

Local Market Update – September 2025

A Research Tool Provided by the Michigan Regional Information Center

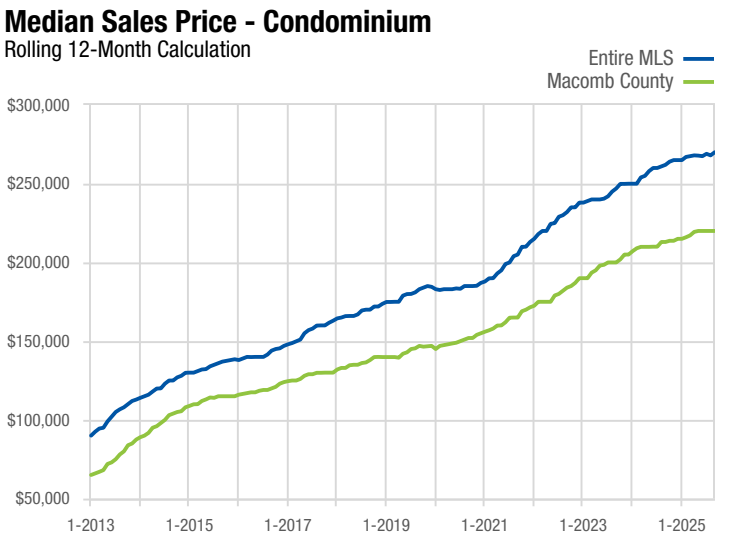
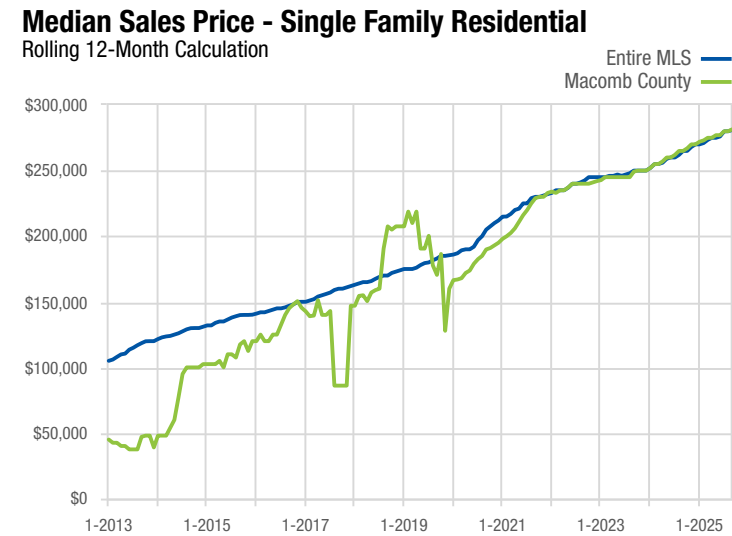


Macomb County

Single Family Residential	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1,023	1,158	+ 13.2%	8,615	9,333	+ 8.3%
Pending Sales	726	777	+ 7.0%	6,478	6,597	+ 1.8%
Closed Sales	762	765	+ 0.4%	6,126	6,284	+ 2.6%
Days on Market Until Sale	27	32	+ 18.5%	28	32	+ 14.3%
Median Sales Price*	\$280,000	\$290,000	+ 3.6%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*	\$318,148	\$332,819	+ 4.6%	\$312,051	\$323,976	+ 3.8%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	1,590	1,689	+ 6.2%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Condominium	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	290	326	+ 12.4%	2,331	2,453	+ 5.2%
Pending Sales	231	209	- 9.5%	1,884	1,803	- 4.3%
Closed Sales	200	207	+ 3.5%	1,753	1,702	- 2.9%
Days on Market Until Sale	33	31	- 6.1%	29	34	+ 17.2%
Median Sales Price*	\$214,750	\$220,000	+ 2.4%	\$215,000	\$222,000	+ 3.3%
Average Sales Price*	\$228,787	\$240,444	+ 5.1%	\$224,832	\$233,790	+ 4.0%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	99.7%	98.6%	- 1.1%
Inventory of Homes for Sale	381	447	+ 17.3%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

* 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.



