

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 8.0 percent for Single Family Residence homes and 13.2 percent for Condominium homes. Pending Sales increased 4.3 percent for Single Family Residence homes and 3.3 percent for Condominium homes. Inventory decreased 2.7 percent for Single Family Residence homes but increased 16.5 percent for Condominium homes.

Median Sales Price increased 5.4 percent to \$315,000 for Single Family Residence homes and 2.8 percent to \$260,000 for Condominium homes. Days on Market remained flat for Single Family Residence homes but increased 24.1 percent for Condominium properties. Months Supply of Inventory remained flat for Single Family Residence homes but increased 10.7 percent for Condominium properties.

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

+ 2.9%	+ 5.8%	+ 0.4%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

Report provided by the Michigan Regional Information Center for Oakland, Wayne, and Macomb counties. Residential real estate activity is composed of single-family properties and condominiums. 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		5,534	5,975	+ 8.0%	26,757	27,683	+ 3.5%
Pending Sales		3,701	3,859	+ 4.3%	18,229	18,645	+ 2.3%
Closed Sales		3,633	3,684	+ 1.4%	17,010	16,644	- 2.2%
Days on Market Until Sale		28	28	0.0%	35	38	+ 8.6%
Median Sales Price		\$299,000	\$315,000	+ 5.4%	\$270,000	\$285,000	+ 5.6%
Average Sales Price		\$367,302	\$384,206	+ 4.6%	\$337,538	\$353,500	+ 4.7%
Percent of List Price Received		100.4%	100.2%	- 0.2%	99.4%	99.2%	- 0.2%
Housing Affordability Index		121	117	- 3.3%	134	130	- 3.0%
Inventory of Homes for Sale		8,715	8,482	- 2.7%	—	—	—
Months Supply of Inventory		2.8	2.8	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.



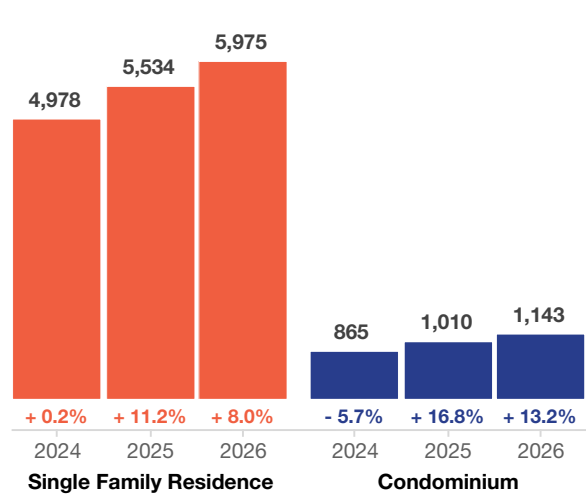
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,010	1,143	+ 13.2%	5,246	6,000	+ 14.4%
Pending Sales		720	744	+ 3.3%	3,714	3,927	+ 5.7%
Closed Sales		698	773	+ 10.7%	3,436	3,547	+ 3.2%
Days on Market Until Sale		29	36	+ 24.1%	38	45	+ 18.4%
Median Sales Price		\$253,000	\$260,000	+ 2.8%	\$247,000	\$250,000	+ 1.2%
Average Sales Price		\$284,256	\$301,397	+ 6.0%	\$278,438	\$285,228	+ 2.4%
Percent of List Price Received		98.8%	98.6%	- 0.2%	98.7%	98.1%	- 0.6%
Housing Affordability Index		143	142	- 0.7%	146	148	+ 1.4%
Inventory of Homes for Sale		1,648	1,920	+ 16.5%	—	—	—
Months Supply of Inventory		2.8	3.1	+ 10.7%	—	—	—

New Listings

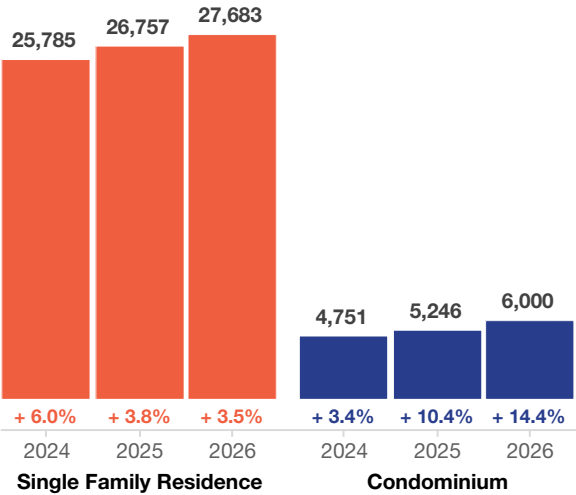
A count of the properties that have been newly listed on the market in a given month.



June

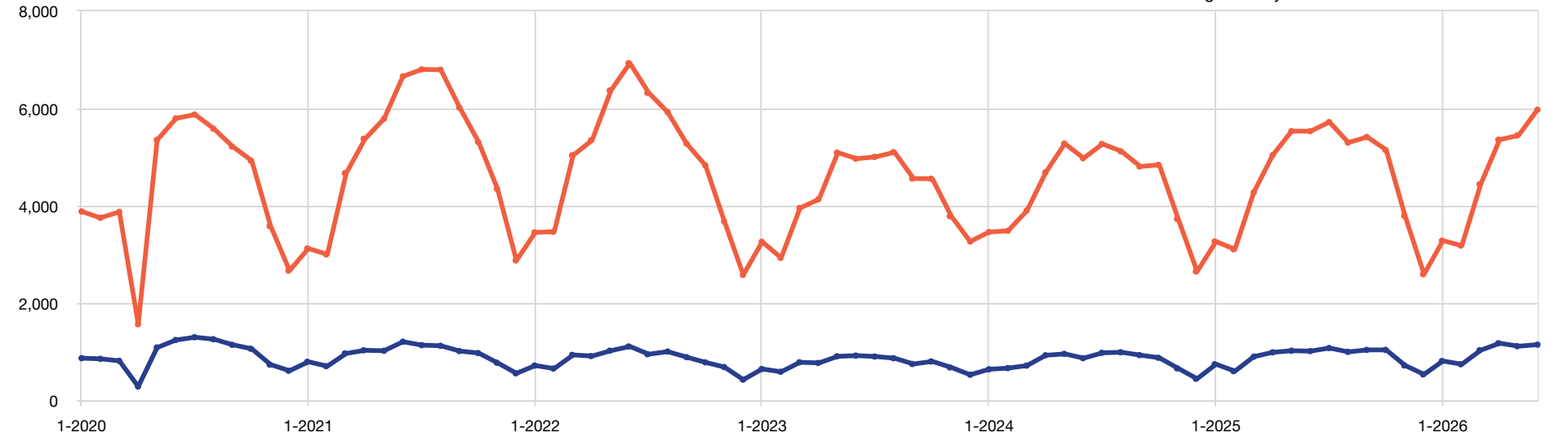


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	5,722	+ 8.6%	1,073	+ 10.1%
Aug-2025	5,299	+ 3.5%	994	+ 0.8%
Sep-2025	5,414	+ 12.6%	1,035	+ 11.7%
Oct-2025	5,148	+ 6.3%	1,035	+ 18.6%
Nov-2025	3,790	+ 1.6%	715	+ 9.2%
Dec-2025	2,591	- 2.1%	531	+ 20.4%
Jan-2026	3,281	+ 0.5%	806	+ 8.9%
Feb-2026	3,180	+ 2.4%	740	+ 24.0%
Mar-2026	4,442	+ 3.8%	1,028	+ 14.7%
Apr-2026	5,359	+ 6.3%	1,172	+ 19.0%
May-2026	5,446	- 1.6%	1,111	+ 9.1%
Jun-2026	5,975	+ 8.0%	1,143	+ 13.2%
12-Month Avg	4,637	+ 4.6%	949	+ 12.7%

