

Local Market Update – April 2026

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

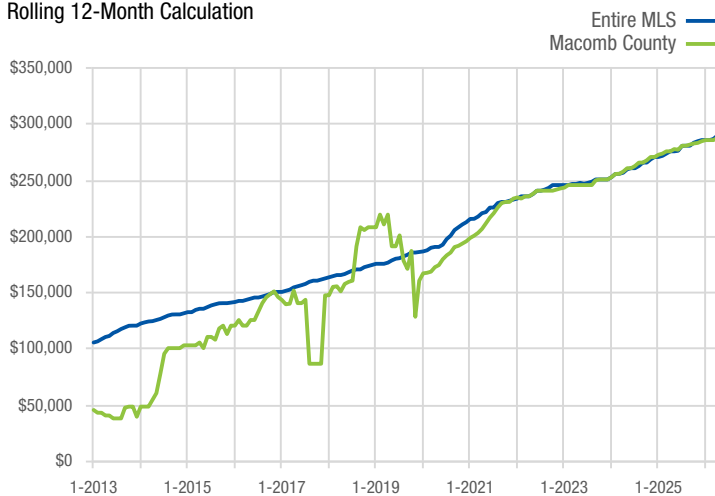
Single Family Residential	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	1,140	1,195	+ 4.8%	3,435	3,556	+ 3.5%
Pending Sales	745	776	+ 4.2%	2,529	2,547	+ 0.7%
Closed Sales	668	648	- 3.0%	2,305	2,198	- 4.6%
Days on Market Until Sale	29	41	+ 41.4%	39	43	+ 10.3%
Median Sales Price*	\$280,000	\$295,000	+ 5.4%	\$270,000	\$280,000	+ 3.7%
Average Sales Price*	\$324,813	\$341,578	+ 5.2%	\$307,703	\$323,013	+ 5.0%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	1,496	1,551	+ 3.7%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condominium	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	275	316	+ 14.9%	932	1,042	+ 11.8%
Pending Sales	219	238	+ 8.7%	748	780	+ 4.3%
Closed Sales	204	195	- 4.4%	671	671	0.0%
Days on Market Until Sale	24	40	+ 66.7%	38	47	+ 23.7%
Median Sales Price*	\$228,750	\$220,000	- 3.8%	\$222,000	\$217,000	- 2.3%
Average Sales Price*	\$234,720	\$229,985	- 2.0%	\$231,848	\$227,110	- 2.0%
Percent of List Price Received*	99.1%	98.2%	- 0.9%	98.4%	97.8%	- 0.6%
Inventory of Homes for Sale	332	411	+ 23.8%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

* 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.

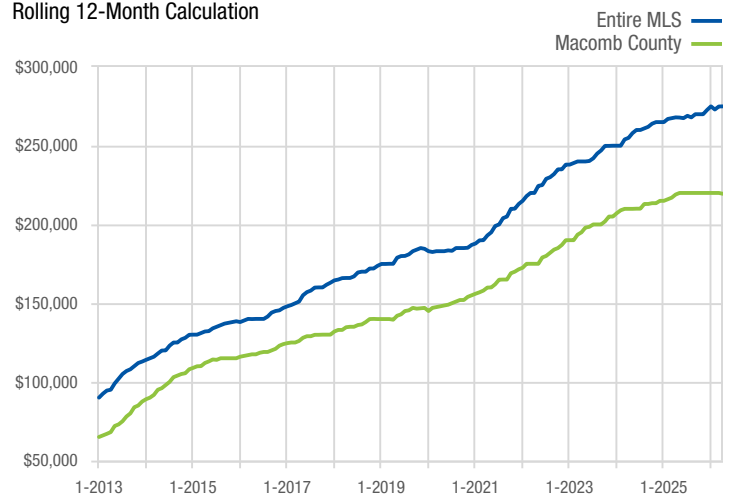
Median Sales Price - Single Family Residential

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.

