

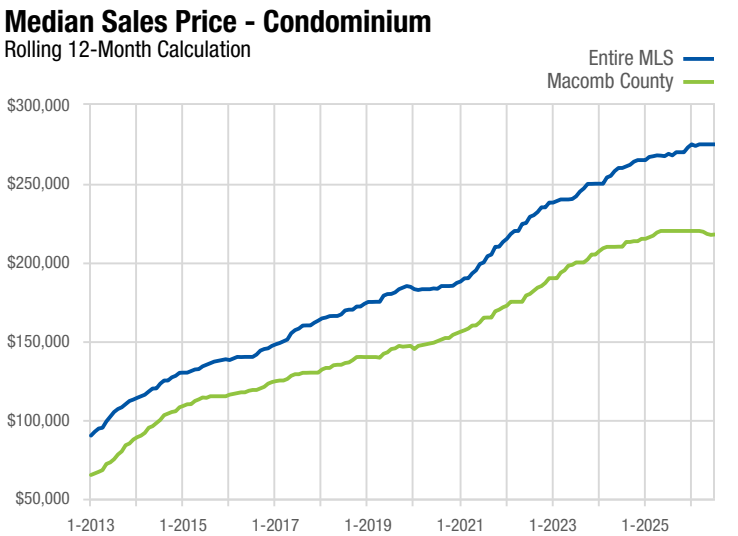
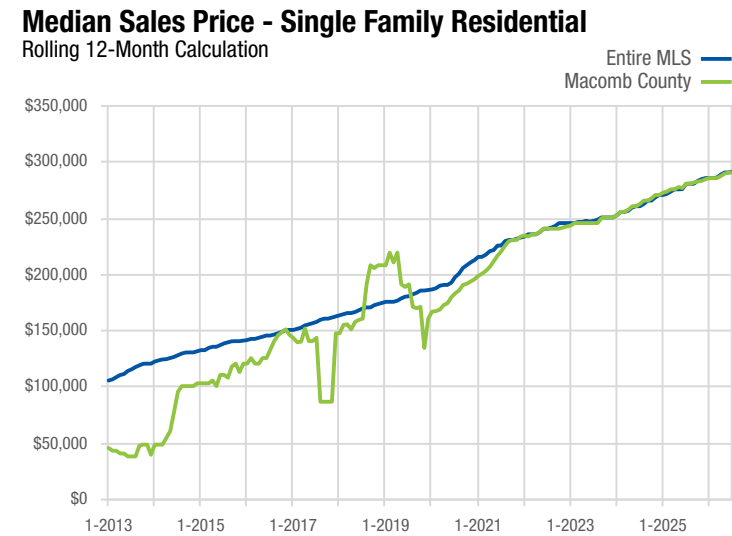


Macomb County

Single Family Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,260	1,331	+ 5.6%	7,077	7,343	+ 3.8%
Pending Sales	799	786	- 1.6%	4,996	5,023	+ 0.5%
Closed Sales	804	814	+ 1.2%	4,739	4,687	- 1.1%
Days on Market Until Sale	26	29	+ 11.5%	33	36	+ 9.1%
Median Sales Price*	\$300,000	\$315,000	+ 5.0%	\$280,000	\$295,000	+ 5.4%
Average Sales Price*	\$341,211	\$359,510	+ 5.4%	\$320,272	\$337,939	+ 5.5%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.6%	99.6%	0.0%
Inventory of Homes for Sale	1,957	1,954	- 0.2%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	298	294	- 1.3%	1,830	2,000	+ 9.3%
Pending Sales	194	188	- 3.1%	1,373	1,420	+ 3.4%
Closed Sales	213	202	- 5.2%	1,290	1,351	+ 4.7%
Days on Market Until Sale	28	34	+ 21.4%	34	41	+ 20.6%
Median Sales Price*	\$220,000	\$219,950	- 0.0%	\$224,700	\$219,900	- 2.1%
Average Sales Price*	\$234,990	\$248,371	+ 5.7%	\$232,919	\$234,377	+ 0.6%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	437	504	+ 15.3%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

* 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.