Historical New Listings by Month

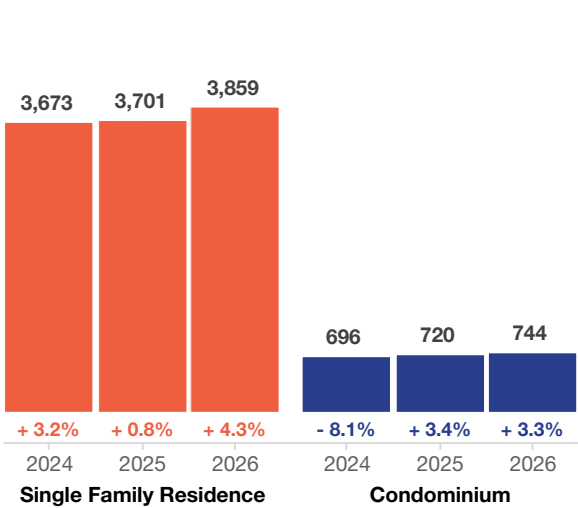


Pending Sales

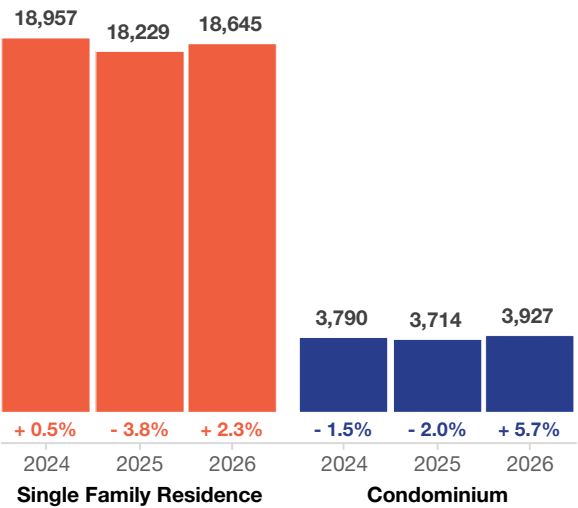
A count of the properties on which offers have been accepted in a given month.



June

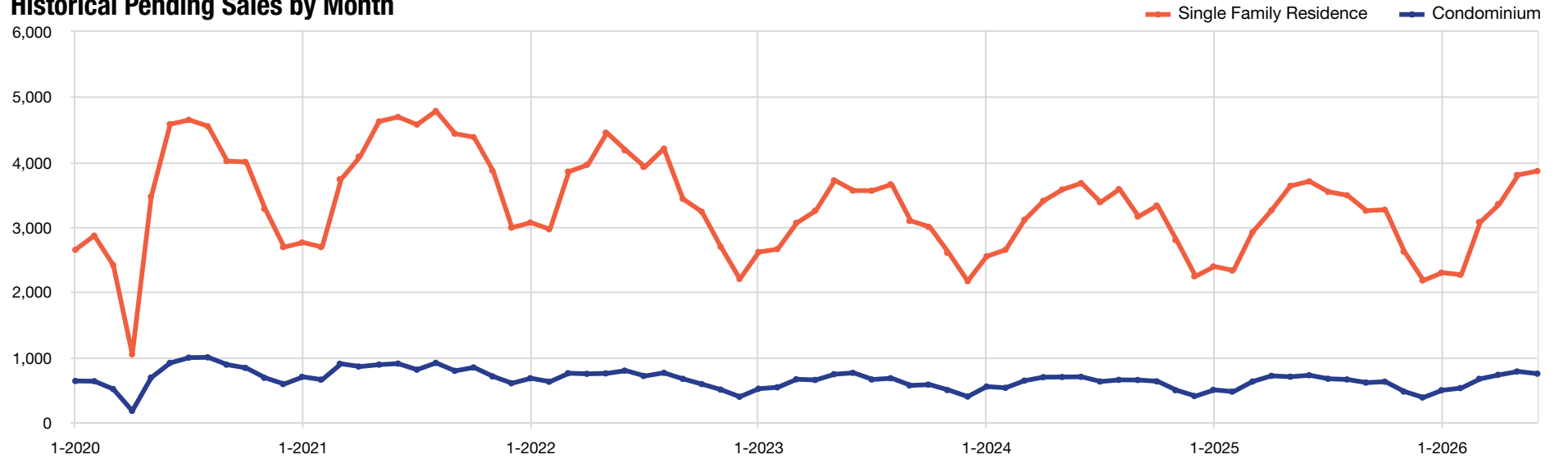


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	3,540	+ 4.7%	666	+ 6.7%
Aug-2025	3,487	- 2.6%	655	+ 0.9%
Sep-2025	3,250	+ 2.8%	607	- 6.2%
Oct-2025	3,265	- 1.9%	621	- 1.0%
Nov-2025	2,622	- 6.3%	470	- 4.1%
Dec-2025	2,178	- 2.9%	378	- 5.5%
Jan-2026	2,297	- 4.0%	490	- 1.0%
Feb-2026	2,265	- 2.8%	523	+ 11.8%
Mar-2026	3,074	+ 5.3%	665	+ 6.7%
Apr-2026	3,350	+ 2.9%	727	+ 2.3%
May-2026	3,800	+ 4.7%	778	+ 11.6%
Jun-2026	3,859	+ 4.3%	744	+ 3.3%
12-Month Avg	3,082	+ 0.7%	610	+ 2.3%

Historical Pending Sales by Month

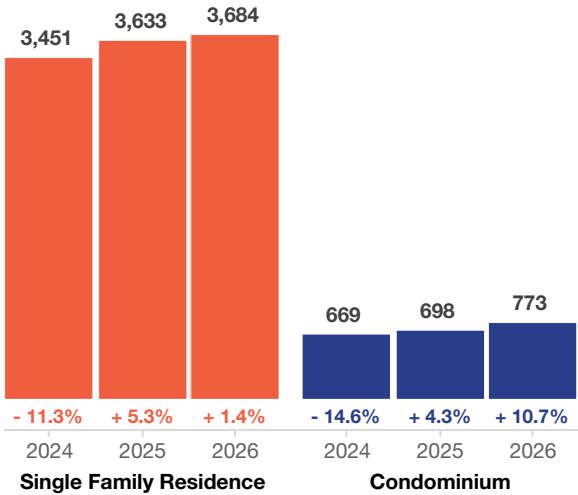


Closed Sales

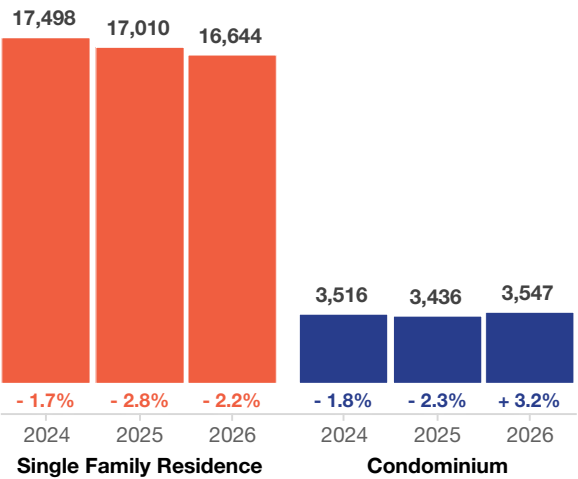
A count of the actual sales that closed in a given month.



