

Local Market Update – January 2026

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

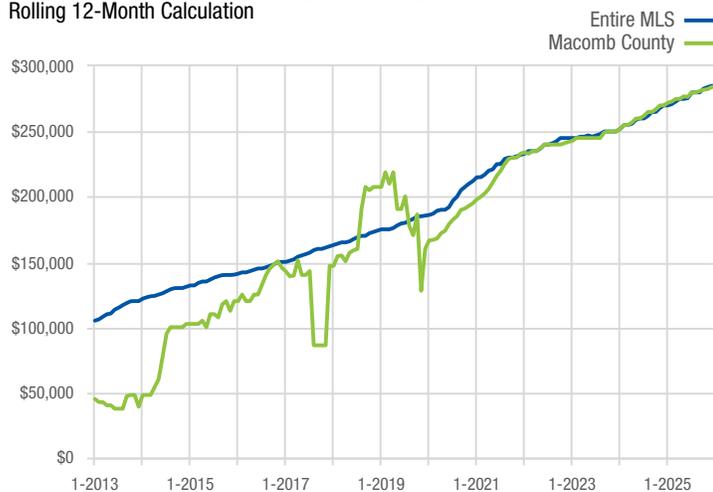
Single Family Residential Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	693	676	- 2.5%	693	676	- 2.5%
Pending Sales	571	512	- 10.3%	571	512	- 10.3%
Closed Sales	530	449	- 15.3%	530	449	- 15.3%
Days on Market Until Sale	46	45	- 2.2%	46	45	- 2.2%
Median Sales Price*	\$255,500	\$270,000	+ 5.7%	\$255,500	\$270,000	+ 5.7%
Average Sales Price*	\$294,920	\$309,462	+ 4.9%	\$294,920	\$309,462	+ 4.9%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	1,341	1,359	+ 1.3%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condominium Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	221	237	+ 7.2%	221	237	+ 7.2%
Pending Sales	168	159	- 5.4%	168	159	- 5.4%
Closed Sales	148	125	- 15.5%	148	125	- 15.5%
Days on Market Until Sale	41	48	+ 17.1%	41	48	+ 17.1%
Median Sales Price*	\$220,000	\$197,500	- 10.2%	\$220,000	\$197,500	- 10.2%
Average Sales Price*	\$222,993	\$217,375	- 2.5%	\$222,993	\$217,375	- 2.5%
Percent of List Price Received*	97.9%	97.0%	- 0.9%	97.9%	97.0%	- 0.9%
Inventory of Homes for Sale	352	434	+ 23.3%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

* 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.

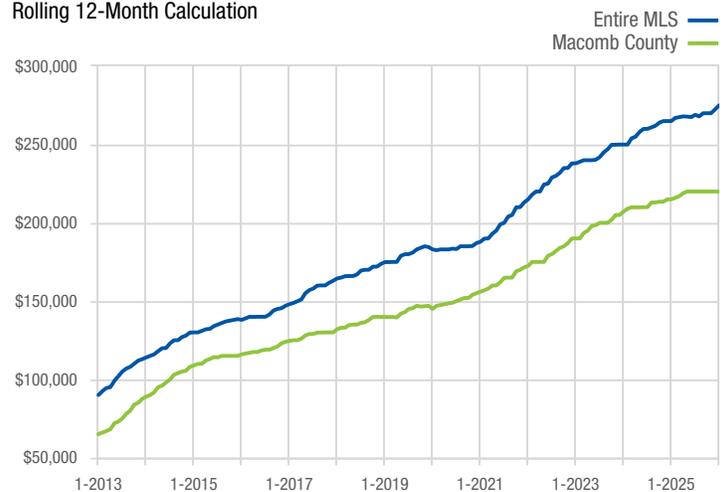
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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Oakland County