Local Market Update – April 2026

A Research Tool Provided by the Michigan Regional Information Center



Oakland County

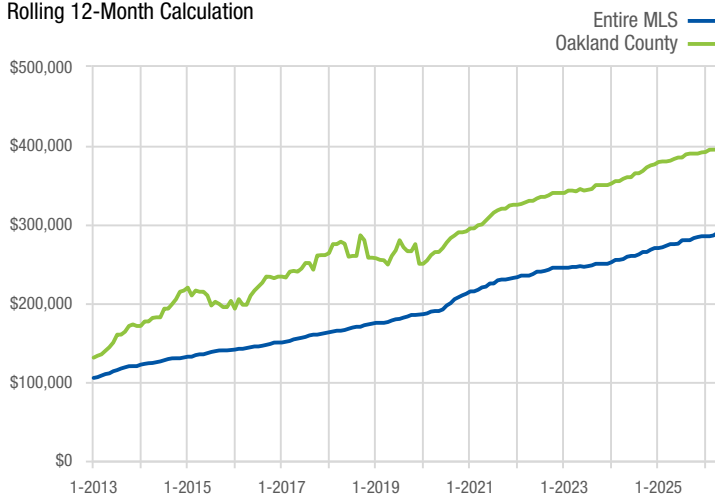
Single Family Residential	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	1,688	1,795	+ 6.3%	4,927	5,078	+ 3.1%
Pending Sales	1,104	1,136	+ 2.9%	3,537	3,567	+ 0.8%
Closed Sales	976	983	+ 0.7%	3,128	3,065	- 2.0%
Days on Market Until Sale	29	29	0.0%	36	40	+ 11.1%
Median Sales Price*	\$381,075	\$400,000	+ 5.0%	\$365,000	\$377,889	+ 3.5%
Average Sales Price*	\$491,904	\$494,209	+ 0.5%	\$464,158	\$474,204	+ 2.2%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	2,085	2,062	- 1.1%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condominium	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	406	521	+ 28.3%	1,366	1,583	+ 15.9%
Pending Sales	299	315	+ 5.4%	934	991	+ 6.1%
Closed Sales	239	276	+ 15.5%	821	837	+ 1.9%
Days on Market Until Sale	34	45	+ 32.4%	41	48	+ 17.1%
Median Sales Price*	\$282,500	\$279,500	- 1.1%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$319,629	\$312,863	- 2.1%	\$314,424	\$313,888	- 0.2%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	633	777	+ 22.7%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

* 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.

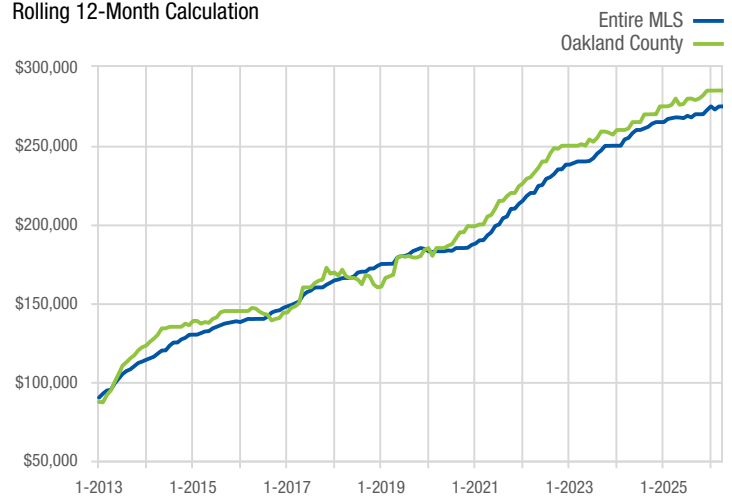
Median Sales Price - Single Family Residential

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.