June

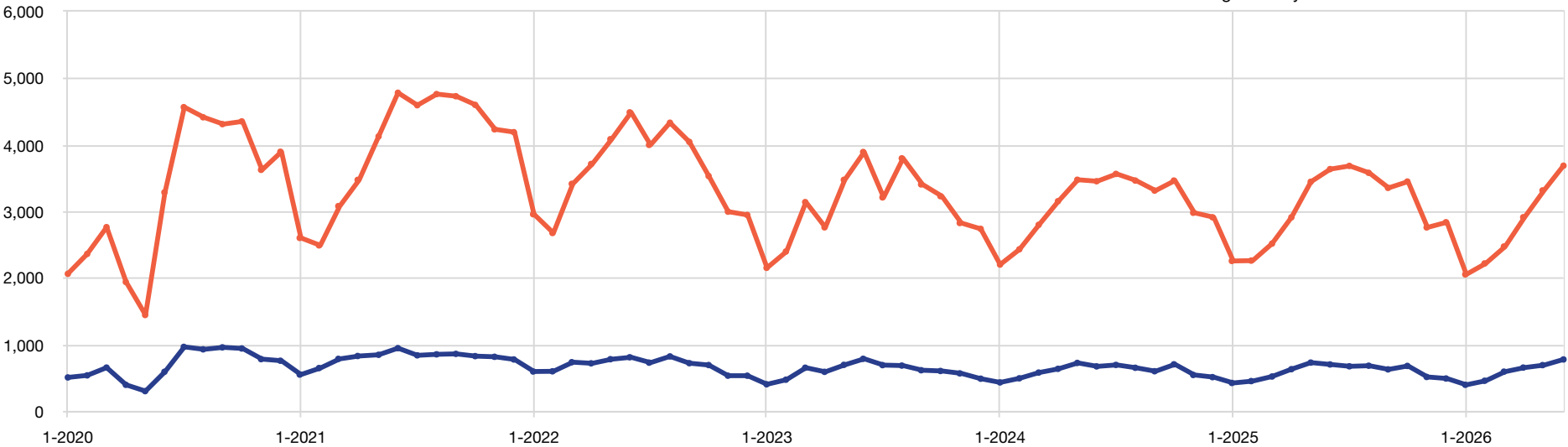


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	3,681	+ 3.4%	670	- 3.0%
Aug-2025	3,577	+ 3.4%	679	+ 4.8%
Sep-2025	3,351	+ 1.2%	624	+ 4.7%
Oct-2025	3,446	- 0.4%	676	- 3.4%
Nov-2025	2,757	- 7.4%	510	- 5.6%
Dec-2025	2,835	- 2.5%	487	- 3.9%
Jan-2026	2,051	- 9.0%	392	- 6.7%
Feb-2026	2,216	- 1.9%	453	+ 1.1%
Mar-2026	2,470	- 1.8%	590	+ 14.1%
Apr-2026	2,910	+ 0.0%	651	+ 3.8%
May-2026	3,313	- 3.8%	688	- 5.2%
Jun-2026	3,684	+ 1.4%	773	+ 10.7%
12-Month Avg	3,024	- 1.1%	599	+ 1.0%

