

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 6.1 percent for Single Family Residence homes and 18.8 percent for Condominium homes. Pending Sales increased 3.3 percent for Single Family Residence homes and 3.0 percent for Condominium homes. Inventory increased 0.1 percent for Single Family Residence homes and 22.8 percent for Condominium homes.

Median Sales Price increased 7.3 percent to \$295,000 for Single Family Residence homes and 2.2 percent to \$250,000 for Condominium homes. Days on Market increased 15.6 percent for Single Family Residence homes and 38.2 percent for Condominium homes. Months Supply of Inventory remained flat for Single Family Residence homes but increased 20.0 percent for Condominium properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

- 3.3%

Change in
Closed Sales
All Properties

+ 7.5%

Change in
Median Sales Price
All Properties

+ 3.8%

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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,041	5,350	+ 6.1%	15,688	16,251	+ 3.6%
Pending Sales		3,258	3,366	+ 3.3%	10,900	11,052	+ 1.4%
Closed Sales		2,909	2,791	- 4.1%	9,932	9,495	- 4.4%
Days on Market Until Sale		32	37	+ 15.6%	39	44	+ 12.8%
Median Sales Price		\$275,000	\$295,000	+ 7.3%	\$255,000	\$267,800	+ 5.0%
Average Sales Price		\$349,017	\$359,561	+ 3.0%	\$319,758	\$334,554	+ 4.6%
Percent of List Price Received		99.7%	99.5%	- 0.2%	98.7%	98.5%	- 0.2%
Housing Affordability Index		131	128	- 2.3%	141	141	0.0%
Inventory of Homes for Sale		7,549	7,559	+ 0.1%	—	—	—
Months Supply of Inventory		2.5	2.5	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.



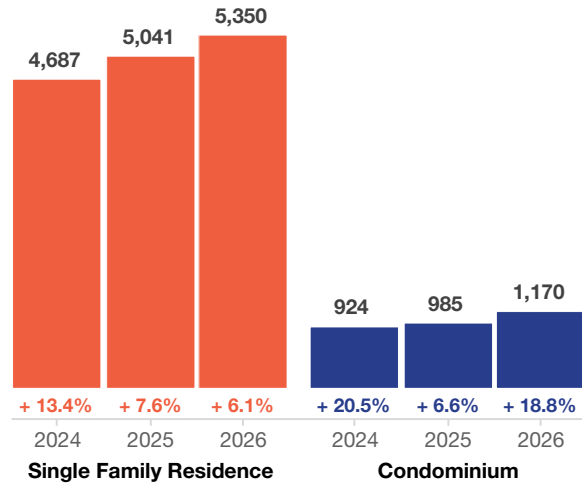
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		985	1,170	+ 18.8%	3,218	3,742	+ 16.3%
Pending Sales		711	732	+ 3.0%	2,299	2,418	+ 5.2%
Closed Sales		627	630	+ 0.5%	2,011	2,056	+ 2.2%
Days on Market Until Sale		34	47	+ 38.2%	41	50	+ 22.0%
Median Sales Price		\$244,500	\$250,000	+ 2.2%	\$240,000	\$244,900	+ 2.0%
Average Sales Price		\$279,497	\$282,820	+ 1.2%	\$273,289	\$277,541	+ 1.6%
Percent of List Price Received		99.1%	98.3%	- 0.8%	98.6%	97.9%	- 0.7%
Housing Affordability Index		147	151	+ 2.7%	150	154	+ 2.7%
Inventory of Homes for Sale		1,467	1,802	+ 22.8%	—	—	—
Months Supply of Inventory		2.5	3.0	+ 20.0%	—	—	—

New Listings

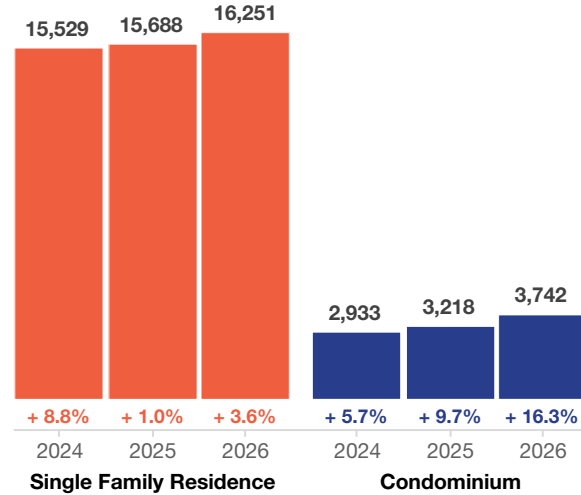
A count of the properties that have been newly listed on the market in a given month.