Local Market Update – April 2026

A Research Tool Provided by the Michigan Regional Information Center



Washtenaw County

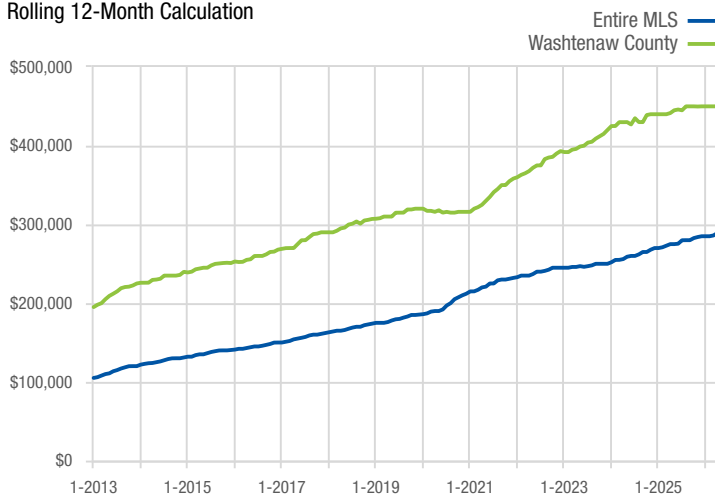
Single Family Residential	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	445	429	- 3.6%	1,232	1,160	- 5.8%
Pending Sales	310	198	- 36.1%	863	726	- 15.9%
Closed Sales	232	237	+ 2.2%	693	666	- 3.9%
Days on Market Until Sale	28	31	+ 10.7%	38	44	+ 15.8%
Median Sales Price*	\$462,000	\$465,000	+ 0.6%	\$440,000	\$441,590	+ 0.4%
Average Sales Price*	\$525,481	\$534,653	+ 1.7%	\$496,328	\$508,888	+ 2.5%
Percent of List Price Received*	101.9%	101.2%	- 0.7%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	500	583	+ 16.6%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Condominium	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	135	136	+ 0.7%	413	450	+ 9.0%
Pending Sales	90	57	- 36.7%	302	261	- 13.6%
Closed Sales	84	84	0.0%	249	237	- 4.8%
Days on Market Until Sale	26	40	+ 53.8%	39	45	+ 15.4%
Median Sales Price*	\$311,000	\$322,500	+ 3.7%	\$315,000	\$317,500	+ 0.8%
Average Sales Price*	\$380,827	\$366,718	- 3.7%	\$379,716	\$386,784	+ 1.9%
Percent of List Price Received*	100.7%	99.4%	- 1.3%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	213	294	+ 38.0%	—	—	—
Months Supply of Inventory	2.9	4.3	+ 48.3%	—	—	—

* 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.

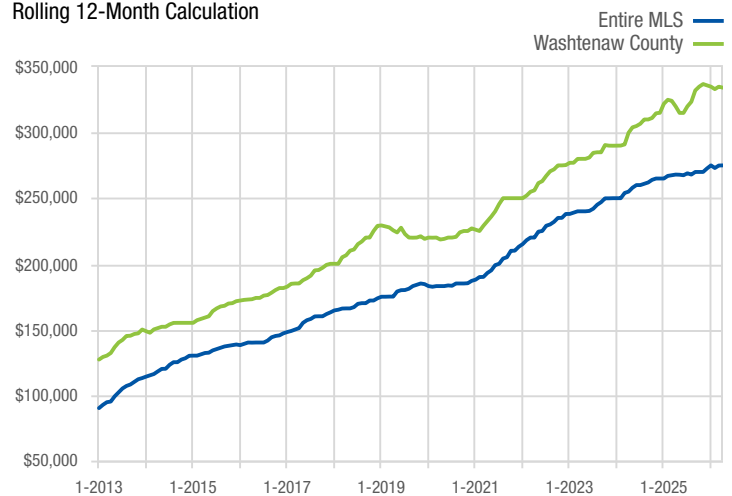
Median Sales Price - Single Family Residential

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.

