

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings increased 12.8 percent for Single Family Residence homes and 31.4 percent for Condominium homes. Pending Sales increased 2.0 percent for Single Family Residence homes but decreased 8.8 percent for Condominium homes. Inventory increased 17.2 percent for Single Family Residence homes and 51.4 percent for Condominium homes.

Median Sales Price decreased 3.4 percent to \$227,875 for Single Family Residence homes and 8.7 percent to \$246,500 for Condominium homes. Days on Market increased 12.8 percent for Single Family Residence homes and 45.0 percent for Condominium homes. Months Supply of Inventory increased 38.9 percent for Single Family Residence homes and 80.0 percent for Condominium homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 7.9%

Change in
Closed Sales
All Properties

- 0.5%

Change in
Median Sales Price
All Properties

+ 21.7%

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.

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		211	238	+ 12.8%	454	467	+ 2.9%
Pending Sales		152	155	+ 2.0%	343	310	- 9.6%
Closed Sales		164	140	- 14.6%	339	295	- 13.0%
Days on Market Until Sale		39	44	+ 12.8%	40	46	+ 15.0%
Median Sales Price		\$236,000	\$227,875	- 3.4%	\$215,000	\$240,000	+ 11.6%
Average Sales Price		\$268,708	\$265,734	- 1.1%	\$268,392	\$288,161	+ 7.4%
Percent of List Price Received		97.2%	97.2%	0.0%	96.7%	97.6%	+ 0.9%
Housing Affordability Index		153	170	+ 11.1%	168	161	- 4.2%
Inventory of Homes for Sale		464	544	+ 17.2%	—	—	—
Months Supply of Inventory		1.8	2.5	+ 38.9%	—	—	—

Condominium Market Overview

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



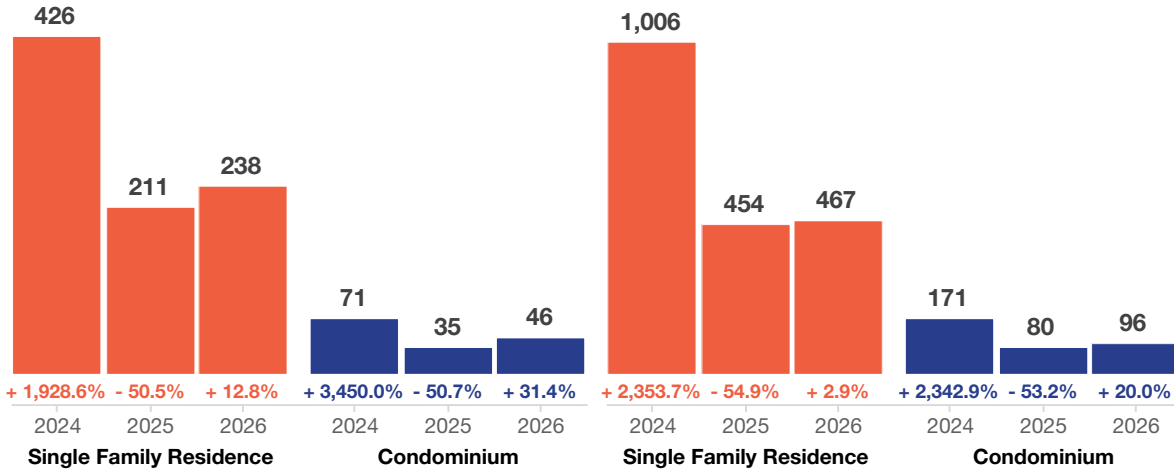
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		35	46	+ 31.4%	80	96	+ 20.0%
Pending Sales		34	31	- 8.8%	60	68	+ 13.3%
Closed Sales		25	34	+ 36.0%	52	66	+ 26.9%
Days on Market Until Sale		40	58	+ 45.0%	39	48	+ 23.1%
Median Sales Price		\$270,000	\$246,500	- 8.7%	\$246,000	\$245,000	- 0.4%
Average Sales Price		\$263,556	\$289,376	+ 9.8%	\$291,512	\$303,564	+ 4.1%
Percent of List Price Received		98.6%	97.0%	- 1.6%	98.7%	97.0%	- 1.7%
Housing Affordability Index		134	157	+ 17.2%	147	158	+ 7.5%
Inventory of Homes for Sale		70	106	+ 51.4%	—	—	—
Months Supply of Inventory		1.5	2.7	+ 80.0%	—	—	—

New Listings

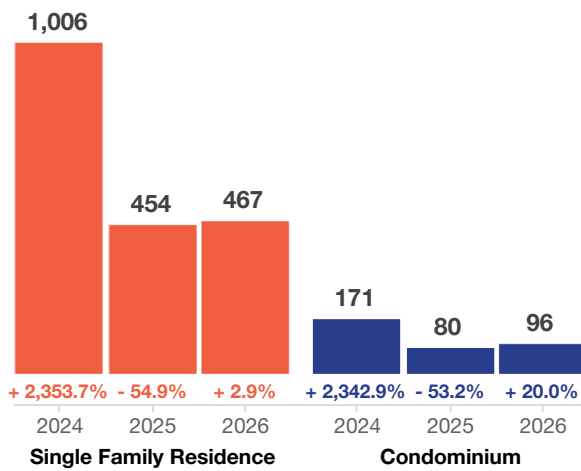
A count of the properties that have been newly listed on the market in a given month.