April

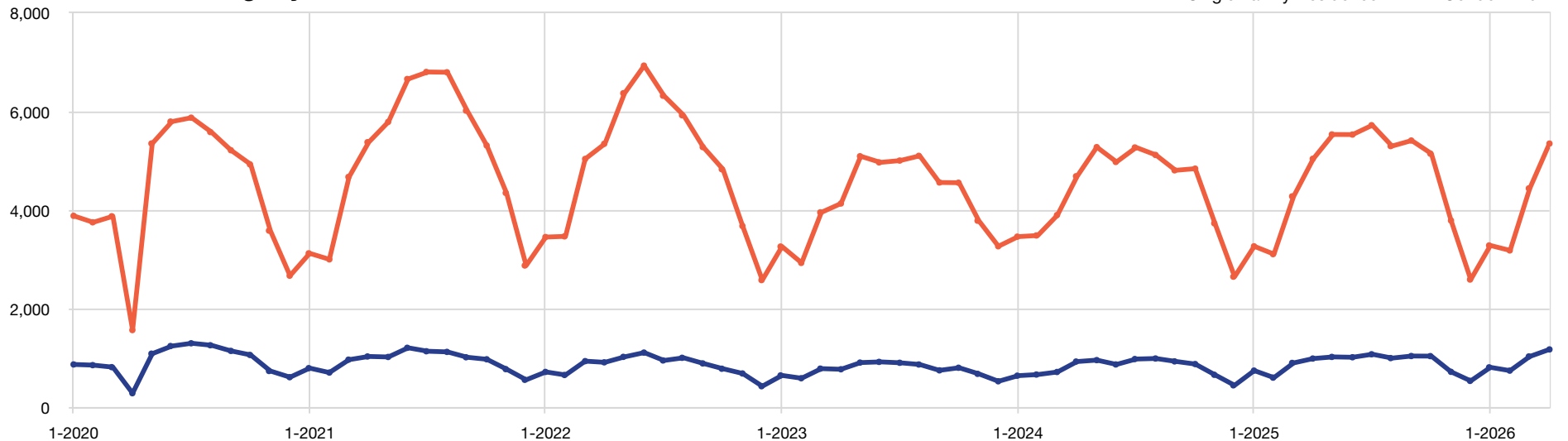


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	5,535	+ 4.9%	1,018	+ 6.8%
Jun-2025	5,533	+ 11.2%	1,011	+ 16.9%
Jul-2025	5,723	+ 8.6%	1,072	+ 9.9%
Aug-2025	5,299	+ 3.5%	994	+ 0.8%
Sep-2025	5,412	+ 12.6%	1,036	+ 11.8%
Oct-2025	5,146	+ 6.3%	1,034	+ 18.4%
Nov-2025	3,788	+ 1.5%	715	+ 9.2%
Dec-2025	2,589	- 2.2%	531	+ 20.4%
Jan-2026	3,281	+ 0.5%	806	+ 8.9%
Feb-2026	3,180	+ 2.4%	739	+ 23.8%
Mar-2026	4,440	+ 3.8%	1,027	+ 14.6%
Apr-2026	5,350	+ 6.1%	1,170	+ 18.8%
12-Month Avg	4,606	+ 5.6%	929	+ 12.7%

Historical New Listings by Month

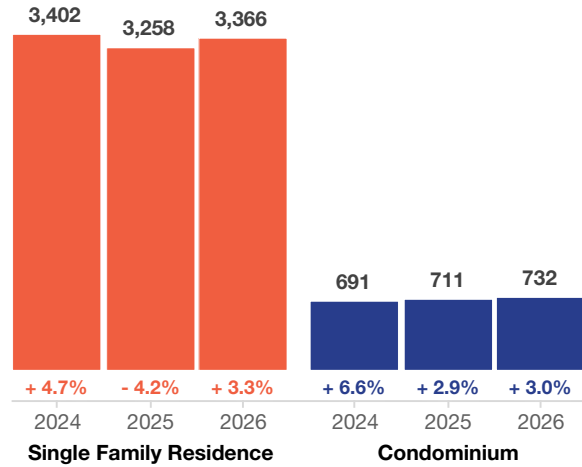


Pending Sales

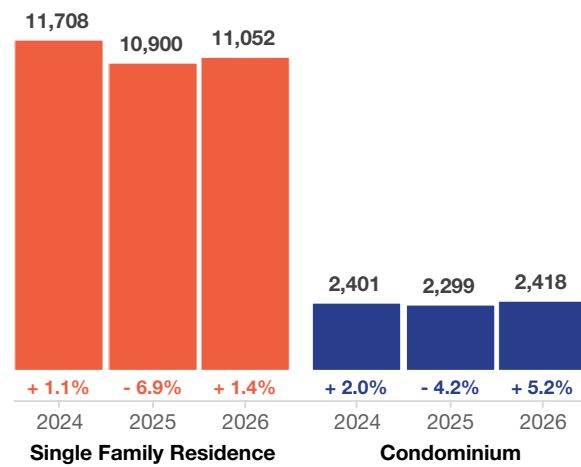
A count of the properties on which offers have been accepted in a given month.



April

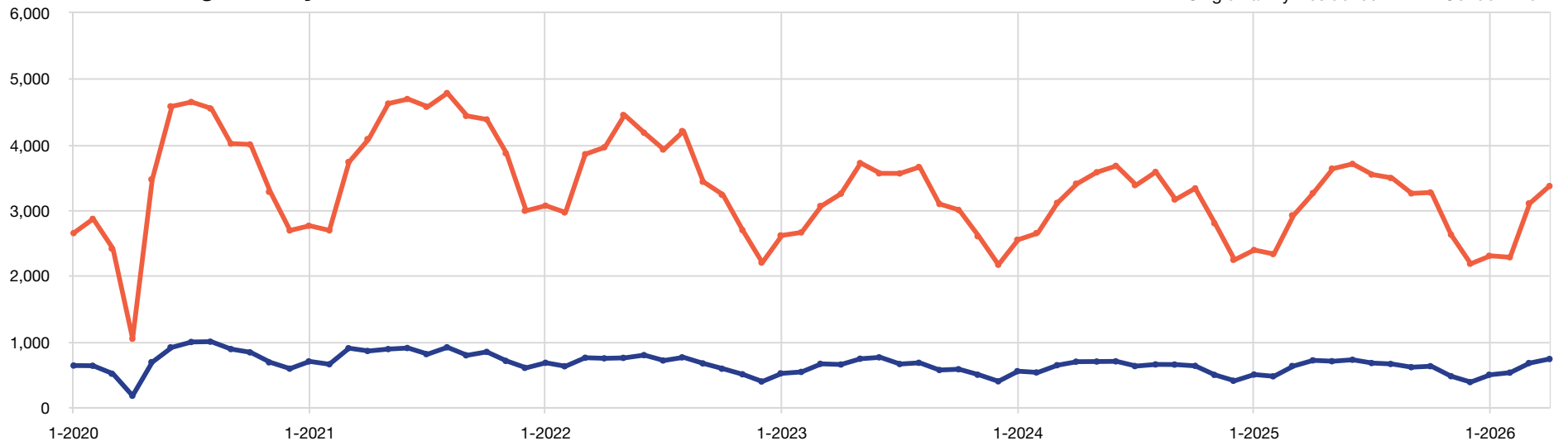


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	3,631	+ 1.5%	698	+ 0.7%
Jun-2025	3,703	+ 0.8%	720	+ 3.4%
Jul-2025	3,541	+ 4.8%	670	+ 7.4%
Aug-2025	3,489	- 2.6%	656	+ 1.1%
Sep-2025	3,254	+ 2.9%	607	- 6.2%
Oct-2025	3,268	- 1.9%	622	- 0.8%
Nov-2025	2,626	- 6.2%	470	- 4.1%
Dec-2025	2,182	- 2.7%	380	- 5.0%
Jan-2026	2,303	- 3.7%	492	- 0.6%
Feb-2026	2,281	- 2.1%	524	+ 12.0%
Mar-2026	3,102	+ 6.2%	670	+ 7.2%
Apr-2026	3,366	+ 3.3%	732	+ 3.0%
12-Month Avg	3,062	+ 0.3%	603	+ 1.5%

