

Local Market Update – February 2026

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

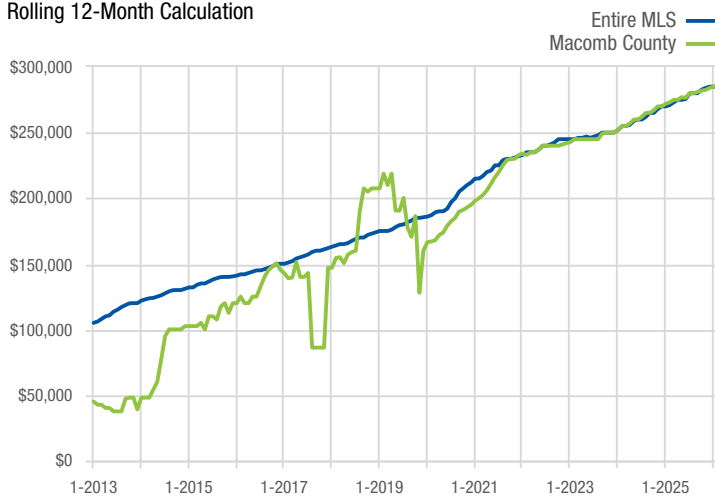
Single Family Residential	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	670	681	+ 1.6%	1,363	1,360	- 0.2%
Pending Sales	527	524	- 0.6%	1,098	1,025	- 6.6%
Closed Sales	497	466	- 6.2%	1,027	933	- 9.2%
Days on Market Until Sale	41	45	+ 9.8%	44	45	+ 2.3%
Median Sales Price*	\$264,000	\$283,062	+ 7.2%	\$258,000	\$277,500	+ 7.6%
Average Sales Price*	\$296,262	\$319,842	+ 8.0%	\$295,569	\$314,645	+ 6.5%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	1,299	1,346	+ 3.6%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condominium	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	179	208	+ 16.2%	400	446	+ 11.5%
Pending Sales	160	183	+ 14.4%	328	339	+ 3.4%
Closed Sales	146	150	+ 2.7%	294	278	- 5.4%
Days on Market Until Sale	45	50	+ 11.1%	43	49	+ 14.0%
Median Sales Price*	\$220,500	\$215,000	- 2.5%	\$220,000	\$210,000	- 4.5%
Average Sales Price*	\$233,255	\$221,201	- 5.2%	\$228,089	\$219,455	- 3.8%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	326	381	+ 16.9%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

* 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.

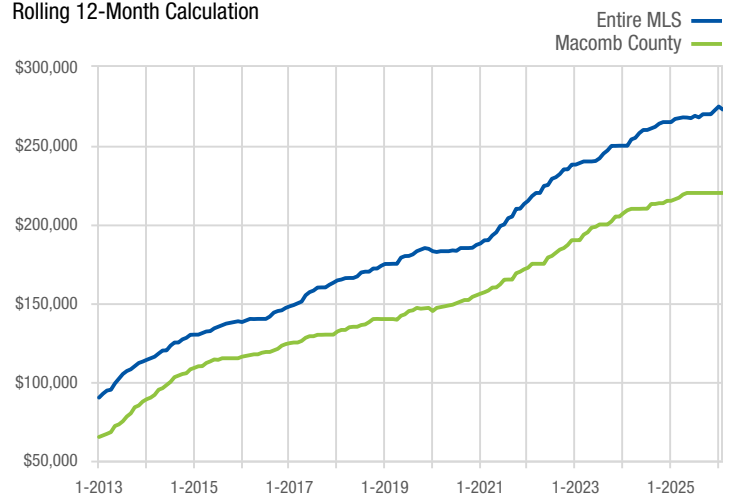
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Oakland County

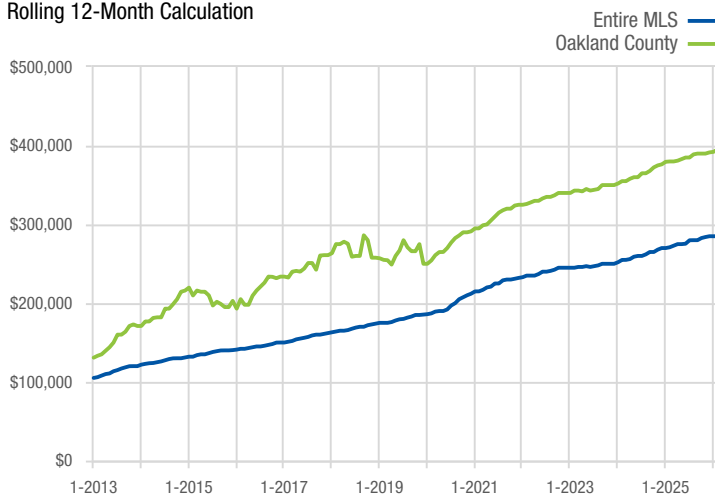
Single Family Residential	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	911	917	+ 0.7%	1,914	1,870	- 2.3%
Pending Sales	720	668	- 7.2%	1,468	1,382	- 5.9%
Closed Sales	711	662	- 6.9%	1,381	1,265	- 8.4%
Days on Market Until Sale	40	45	+ 12.5%	41	46	+ 12.2%
Median Sales Price*	\$350,000	\$360,000	+ 2.9%	\$355,000	\$360,500	+ 1.5%
Average Sales Price*	\$449,599	\$444,229	- 1.2%	\$448,145	\$445,337	- 0.6%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	1,794	1,659	- 7.5%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condominium	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	265	302	+ 14.0%	564	619	+ 9.8%
Pending Sales	184	197	+ 7.1%	394	394	0.0%
Closed Sales	202	181	- 10.4%	380	332	- 12.6%
Days on Market Until Sale	39	48	+ 23.1%	43	48	+ 11.6%
Median Sales Price*	\$277,500	\$275,000	- 0.9%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*	\$317,670	\$297,892	- 6.2%	\$316,457	\$313,081	- 1.1%
Percent of List Price Received*	98.6%	97.8%	- 0.8%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	540	643	+ 19.1%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

