

Monthly Indicators

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 10.9 percent for Single Family Residence homes but decreased 4.8 percent for Condominium homes. Pending Sales decreased 31.6 percent for Single Family Residence homes and 24.4 percent for Condominium homes. Inventory increased 15.5 percent for Single Family Residence homes and 25.9 percent for Condominium homes.

Median Sales Price increased 3.2 percent to \$485,000 for Single Family Residence homes but decreased 9.2 percent to \$310,000 for Condominium homes. Days on Market decreased 33.3 percent for Single Family Residence homes but increased 103.8 percent for Condominium homes. Months Supply of Inventory increased 19.2 percent for Single Family Residence homes and 35.5 percent for Condominium homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

- 0.7%	+ 1.9%	+ 18.4%
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.

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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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		411	456	+ 10.9%	2,058	2,032	- 1.3%
Pending Sales		294	201	- 31.6%	1,449	1,355	- 6.5%
Closed Sales		318	317	- 0.3%	1,316	1,289	- 2.1%
Days on Market Until Sale		27	18	- 33.3%	33	33	0.0%
Median Sales Price		\$470,000	\$485,000	+ 3.2%	\$452,450	\$465,000	+ 2.8%
Average Sales Price		\$537,944	\$569,335	+ 5.8%	\$513,543	\$538,233	+ 4.8%
Percent of List Price Received		101.0%	101.7%	+ 0.7%	100.7%	100.7%	0.0%
Housing Affordability Index		97	96	- 1.0%	100	100	0.0%
Inventory of Homes for Sale		587	678	+ 15.5%	—	—	—
Months Supply of Inventory		2.6	3.1	+ 19.2%	—	—	—

Condominium Market Overview

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

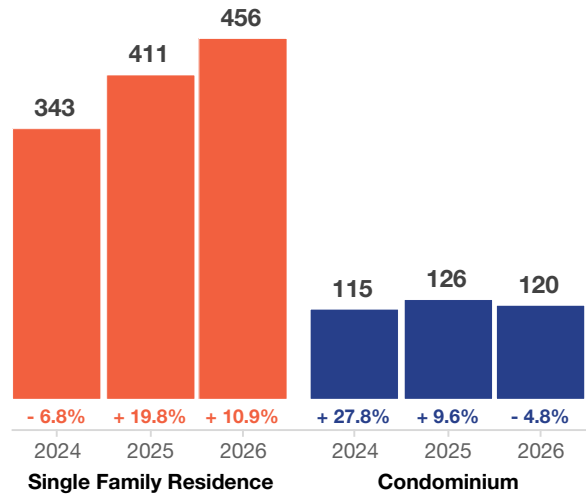


Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		126	120	- 4.8%	674	708	+ 5.0%
Pending Sales		86	65	- 24.4%	494	455	- 7.9%
Closed Sales		106	104	- 1.9%	464	447	- 3.7%
Days on Market Until Sale		26	53	+ 103.8%	33	45	+ 36.4%
Median Sales Price		\$341,250	\$310,000	- 9.2%	\$332,125	\$317,500	- 4.4%
Average Sales Price		\$386,979	\$379,336	- 2.0%	\$386,497	\$401,619	+ 3.9%
Percent of List Price Received		99.8%	98.7%	- 1.1%	99.9%	99.2%	- 0.7%
Housing Affordability Index		133	150	+ 12.8%	137	146	+ 6.6%
Inventory of Homes for Sale		228	287	+ 25.9%	—	—	—
Months Supply of Inventory		3.1	4.2	+ 35.5%	—	—	—

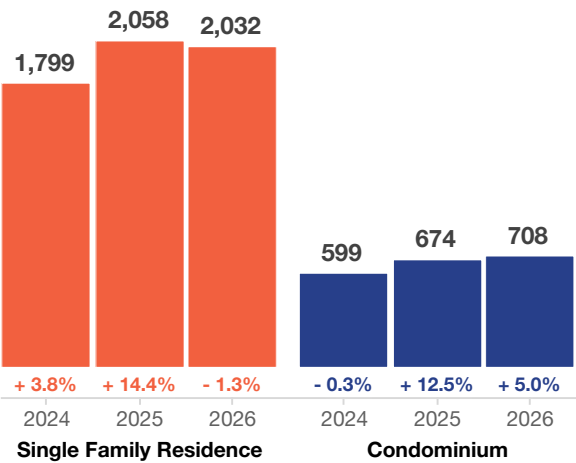
New Listings

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

June

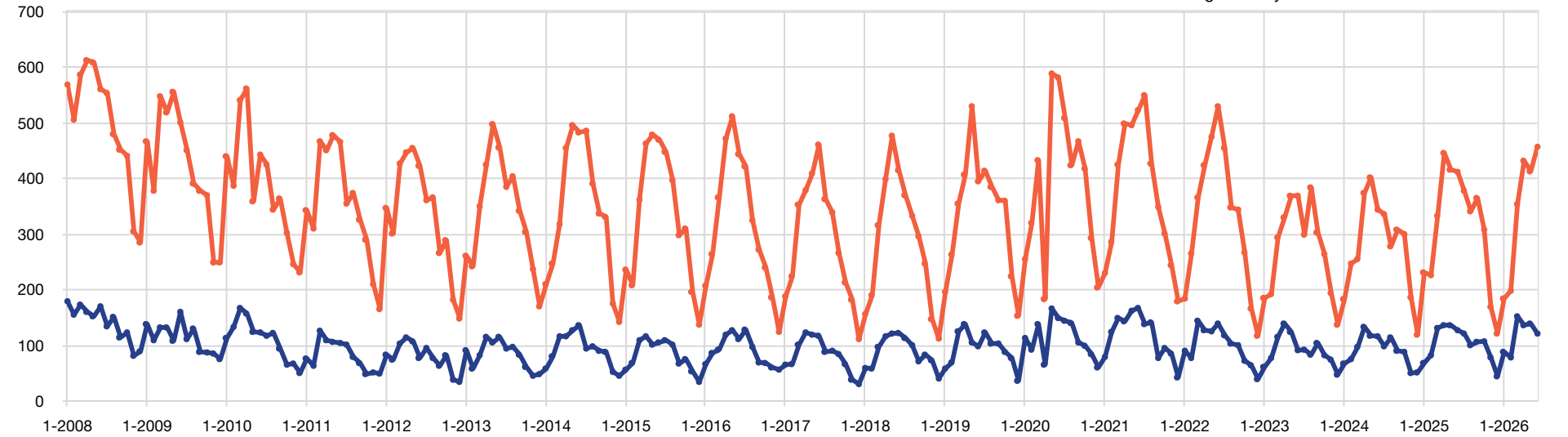


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	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	412	- 0.7%	138	+ 2.2%
Jun-2026	456	+ 10.9%	120	- 4.8%
12-Month Avg	309	+ 3.7%	105	+ 8.2%