Historical Pending Sales by Month

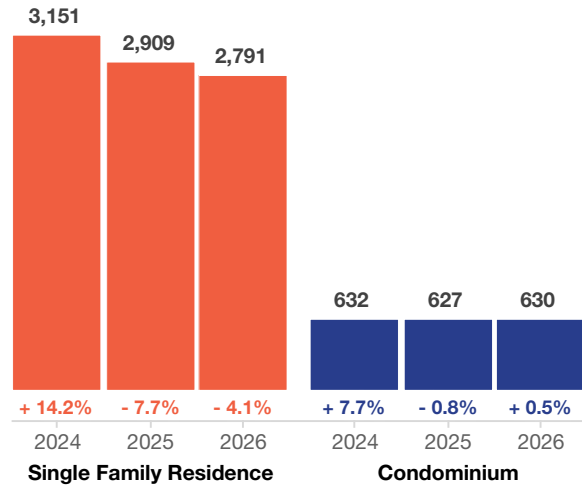


Closed Sales

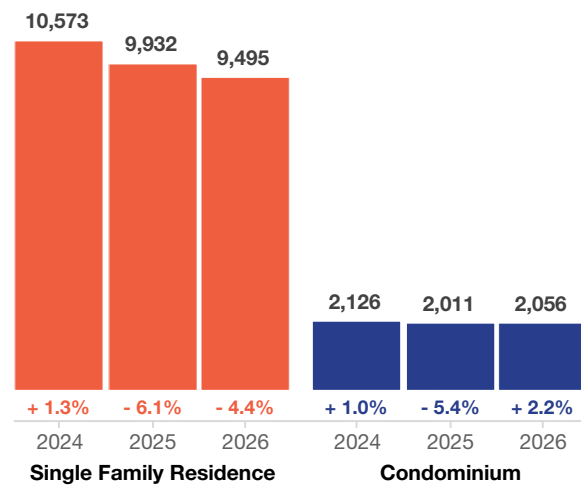
A count of the actual sales that closed in a given month.



April

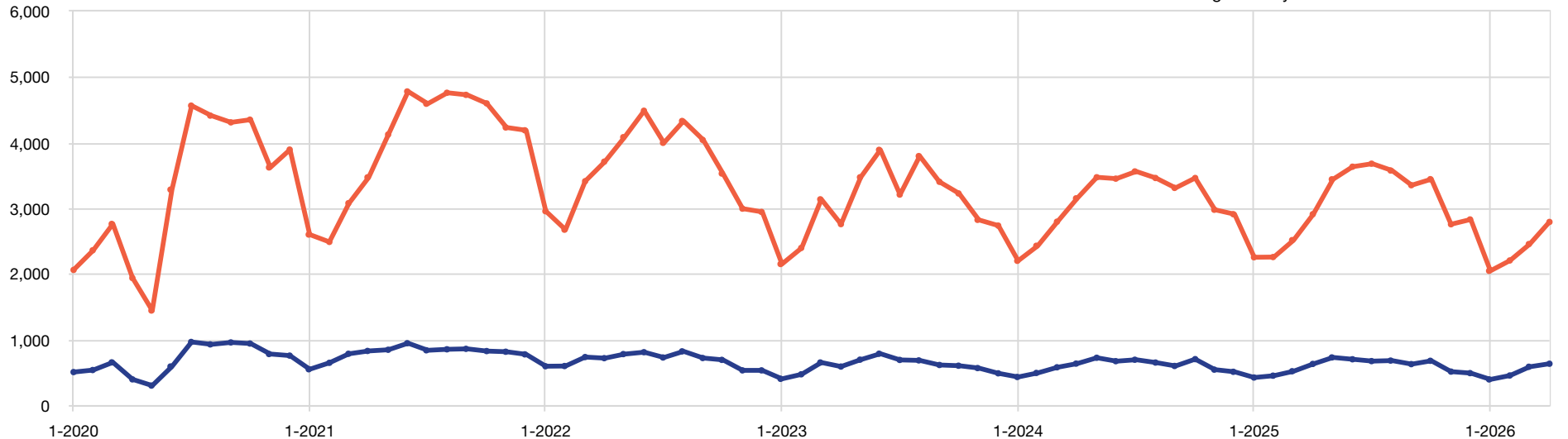


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	3,441	-0.9%	726	+0.7%
Jun-2025	3,633	+5.3%	698	+4.3%
Jul-2025	3,679	+3.3%	670	-3.0%
Aug-2025	3,575	+3.3%	678	+4.6%
Sep-2025	3,351	+1.2%	624	+4.7%
Oct-2025	3,443	-0.5%	675	-3.6%
Nov-2025	2,756	-7.4%	510	-5.6%
Dec-2025	2,829	-2.8%	487	-3.9%
Jan-2026	2,046	-9.2%	391	-6.9%
Feb-2026	2,204	-2.3%	451	+0.7%
Mar-2026	2,454	-2.4%	584	+13.2%
Apr-2026	2,791	-4.1%	630	+0.5%
12-Month Avg	3,017	-0.9%	594	+0.7%

