

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 decreased 3.6 percent for Single Family Residence homes but increased 0.7 percent for Condominium homes. Pending Sales decreased 36.1 percent for Single Family Residence homes and 36.7 percent for Condominium homes. Inventory increased 16.6 percent for Single Family Residence homes and 38.0 percent for Condominium homes.

Median Sales Price increased 0.6 percent to \$465,000 for Single Family Residence homes and 3.7 percent to \$322,500 for Condominium homes. Days on Market increased 10.7 percent for Single Family Residence homes and 53.8 percent for Condominium homes. Months Supply of Inventory increased 17.4 percent for Single Family Residence homes and 48.3 percent for Condominium homes.

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

+ 1.6%

Change in
Closed Sales
All Properties

+ 3.8%

Change in
Median Sales Price
All Properties

+ 23.0%

Change in
Homes for Sale
All Properties

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

Single Family Residential Market Overview	2
Condominium Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

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		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%
Housing Affordability Index		98	102	+ 4.1%	103	108	+ 4.9%
Inventory of Homes for Sale		500	583	+ 16.6%	—	—	—
Months Supply of Inventory		2.3	2.7	+ 17.4%	—	—	—

Condominium Market Overview

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

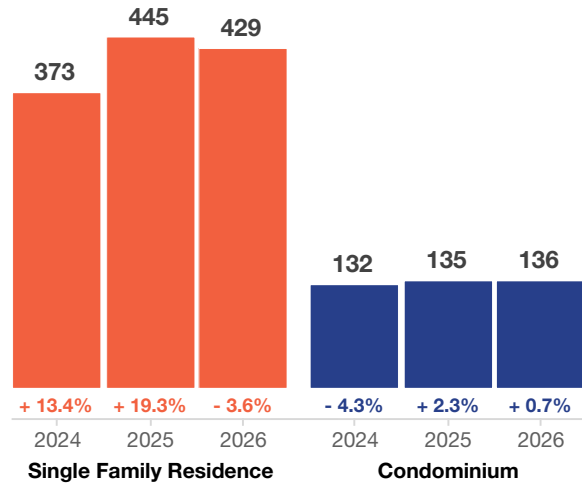


Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		135	136	+ 0.7%	413	450	+ 9.0%
Pending Sales		90	57	- 36.7%	302	261	- 13.6%
Closed Sales		84	84	0.0%	249	237	- 4.8%
Days on Market Until Sale		26	40	+ 53.8%	39	45	+ 15.4%
Median Sales Price		\$311,000	\$322,500	+ 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%
Housing Affordability Index		145	147	+ 1.4%	144	150	+ 4.2%
Inventory of Homes for Sale		213	294	+ 38.0%	—	—	—
Months Supply of Inventory		2.9	4.3	+ 48.3%	—	—	—

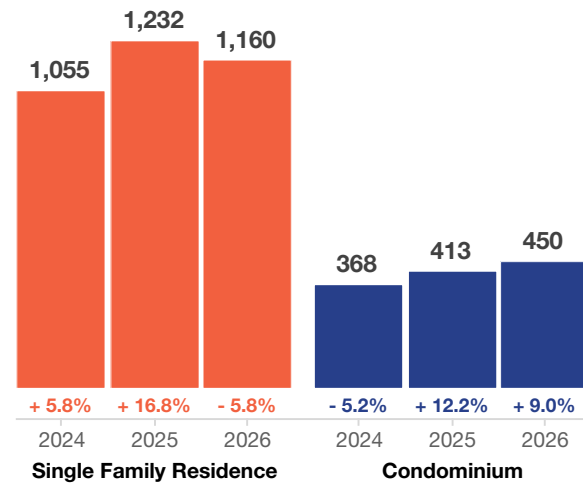
New Listings

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

April

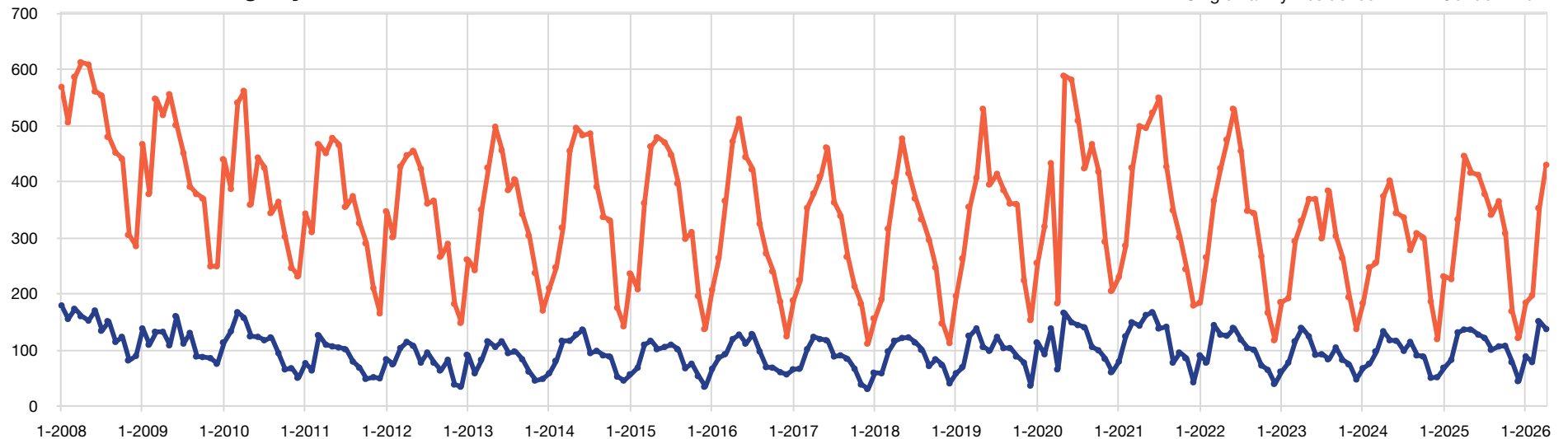


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	415	+ 3.5%	135	+ 16.4%
Jun-2025	411	+ 19.8%	126	+ 9.6%
Jul-2025	377	+ 12.5%	120	+ 23.7%
Aug-2025	340	+ 22.7%	99	- 12.4%
Sep-2025	364	+ 18.6%	105	+ 18.0%
Oct-2025	307	+ 2.7%	106	+ 21.8%
Nov-2025	168	- 9.2%	77	+ 57.1%
Dec-2025	120	+ 1.7%	43	- 14.0%
Jan-2026	183	- 20.4%	87	+ 29.9%
Feb-2026	196	- 12.9%	77	- 4.9%
Mar-2026	352	+ 6.0%	150	+ 15.4%
Apr-2026	429	- 3.6%	136	+ 0.7%
12-Month Avg	305	+ 4.8%	105	+ 11.7%