Historical Closed Sales by Month



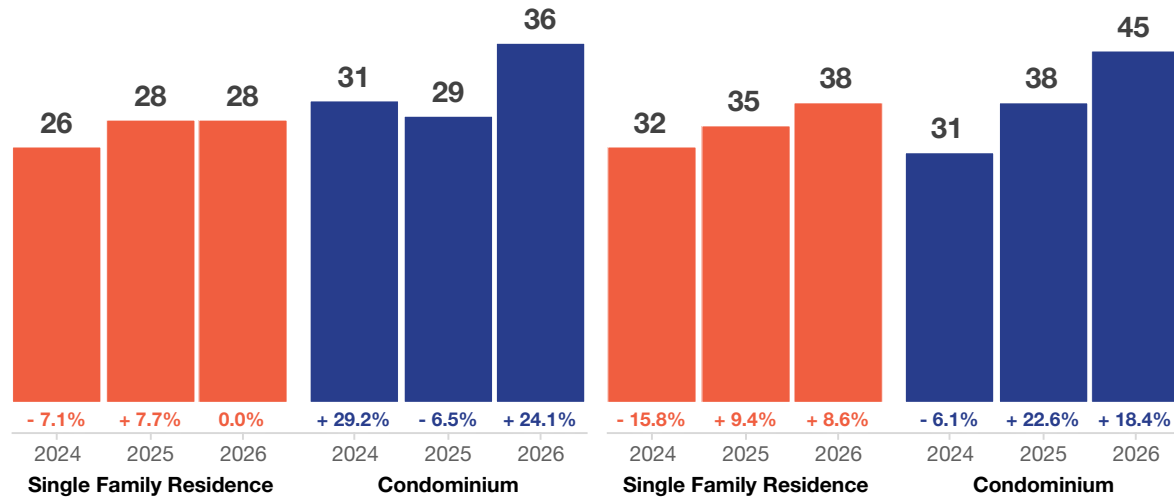
Days on Market Until Sale

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



June

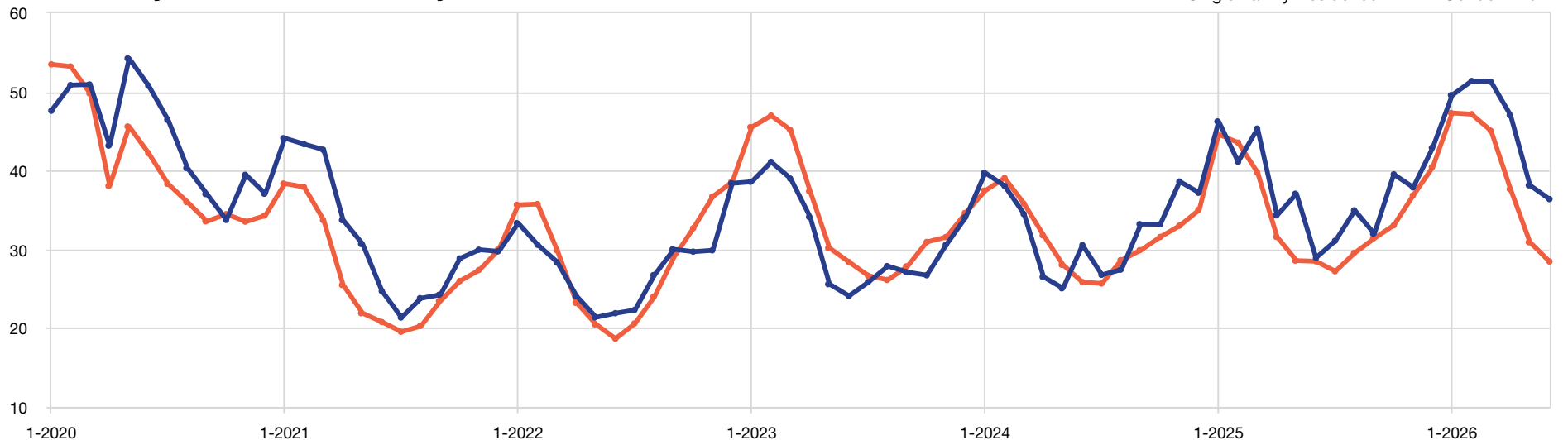
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	27	+ 3.8%	31	+ 14.8%
Aug-2025	30	+ 3.4%	35	+ 29.6%
Sep-2025	31	+ 3.3%	32	- 3.0%
Oct-2025	33	+ 3.1%	40	+ 21.2%
Nov-2025	37	+ 12.1%	38	- 2.6%
Dec-2025	40	+ 14.3%	43	+ 16.2%
Jan-2026	47	+ 4.4%	50	+ 8.7%
Feb-2026	47	+ 6.8%	51	+ 24.4%
Mar-2026	45	+ 12.5%	51	+ 13.3%
Apr-2026	38	+ 18.8%	47	+ 38.2%
May-2026	31	+ 6.9%	38	+ 2.7%
Jun-2026	28	0.0%	36	+ 24.1%
12-Month Avg*	35	+ 7.8%	40	+ 15.1%

* 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

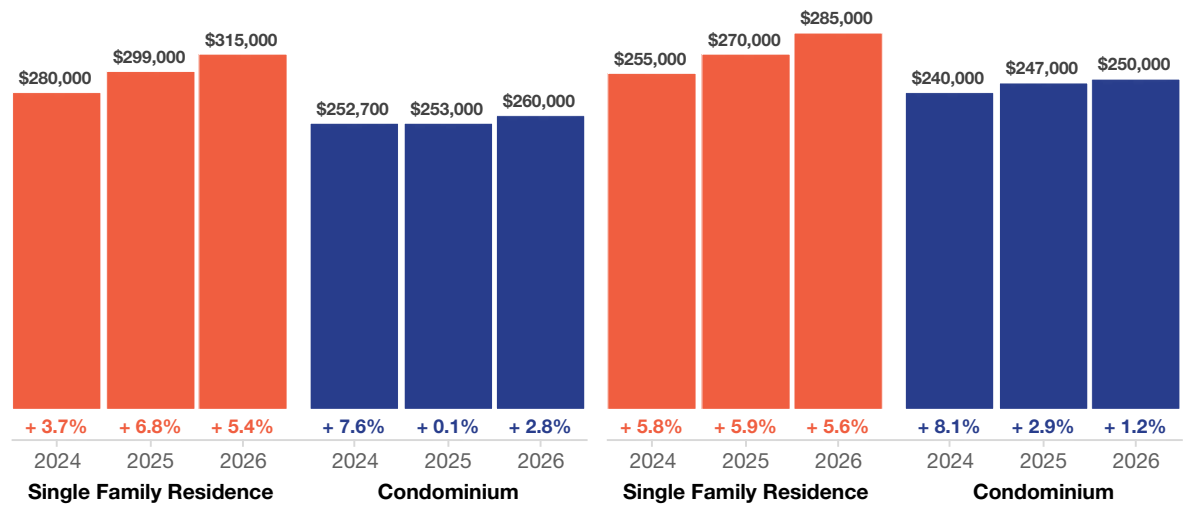


Median Sales Price

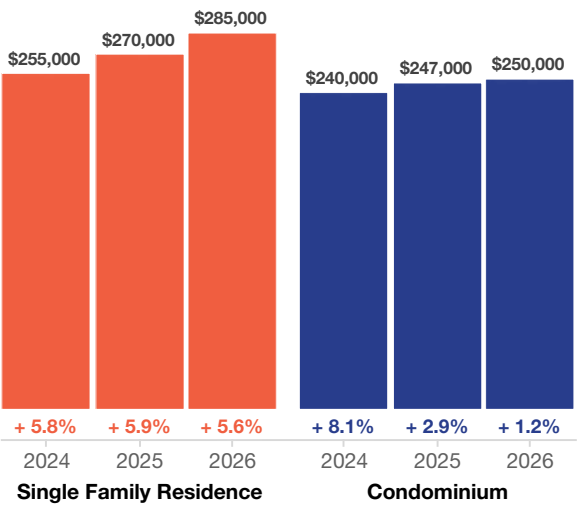
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



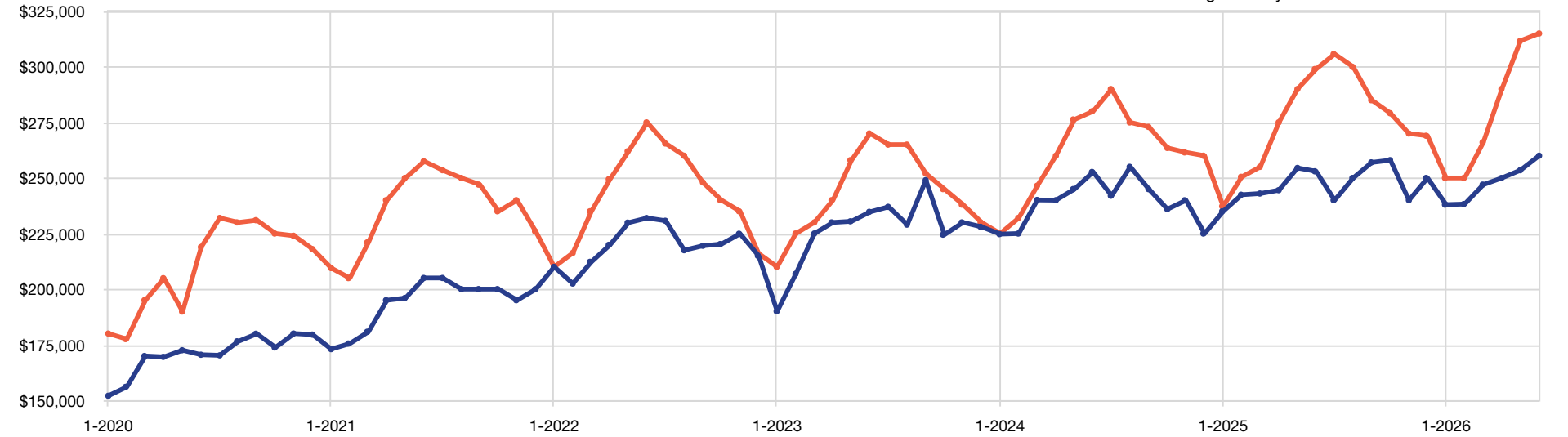
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	\$305,750	+ 5.4%	\$240,000	- 0.8%
Aug-2025	\$300,000	+ 9.1%	\$250,000	- 2.0%
Sep-2025	\$285,000	+ 4.4%	\$257,000	+ 4.9%
Oct-2025	\$279,124	+ 5.9%	\$258,000	+ 9.3%
Nov-2025	\$270,000	+ 3.3%	\$240,000	+ 0.0%
Dec-2025	\$269,000	+ 3.5%	\$250,000	+ 11.1%
Jan-2026	\$250,000	+ 5.4%	\$238,000	+ 1.3%
Feb-2026	\$250,000	- 0.2%	\$238,250	- 1.7%
Mar-2026	\$266,000	+ 4.3%	\$247,000	+ 1.6%
Apr-2026	\$290,000	+ 5.5%	\$250,000	+ 2.2%
May-2026	\$311,750	+ 7.5%	\$253,500	- 0.4%
Jun-2026	\$315,000	+ 5.4%	\$260,000	+ 2.8%
12-Month Avg*	\$285,000	+ 5.6%	\$250,000	+ 2.1%