Historical Closed Sales by Month

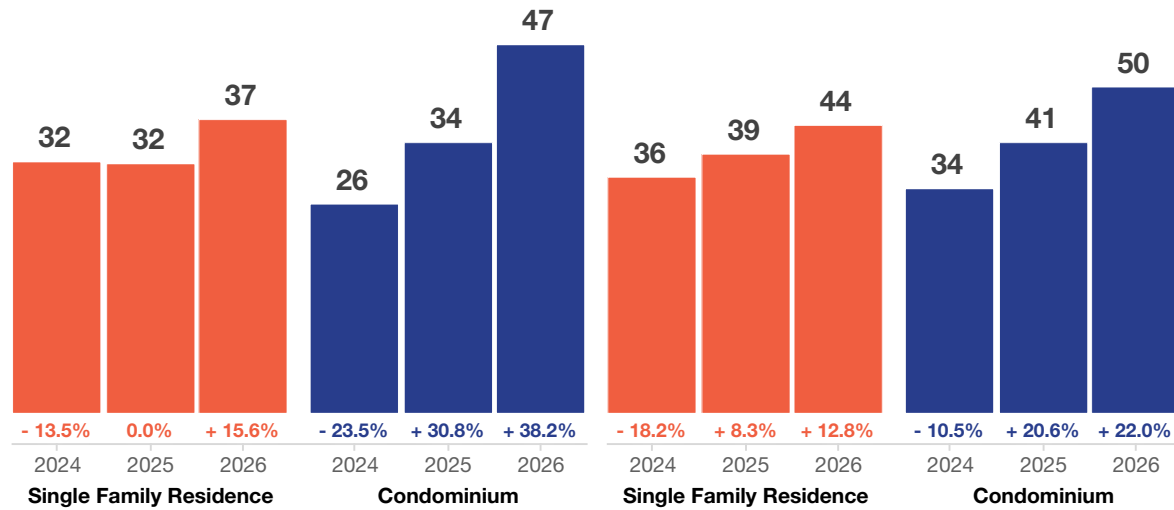


Days on Market Until Sale

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



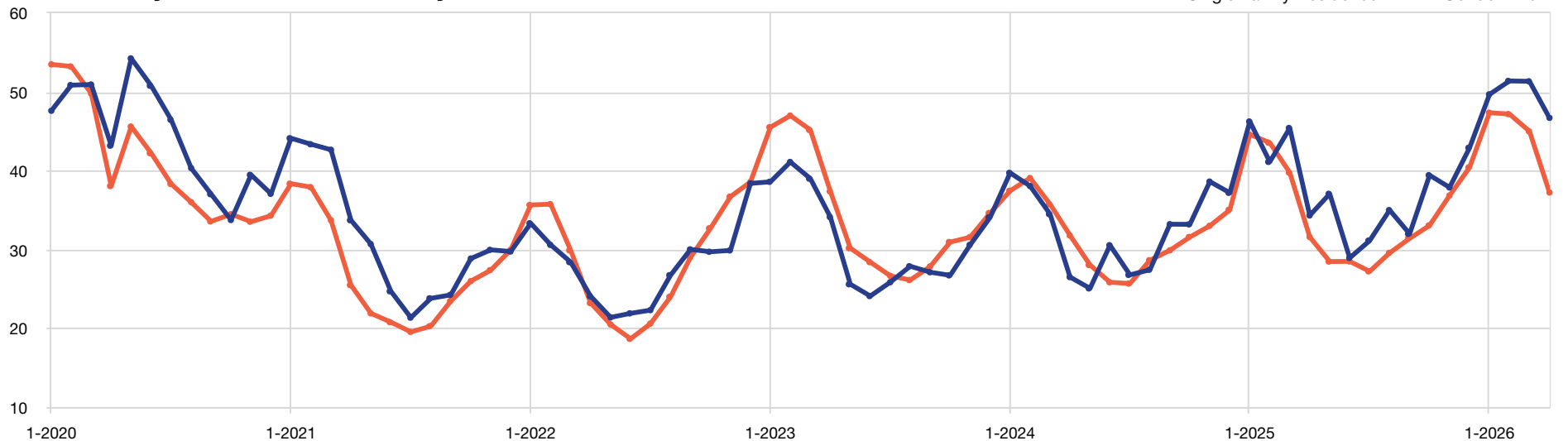
April



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	28	0.0%	37	+48.0%
Jun-2025	28	+7.7%	29	-6.5%
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%	39	+18.2%
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	37	+15.6%	47	+38.2%
12-Month Avg*	35	+7.9%	39	+16.0%

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

Historical Days on Market Until Sale by Month

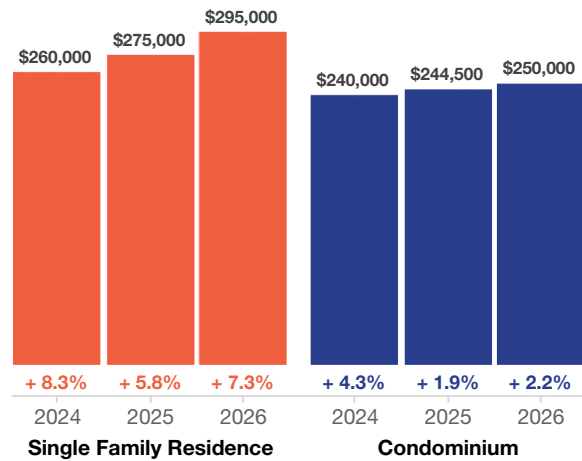


Median Sales Price

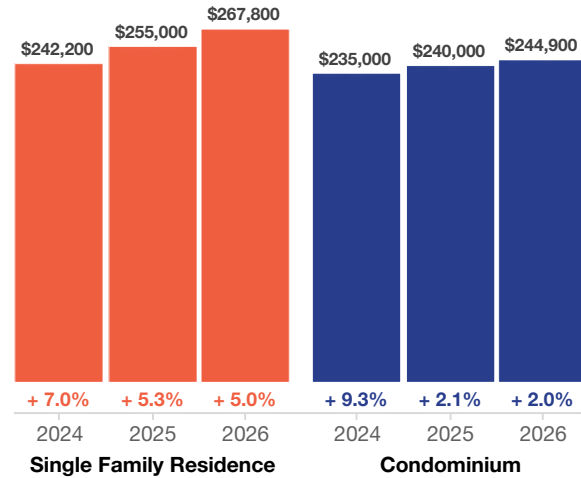
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



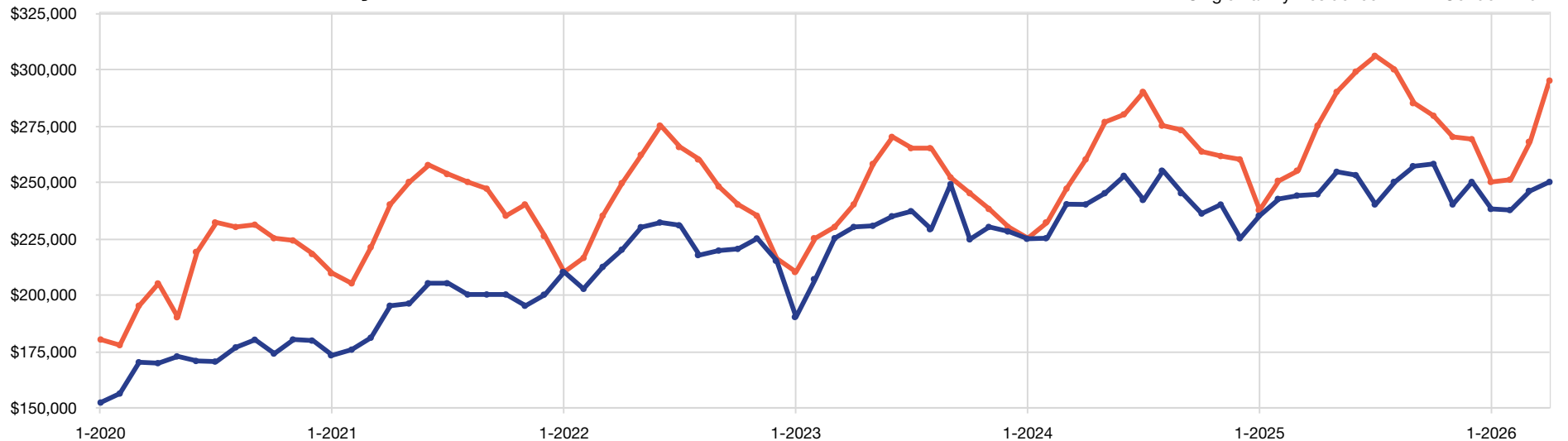
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	\$290,000	+ 4.8%	\$254,500	+ 3.9%
Jun-2025	\$299,000	+ 6.8%	\$253,000	+ 0.1%
Jul-2025	\$306,000	+ 5.5%	\$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	\$279,400	+ 6.0%	\$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	+ 5.3%	\$238,000	+ 1.3%
Feb-2026	\$251,000	+ 0.2%	\$237,500	- 2.0%
Mar-2026	\$267,800	+ 5.0%	\$246,000	+ 0.8%
Apr-2026	\$295,000	+ 7.3%	\$250,000	+ 2.2%
12-Month Avg*	\$282,000	+ 4.5%	\$250,000	+ 2.9%