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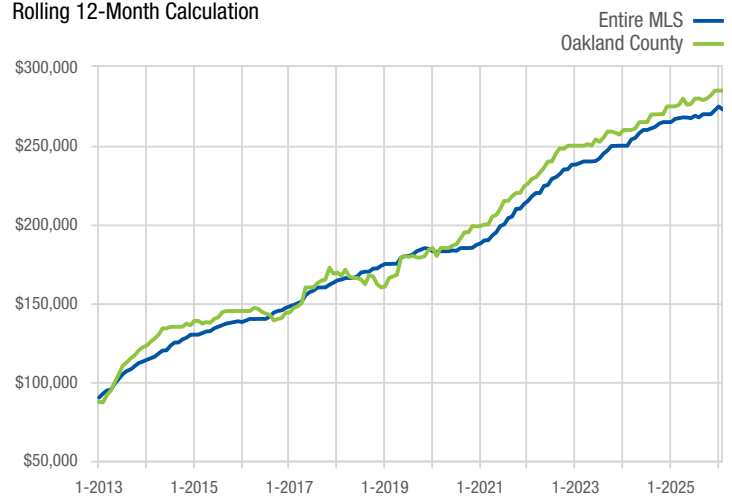
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



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Washtenaw County

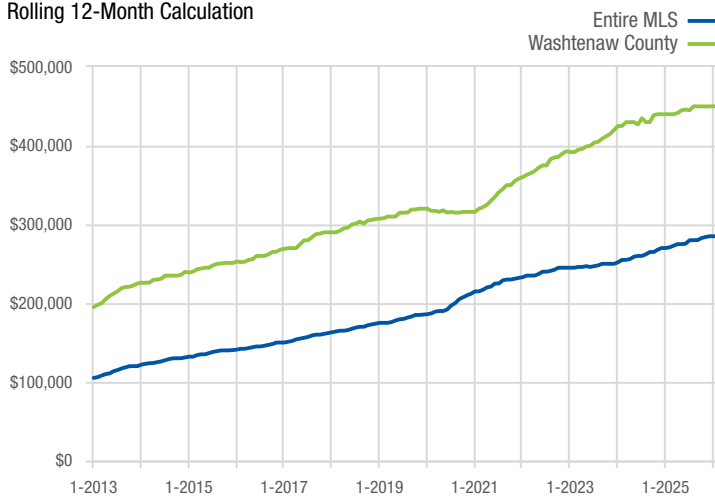
Single Family Residential Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	225	194	- 13.8%	455	377	- 17.1%
Pending Sales	166	113	- 31.9%	318	243	- 23.6%
Closed Sales	169	126	- 25.4%	290	241	- 16.9%
Days on Market Until Sale	46	54	+ 17.4%	49	53	+ 8.2%
Median Sales Price*	\$415,000	\$400,500	- 3.5%	\$405,580	\$405,600	+ 0.0%
Average Sales Price*	\$462,897	\$461,351	- 0.3%	\$462,408	\$480,853	+ 4.0%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	397	398	+ 0.3%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condominium Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	81	79	- 2.5%	148	164	+ 10.8%
Pending Sales	71	40	- 43.7%	124	96	- 22.6%
Closed Sales	50	51	+ 2.0%	96	88	- 8.3%
Days on Market Until Sale	61	49	- 19.7%	47	47	0.0%
Median Sales Price*	\$339,000	\$290,000	- 14.5%	\$345,000	\$316,500	- 8.3%
Average Sales Price*	\$379,625	\$357,203	- 5.9%	\$392,418	\$411,910	+ 5.0%
Percent of List Price Received*	100.5%	98.8%	- 1.7%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	164	212	+ 29.3%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