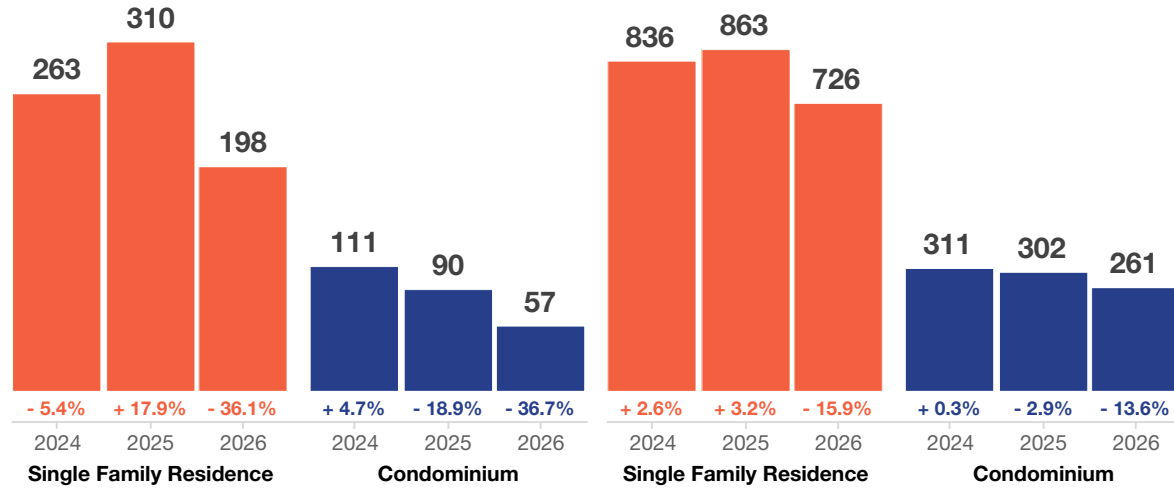
Historical New Listings by Month



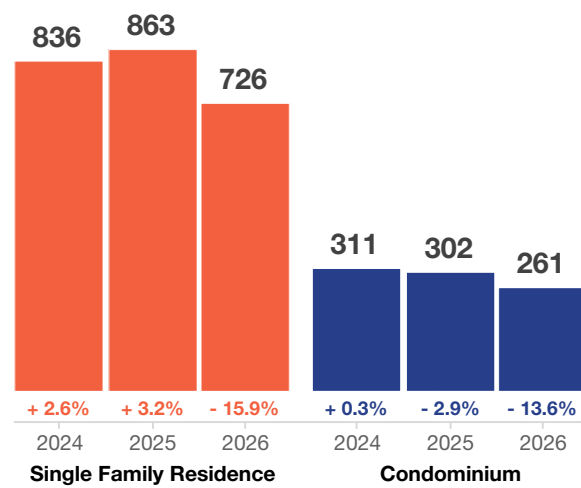
Pending Sales

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

April

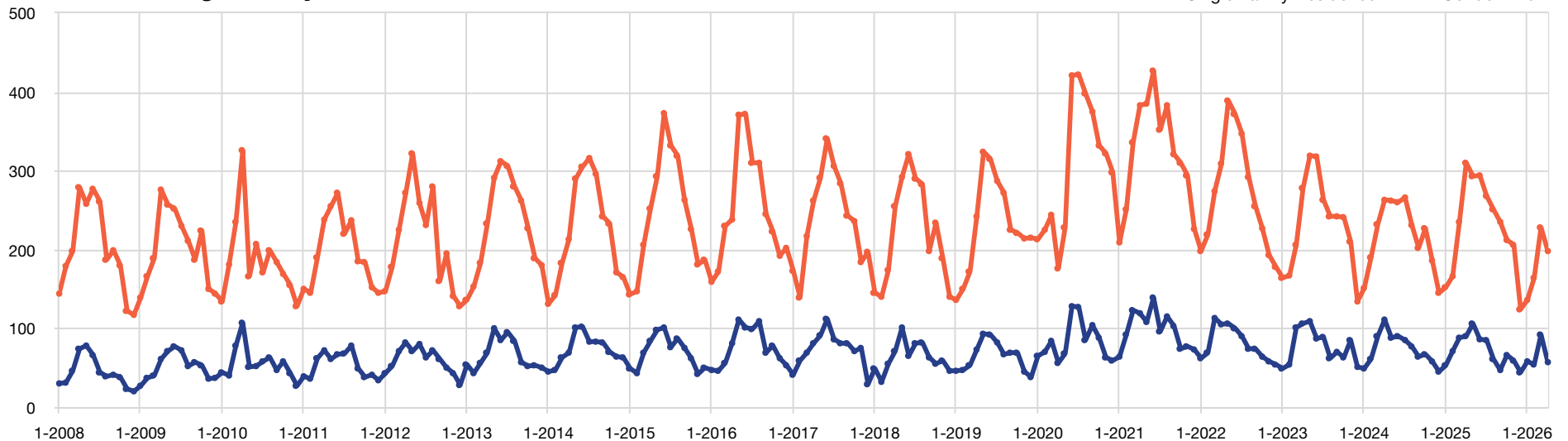


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	293	+ 11.8%	106	+ 20.5%
Jun-2025	294	+ 13.1%	86	- 4.4%
Jul-2025	268	+ 0.8%	85	0.0%
Aug-2025	251	+ 8.7%	61	- 20.8%
Sep-2025	235	+ 16.3%	47	- 26.6%
Oct-2025	212	- 6.6%	66	- 1.5%
Nov-2025	206	+ 10.8%	59	+ 1.7%
Dec-2025	124	- 14.5%	44	- 2.2%
Jan-2026	136	- 10.5%	58	+ 9.4%
Feb-2026	164	- 1.2%	54	- 23.9%
Mar-2026	228	- 3.0%	92	+ 4.5%
Apr-2026	198	- 36.1%	57	- 36.7%
12-Month Avg	217	- 1.4%	68	- 6.8%

