878	878	0.0%
Days on Market Until Sale	32	39	+ 21.9%	37	45	+ 21.6%
Median Sales Price*	\$225,000	\$219,900	- 2.3%	\$224,200	\$217,750	- 2.9%
Average Sales Price*	\$234,827	\$234,800	- 0.0%	\$232,550	\$228,800	- 1.6%
Percent of List Price Received*	99.4%	98.2%	- 1.2%	98.7%	97.9%	- 0.8%
Inventory of Homes for Sale	370	432	+ 16.8%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

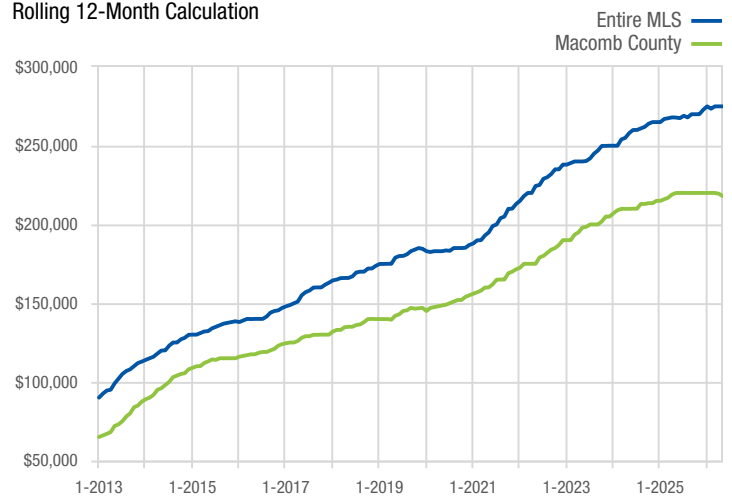
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Oakland County

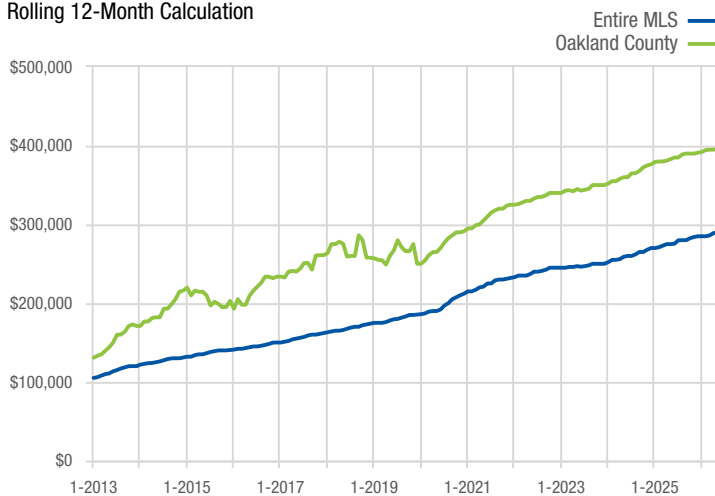
Single Family Residential Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,970	2,012	+ 2.1%	6,897	7,094	+ 2.9%
Pending Sales	1,236	1,360	+ 10.0%	4,772	4,955	+ 3.8%
Closed Sales	1,177	1,162	- 1.3%	4,305	4,255	- 1.2%
Days on Market Until Sale	26	24	- 7.7%	33	36	+ 9.1%
Median Sales Price*	\$413,500	\$420,000	+ 1.6%	\$380,000	\$390,000	+ 2.6%
Average Sales Price*	\$500,582	\$514,334	+ 2.7%	\$474,100	\$484,973	+ 2.3%
Percent of List Price Received*	101.1%	101.0%	- 0.1%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	2,459	2,330	- 5.2%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Condominium Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	401	489	+ 21.9%	1,767	2,076	+ 17.5%
Pending Sales	279	316	+ 13.3%	1,211	1,299	+ 7.3%
Closed Sales	313	294	- 6.1%	1,135	1,144	+ 0.8%
Days on Market Until Sale	38	35	- 7.9%	40	45	+ 12.5%
Median Sales Price*	\$272,000	\$295,000	+ 8.5%	\$275,000	\$286,250	+ 4.1%
Average Sales Price*	\$315,645	\$323,325	+ 2.4%	\$314,625	\$317,171	+ 0.8%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	672	855	+ 27.2%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