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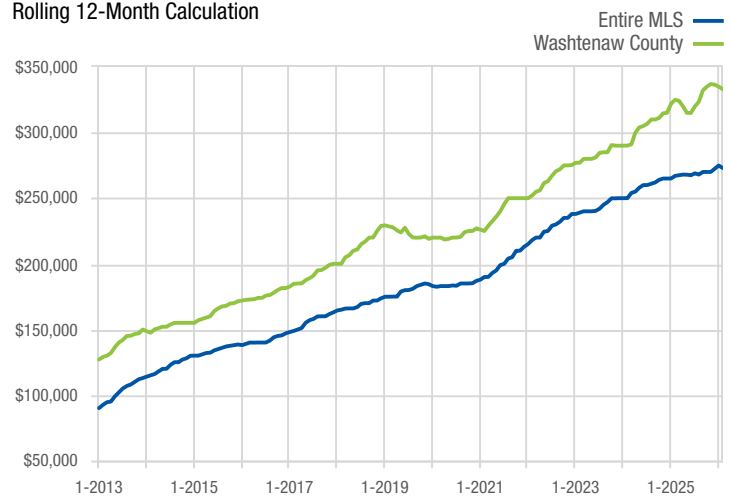
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Wayne County

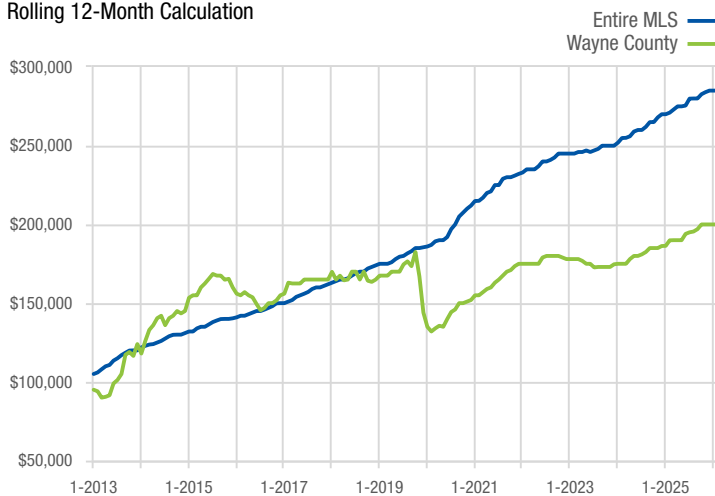
Single Family Residential	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	1,524	1,570	+ 3.0%	3,092	3,214	+ 3.9%
Pending Sales	1,083	1,113	+ 2.8%	2,157	2,215	+ 2.7%
Closed Sales	1,048	985	- 6.0%	2,100	1,925	- 8.3%
Days on Market Until Sale	47	49	+ 4.3%	46	49	+ 6.5%
Median Sales Price*	\$178,000	\$180,000	+ 1.1%	\$175,000	\$180,000	+ 2.9%
Average Sales Price*	\$223,224	\$218,179	- 2.3%	\$215,376	\$221,570	+ 2.9%
Percent of List Price Received*	97.3%	97.8%	+ 0.5%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	3,642	3,655	+ 0.4%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

Condominium	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	153	228	+ 49.0%	373	475	+ 27.3%
Pending Sales	124	140	+ 12.9%	241	282	+ 17.0%
Closed Sales	100	102	+ 2.0%	194	208	+ 7.2%
Days on Market Until Sale	39	62	+ 59.0%	45	58	+ 28.9%
Median Sales Price*	\$225,000	\$229,950	+ 2.2%	\$223,500	\$230,000	+ 2.9%
Average Sales Price*	\$254,438	\$274,178	+ 7.8%	\$251,088	\$271,635	+ 8.2%
Percent of List Price Received*	98.9%	97.8%	- 1.1%	98.4%	97.5%	- 0.9%
Inventory of Homes for Sale	466	529	+ 13.5%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

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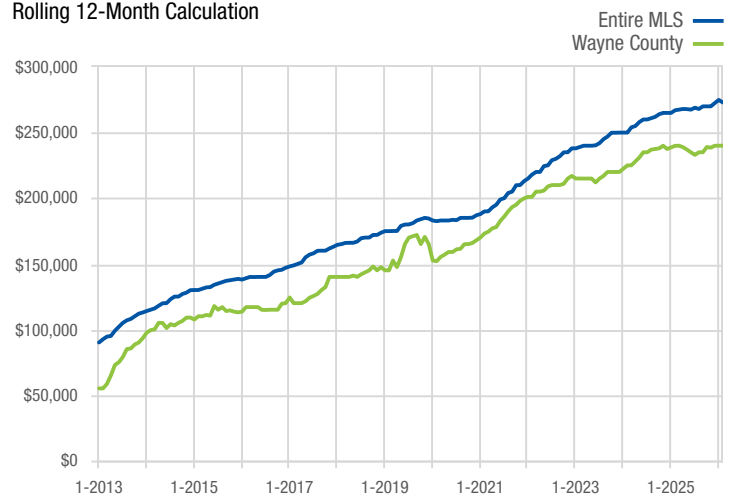
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