February

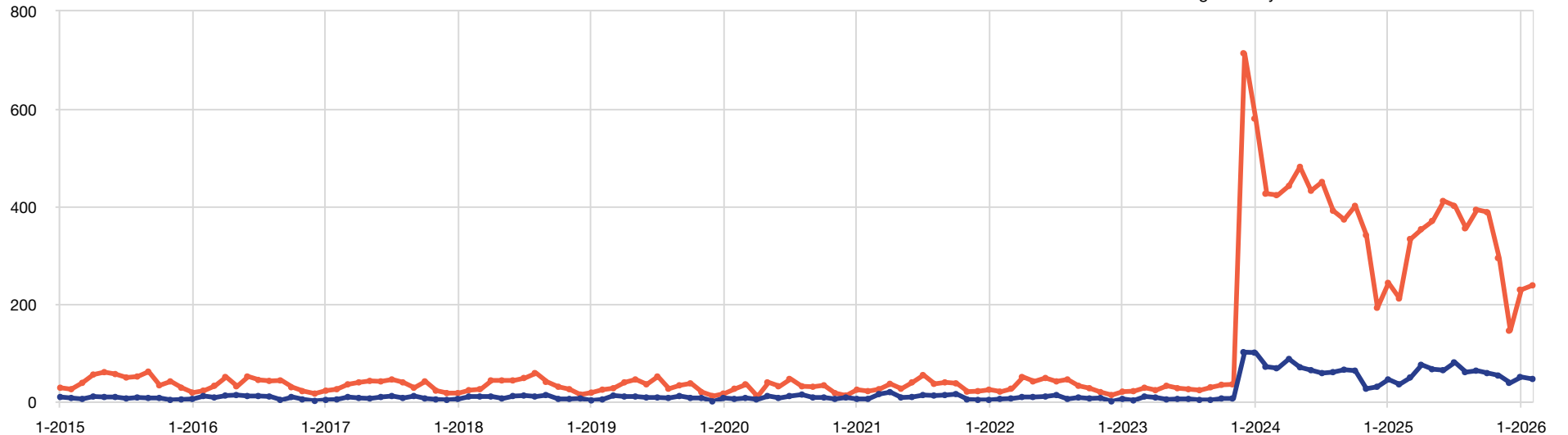


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	333	- 21.3%	49	- 27.9%
Apr-2025	353	- 20.1%	75	- 13.8%
May-2025	370	- 23.1%	66	- 5.7%
Jun-2025	411	- 4.9%	64	0.0%
Jul-2025	401	- 10.9%	80	+ 37.9%
Aug-2025	355	- 9.2%	60	0.0%
Sep-2025	393	+ 5.4%	63	- 3.1%
Oct-2025	388	- 3.2%	58	- 7.9%
Nov-2025	294	- 13.8%	53	+ 103.8%
Dec-2025	145	- 24.5%	38	+ 26.7%
Jan-2026	229	- 5.8%	50	+ 11.1%
Feb-2026	238	+ 12.8%	46	+ 31.4%
12-Month Avg	326	- 10.7%	59	+ 5.4%

Historical New Listings by Month

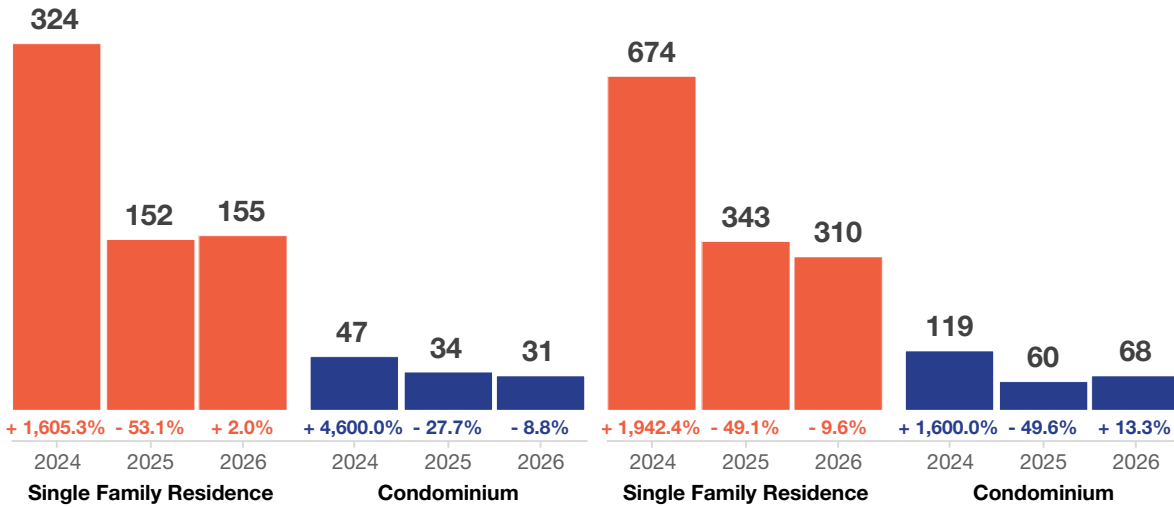


Pending Sales

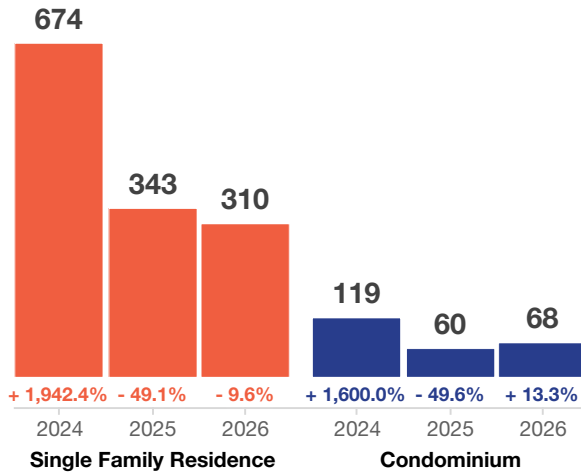
A count of the properties on which offers have been accepted in a given month.