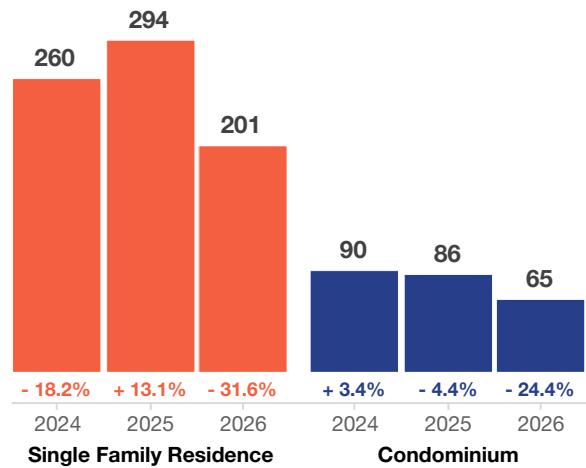
Historical New Listings by Month



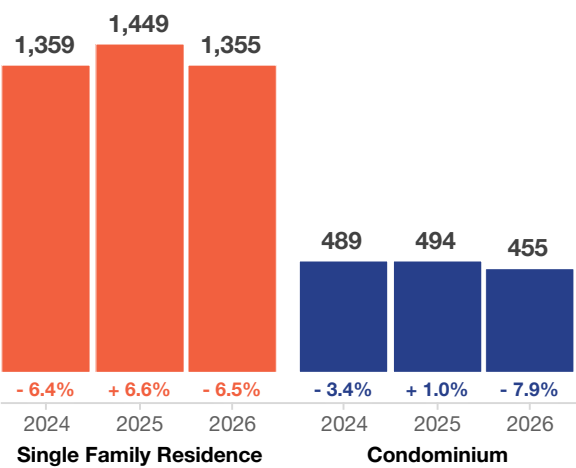
Pending Sales

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

June

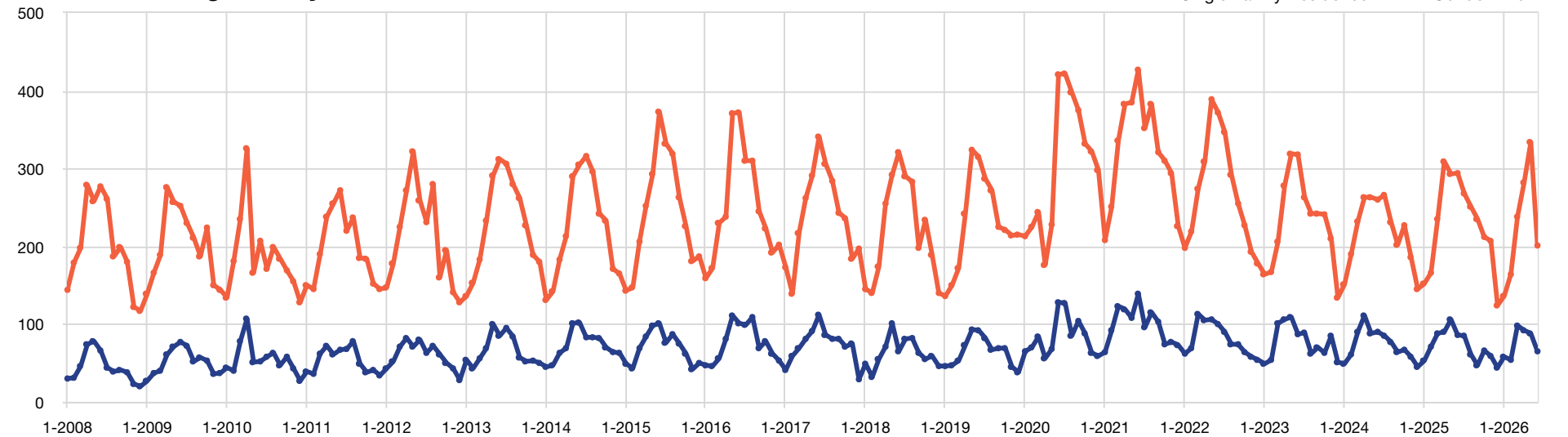


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	268	+ 0.8%	85	0.0%
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	164	- 1.2%	54	- 23.9%
Mar-2026	238	+ 1.3%	98	+ 11.4%
Apr-2026	282	- 8.7%	92	+ 2.2%
May-2026	334	+ 14.0%	88	- 17.0%
Jun-2026	201	- 31.6%	65	- 24.4%
12-Month Avg	221	- 2.2%	68	- 8.1%