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

Historical Median Sales Price by Month

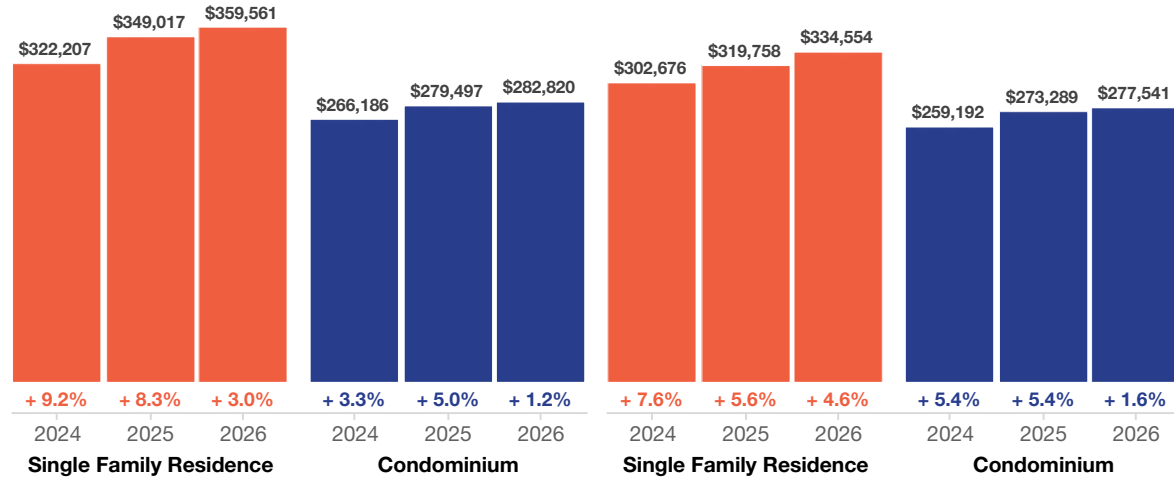


Average Sales Price

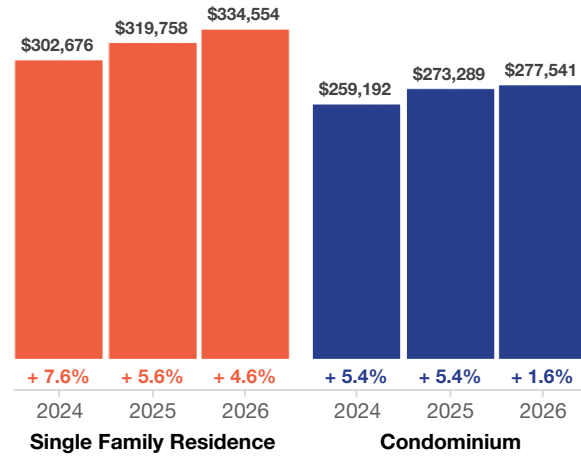
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



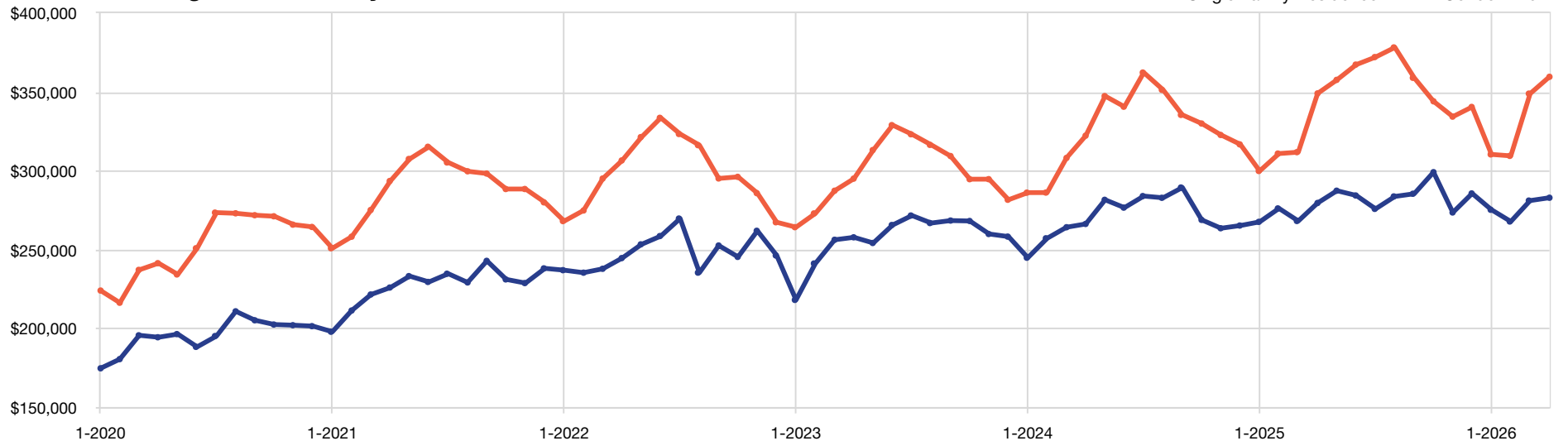
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	\$357,607	+ 3.0%	\$287,278	+ 2.1%
Jun-2025	\$367,293	+ 7.8%	\$284,256	+ 2.8%
Jul-2025	\$372,079	+ 2.7%	\$275,753	- 2.9%
Aug-2025	\$378,200	+ 7.7%	\$283,650	+ 0.3%
Sep-2025	\$358,915	+ 7.0%	\$285,348	- 1.4%
Oct-2025	\$344,012	+ 4.3%	\$299,038	+ 11.3%
Nov-2025	\$334,279	+ 3.6%	\$273,465	+ 3.8%
Dec-2025	\$340,437	+ 7.5%	\$285,547	+ 7.7%
Jan-2026	\$310,315	+ 3.5%	\$275,186	+ 2.9%
Feb-2026	\$309,383	- 0.5%	\$267,735	- 3.0%
Mar-2026	\$348,886	+ 11.9%	\$281,017	+ 4.8%
Apr-2026	\$359,561	+ 3.0%	\$282,820	+ 1.2%
12-Month Avg*	\$351,753	+ 5.4%	\$282,582	+ 2.4%