February

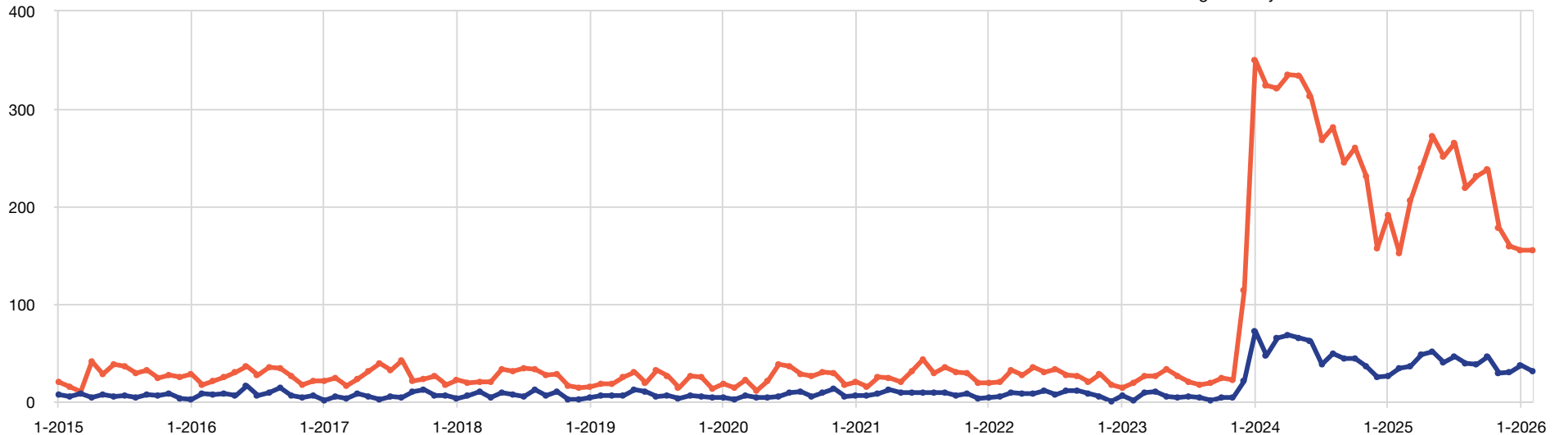


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	206	-35.8%	36	-44.6%
Apr-2025	239	-28.7%	48	-29.4%
May-2025	272	-18.6%	51	-21.5%
Jun-2025	251	-19.8%	40	-35.5%
Jul-2025	265	-1.1%	46	+21.1%
Aug-2025	219	-22.1%	39	-20.4%
Sep-2025	231	-5.7%	38	-13.6%
Oct-2025	238	-8.5%	46	+4.5%
Nov-2025	178	-22.9%	29	-19.4%
Dec-2025	159	+1.3%	30	+20.0%
Jan-2026	155	-18.8%	37	+42.3%
Feb-2026	155	+2.0%	31	-8.8%
12-Month Avg	214	-16.7%	39	-15.2%

Historical Pending Sales by Month

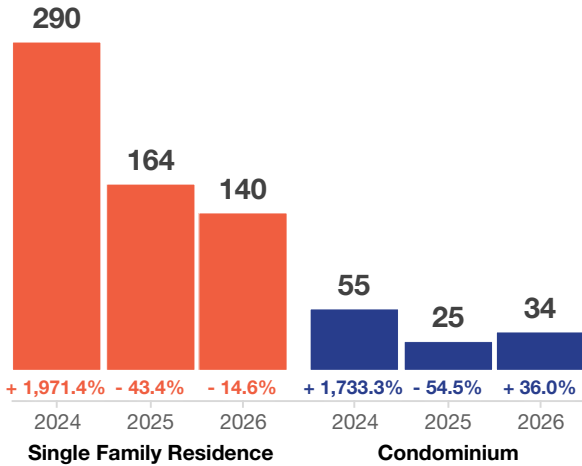


Closed Sales

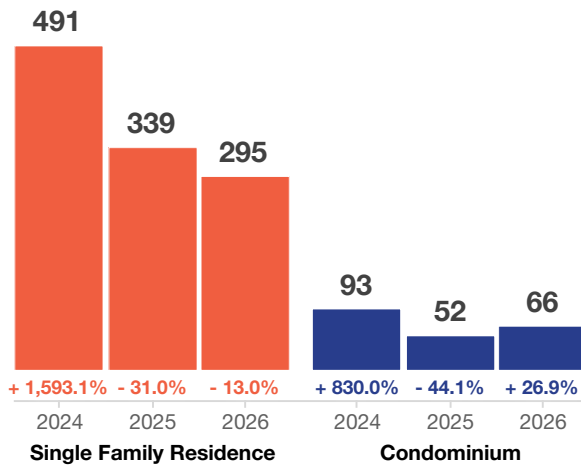
A count of the actual sales that closed in a given month.