* 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

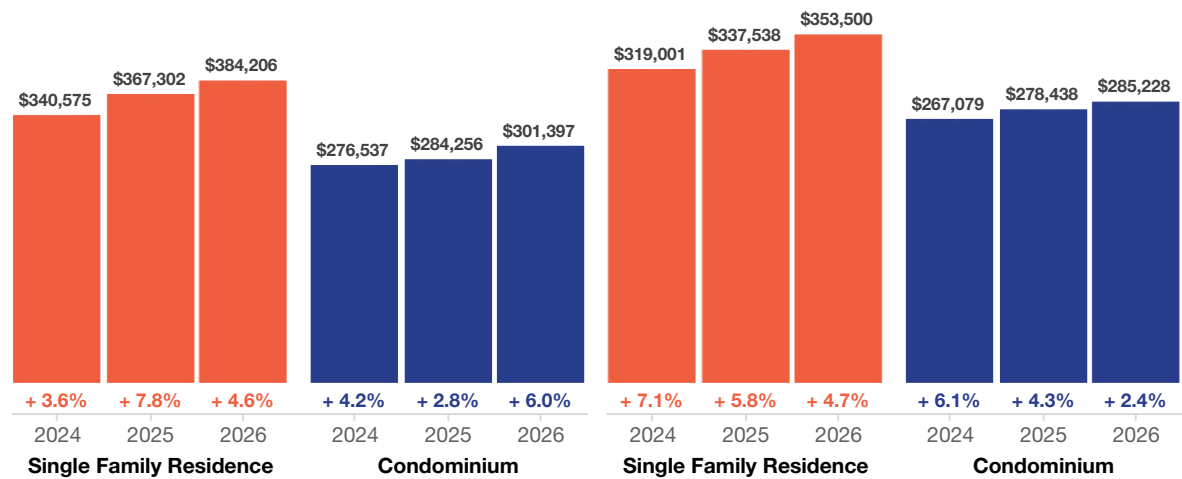


Average Sales Price

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



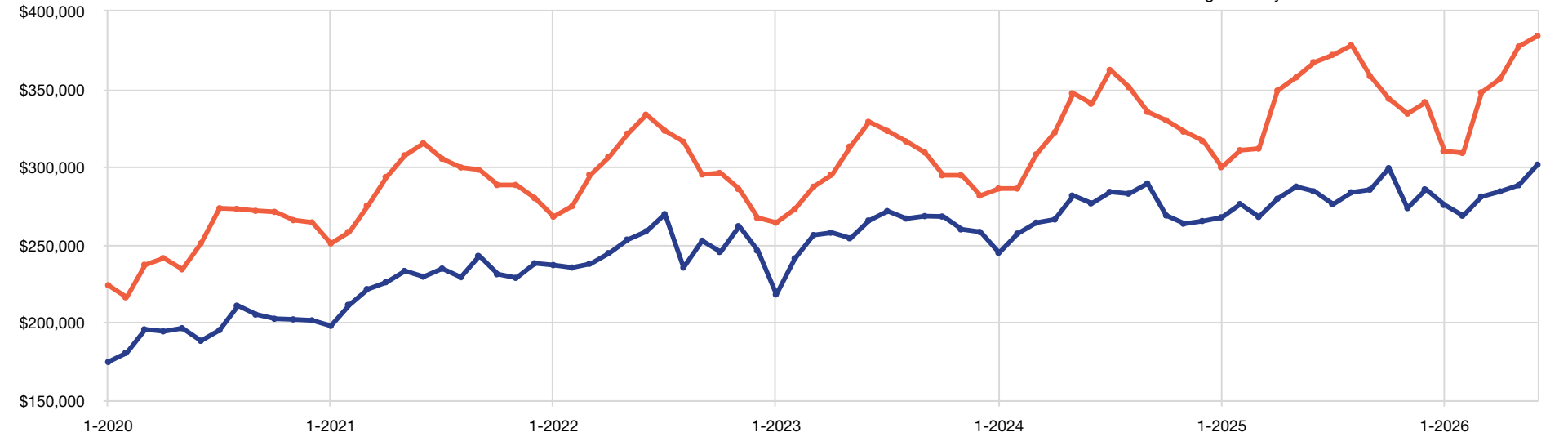
June



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	\$371,961	+ 2.7%	\$275,970	- 2.8%
Aug-2025	\$378,138	+ 7.6%	\$283,618	+ 0.3%
Sep-2025	\$358,272	+ 6.8%	\$285,348	- 1.4%
Oct-2025	\$343,802	+ 4.2%	\$299,173	+ 11.3%
Nov-2025	\$334,219	+ 3.6%	\$273,465	+ 3.8%
Dec-2025	\$341,601	+ 7.9%	\$285,547	+ 7.7%
Jan-2026	\$310,055	+ 3.4%	\$275,527	+ 3.0%
Feb-2026	\$308,939	- 0.6%	\$268,595	- 2.7%
Mar-2026	\$347,874	+ 11.6%	\$280,902	+ 4.9%
Apr-2026	\$356,695	+ 2.2%	\$284,201	+ 1.7%
May-2026	\$377,358	+ 5.6%	\$288,229	+ 0.3%
Jun-2026	\$384,206	+ 4.6%	\$301,397	+ 6.0%
12-Month Avg*	\$354,927	+ 5.2%	\$284,722	+ 2.7%