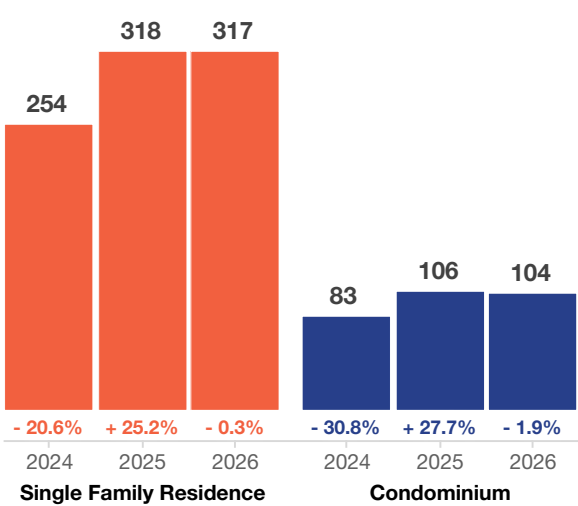
Historical Pending Sales by Month



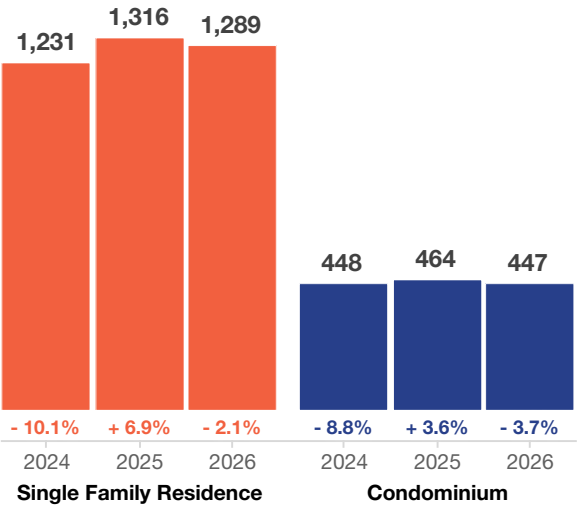
Closed Sales

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

June

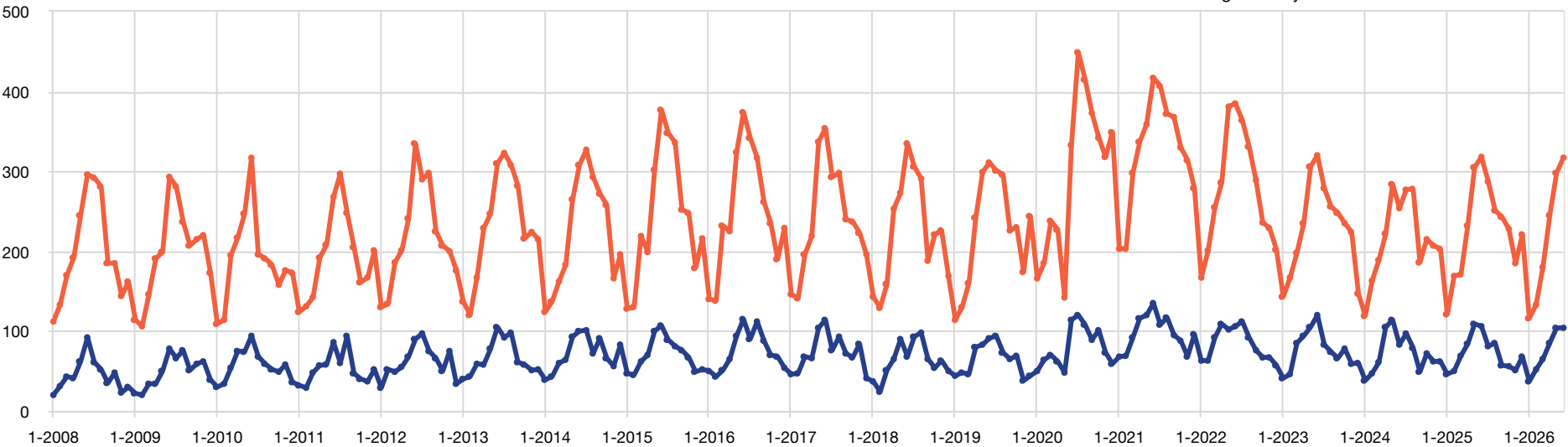


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	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	298	- 2.3%	104	- 4.6%
Jun-2026	317	- 0.3%	104	- 1.9%
12-Month Avg	225	+ 0.4%	70	- 5.4%