February

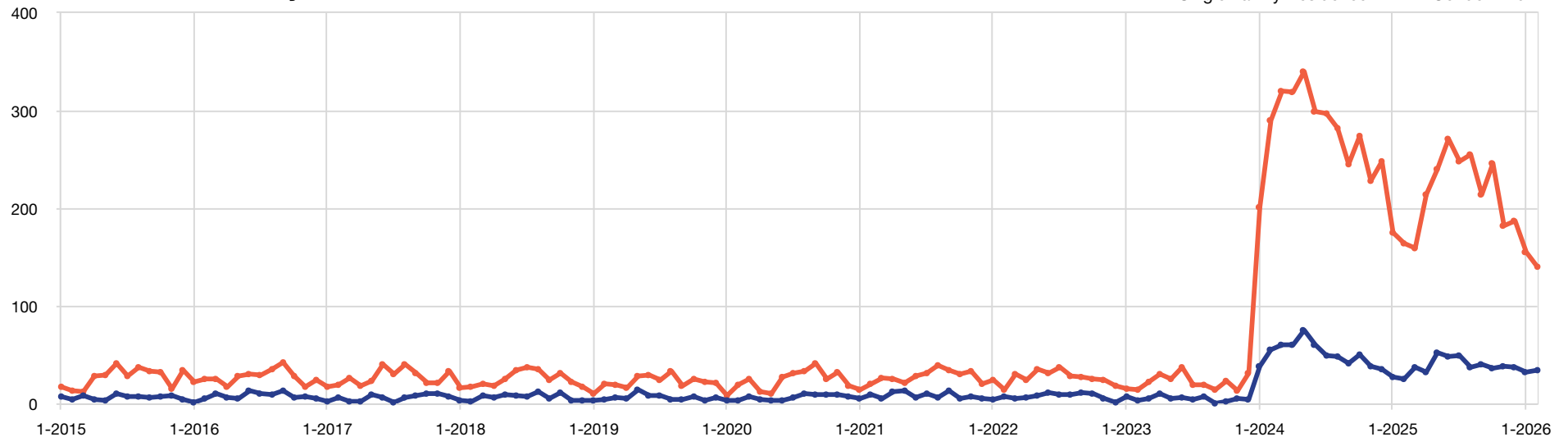


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	159	- 50.3%	37	- 38.3%
Apr-2025	214	- 32.9%	32	- 46.7%
May-2025	240	- 29.4%	52	- 30.7%
Jun-2025	271	- 9.4%	48	- 20.0%
Jul-2025	248	- 16.5%	49	0.0%
Aug-2025	255	- 9.6%	37	- 22.9%
Sep-2025	214	- 12.7%	40	- 2.4%
Oct-2025	246	- 10.2%	36	- 28.0%
Nov-2025	182	- 20.2%	38	0.0%
Dec-2025	187	- 24.6%	37	+ 5.7%
Jan-2026	155	- 11.4%	32	+ 18.5%
Feb-2026	140	- 14.6%	34	+ 36.0%
12-Month Avg	209	- 21.4%	39	- 17.0%

Historical Closed Sales by Month

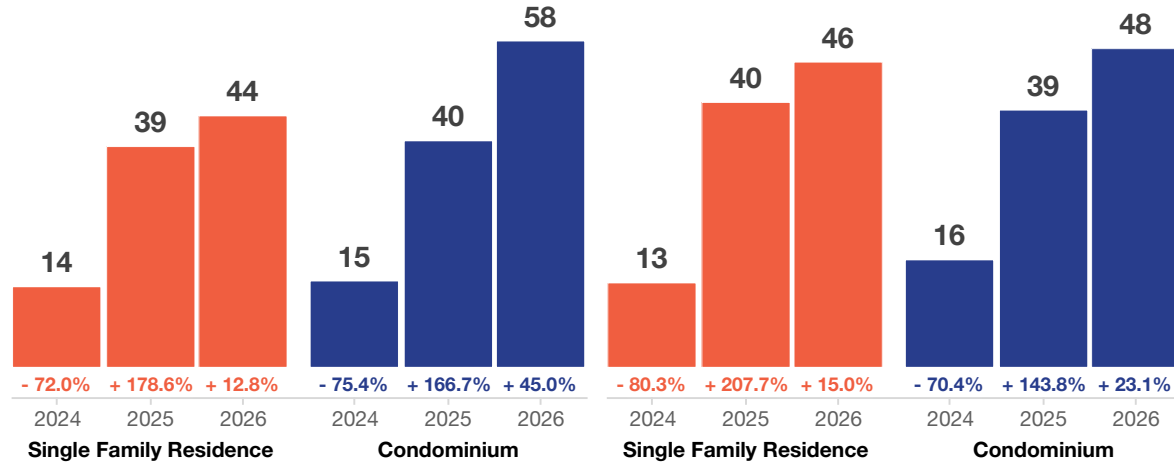


Days on Market Until Sale

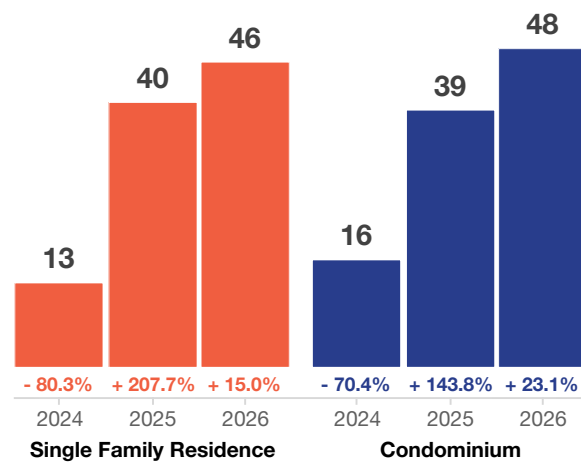
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



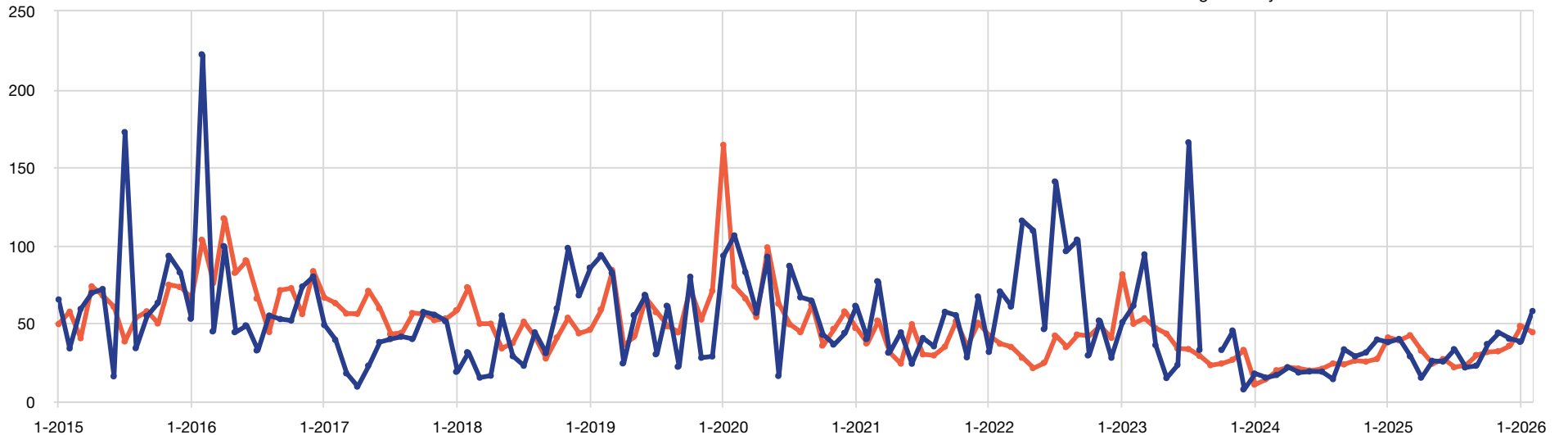
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	42	+ 110.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	27	+ 35.0%	26	+ 36.8%
Jul-2025	22	+ 4.8%	33	+ 73.7%
Aug-2025	23	- 4.2%	22	+ 57.1%
Sep-2025	30	+ 25.0%	23	- 30.3%
Oct-2025	32	+ 23.1%	37	+ 27.6%
Nov-2025	32	+ 23.1%	44	+ 41.9%
Dec-2025	36	+ 33.3%	40	0.0%
Jan-2026	48	+ 17.1%	38	0.0%
Feb-2026	44	+ 12.8%	58	+ 45.0%
12-Month Avg*	31	+ 27.0%	32	+ 31.3%