* 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



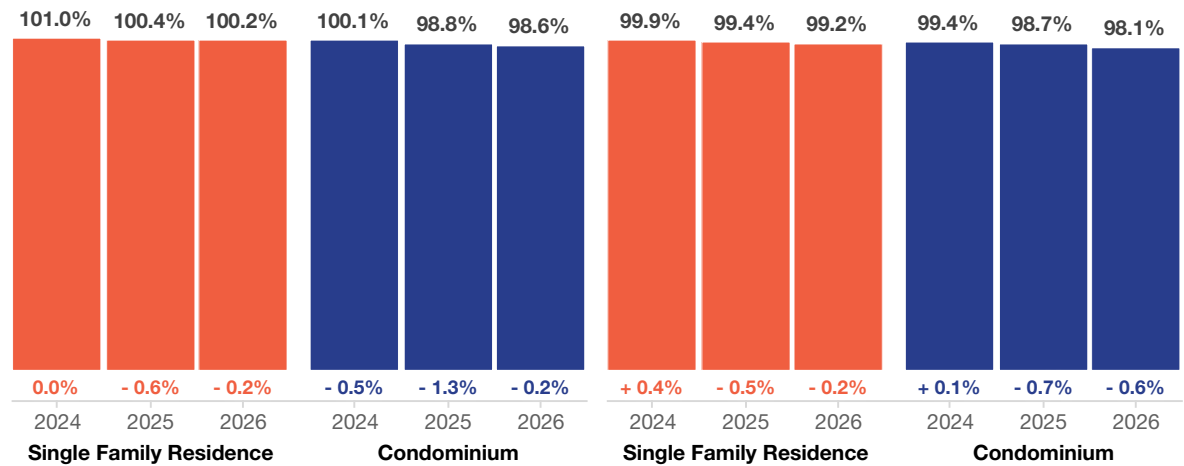
Percent of List Price Received

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

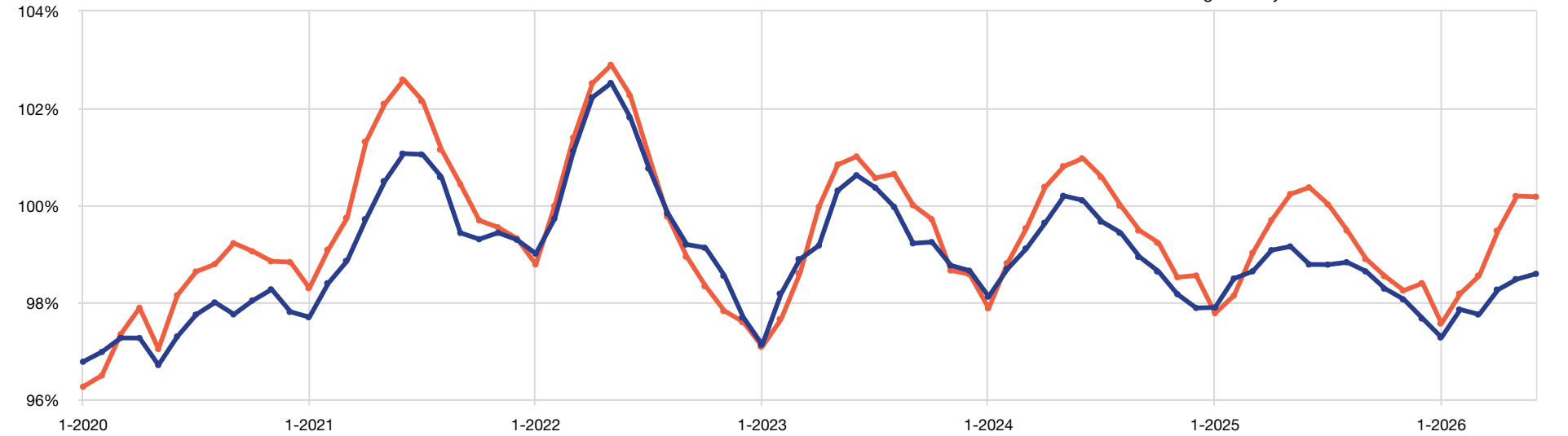
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	100.0%	- 0.6%	98.8%	- 0.9%
Aug-2025	99.5%	- 0.5%	98.8%	- 0.6%
Sep-2025	98.9%	- 0.6%	98.6%	- 0.3%
Oct-2025	98.5%	- 0.7%	98.3%	- 0.3%
Nov-2025	98.2%	- 0.3%	98.1%	- 0.1%
Dec-2025	98.4%	- 0.2%	97.7%	- 0.2%
Jan-2026	97.6%	- 0.2%	97.3%	- 0.6%
Feb-2026	98.2%	+ 0.1%	97.9%	- 0.6%
Mar-2026	98.5%	- 0.5%	97.7%	- 0.9%
Apr-2026	99.5%	- 0.2%	98.3%	- 0.8%
May-2026	100.2%	0.0%	98.5%	- 0.7%
Jun-2026	100.2%	- 0.2%	98.6%	- 0.2%
12-Month Avg*	99.1%	- 0.3%	98.3%	- 0.5%

* 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



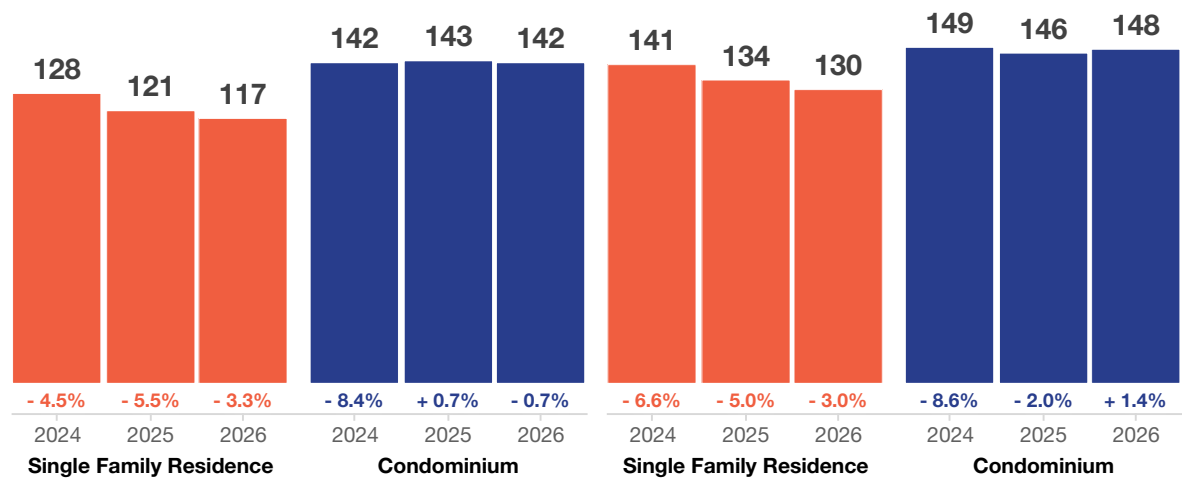
Housing Affordability Index

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.