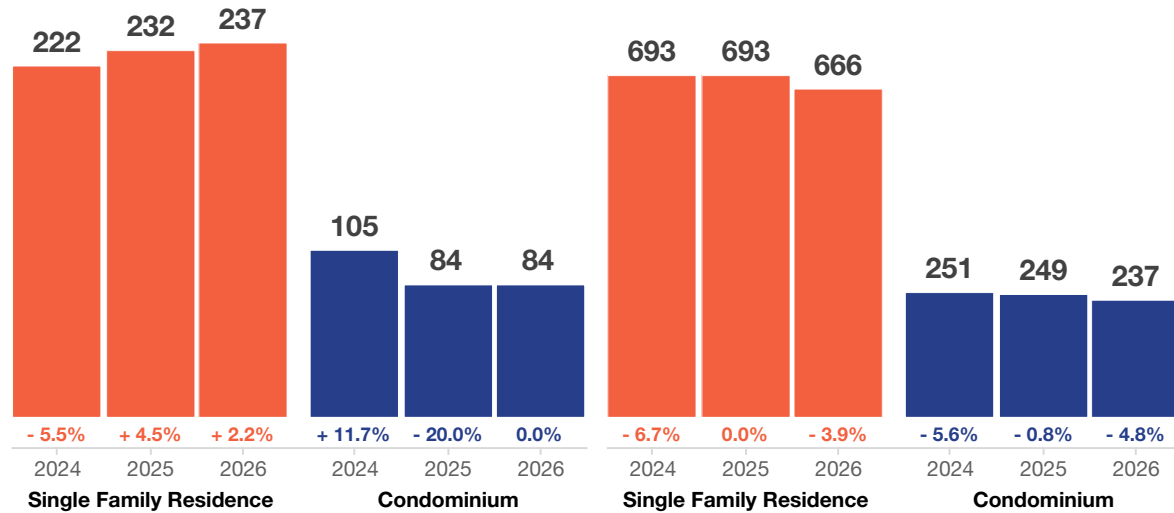
Historical Pending Sales by Month



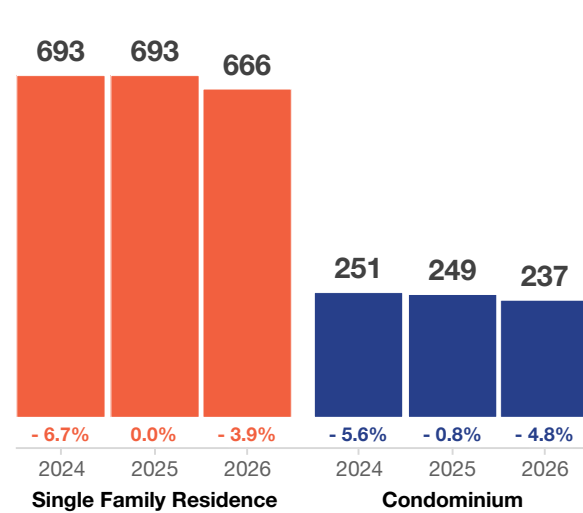
Closed Sales

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

April

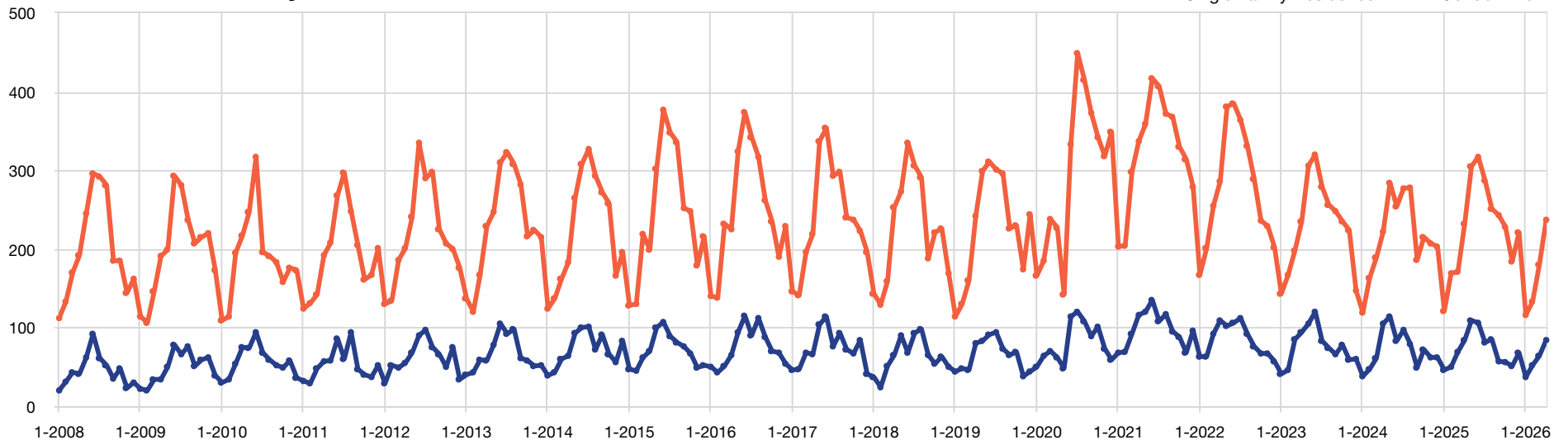


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	305	+ 7.4%	109	- 4.4%
Jun-2025	317	+ 24.8%	106	+ 27.7%
Jul-2025	287	+ 3.6%	81	- 16.5%
Aug-2025	251	- 9.7%	85	+ 7.6%
Sep-2025	243	+ 30.6%	57	+ 16.3%
Oct-2025	228	+ 6.0%	56	- 22.2%
Nov-2025	184	- 11.1%	51	- 17.7%
Dec-2025	221	+ 8.9%	68	+ 9.7%
Jan-2026	116	- 4.1%	37	- 19.6%
Feb-2026	133	- 21.3%	52	+ 4.0%
Mar-2026	180	+ 5.3%	64	- 7.2%
Apr-2026	237	+ 2.2%	84	0.0%
12-Month Avg	225	+ 4.2%	71	- 1.4%