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

Historical Average Sales Price by Month



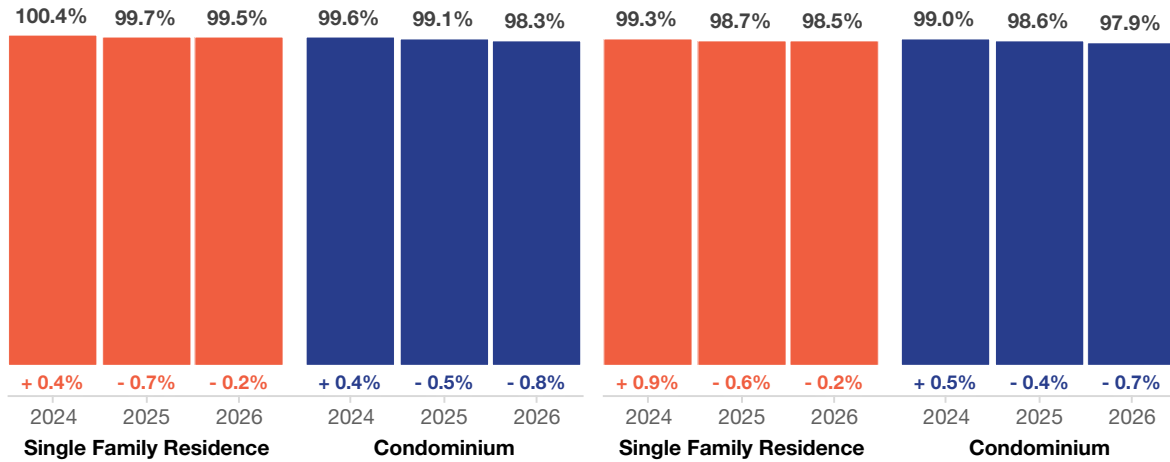
Percent of List Price Received

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.



April

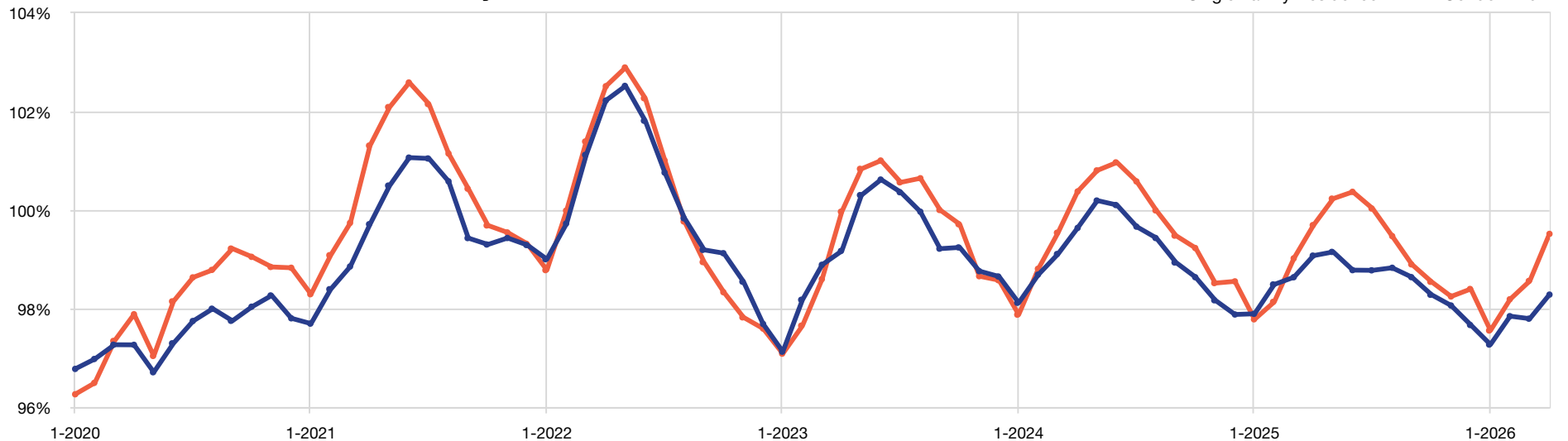
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	100.2%	-0.6%	99.2%	-1.0%
Jun-2025	100.4%	-0.6%	98.8%	-1.3%
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%	97.8%	-0.7%
Mar-2026	98.6%	-0.4%	97.8%	-0.8%
Apr-2026	99.5%	-0.2%	98.3%	-0.8%
12-Month Avg*	99.1%	-0.4%	98.4%	-0.7%

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

Historical Percent of List Price Received by Month



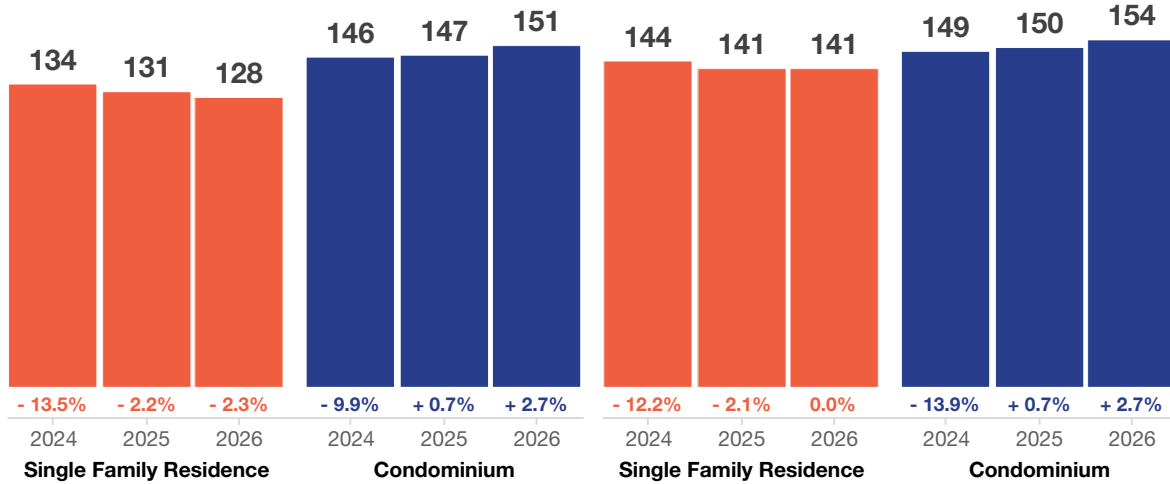
Housing Affordability Index

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.