Historical Closed Sales by Month

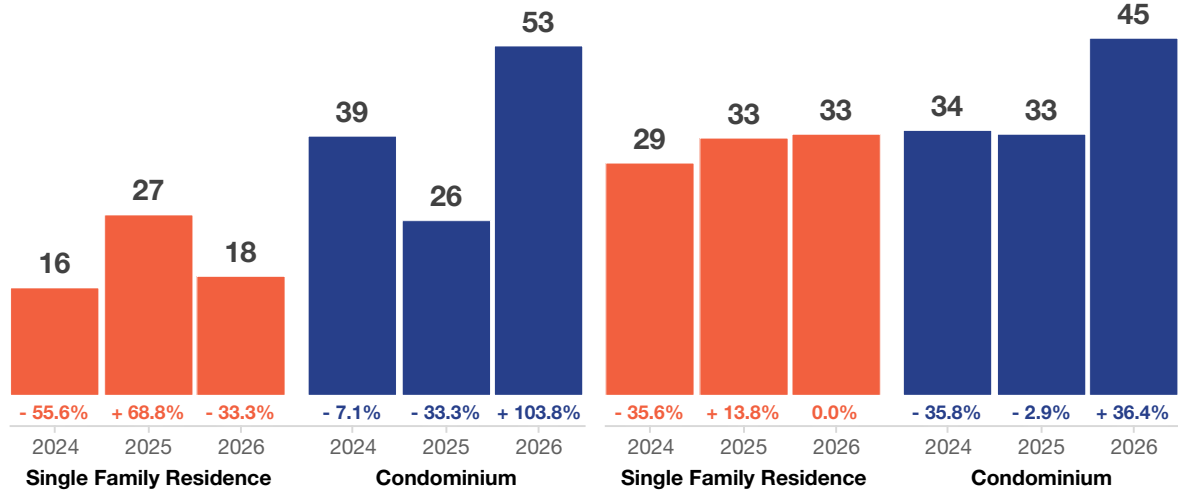


Days on Market Until Sale

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



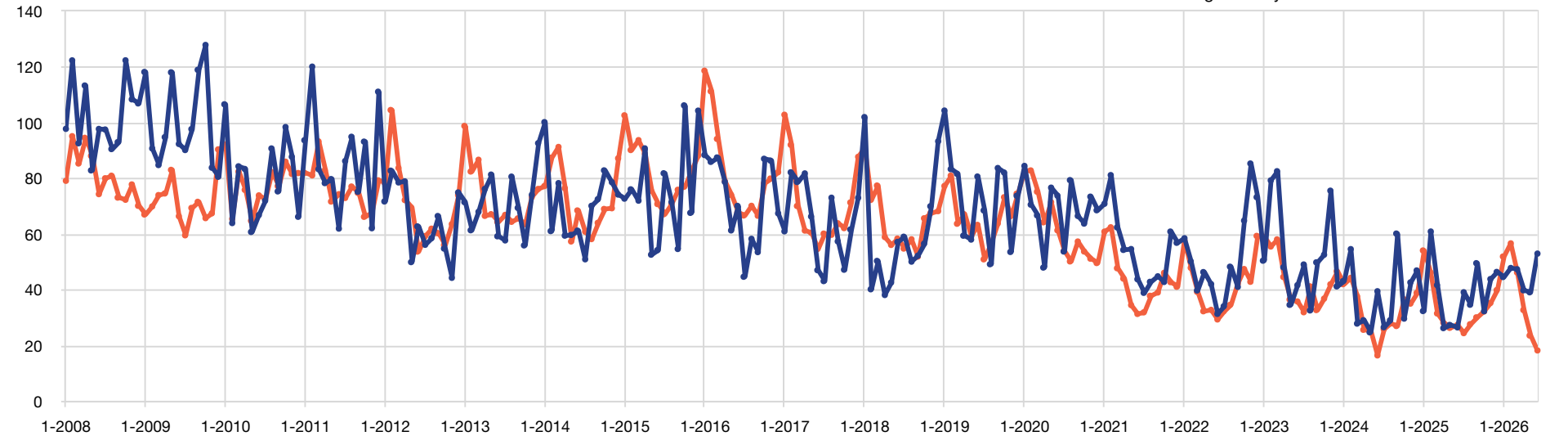
June



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%	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	18	- 33.3%	53	+ 103.8%
12-Month Avg*	32	- 0.0%	43	+ 23.1%

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

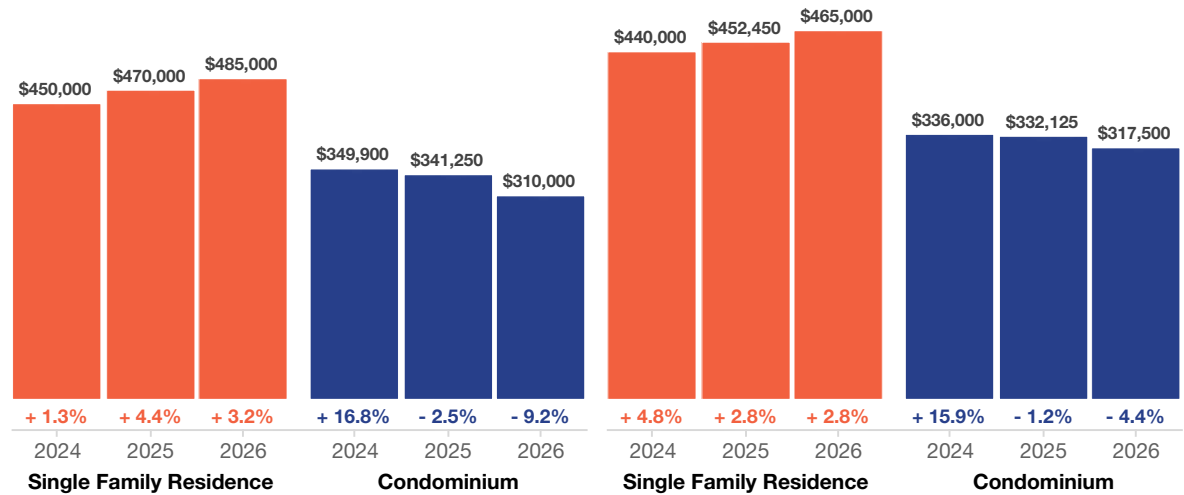
Historical Days on Market Until Sale by Month



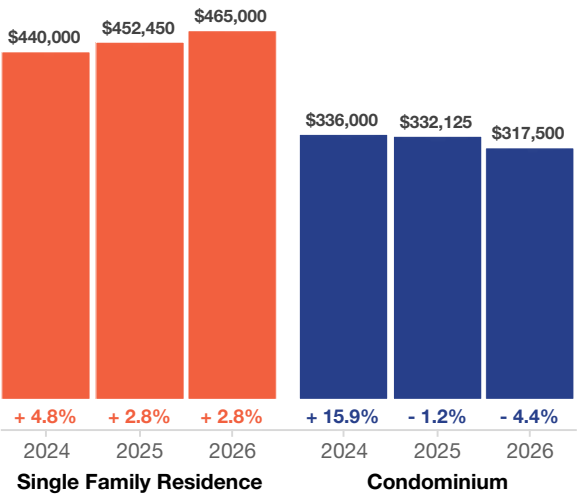
Median Sales Price

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

June



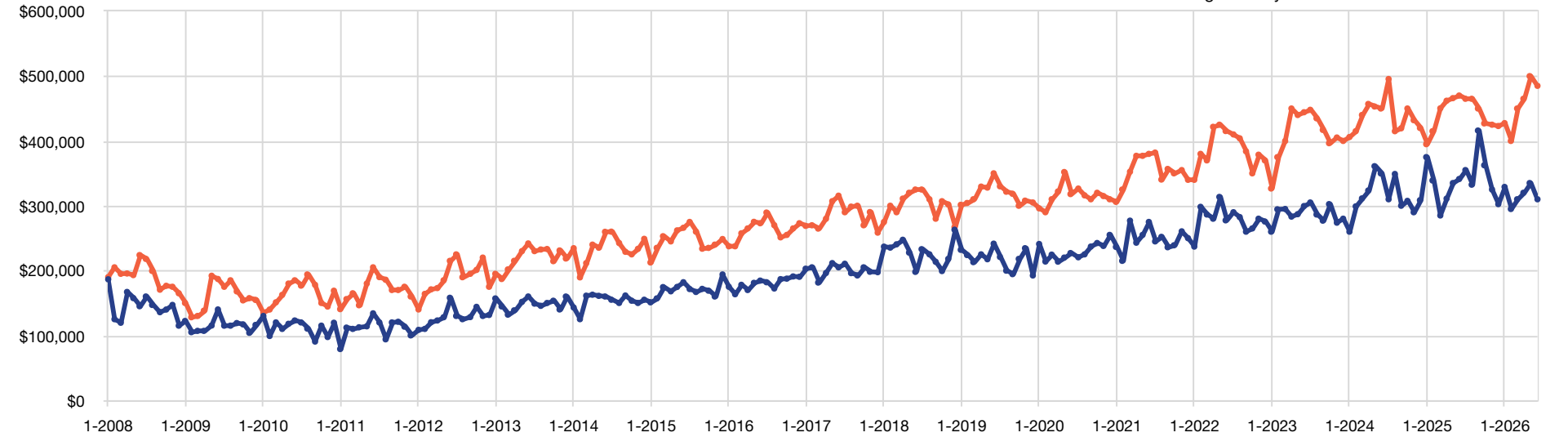
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	\$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	\$485,000	+ 3.2%	\$310,000	- 9.2%
12-Month Avg*	\$452,020	+ 1.3%	\$329,800	+ 4.7%