Historical Closed Sales by Month

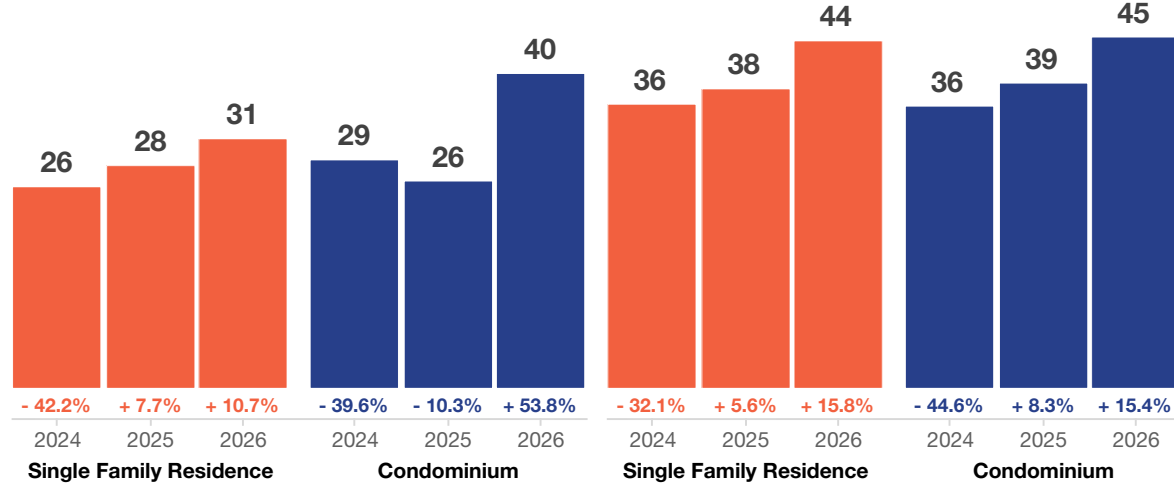


Days on Market Until Sale

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

April

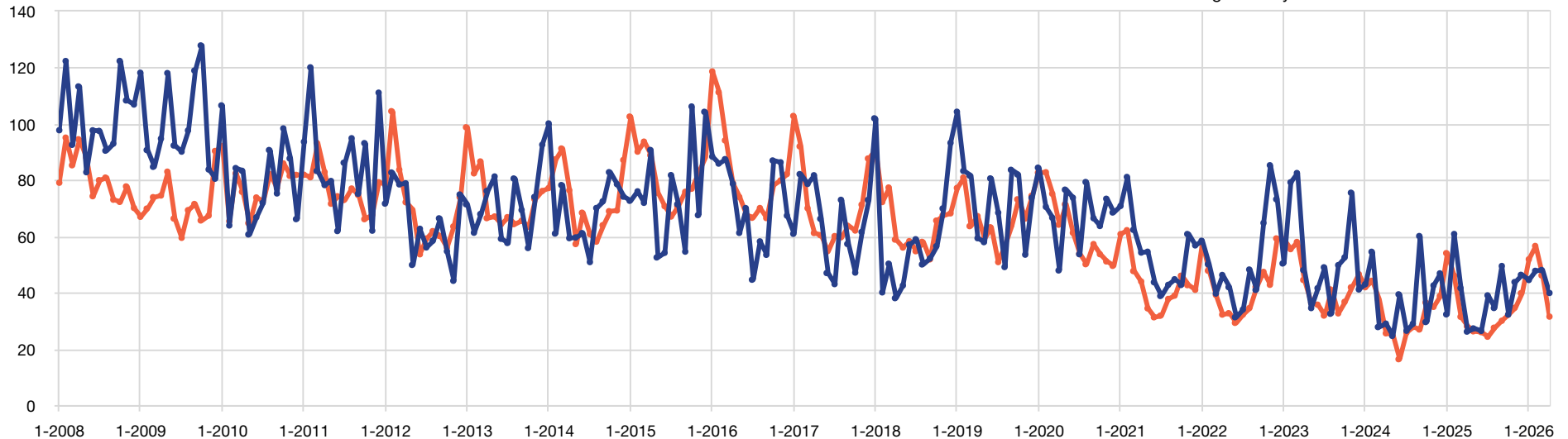
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	26	+ 4.0%	27	+ 8.0%
Jun-2025	26	+ 62.5%	26	- 33.3%
Jul-2025	24	- 7.7%	39	+ 50.0%
Aug-2025	28	0.0%	35	+ 20.7%
Sep-2025	30	+ 11.1%	49	- 18.3%
Oct-2025	32	- 11.1%	32	+ 6.7%
Nov-2025	35	0.0%	44	+ 2.3%
Dec-2025	40	+ 2.6%	46	- 2.1%
Jan-2026	52	- 3.7%	44	+ 37.5%
Feb-2026	57	+ 23.9%	48	- 21.3%
Mar-2026	46	+ 48.4%	48	+ 14.3%
Apr-2026	31	+ 10.7%	40	+ 53.8%
12-Month Avg*	33	+ 6.8%	38	+ 6.2%

* 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

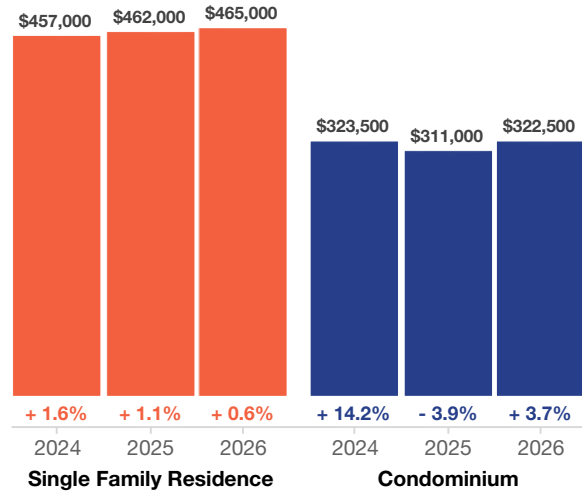


Median Sales Price

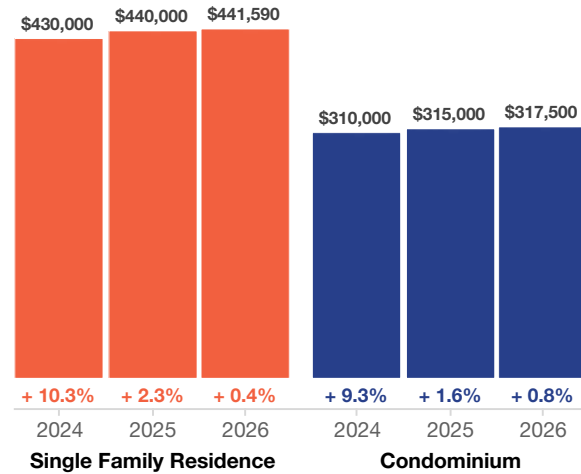
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



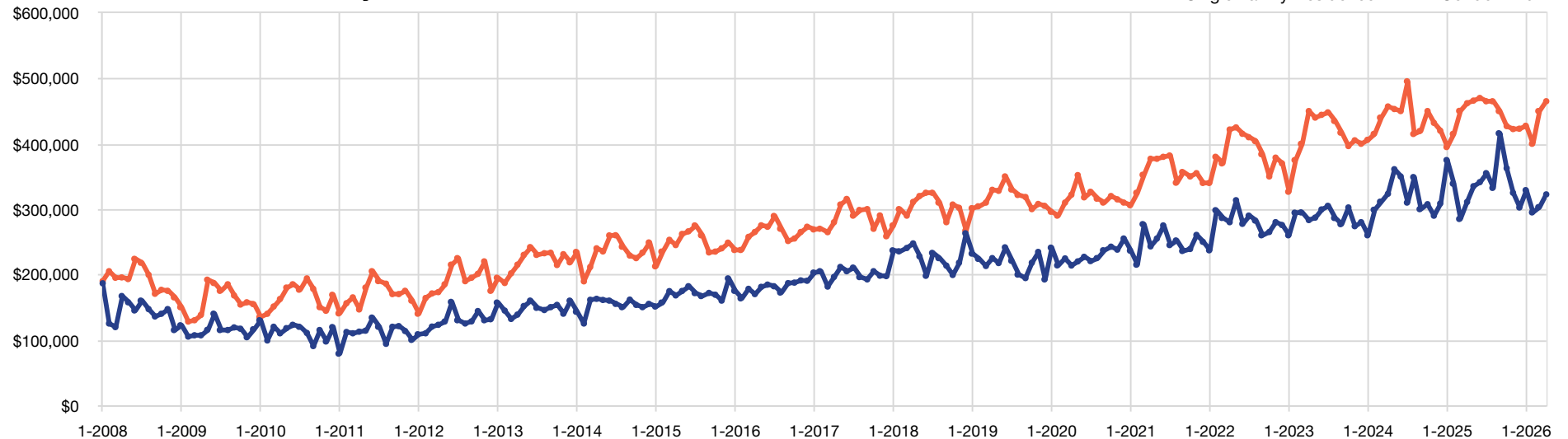
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	\$466,000	+ 2.8%	\$335,000	- 7.2%
Jun-2025	\$470,000	+ 4.4%	\$341,250	- 2.5%
Jul-2025	\$465,000	- 6.2%	\$355,000	+ 14.5%
Aug-2025	\$465,000	+ 12.0%	\$332,500	- 4.7%
Sep-2025	\$450,000	+ 7.3%	\$415,990	+ 38.7%
Oct-2025	\$427,000	- 5.1%	\$362,500	+ 17.9%
Nov-2025	\$422,500	- 2.2%	\$325,000	+ 12.1%
Dec-2025	\$423,000	+ 0.7%	\$302,500	- 1.9%
Jan-2026	\$427,450	+ 8.2%	\$329,000	- 12.3%
Feb-2026	\$400,000	- 3.6%	\$295,000	- 13.0%
Mar-2026	\$450,000	- 0.1%	\$303,000	+ 6.3%
Apr-2026	\$465,000	+ 0.6%	\$322,500	+ 3.7%
12-Month Avg*	\$450,000	+ 1.9%	\$334,250	+ 4.5%