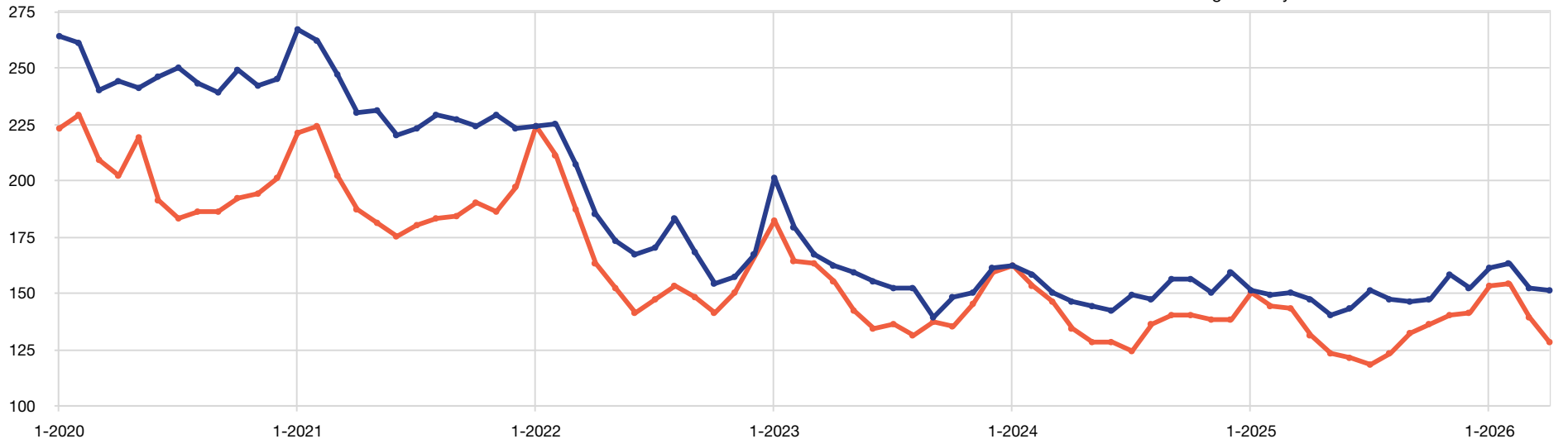
April

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	123	- 3.9%	140	- 2.8%
Jun-2025	121	- 5.5%	143	+ 0.7%
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	154	+ 6.9%	163	+ 9.4%
Mar-2026	139	- 2.8%	152	+ 1.3%
Apr-2026	128	- 2.3%	151	+ 2.7%
12-Month Avg	134	- 2.2%	151	+ 0.7%

Historical Housing Affordability Index by Month

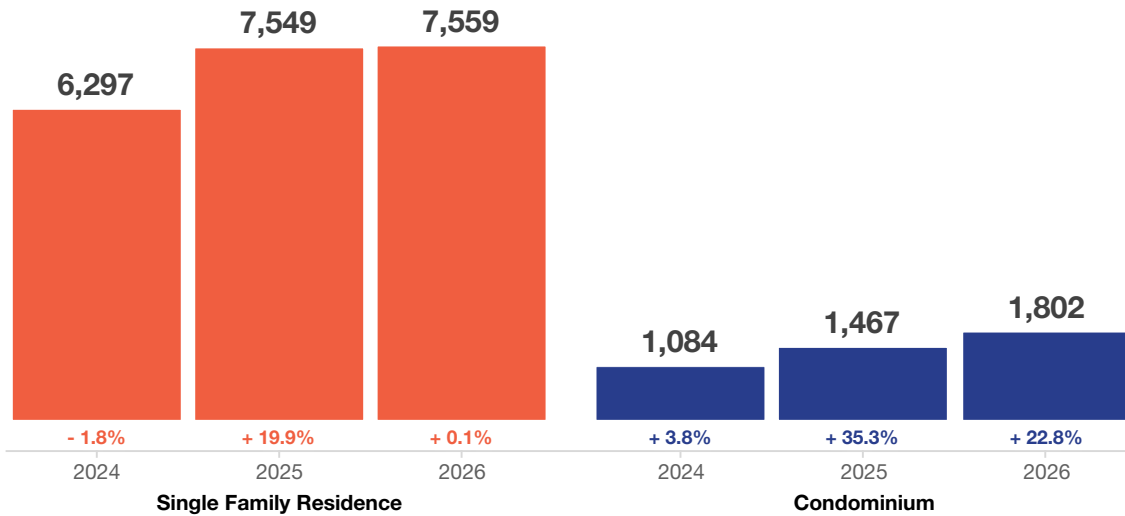


Inventory of Homes for Sale

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

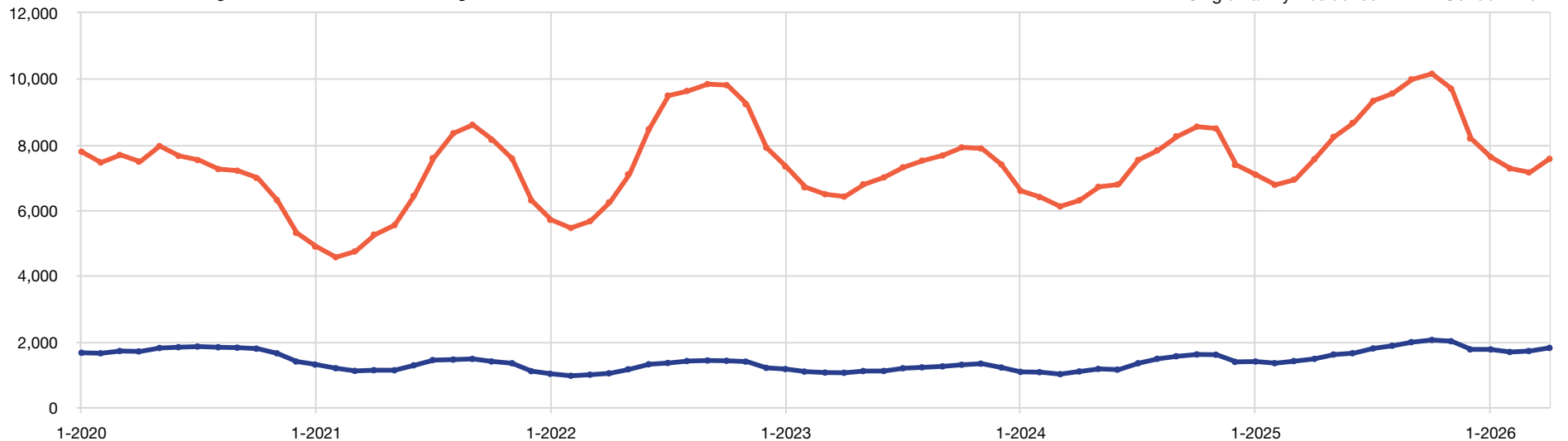


April



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	8,228	+ 22.6%	1,599	+ 37.6%
Jun-2025	8,655	+ 27.7%	1,640	+ 44.0%
Jul-2025	9,325	+ 23.9%	1,786	+ 33.9%
Aug-2025	9,552	+ 22.2%	1,868	+ 27.2%
Sep-2025	9,982	+ 21.1%	1,977	+ 27.8%
Oct-2025	10,151	+ 18.9%	2,043	+ 27.5%
Nov-2025	9,698	+ 14.3%	2,005	+ 25.8%
Dec-2025	8,179	+ 10.9%	1,756	+ 27.6%
Jan-2026	7,617	+ 7.6%	1,755	+ 26.6%
Feb-2026	7,269	+ 7.4%	1,677	+ 25.5%
Mar-2026	7,146	+ 3.2%	1,707	+ 21.9%
Apr-2026	7,559	+ 0.1%	1,802	+ 22.8%
12-Month Avg	8,613	+ 15.1%	1,801	+ 28.6%