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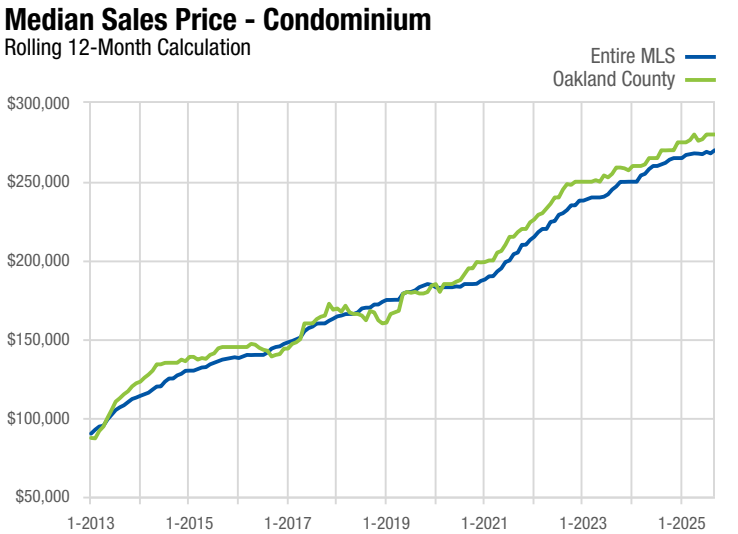
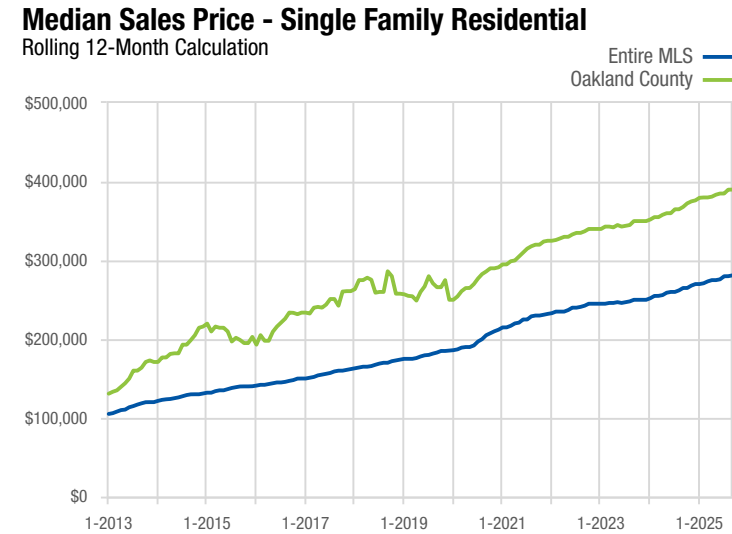


Oakland County

Single Family Residential		September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	1,590	1,693	+ 6.5%	13,152	14,151	+ 7.6%	
Pending Sales	1,038	1,036	- 0.2%	9,641	9,725	+ 0.9%	
Closed Sales	1,078	1,116	+ 3.5%	9,288	9,343	+ 0.6%	
Days on Market Until Sale	27	28	+ 3.7%	28	29	+ 3.6%	
Median Sales Price*	\$382,000	\$401,250	+ 5.0%	\$376,304	\$399,275	+ 6.1%	
Average Sales Price*	\$479,775	\$510,817	+ 6.5%	\$473,901	\$493,990	+ 4.2%	
Percent of List Price Received*	100.0%	99.3%	- 0.7%	100.7%	100.1%	- 0.6%	
Inventory of Homes for Sale	2,374	2,491	+ 4.9%	—	—	—	
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—	

Condominium		September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	384	441	+ 14.8%	3,225	3,528	+ 9.4%	
Pending Sales	275	258	- 6.2%	2,404	2,352	- 2.2%	
Closed Sales	235	240	+ 2.1%	2,296	2,234	- 2.7%	
Days on Market Until Sale	34	33	- 2.9%	29	36	+ 24.1%	
Median Sales Price*	\$285,000	\$280,000	- 1.8%	\$275,250	\$283,000	+ 2.8%	
Average Sales Price*	\$345,206	\$319,716	- 7.4%	\$309,987	\$319,046	+ 2.9%	
Percent of List Price Received*	99.0%	98.0%	- 1.0%	99.4%	98.7%	- 0.7%	
Inventory of Homes for Sale	602	731	+ 21.4%	—	—	—	
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—	