Local Market Update – April 2026

A Research Tool Provided by the Michigan Regional Information Center



Wayne County

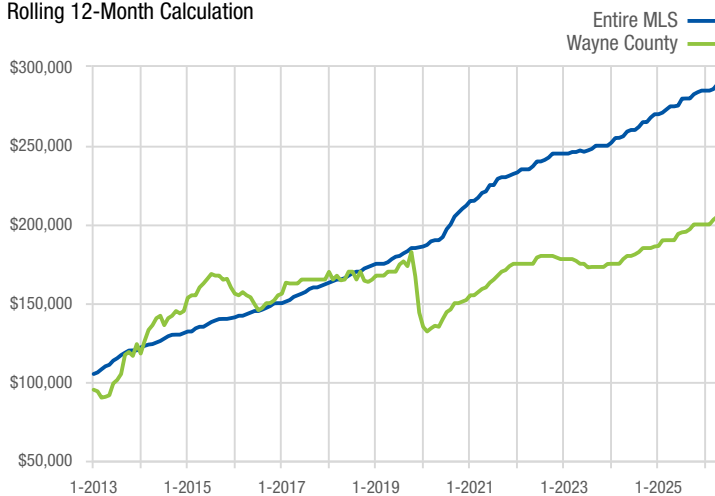
Single Family Residential	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	2,213	2,360	+ 6.6%	7,326	7,617	+ 4.0%
Pending Sales	1,409	1,454	+ 3.2%	4,834	4,938	+ 2.2%
Closed Sales	1,265	1,160	- 8.3%	4,499	4,232	- 5.9%
Days on Market Until Sale	35	42	+ 20.0%	42	47	+ 11.9%
Median Sales Price*	\$191,750	\$210,000	+ 9.5%	\$180,000	\$190,000	+ 5.6%
Average Sales Price*	\$251,324	\$255,155	+ 1.5%	\$225,282	\$238,995	+ 6.1%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	3,968	3,946	- 0.6%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Condominium	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	304	333	+ 9.5%	920	1,117	+ 21.4%
Pending Sales	193	179	- 7.3%	617	647	+ 4.9%
Closed Sales	184	159	- 13.6%	519	548	+ 5.6%
Days on Market Until Sale	46	58	+ 26.1%	46	55	+ 19.6%
Median Sales Price*	\$227,500	\$243,000	+ 6.8%	\$225,000	\$242,000	+ 7.6%
Average Sales Price*	\$277,233	\$295,137	+ 6.5%	\$261,874	\$283,604	+ 8.3%
Percent of List Price Received*	99.1%	97.9%	- 1.2%	98.8%	97.7%	- 1.1%
Inventory of Homes for Sale	502	614	+ 22.3%	—	—	—
Months Supply of Inventory	3.3	3.8	+ 15.2%	—	—	—

* 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.

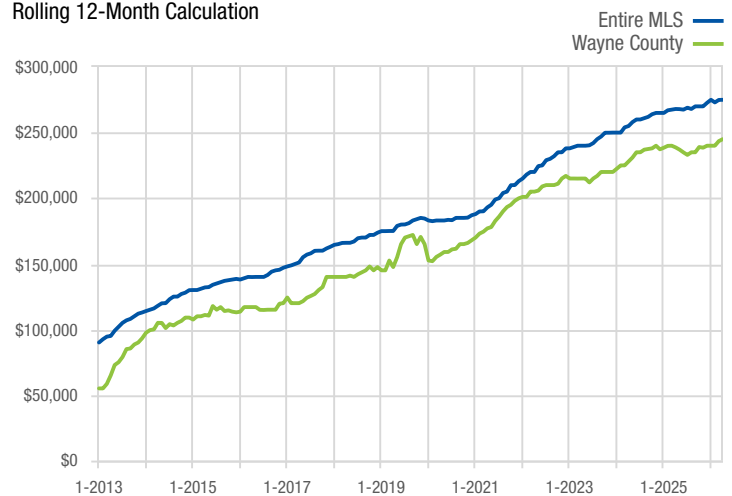
Median Sales Price - Single Family Residential

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.