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

Historical Days on Market Until Sale by Month

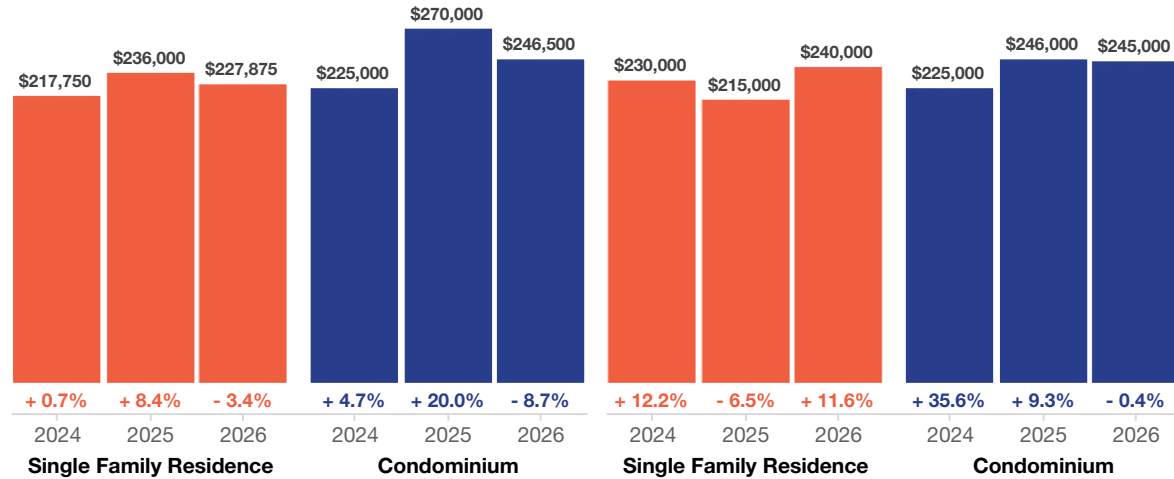


Median Sales Price

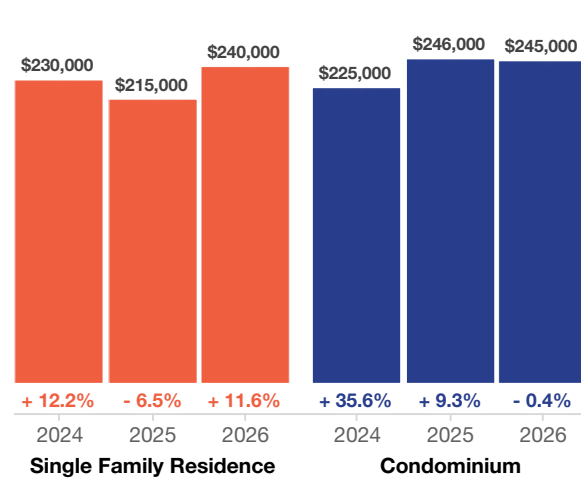
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



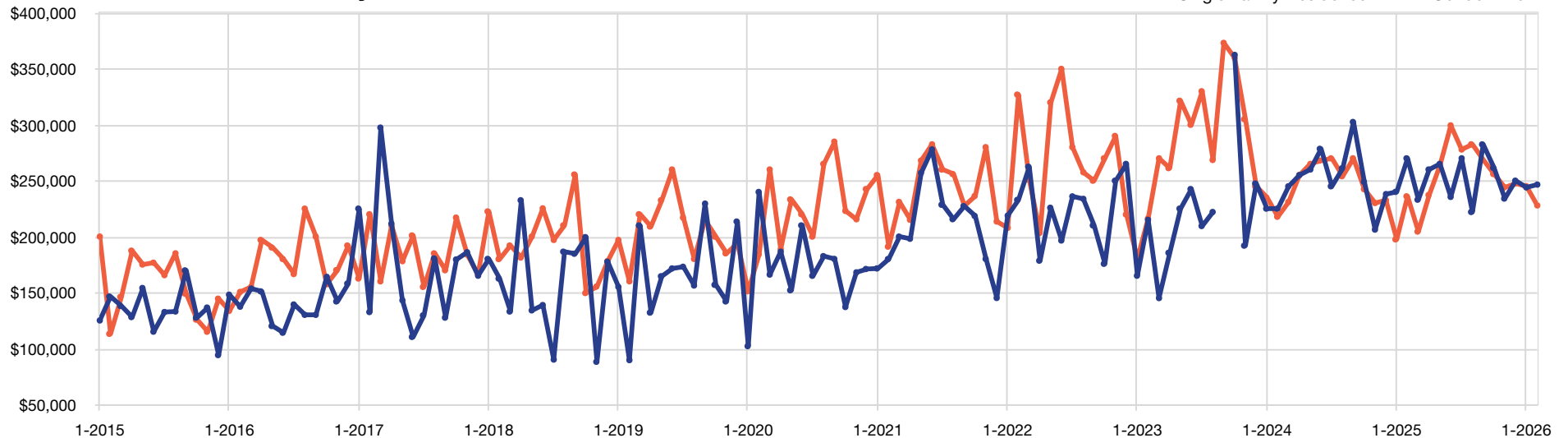
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	\$204,500	- 11.5%	\$233,000	- 4.9%
Apr-2025	\$237,200	- 7.0%	\$260,000	+ 2.0%
May-2025	\$263,750	- 0.5%	\$265,000	+ 1.9%
Jun-2025	\$299,450	+ 11.7%	\$235,500	- 15.4%
Jul-2025	\$277,875	+ 2.9%	\$270,000	+ 10.2%
Aug-2025	\$282,500	+ 11.2%	\$222,000	- 14.9%
Sep-2025	\$268,750	- 0.5%	\$282,450	- 6.6%
Oct-2025	\$256,000	+ 5.6%	\$261,500	+ 5.0%
Nov-2025	\$244,000	+ 6.1%	\$234,000	+ 13.5%
Dec-2025	\$247,500	+ 6.5%	\$250,000	+ 5.0%
Jan-2026	\$245,000	+ 24.1%	\$244,000	+ 1.7%
Feb-2026	\$227,875	- 3.4%	\$246,500	- 8.7%
12-Month Avg*	\$256,000	+ 2.4%	\$248,500	- 1.0%