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

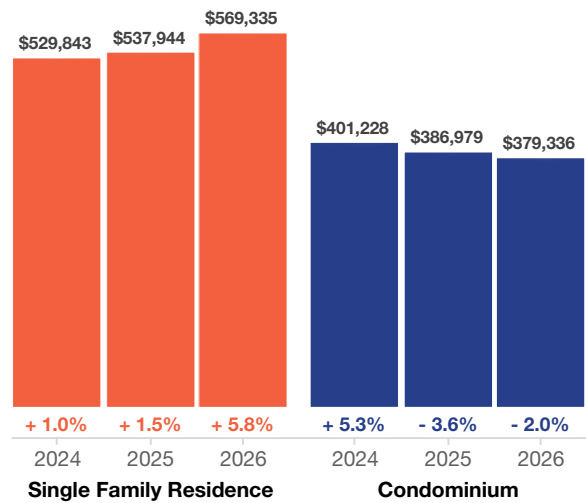
Historical Median Sales Price by Month



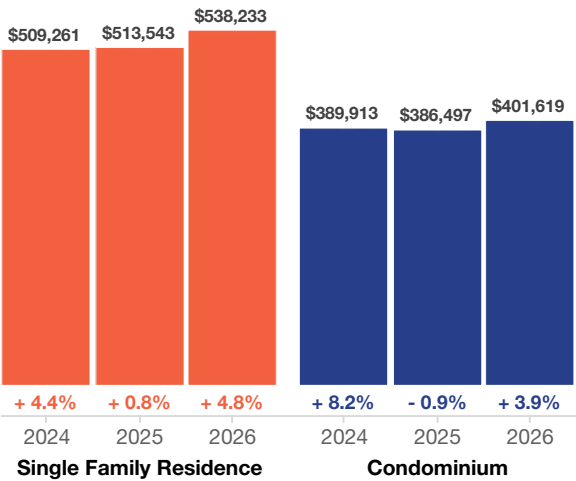
Average Sales Price

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

June



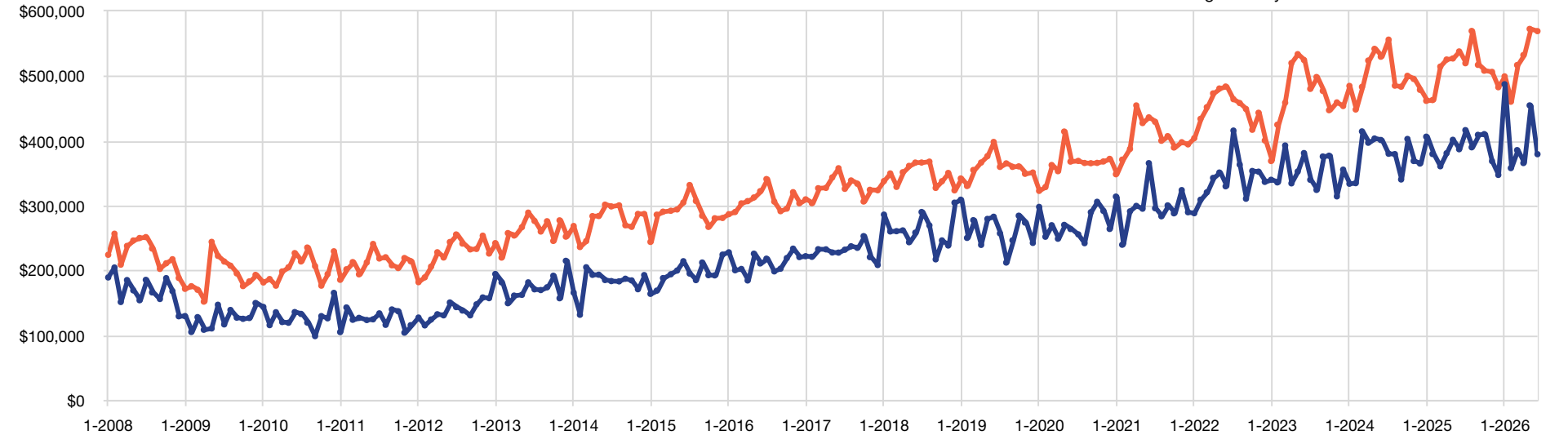
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	\$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	\$572,705	+ 8.7%	\$454,661	+ 13.2%
Jun-2026	\$569,335	+ 5.8%	\$379,336	- 2.0%
12-Month Avg*	\$528,081	+ 4.0%	\$396,593	+ 4.0%