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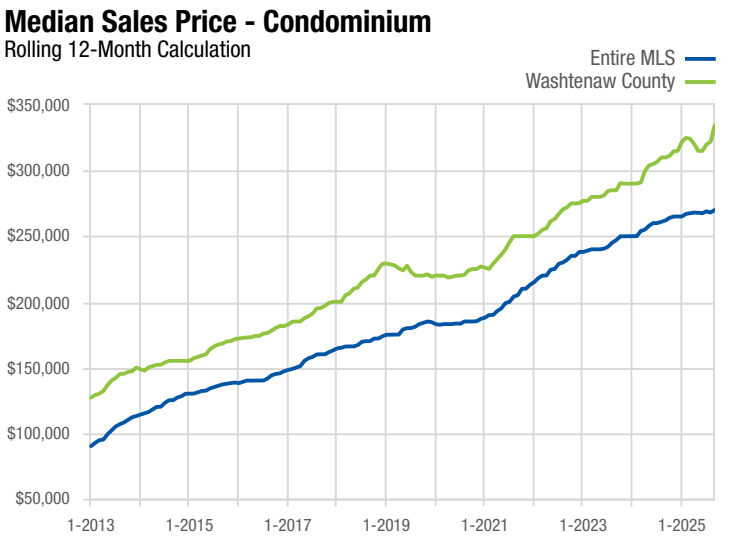
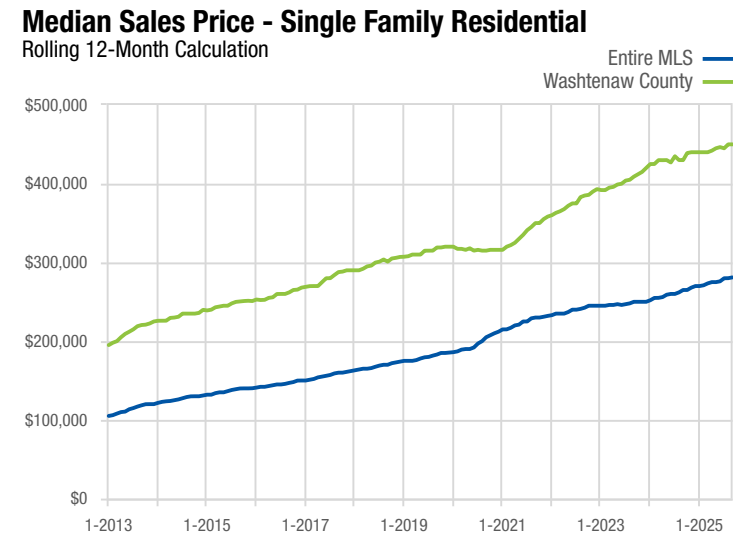


Washtenaw County

Single Family Residential	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	307	363	+ 18.2%	2,719	3,138	+ 15.4%
Pending Sales	202	168	- 16.8%	2,058	2,133	+ 3.6%
Closed Sales	186	239	+ 28.5%	1,972	2,091	+ 6.0%
Days on Market Until Sale	27	30	+ 11.1%	28	30	+ 7.1%
Median Sales Price*	\$419,470	\$450,000	+ 7.3%	\$440,000	\$455,000	+ 3.4%
Average Sales Price*	\$483,570	\$518,907	+ 7.3%	\$510,032	\$522,243	+ 2.4%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	101.2%	100.5%	- 0.7%
Inventory of Homes for Sale	500	658	+ 31.6%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

Condominium	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	89	104	+ 16.9%	898	989	+ 10.1%
Pending Sales	64	28	- 56.3%	715	661	- 7.6%
Closed Sales	49	54	+ 10.2%	673	678	+ 0.7%
Days on Market Until Sale	60	51	- 15.0%	34	35	+ 2.9%
Median Sales Price*	\$300,000	\$420,495	+ 40.2%	\$325,000	\$340,000	+ 4.6%
Average Sales Price*	\$340,307	\$415,889	+ 22.2%	\$383,648	\$392,015	+ 2.2%
Percent of List Price Received*	99.9%	99.9%	0.0%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	200	251	+ 25.5%	—	—	—
Months Supply of Inventory	2.6	3.6	+ 38.5%	—	—	—