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

Historical Median Sales Price by Month



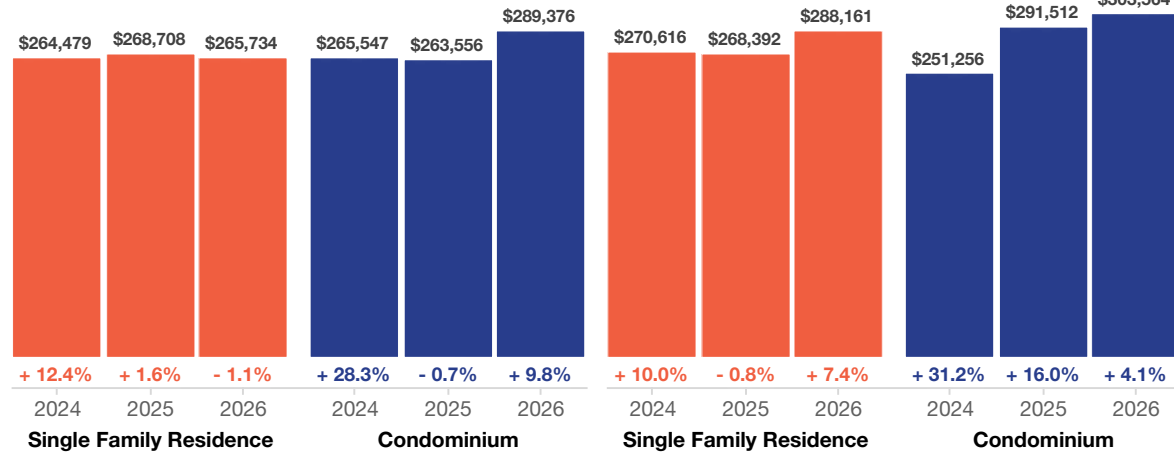
Average Sales Price

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



February

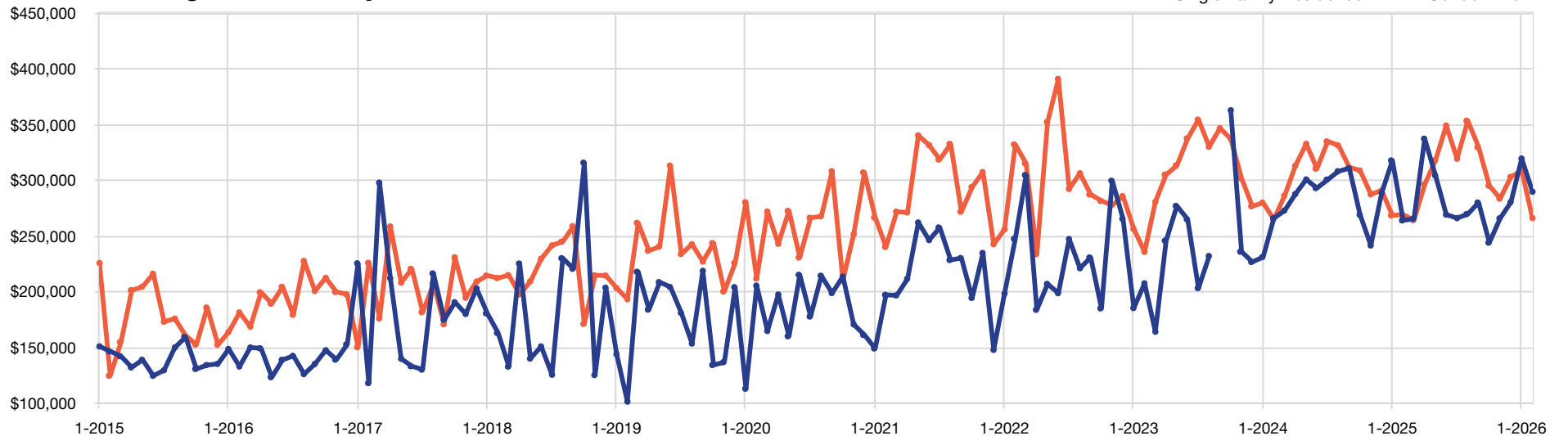
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	\$263,815	- 7.7%	\$265,076	- 2.7%
Apr-2025	\$295,880	- 5.4%	\$336,994	+ 17.3%
May-2025	\$317,606	- 4.4%	\$303,988	+ 1.2%
Jun-2025	\$348,832	+ 12.5%	\$268,809	- 8.1%
Jul-2025	\$318,996	- 4.7%	\$265,598	- 11.5%
Aug-2025	\$353,120	+ 6.7%	\$269,243	- 12.5%
Sep-2025	\$329,401	+ 5.8%	\$279,585	- 9.9%
Oct-2025	\$294,768	- 4.4%	\$243,578	- 9.3%
Nov-2025	\$283,175	- 1.3%	\$265,457	+ 10.1%
Dec-2025	\$302,639	+ 4.2%	\$279,922	- 2.8%
Jan-2026	\$308,417	+ 15.0%	\$319,124	+ 0.5%
Feb-2026	\$265,734	- 1.1%	\$289,376	+ 9.8%
12-Month Avg*	\$311,172	+ 1.4%	\$281,118	- 2.5%