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

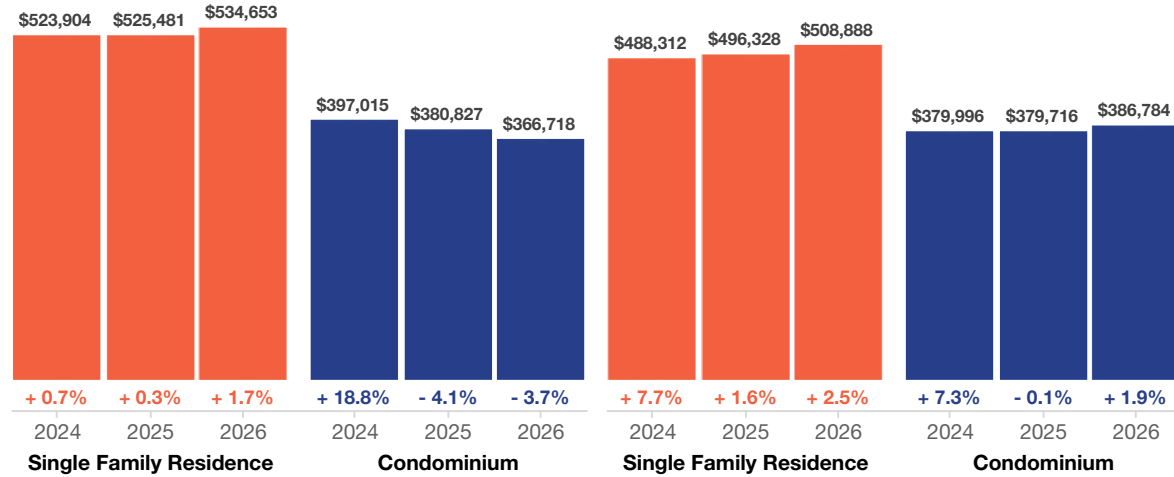
Historical Median Sales Price by Month



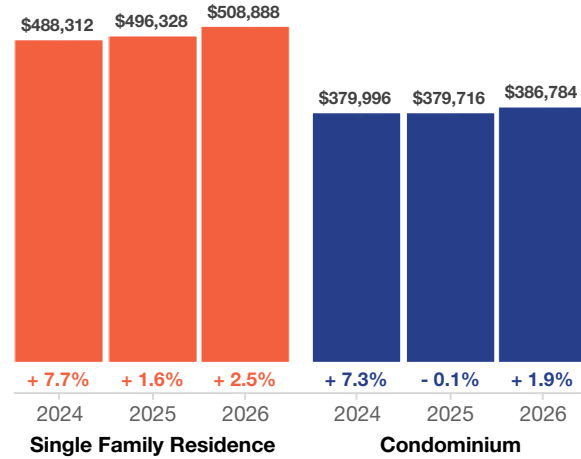
Average Sales Price

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

April



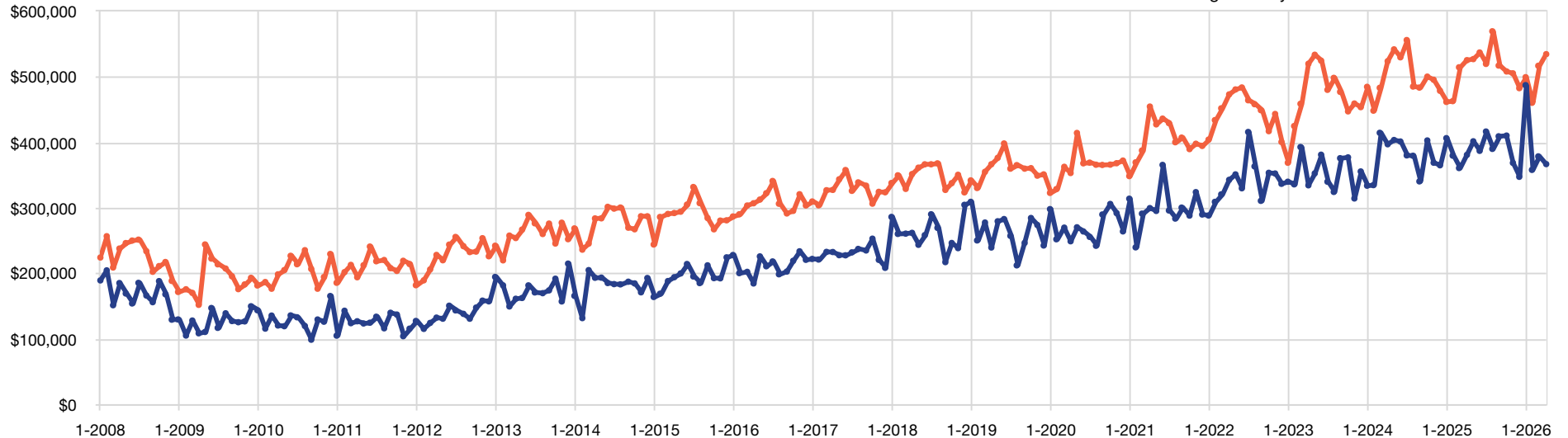
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	\$527,103	- 2.7%	\$401,522	- 0.5%
Jun-2025	\$537,194	+ 1.4%	\$386,979	- 3.6%
Jul-2025	\$519,786	- 6.5%	\$416,443	+ 9.6%
Aug-2025	\$569,608	+ 17.4%	\$389,958	+ 2.8%
Sep-2025	\$517,238	+ 7.0%	\$409,176	+ 20.2%
Oct-2025	\$508,228	+ 1.6%	\$410,255	+ 1.8%
Nov-2025	\$505,349	+ 2.0%	\$368,582	- 0.1%
Dec-2025	\$482,740	+ 0.8%	\$347,314	- 4.8%
Jan-2026	\$499,442	+ 8.2%	\$487,318	+ 19.9%
Feb-2026	\$460,369	- 0.5%	\$357,872	- 5.7%
Mar-2026	\$516,902	+ 0.5%	\$378,491	+ 4.9%
Apr-2026	\$534,653	+ 1.7%	\$366,718	- 3.7%
12-Month Avg*	\$519,396	+ 2.3%	\$390,641	+ 2.1%