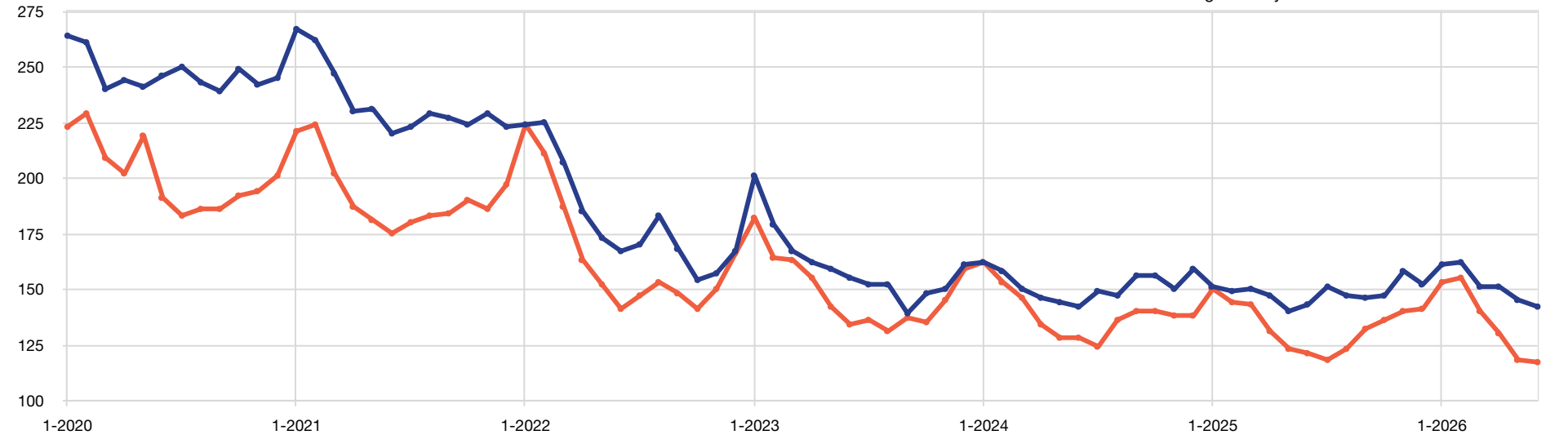
June

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	118	- 4.8%	151	+ 1.3%
Aug-2025	123	- 9.6%	147	0.0%
Sep-2025	132	- 5.7%	146	- 6.4%
Oct-2025	136	- 2.9%	147	- 5.8%
Nov-2025	140	+ 1.4%	158	+ 5.3%
Dec-2025	141	+ 2.2%	152	- 4.4%
Jan-2026	153	+ 2.0%	161	+ 6.6%
Feb-2026	155	+ 7.6%	162	+ 8.7%
Mar-2026	140	- 2.1%	151	+ 0.7%
Apr-2026	130	- 0.8%	151	+ 2.7%
May-2026	118	- 4.1%	145	+ 3.6%
Jun-2026	117	- 3.3%	142	- 0.7%
12-Month Avg	134	- 1.5%	151	+ 0.7%

Historical Housing Affordability Index by Month

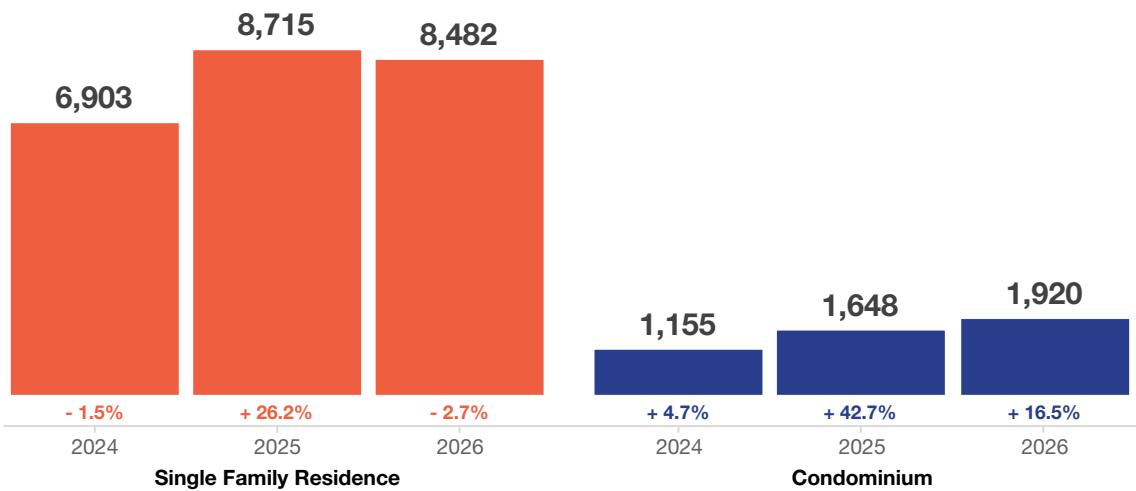


Inventory of Homes for Sale

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

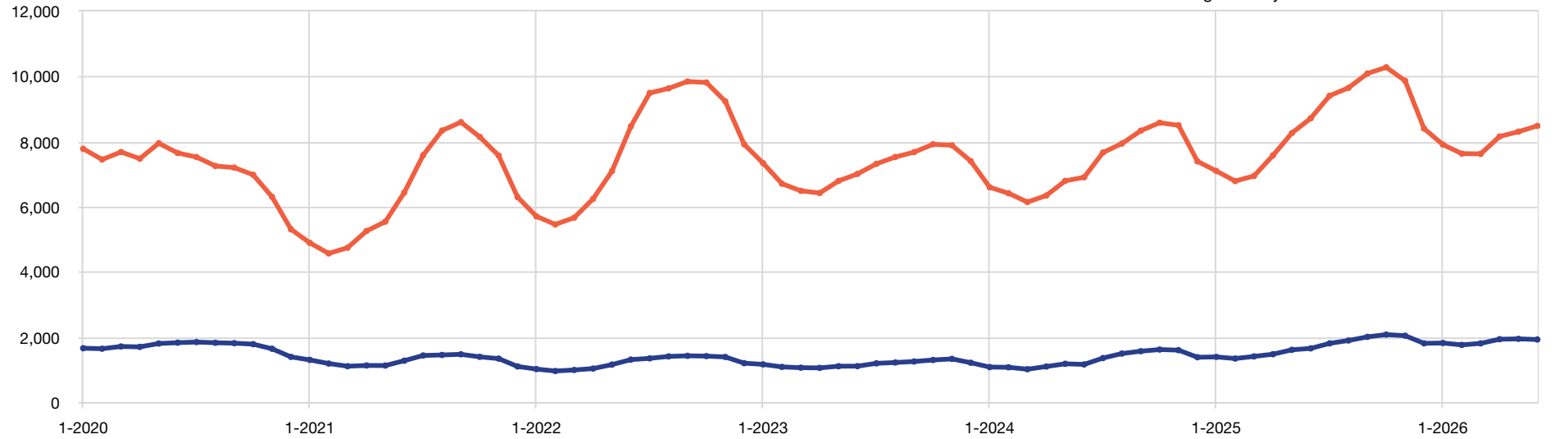


June



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	9,408	+ 22.8%	1,802	+ 33.4%
Aug-2025	9,650	+ 21.6%	1,891	+ 27.0%
Sep-2025	10,090	+ 21.1%	2,001	+ 28.1%
Oct-2025	10,281	+ 19.8%	2,071	+ 28.5%
Nov-2025	9,867	+ 16.1%	2,038	+ 27.9%
Dec-2025	8,400	+ 13.6%	1,803	+ 31.0%
Jan-2026	7,906	+ 11.4%	1,813	+ 30.8%
Feb-2026	7,630	+ 12.4%	1,755	+ 31.4%
Mar-2026	7,622	+ 9.8%	1,802	+ 28.5%
Apr-2026	8,155	+ 7.7%	1,929	+ 31.3%
May-2026	8,304	+ 0.5%	1,940	+ 20.9%
Jun-2026	8,482	- 2.7%	1,920	+ 16.5%
12-Month Avg	8,816	+ 12.8%	1,897	+ 27.7%