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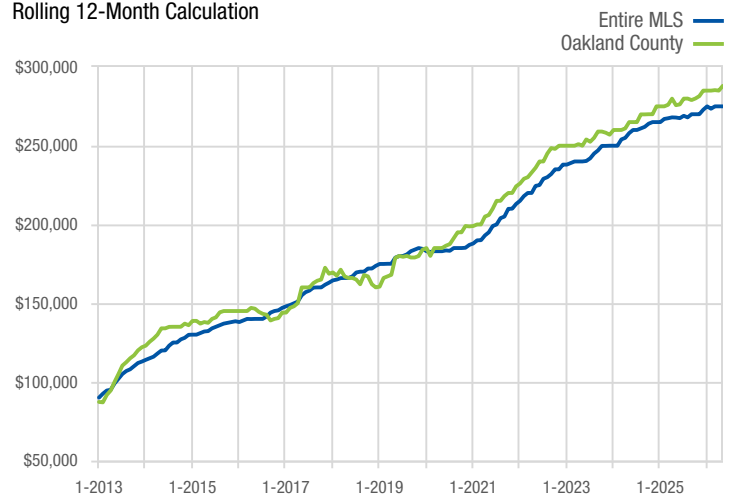
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Washtenaw County

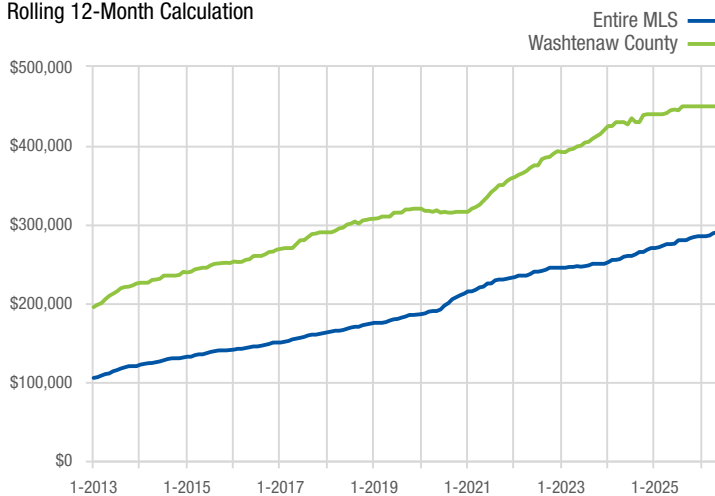
Single Family Residential	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	415	412	- 0.7%	1,647	1,575	- 4.4%
Pending Sales	293	237	- 19.1%	1,155	1,053	- 8.8%
Closed Sales	305	288	- 5.6%	998	960	- 3.8%
Days on Market Until Sale	26	24	- 7.7%	34	38	+ 11.8%
Median Sales Price*	\$466,000	\$500,000	+ 7.3%	\$450,000	\$456,500	+ 1.4%
Average Sales Price*	\$527,103	\$572,159	+ 8.5%	\$505,752	\$527,415	+ 4.3%
Percent of List Price Received*	101.2%	101.1%	- 0.1%	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	553	610	+ 10.3%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

Condominium	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	135	138	+ 2.2%	548	588	+ 7.3%
Pending Sales	106	61	- 42.5%	408	358	- 12.3%
Closed Sales	109	103	- 5.5%	358	342	- 4.5%
Days on Market Until Sale	27	39	+ 44.4%	35	43	+ 22.9%
Median Sales Price*	\$335,000	\$340,000	+ 1.5%	\$316,500	\$320,000	+ 1.1%
Average Sales Price*	\$401,522	\$457,381	+ 13.9%	\$386,355	\$409,059	+ 5.9%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	220	306	+ 39.1%	—	—	—
Months Supply of Inventory	3.0	4.6	+ 53.3%	—	—	—

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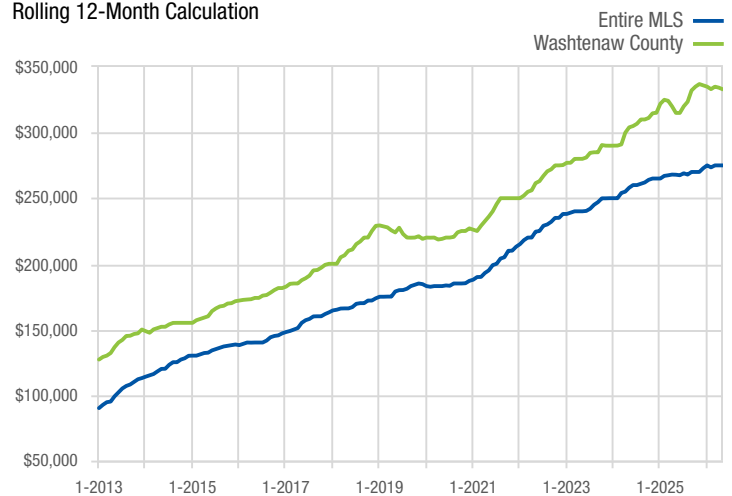
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Wayne County