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 – July 2026

A Research Tool Provided by the Michigan Regional Information Center



Oakland County

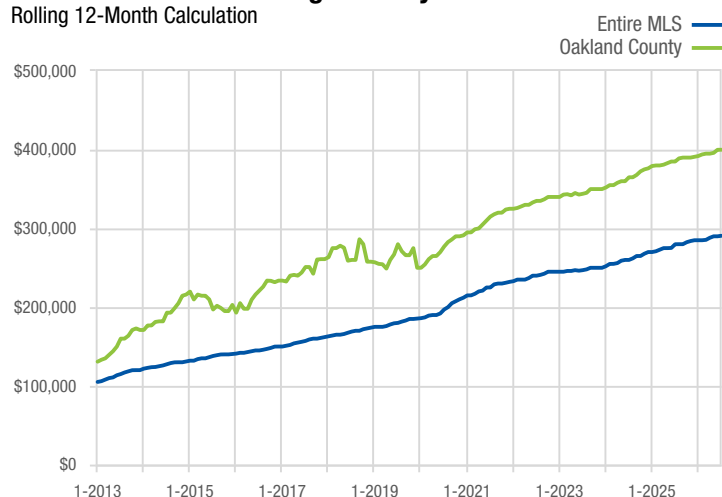
Single Family Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,913	2,071	+ 8.3%	10,786	11,316	+ 4.9%
Pending Sales	1,259	1,224	- 2.8%	7,419	7,648	+ 3.1%
Closed Sales	1,378	1,351	- 2.0%	6,962	7,112	+ 2.2%
Days on Market Until Sale	25	26	+ 4.0%	29	32	+ 10.3%
Median Sales Price*	\$415,000	\$435,000	+ 4.8%	\$390,305	\$401,637	+ 2.9%
Average Sales Price*	\$495,226	\$524,781	+ 6.0%	\$483,057	\$496,827	+ 2.9%
Percent of List Price Received*	100.1%	100.3%	+ 0.2%	100.2%	100.0%	- 0.2%
Inventory of Homes for Sale	2,786	2,788	+ 0.1%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	484	528	+ 9.1%	2,704	3,092	+ 14.3%
Pending Sales	298	269	- 9.7%	1,822	1,879	+ 3.1%
Closed Sales	285	267	- 6.3%	1,727	1,739	+ 0.7%
Days on Market Until Sale	31	39	+ 25.8%	37	43	+ 16.2%
Median Sales Price*	\$288,000	\$295,000	+ 2.4%	\$280,000	\$289,000	+ 3.2%
Average Sales Price*	\$307,491	\$341,662	+ 11.1%	\$317,109	\$327,957	+ 3.4%
Percent of List Price Received*	98.7%	98.0%	- 0.7%	98.8%	98.3%	- 0.5%
Inventory of Homes for Sale	778	947	+ 21.7%	—	—	—
Months Supply of Inventory	3.1	3.8	+ 22.6%	—	—	—