Historical Inventory of Homes for Sale by Month

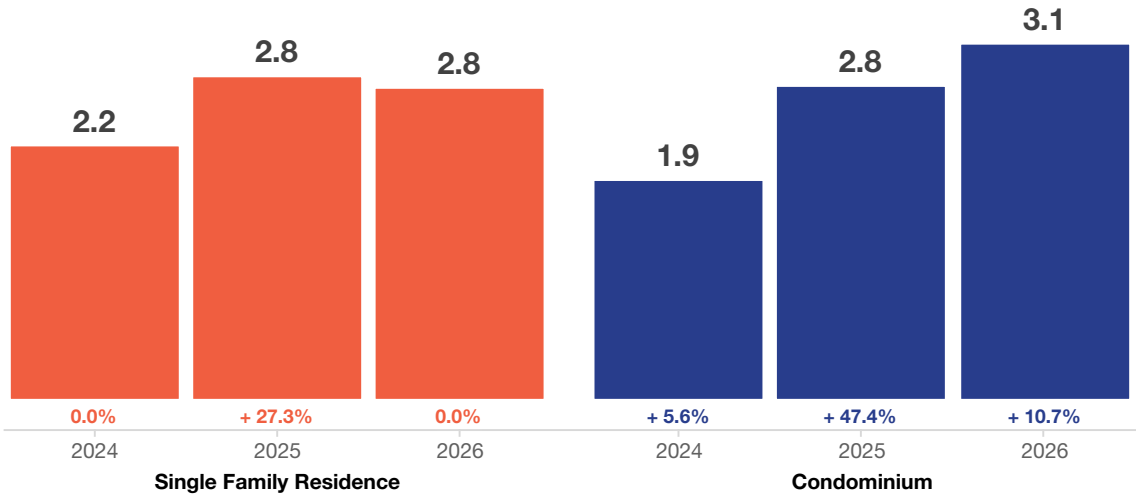


Months Supply of Inventory

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.



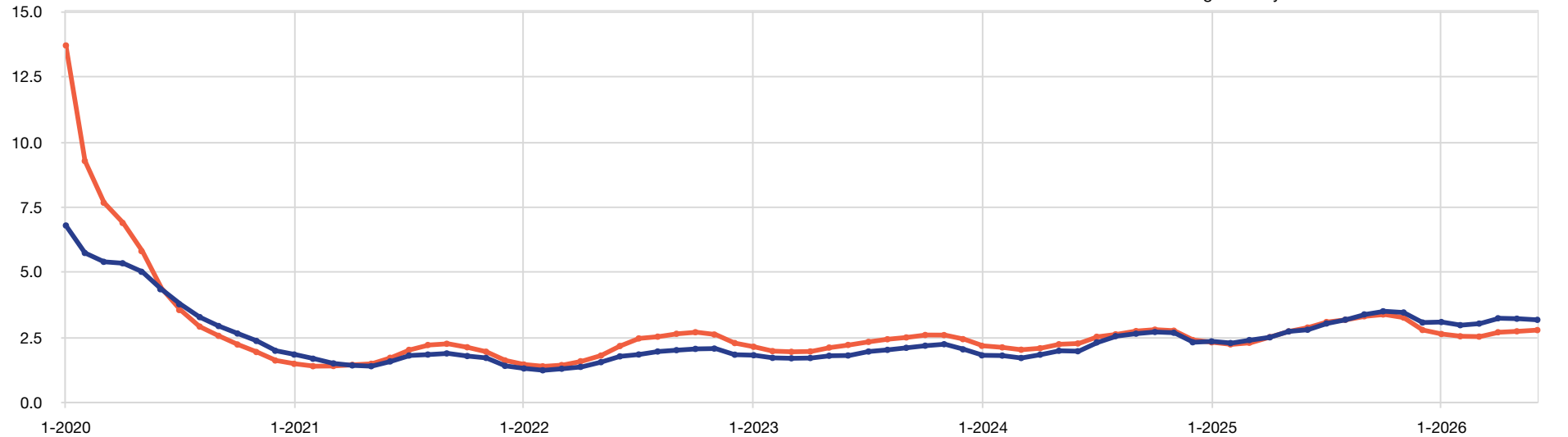
June



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2025	3.1	+ 24.0%	3.0	+ 30.4%
Aug-2025	3.1	+ 19.2%	3.2	+ 28.0%
Sep-2025	3.3	+ 22.2%	3.4	+ 30.8%
Oct-2025	3.4	+ 21.4%	3.5	+ 29.6%
Nov-2025	3.2	+ 18.5%	3.4	+ 30.8%
Dec-2025	2.8	+ 16.7%	3.0	+ 30.4%
Jan-2026	2.6	+ 13.0%	3.1	+ 34.8%
Feb-2026	2.5	+ 13.6%	2.9	+ 26.1%
Mar-2026	2.5	+ 8.7%	3.0	+ 25.0%
Apr-2026	2.7	+ 8.0%	3.2	+ 28.0%
May-2026	2.7	0.0%	3.2	+ 18.5%
Jun-2026	2.8	0.0%	3.1	+ 10.7%
12-Month Avg*	2.9	+ 13.6%	3.2	+ 27.1%

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

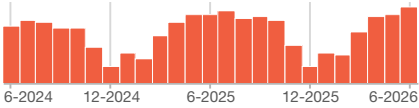
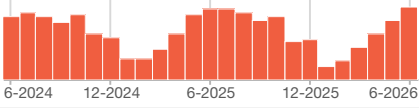
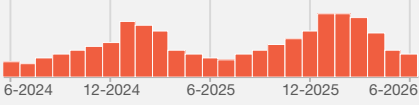
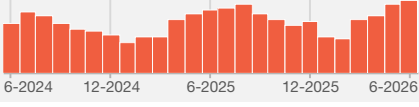
Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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



Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		6,544	7,118	+ 8.8%	32,003	33,683	+ 5.2%
Pending Sales		4,421	4,603	+ 4.1%	21,943	22,572	+ 2.9%
Closed Sales		4,331	4,457	+ 2.9%	20,446	20,191	- 1.2%
Days on Market Until Sale		29	30	+ 3.4%	35	39	+ 11.4%
Median Sales Price		\$285,551	\$302,000	+ 5.8%	\$265,000	\$276,000	+ 4.2%
Average Sales Price		\$353,909	\$369,846	+ 4.5%	\$327,598	\$341,497	+ 4.2%
Percent of List Price Received		100.1%	99.9%	- 0.2%	99.3%	99.0%	- 0.3%
Housing Affordability Index		126	122	- 3.2%	136	134	- 1.5%
Inventory of Homes for Sale		10,363	10,402	+ 0.4%	—	—	—
Months Supply of Inventory		2.8	2.8	0.0%	—	—	—