Historical Inventory of Homes for Sale by Month

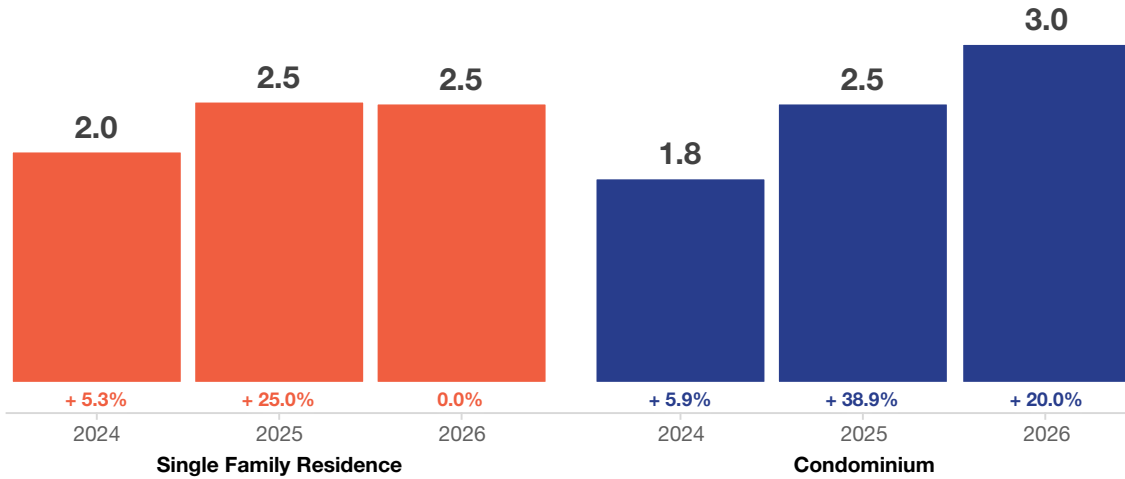


Months Supply of Inventory

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.



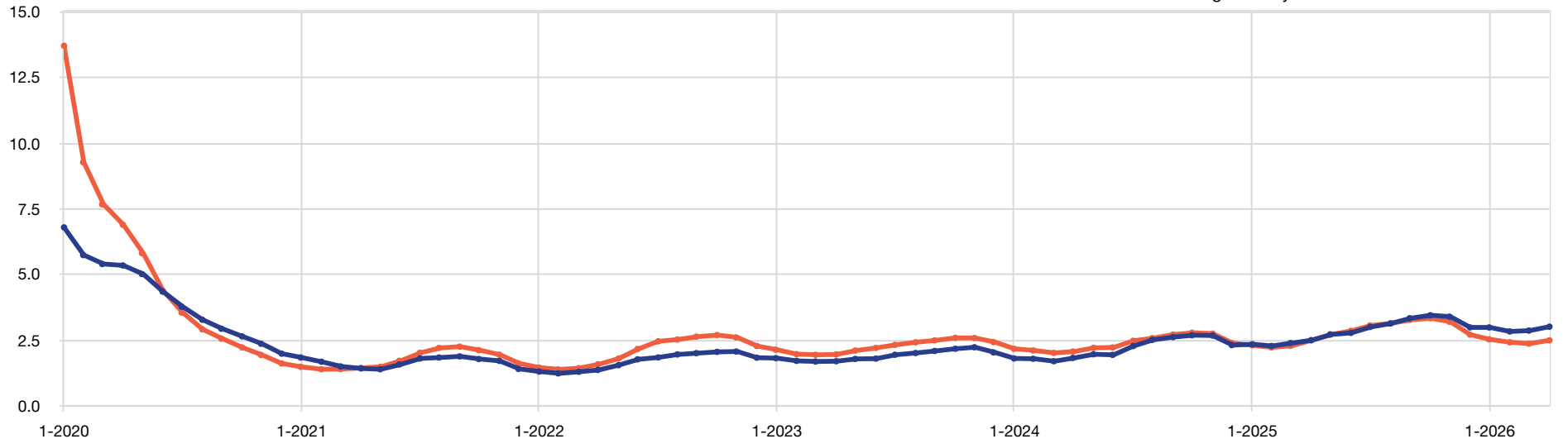
April



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	2.7	+ 22.7%	2.7	+ 42.1%
Jun-2025	2.8	+ 27.3%	2.8	+ 47.4%
Jul-2025	3.0	+ 20.0%	3.0	+ 30.4%
Aug-2025	3.1	+ 19.2%	3.1	+ 24.0%
Sep-2025	3.2	+ 18.5%	3.3	+ 26.9%
Oct-2025	3.3	+ 17.9%	3.4	+ 25.9%
Nov-2025	3.2	+ 18.5%	3.4	+ 30.8%
Dec-2025	2.7	+ 12.5%	3.0	+ 30.4%
Jan-2026	2.5	+ 8.7%	3.0	+ 30.4%
Feb-2026	2.4	+ 9.1%	2.8	+ 21.7%
Mar-2026	2.3	0.0%	2.8	+ 16.7%
Apr-2026	2.5	0.0%	3.0	+ 20.0%
12-Month Avg*	2.8	+ 16.1%	3.0	+ 28.4%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		6,026	6,520	+ 8.2%	18,906	19,993	+ 5.7%
Pending Sales		3,969	4,098	+ 3.3%	13,199	13,470	+ 2.1%
Closed Sales		3,536	3,421	- 3.3%	11,943	11,551	- 3.3%
Days on Market Until Sale		32	39	+ 21.9%	40	45	+ 12.5%
Median Sales Price		\$265,050	\$285,000	+ 7.5%	\$250,000	\$262,500	+ 5.0%
Average Sales Price		\$336,696	\$345,418	+ 2.6%	\$311,924	\$324,395	+ 4.0%
Percent of List Price Received		99.6%	99.3%	- 0.3%	98.7%	98.4%	- 0.3%
Housing Affordability Index		136	133	- 2.2%	144	144	0.0%
Inventory of Homes for Sale		9,016	9,361	+ 3.8%	—	—	—
Months Supply of Inventory		2.5	2.6	+ 4.0%	—	—	—