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

Historical Average Sales Price by Month

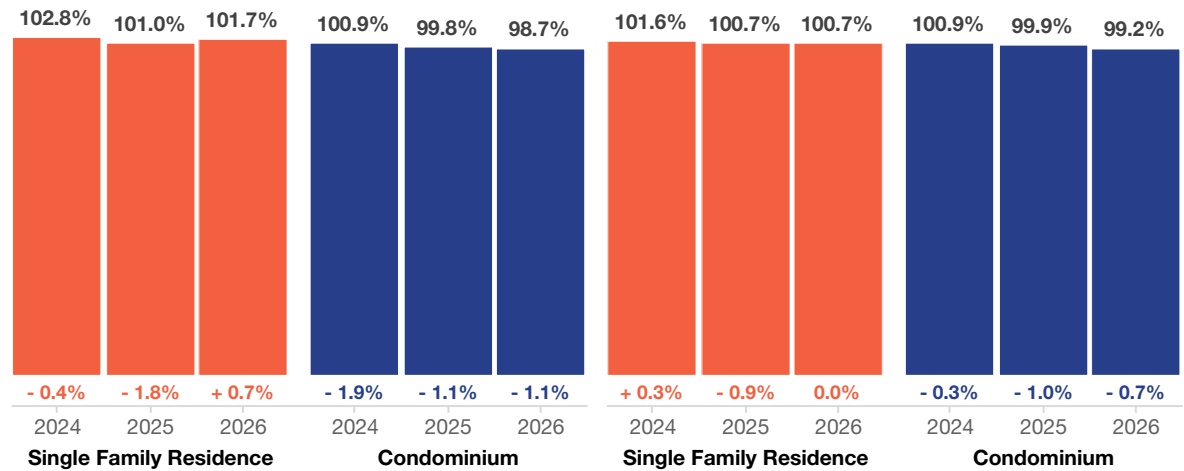


Percent of List Price Received

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.

June

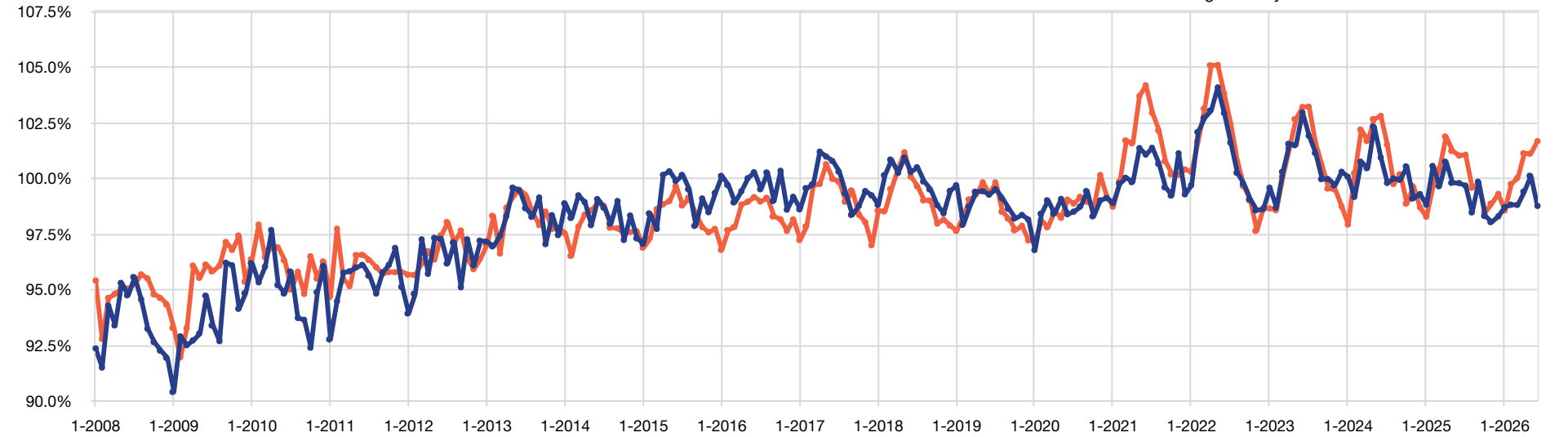
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	98.8%	- 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	101.7%	+ 0.7%	98.7%	- 1.1%
12-Month Avg*	100.1%	- 0.1%	99.0%	- 0.9%

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

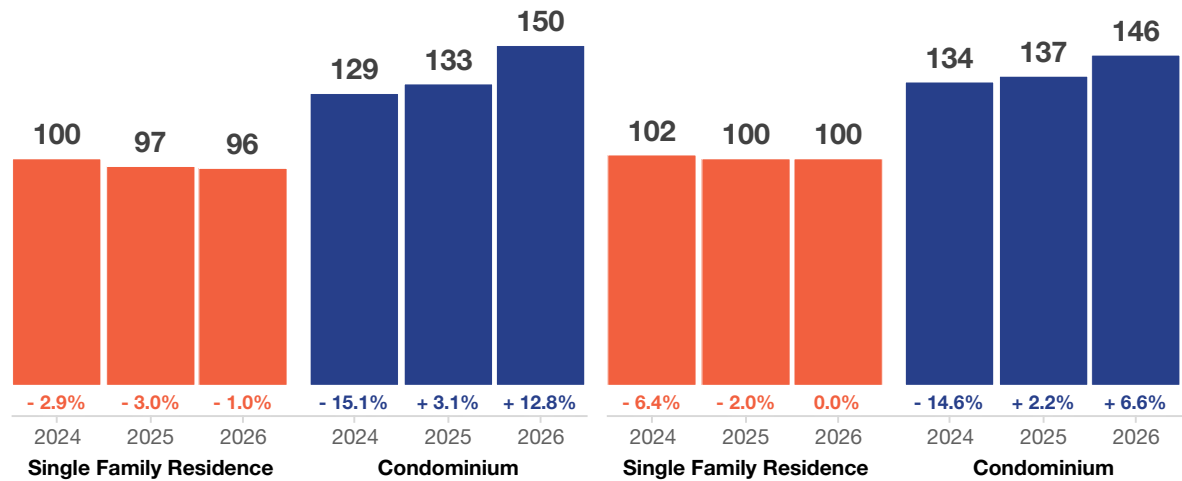
Historical Percent of List Price Received by Month