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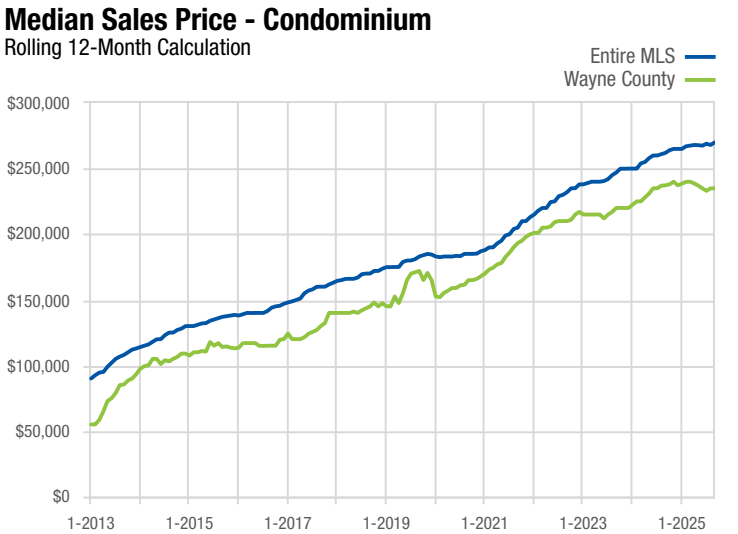
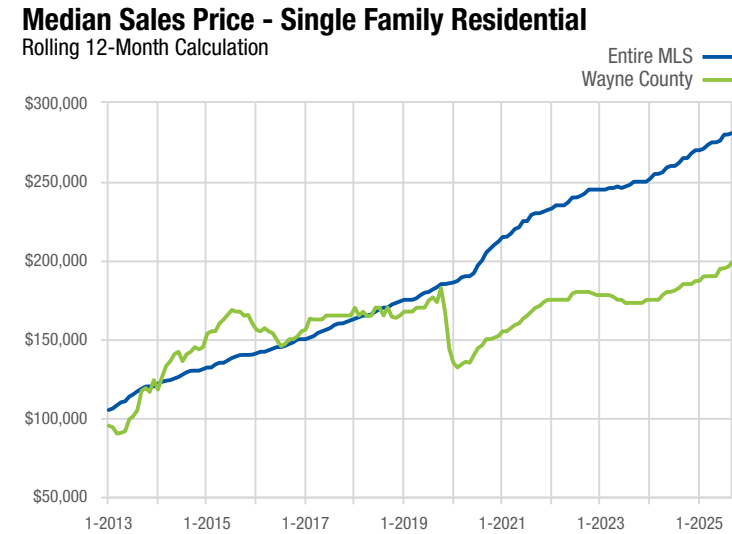


Wayne County

Single Family Residential		September			Year to Date		
Key Metrics		2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings		2,193	2,528	+ 15.3%	19,215	19,648	+ 2.3%
Pending Sales		1,400	1,471	+ 5.1%	12,981	12,334	- 5.0%
Closed Sales		1,467	1,344	- 8.4%	12,402	11,728	- 5.4%
Days on Market Until Sale		33	34	+ 3.0%	34	36	+ 5.9%
Median Sales Price*		\$196,000	\$210,000	+ 7.1%	\$187,000	\$201,000	+ 7.5%
Average Sales Price*		\$238,310	\$253,511	+ 6.4%	\$232,139	\$250,853	+ 8.1%
Percent of List Price Received*		99.0%	98.5%	- 0.5%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale		4,206	4,620	+ 9.8%	—	—	—
Months Supply of Inventory		3.0	3.4	+ 13.3%	—	—	—

Condominium		September			Year to Date		
Key Metrics		2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings		253	270	+ 6.7%	2,083	2,353	+ 13.0%
Pending Sales		142	147	+ 3.5%	1,424	1,530	+ 7.4%
Closed Sales		161	146	- 9.3%	1,400	1,412	+ 0.9%
Days on Market Until Sale		33	29	- 12.1%	35	38	+ 8.6%
Median Sales Price*		\$240,000	\$261,000	+ 8.8%	\$240,000	\$239,450	- 0.2%
Average Sales Price*		\$282,865	\$289,667	+ 2.4%	\$275,096	\$272,058	- 1.1%
Percent of List Price Received*		99.0%	99.7%	+ 0.7%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale		546	580	+ 6.2%	—	—	—
Months Supply of Inventory		3.6	3.6	0.0%	—	—	—

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