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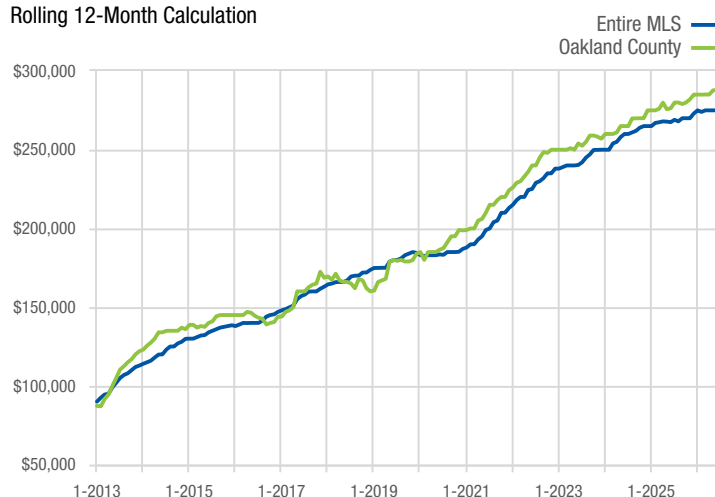
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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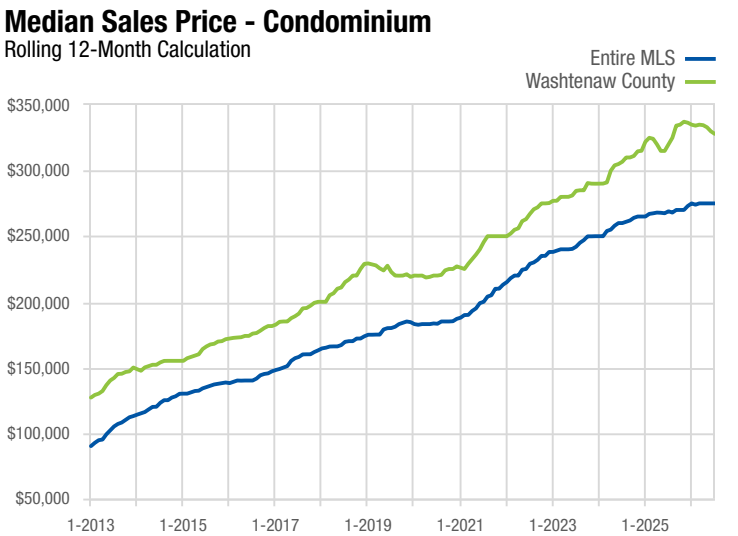
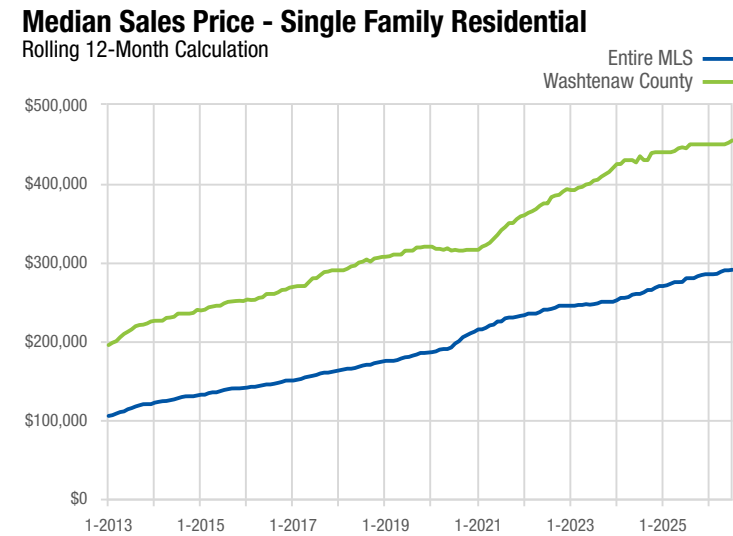


Washtenaw County

Single Family Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	377	418	+ 10.9%	2,435	2,451	+ 0.7%
Pending Sales	268	203	- 24.3%	1,717	1,652	- 3.8%
Closed Sales	287	310	+ 8.0%	1,603	1,608	+ 0.3%
Days on Market Until Sale	24	26	+ 8.3%	31	32	+ 3.2%
Median Sales Price*	\$465,000	\$480,000	+ 3.2%	\$454,500	\$468,750	+ 3.1%
Average Sales Price*	\$519,786	\$527,173	+ 1.4%	\$514,662	\$536,387	+ 4.2%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	100.8%	100.6%	- 0.2%
Inventory of Homes for Sale	615	716	+ 16.4%	—	—	—
Months Supply of Inventory	2.7	3.2	+ 18.5%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	120	140	+ 16.7%	794	849	+ 6.9%
Pending Sales	86	56	- 34.9%	580	542	- 6.6%
Closed Sales	81	88	+ 8.6%	545	540	- 0.9%
Days on Market Until Sale	39	55	+ 41.0%	34	46	+ 35.3%
Median Sales Price*	\$355,000	\$340,000	- 4.2%	\$335,000	\$320,000	- 4.5%
Average Sales Price*	\$416,443	\$427,477	+ 2.6%	\$390,948	\$408,373	+ 4.5%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	223	311	+ 39.5%	—	—	—
Months Supply of Inventory	3.0	4.6	+ 53.3%	—	—	—