Housing Affordability Index

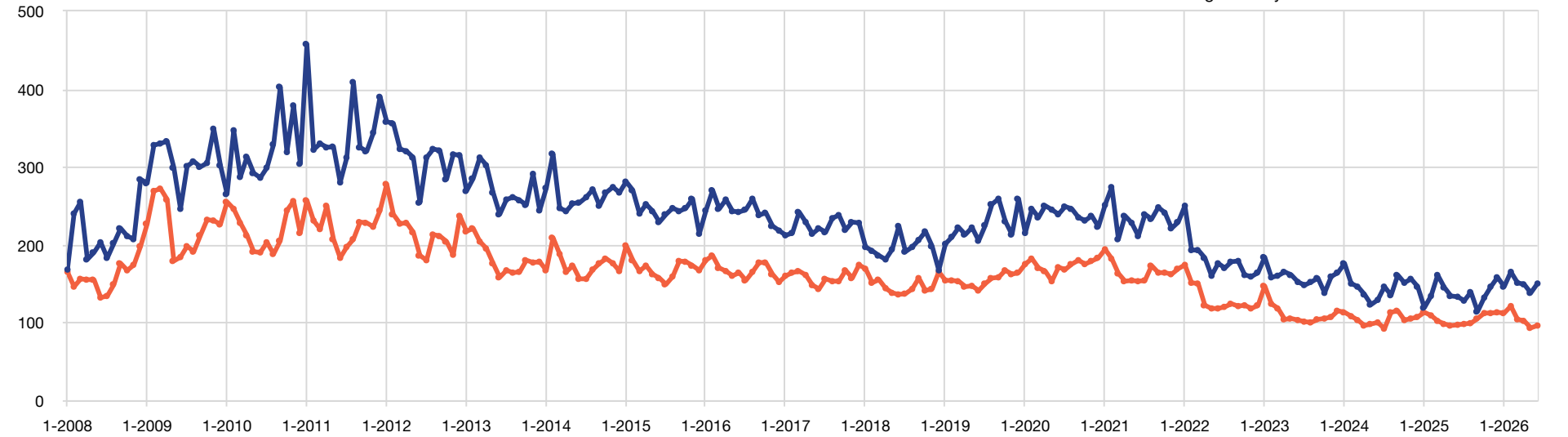
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	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	96	- 1.0%	150	+ 12.8%
12-Month Avg	106	+ 1.9%	143	0.0%

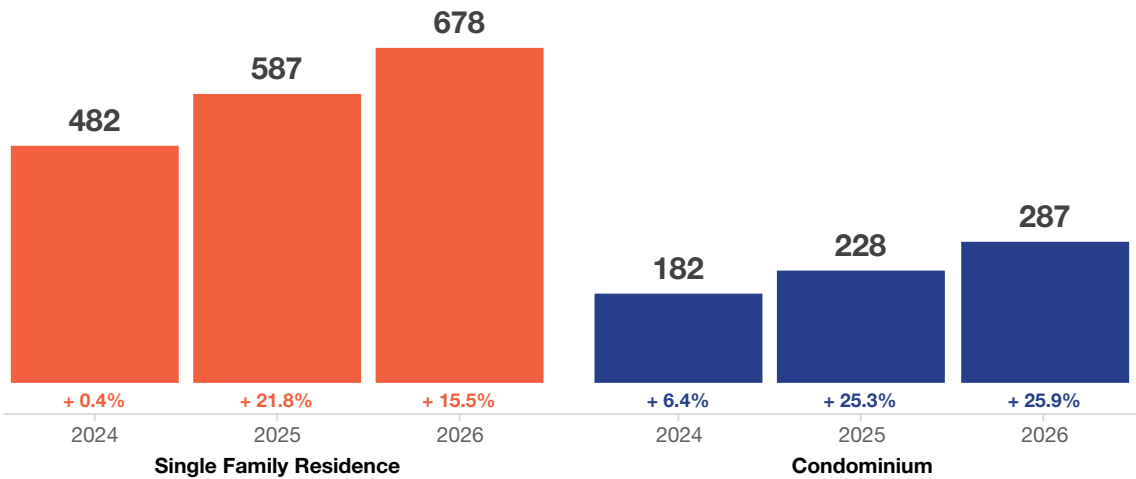
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

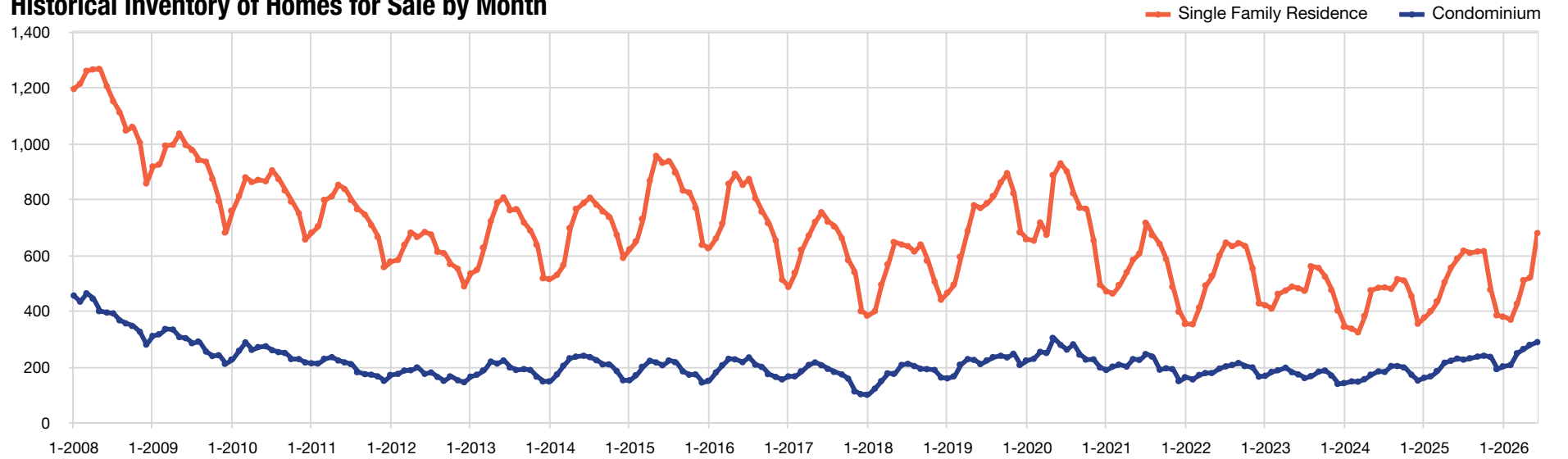
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	615	+ 27.3%	224	+ 24.4%
Aug-2025	607	+ 27.0%	229	+ 13.9%
Sep-2025	612	+ 19.3%	235	+ 16.9%
Oct-2025	613	+ 20.7%	238	+ 21.4%
Nov-2025	475	+ 5.1%	234	+ 37.6%
Dec-2025	383	+ 8.5%	190	+ 27.5%
Jan-2026	378	+ 0.8%	200	+ 25.8%
Feb-2026	367	- 7.8%	205	+ 25.0%
Mar-2026	425	- 1.8%	247	+ 35.0%
Apr-2026	509	+ 1.4%	262	+ 23.0%
May-2026	518	- 6.5%	277	+ 25.9%
Jun-2026	678	+ 15.5%	287	+ 25.9%
12-Month Avg	515	+ 9.6%	236	+ 24.9%