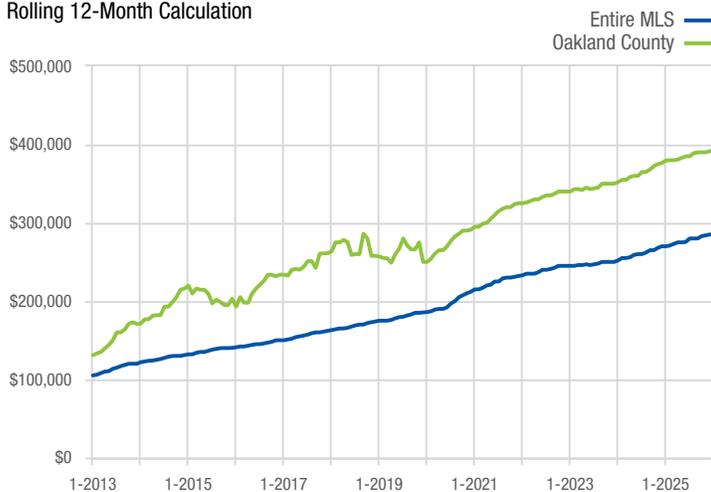
Single Family Residential	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1,003	948	- 5.5%	1,003	948	- 5.5%
Pending Sales	748	696	- 7.0%	748	696	- 7.0%
Closed Sales	670	587	- 12.4%	670	587	- 12.4%
Days on Market Until Sale	42	46	+ 9.5%	42	46	+ 9.5%
Median Sales Price*	\$360,000	\$363,500	+ 1.0%	\$360,000	\$363,500	+ 1.0%
Average Sales Price*	\$446,597	\$448,534	+ 0.4%	\$446,597	\$448,534	+ 0.4%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.4%	98.1%	- 0.3%
Inventory of Homes for Sale	1,897	1,627	- 14.2%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condominium	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	299	316	+ 5.7%	299	316	+ 5.7%
Pending Sales	210	199	- 5.2%	210	199	- 5.2%
Closed Sales	178	143	- 19.7%	178	143	- 19.7%
Days on Market Until Sale	48	49	+ 2.1%	48	49	+ 2.1%
Median Sales Price*	\$265,000	\$300,000	+ 13.2%	\$265,000	\$300,000	+ 13.2%
Average Sales Price*	\$315,081	\$335,595	+ 6.5%	\$315,081	\$335,595	+ 6.5%
Percent of List Price Received*	97.8%	97.5%	- 0.3%	97.8%	97.5%	- 0.3%
Inventory of Homes for Sale	529	641	+ 21.2%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

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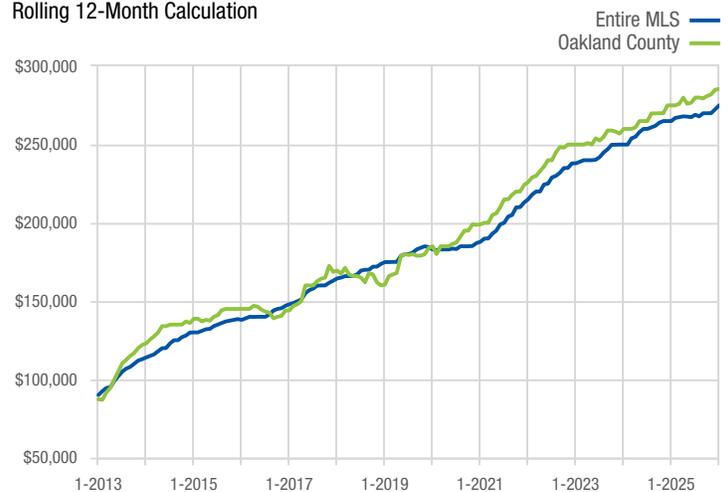
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Washtenaw County

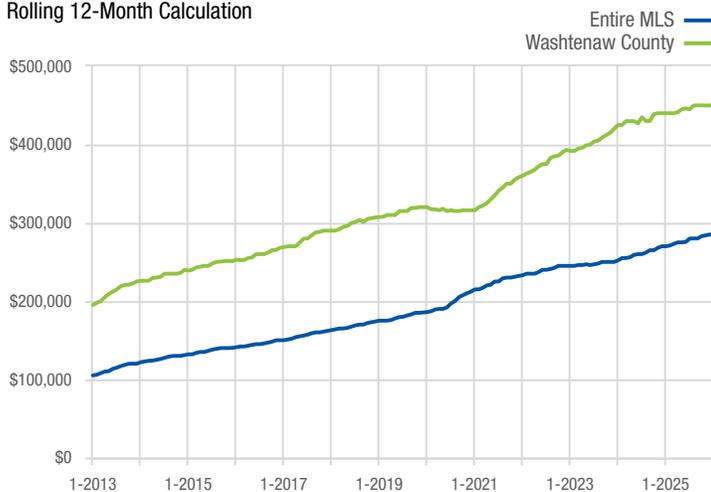
Single Family Residential Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	230	183	- 20.4%	230	183	- 20.4%
Pending Sales	152	95	- 37.5%	152	95	- 37.5%
Closed Sales	121	111	- 8.3%	121	111	- 8.3%
Days on Market Until Sale	54	52	- 3.7%	54	52	- 3.7%
Median Sales Price*	\$395,000	\$429,900	+ 8.8%	\$395,000	\$429,900	+ 8.8%
Average Sales Price*	\$461,724	\$507,625	+ 9.9%	\$461,724	\$507,625	+ 9.9%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	374	401	+ 7.2%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Condominium Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	67	84	+ 25.4%	67	84	+ 25.4%
Pending Sales	53	40	- 24.5%	53	40	- 24.5%
Closed Sales	46	37	- 19.6%	46	37	- 19.6%
Days on Market Until Sale	32	44	+ 37.5%	32	44	+ 37.5%
Median Sales Price*	\$375,000	\$329,000	- 12.3%	\$375,000	\$329,000	- 12.3%
Average Sales Price*	\$406,322	\$487,318	+ 19.9%	\$406,322	\$487,318	+ 19.9%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	159	201	+ 26.4%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