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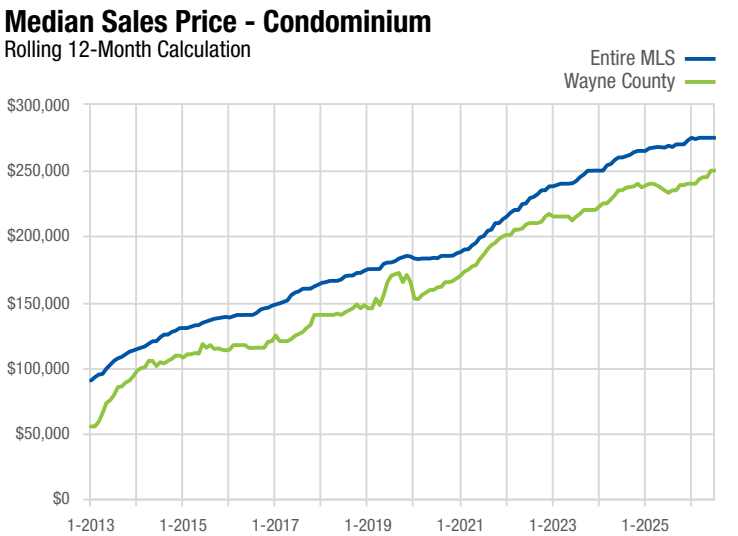
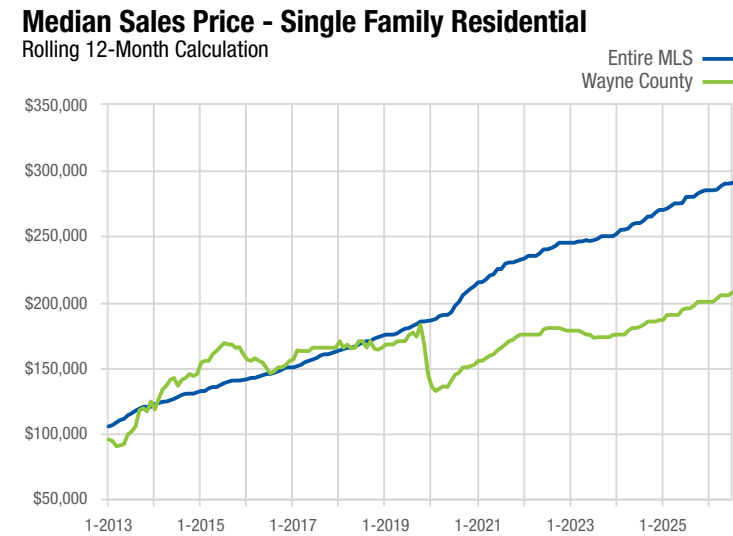


Wayne County

Single Family Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2,549	2,523	- 1.0%	14,616	14,970	+ 2.4%
Pending Sales	1,481	1,420	- 4.1%	9,351	9,374	+ 0.2%
Closed Sales	1,499	1,451	- 3.2%	8,991	8,651	- 3.8%
Days on Market Until Sale	30	34	+ 13.3%	37	41	+ 10.8%
Median Sales Price*	\$222,500	\$230,000	+ 3.4%	\$199,500	\$209,900	+ 5.2%
Average Sales Price*	\$275,127	\$288,621	+ 4.9%	\$247,901	\$259,565	+ 4.7%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	4,676	4,486	- 4.1%	—	—	—
Months Supply of Inventory	3.5	3.4	- 2.9%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	291	291	0.0%	1,785	2,022	+ 13.3%
Pending Sales	174	170	- 2.3%	1,185	1,249	+ 5.4%
Closed Sales	172	190	+ 10.5%	1,089	1,154	+ 6.0%
Days on Market Until Sale	35	46	+ 31.4%	40	48	+ 20.0%
Median Sales Price*	\$235,000	\$247,500	+ 5.3%	\$232,500	\$250,000	+ 7.5%
Average Sales Price*	\$274,480	\$283,332	+ 3.2%	\$269,537	\$288,272	+ 7.0%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	592	597	+ 0.8%	—	—	—
Months Supply of Inventory	3.7	3.6	- 2.7%	—	—	—

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