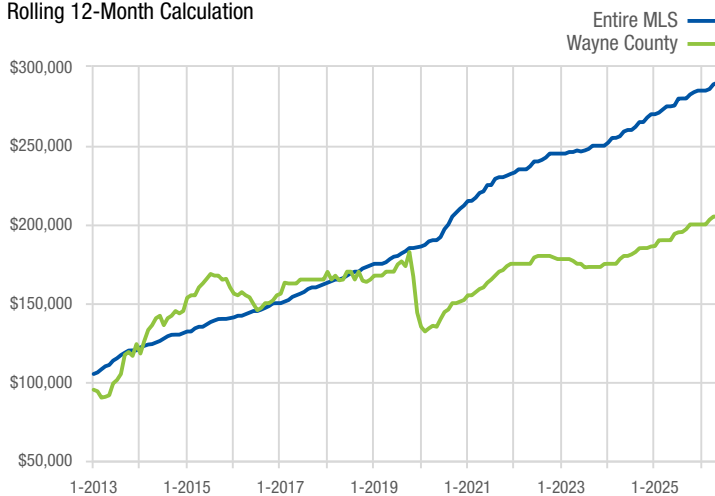
Single Family Residential	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2,357	2,277	- 3.4%	9,683	9,901	+ 2.3%
Pending Sales	1,542	1,532	- 0.6%	6,376	6,439	+ 1.0%
Closed Sales	1,503	1,269	- 15.6%	6,002	5,581	- 7.0%
Days on Market Until Sale	31	36	+ 16.1%	39	44	+ 12.8%
Median Sales Price*	\$215,000	\$225,000	+ 4.7%	\$189,000	\$199,900	+ 5.8%
Average Sales Price*	\$263,212	\$276,400	+ 5.0%	\$234,790	\$246,824	+ 5.1%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	4,163	4,076	- 2.1%	—	—	—
Months Supply of Inventory	3.1	3.1	0.0%	—	—	—

Condominium	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	306	311	+ 1.6%	1,226	1,428	+ 16.5%
Pending Sales	195	221	+ 13.3%	812	875	+ 7.8%
Closed Sales	206	175	- 15.0%	725	729	+ 0.6%
Days on Market Until Sale	40	43	+ 7.5%	44	52	+ 18.2%
Median Sales Price*	\$253,000	\$249,900	- 1.2%	\$234,200	\$242,950	+ 3.7%
Average Sales Price*	\$296,930	\$289,962	- 2.3%	\$271,800	\$284,944	+ 4.8%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	561	598	+ 6.6%	—	—	—
Months Supply of Inventory	3.7	3.6	- 2.7%	—	—	—

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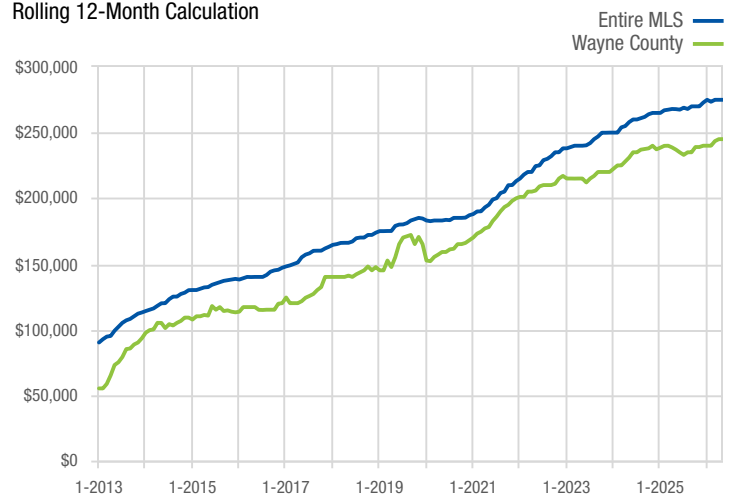
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