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

Historical Average Sales Price by Month



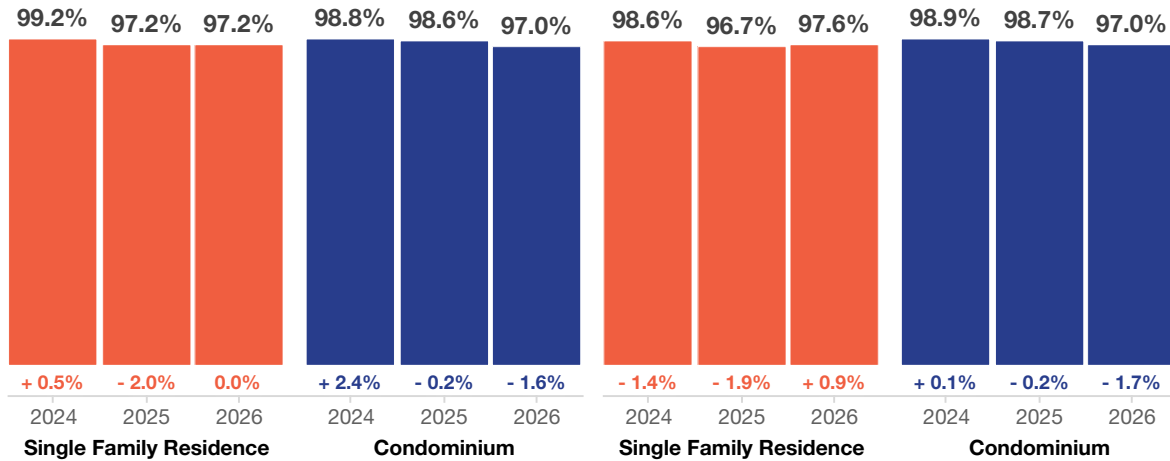
Percent of List Price Received

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.



February

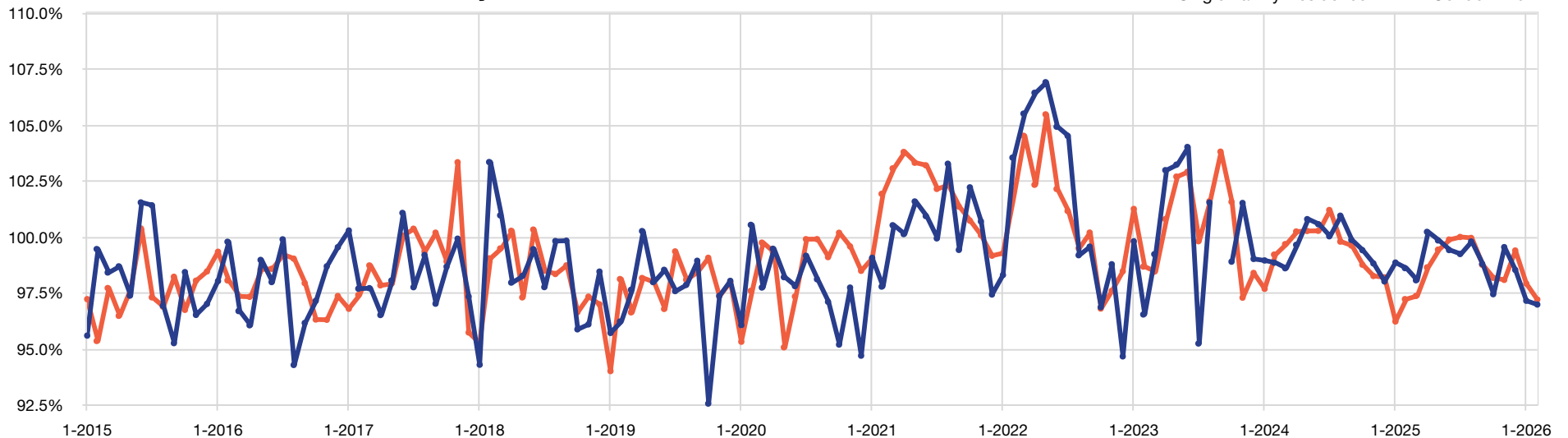
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	97.3%	-2.4%	98.0%	-0.6%
Apr-2025	98.6%	-1.6%	100.2%	+0.6%
May-2025	99.4%	-0.9%	99.8%	-1.0%
Jun-2025	99.9%	-0.4%	99.4%	-1.2%
Jul-2025	100.0%	-1.2%	99.2%	-0.8%
Aug-2025	99.9%	+0.1%	99.8%	-1.1%
Sep-2025	98.7%	-0.9%	98.8%	-1.1%
Oct-2025	98.2%	-0.5%	97.4%	-2.0%
Nov-2025	98.1%	-0.1%	99.5%	+0.7%
Dec-2025	99.4%	+1.2%	98.5%	+0.5%
Jan-2026	97.9%	+1.8%	97.1%	-1.7%
Feb-2026	97.2%	0.0%	97.0%	-1.6%
12-Month Avg*	98.9%	-0.5%	98.8%	-0.9%