* 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

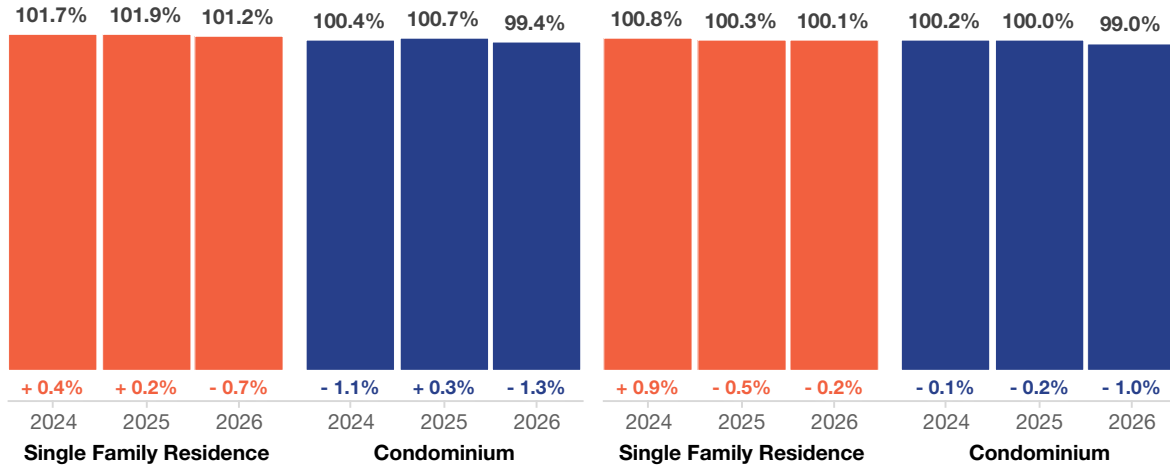


Percent of List Price Received

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

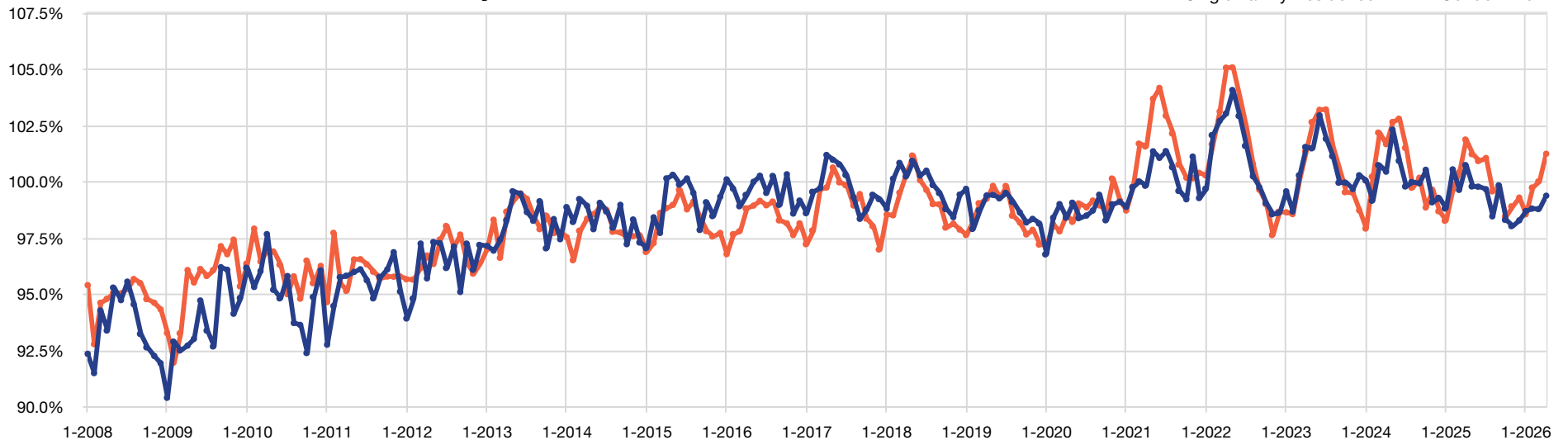
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	101.2%	- 1.4%	99.8%	- 2.4%
Jun-2025	100.9%	- 1.8%	99.8%	- 1.1%
Jul-2025	101.0%	- 0.5%	99.7%	- 0.1%
Aug-2025	99.6%	- 0.1%	98.4%	- 1.6%
Sep-2025	99.7%	- 0.5%	99.8%	- 0.1%
Oct-2025	98.4%	- 0.4%	98.3%	- 2.2%
Nov-2025	98.9%	- 0.7%	98.0%	- 1.1%
Dec-2025	99.3%	+ 0.6%	98.3%	- 1.0%
Jan-2026	98.5%	+ 0.2%	98.7%	- 0.1%
Feb-2026	99.7%	+ 0.1%	98.8%	- 1.7%
Mar-2026	100.0%	- 0.4%	98.8%	- 0.8%
Apr-2026	101.2%	- 0.7%	99.4%	- 1.3%
12-Month Avg*	100.1%	- 0.5%	99.1%	- 1.2%

* 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



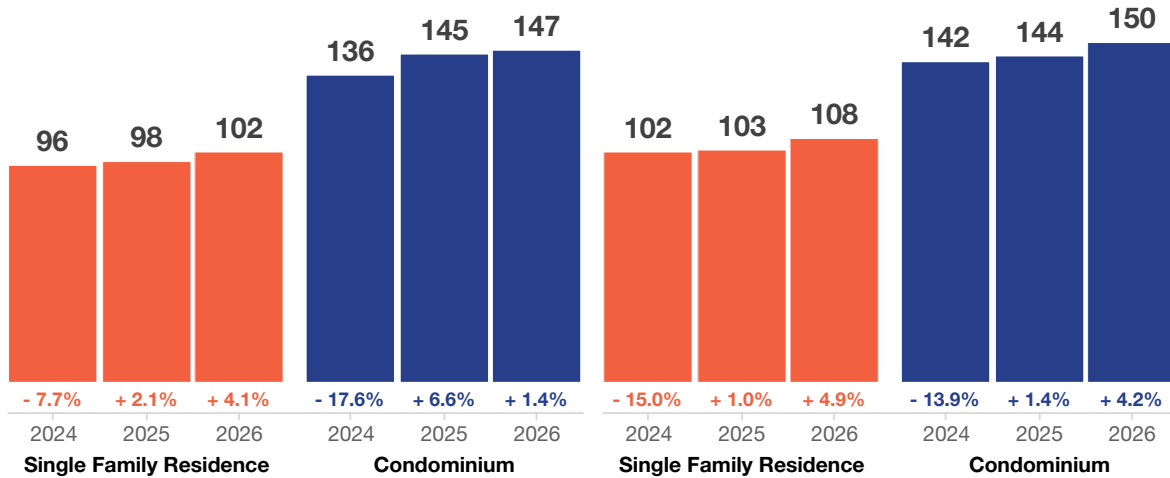
Housing Affordability Index

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.