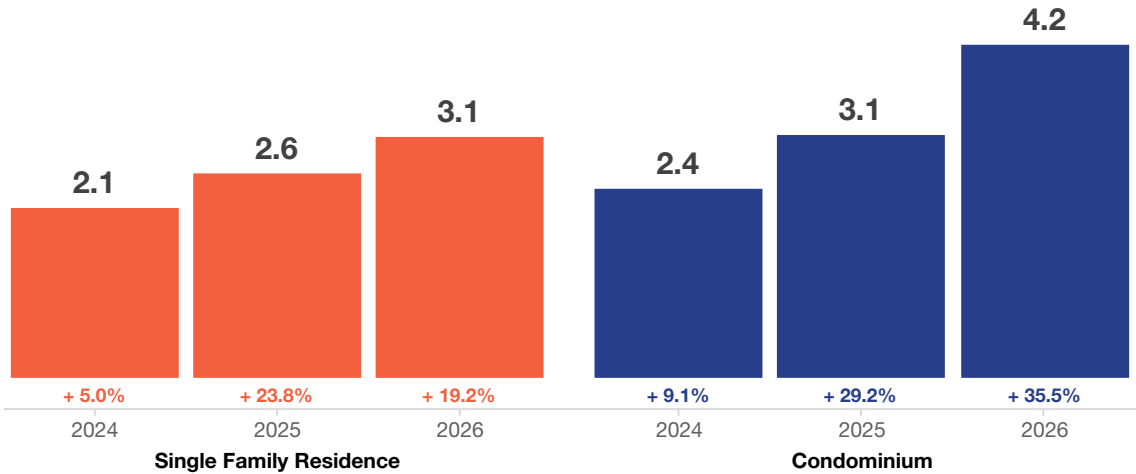
Historical Inventory of Homes for Sale by Month



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.

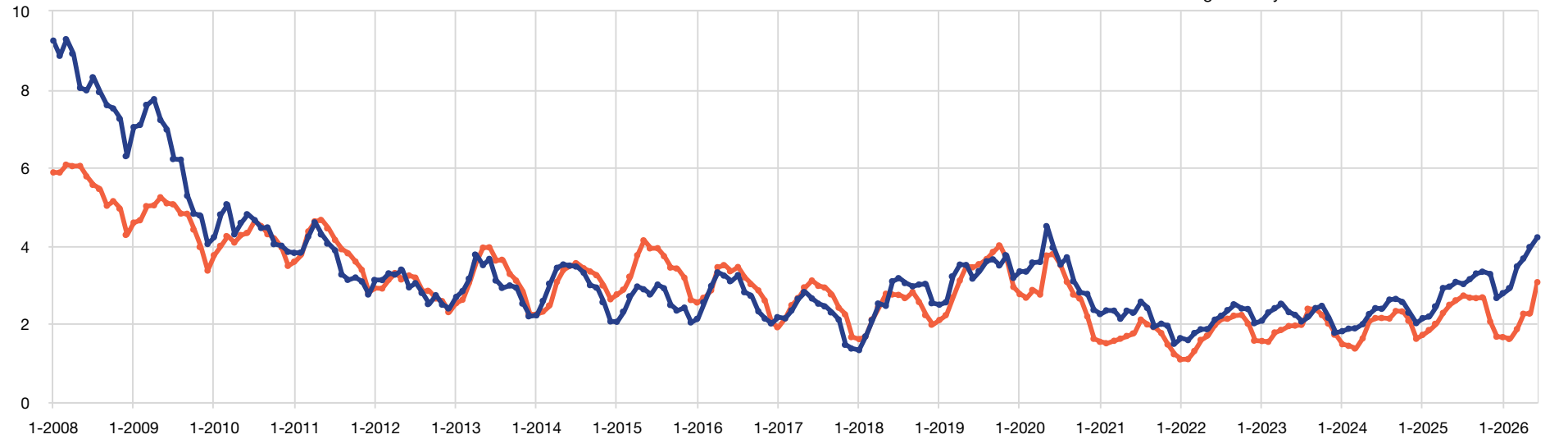
June



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	2.7	+ 22.7%	3.0	+ 25.0%
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%	2.7	+ 35.0%
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%	4.0	+ 33.3%
Jun-2026	3.1	+ 19.2%	4.2	+ 35.5%
12-Month Avg*	2.3	+ 6.4%	3.3	+ 31.4%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		537	576	+ 7.3%	2,732	2,740	+ 0.3%
Pending Sales		380	266	- 30.0%	1,943	1,810	- 6.8%
Closed Sales		424	421	- 0.7%	1,780	1,736	- 2.5%
Days on Market Until Sale		27	27	0.0%	33	36	+ 9.1%
Median Sales Price		\$440,450	\$449,000	+ 1.9%	\$415,000	\$428,000	+ 3.1%
Average Sales Price		\$500,203	\$522,399	+ 4.4%	\$480,388	\$503,056	+ 4.7%
Percent of List Price Received		100.7%	100.9%	+ 0.2%	100.5%	100.3%	- 0.2%
Housing Affordability Index		103	104	+ 1.0%	109	109	0.0%
Inventory of Homes for Sale		815	965	+ 18.4%	—	—	—
Months Supply of Inventory		2.7	3.3	+ 22.2%	—	—	—