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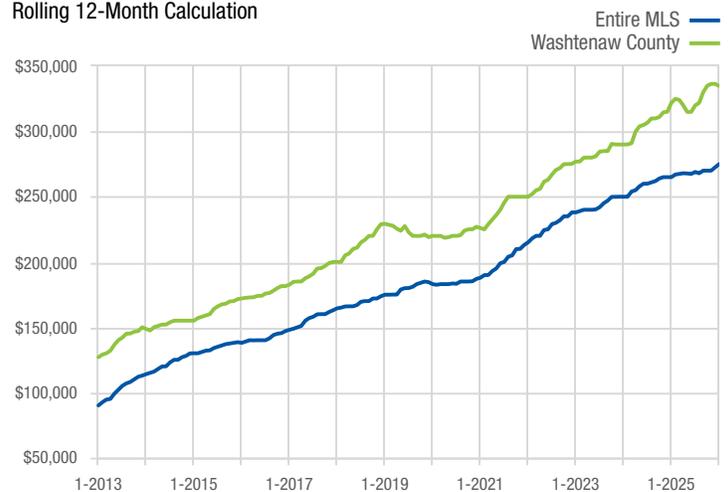
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Wayne County

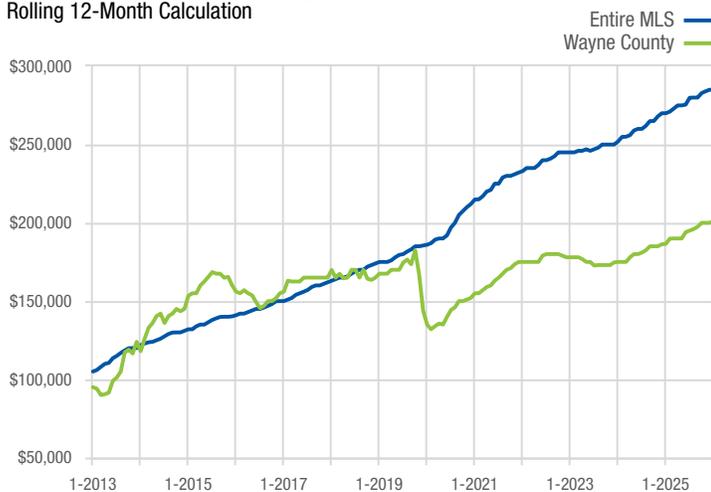
Single Family Residential	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1,568	1,643	+ 4.8%	1,568	1,643	+ 4.8%
Pending Sales	1,075	1,103	+ 2.6%	1,075	1,103	+ 2.6%
Closed Sales	1,051	890	- 15.3%	1,051	890	- 15.3%
Days on Market Until Sale	45	48	+ 6.7%	45	48	+ 6.7%
Median Sales Price*	\$170,000	\$180,000	+ 5.9%	\$170,000	\$180,000	+ 5.9%
Average Sales Price*	\$207,646	\$228,364	+ 10.0%	\$207,646	\$228,364	+ 10.0%
Percent of List Price Received*	97.1%	97.2%	+ 0.1%	97.1%	97.2%	+ 0.1%
Inventory of Homes for Sale	3,804	3,793	- 0.3%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

Condominium	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	220	246	+ 11.8%	220	246	+ 11.8%
Pending Sales	117	139	+ 18.8%	117	139	+ 18.8%
Closed Sales	94	101	+ 7.4%	94	101	+ 7.4%
Days on Market Until Sale	51	53	+ 3.9%	51	53	+ 3.9%
Median Sales Price*	\$215,000	\$238,000	+ 10.7%	\$215,000	\$238,000	+ 10.7%
Average Sales Price*	\$247,525	\$271,816	+ 9.8%	\$247,525	\$271,816	+ 9.8%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	98.0%	97.2%	- 0.8%
Inventory of Homes for Sale	499	510	+ 2.2%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

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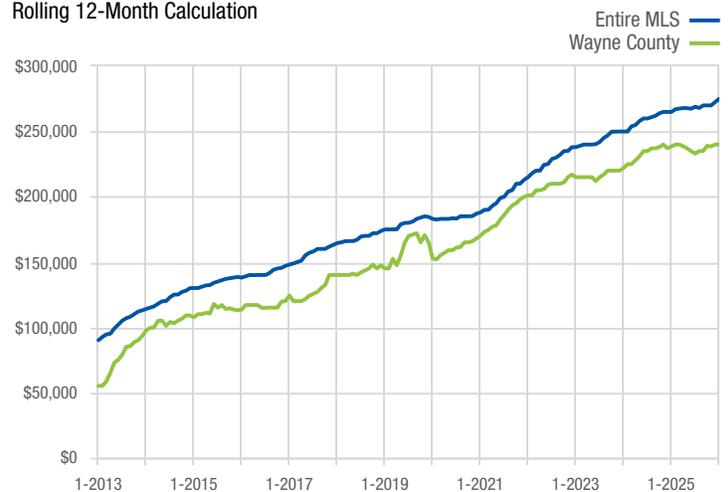
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