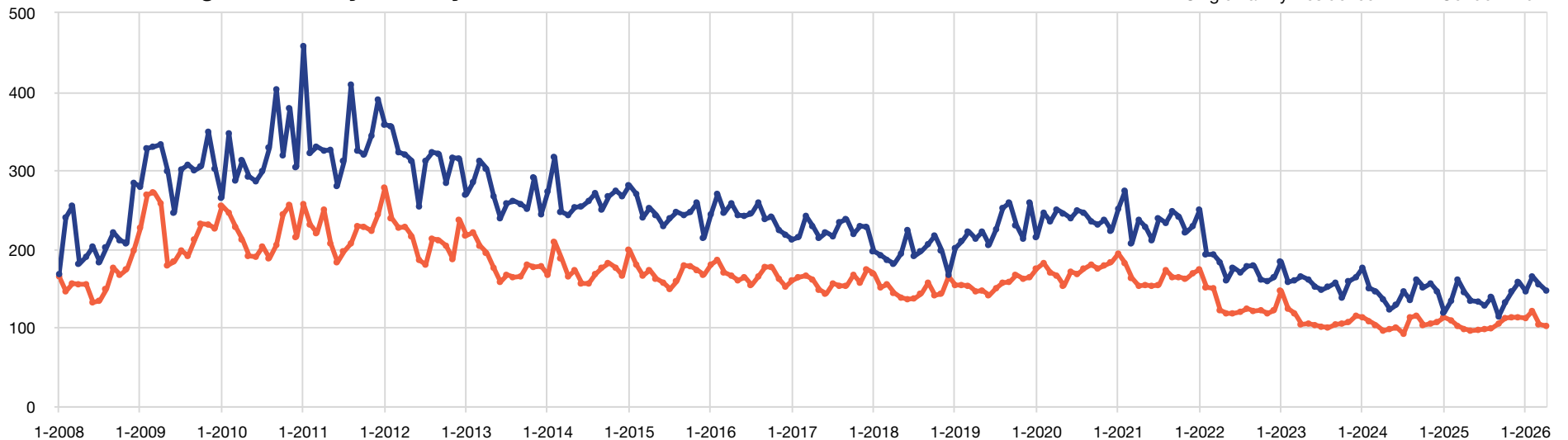
April

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	96	- 2.0%	134	+ 8.9%
Jun-2025	97	- 3.0%	133	+ 3.1%
Jul-2025	98	+ 6.5%	128	- 12.3%
Aug-2025	99	- 12.4%	139	+ 3.0%
Sep-2025	105	- 8.7%	114	- 29.2%
Oct-2025	112	+ 8.7%	132	- 12.6%
Nov-2025	113	+ 7.6%	146	- 6.4%
Dec-2025	113	+ 5.6%	158	+ 8.2%
Jan-2026	112	- 0.9%	146	+ 22.7%
Feb-2026	121	+ 11.0%	165	+ 23.1%
Mar-2026	104	+ 2.0%	155	- 3.7%
Apr-2026	102	+ 4.1%	147	+ 1.4%
12-Month Avg	106	+ 1.0%	141	- 0.7%

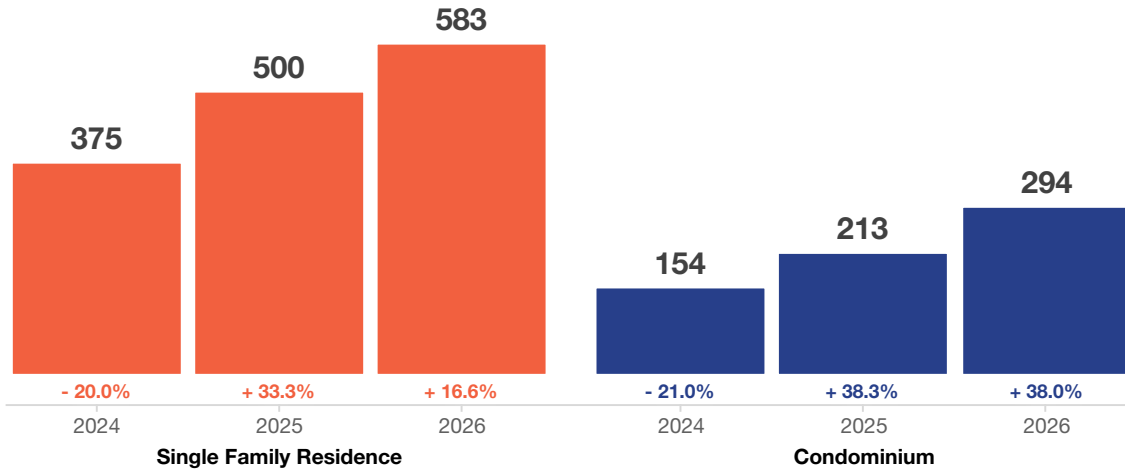
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

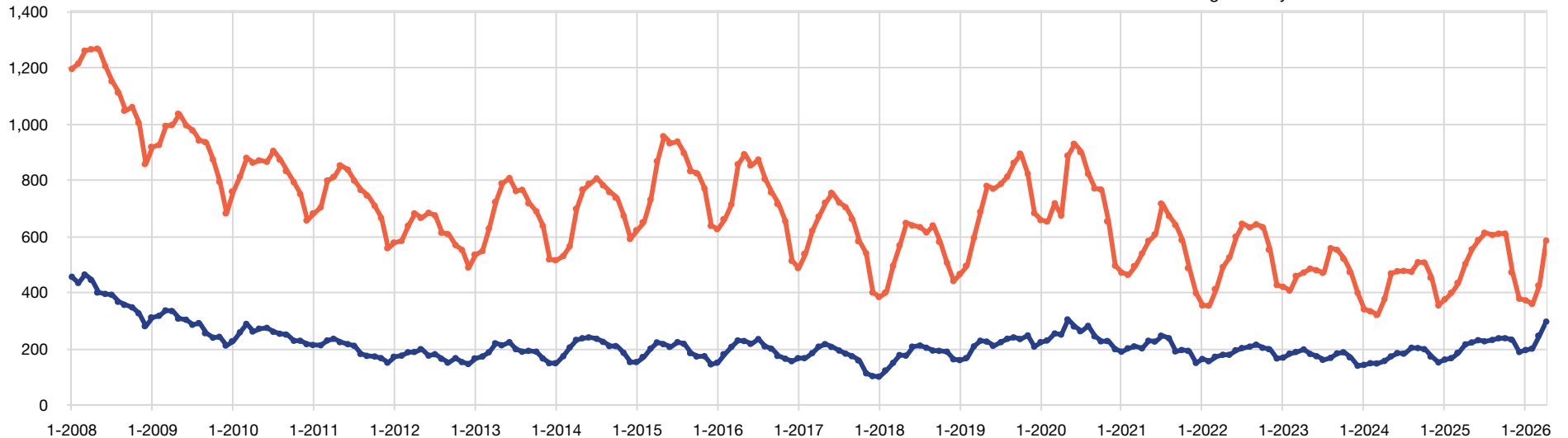
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	552	+ 18.5%	220	+ 29.4%
Jun-2025	585	+ 23.4%	228	+ 25.3%
Jul-2025	611	+ 28.6%	224	+ 24.4%
Aug-2025	603	+ 27.8%	229	+ 13.9%
Sep-2025	608	+ 20.2%	235	+ 17.5%
Oct-2025	608	+ 20.4%	235	+ 19.9%
Nov-2025	470	+ 4.2%	230	+ 35.3%
Dec-2025	376	+ 6.8%	186	+ 24.8%
Jan-2026	370	- 1.1%	193	+ 21.4%
Feb-2026	357	- 10.1%	198	+ 20.7%
Mar-2026	423	- 2.1%	244	+ 33.3%
Apr-2026	583	+ 16.6%	294	+ 38.0%
12-Month Avg	512	+ 13.8%	226	+ 24.9%

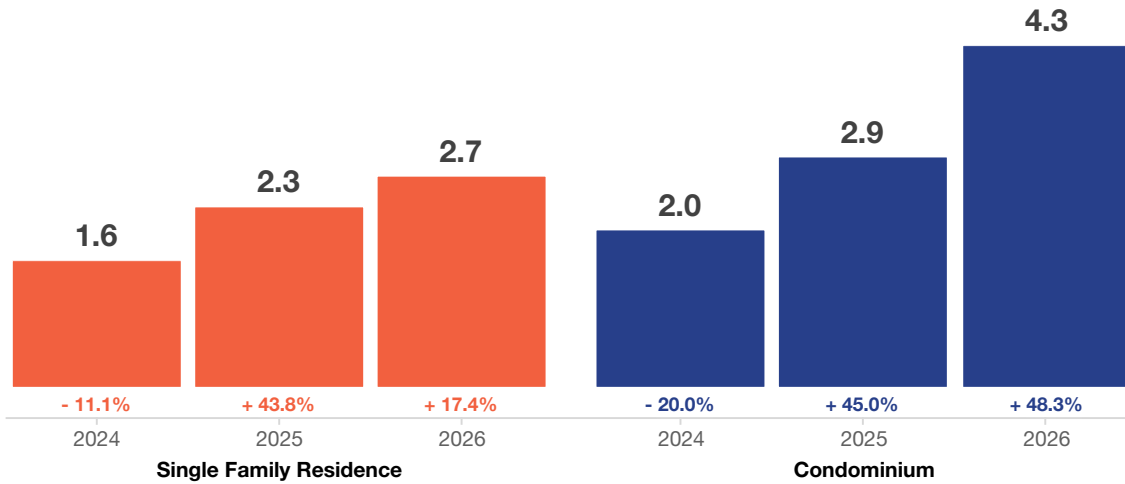
Historical Inventory of Homes for Sale by Month



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.

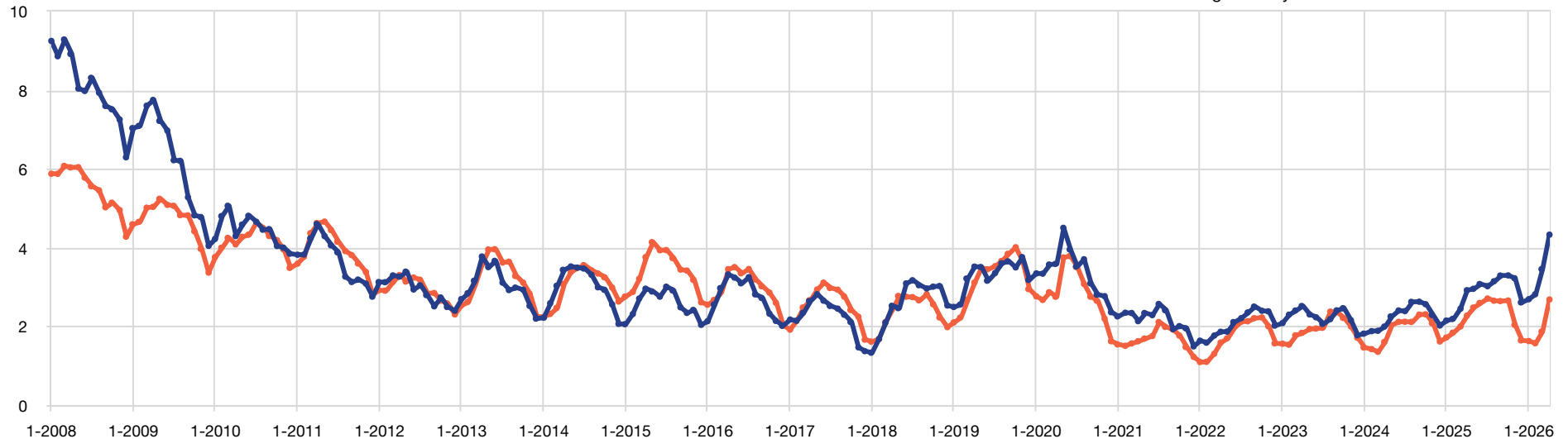
April



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	2.5	+ 25.0%	3.0	+ 30.4%
Jun-2025	2.6	+ 23.8%	3.1	+ 29.2%
Jul-2025	2.7	+ 28.6%	3.0	+ 25.0%
Aug-2025	2.7	+ 28.6%	3.1	+ 19.2%
Sep-2025	2.6	+ 13.0%	3.3	+ 26.9%
Oct-2025	2.7	+ 17.4%	3.3	+ 26.9%
Nov-2025	2.0	- 4.8%	3.2	+ 39.1%
Dec-2025	1.6	0.0%	2.6	+ 30.0%
Jan-2026	1.6	- 5.9%	2.7	+ 28.6%
Feb-2026	1.6	- 11.1%	2.8	+ 27.3%
Mar-2026	1.9	- 5.0%	3.5	+ 45.8%
Apr-2026	2.7	+ 17.4%	4.3	+ 48.3%
12-Month Avg*	2.3	+ 10.8%	3.2	+ 31.3%

* 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. Includes single family and townhouse/condo properties combined.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		580	565	- 2.6%	1,645	1,610	- 2.1%
Pending Sales		400	255	- 36.3%	1,165	987	- 15.3%
Closed Sales		316	321	+ 1.6%	942	903	- 4.1%
Days on Market Until Sale		28	34	+ 21.4%	38	44	+ 15.8%
Median Sales Price		\$414,100	\$429,990	+ 3.8%	\$400,000	\$405,000	+ 1.3%
Average Sales Price		\$486,907	\$490,707	+ 0.8%	\$465,438	\$476,841	+ 2.4%
Percent of List Price Received		101.6%	100.7%	- 0.9%	100.2%	99.8%	- 0.4%
Housing Affordability Index		109	111	+ 1.8%	113	117	+ 3.5%
Inventory of Homes for Sale		713	877	+ 23.0%	—	—	—
Months Supply of Inventory		2.4	3.1	+ 29.2%	—	—	—