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

Historical Percent of List Price Received by Month



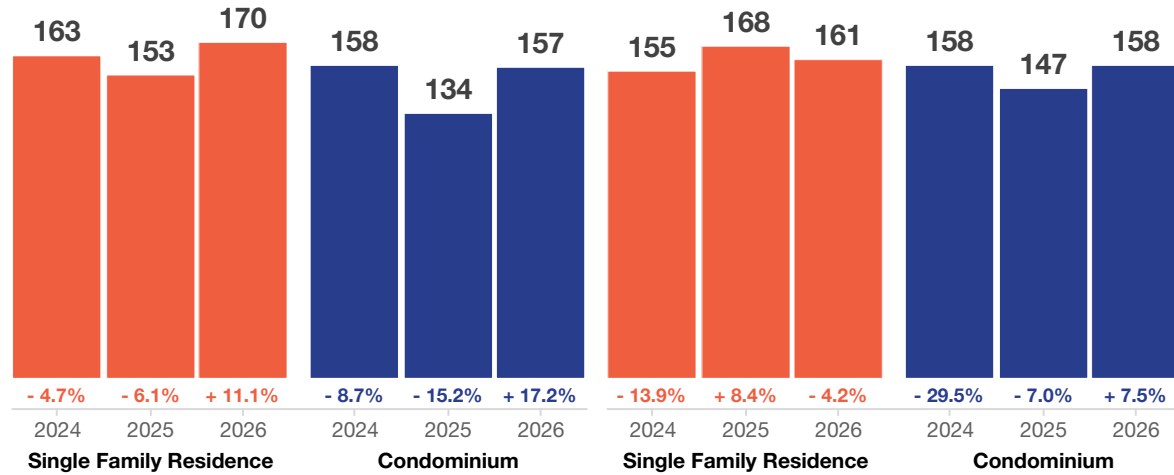
Housing Affordability Index

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.



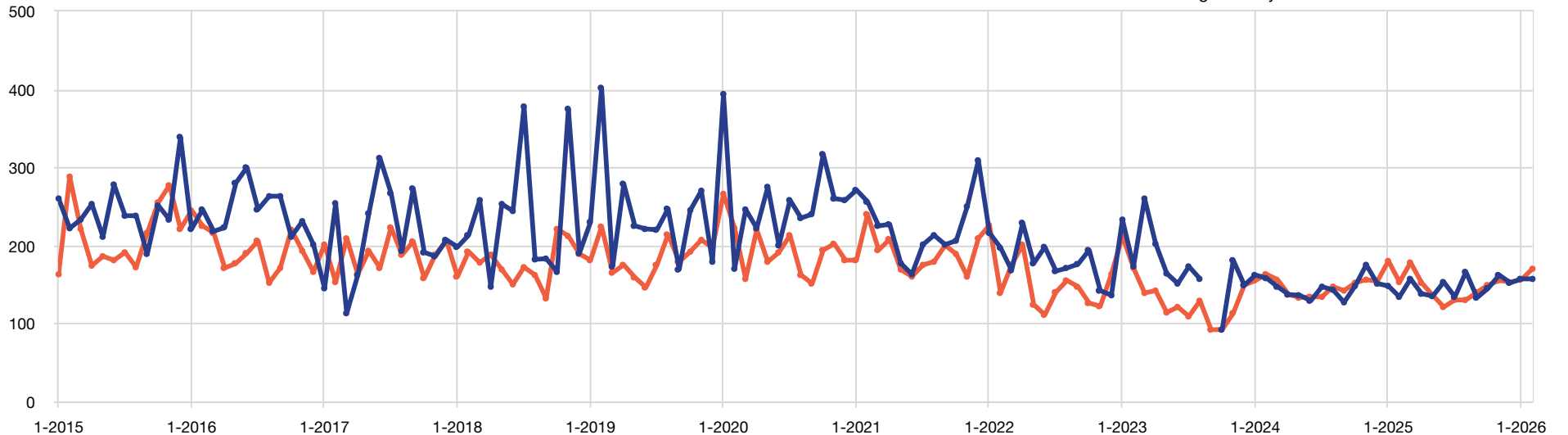
February

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	178	+ 14.1%	157	+ 6.8%
Apr-2025	152	+ 10.9%	138	+ 0.7%
May-2025	136	+ 2.3%	135	- 0.7%
Jun-2025	121	- 9.7%	153	+ 18.6%
Jul-2025	130	- 3.0%	134	- 8.8%
Aug-2025	130	- 11.6%	166	+ 16.1%
Sep-2025	140	- 1.4%	133	+ 4.7%
Oct-2025	149	- 2.0%	145	- 2.0%
Nov-2025	155	- 0.6%	162	- 7.4%
Dec-2025	153	- 0.6%	152	+ 0.7%
Jan-2026	156	- 13.3%	157	+ 6.1%
Feb-2026	170	+ 11.1%	157	+ 17.2%
12-Month Avg	148	0.0%	149	+ 3.5%

Historical Housing Affordability Index by Month

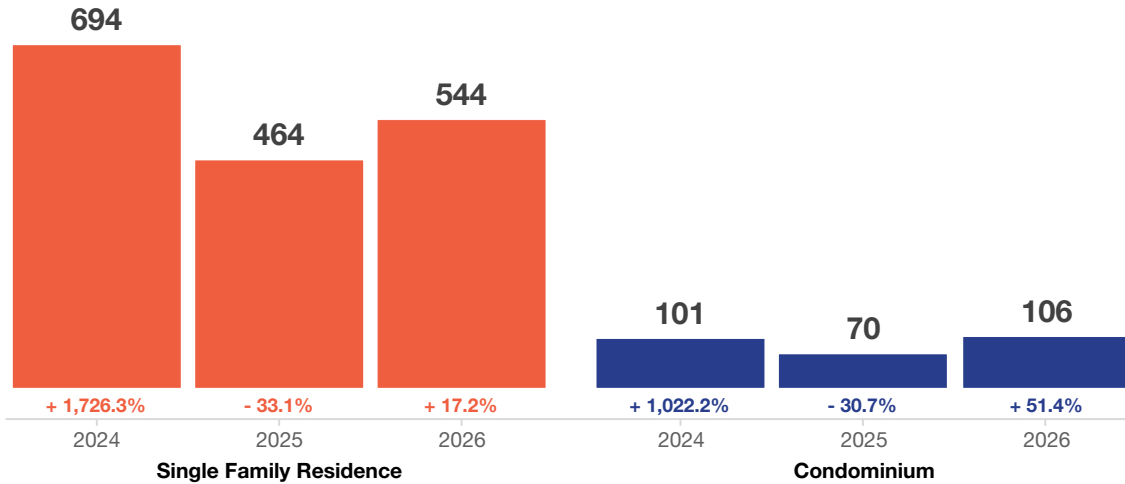


Inventory of Homes for Sale

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

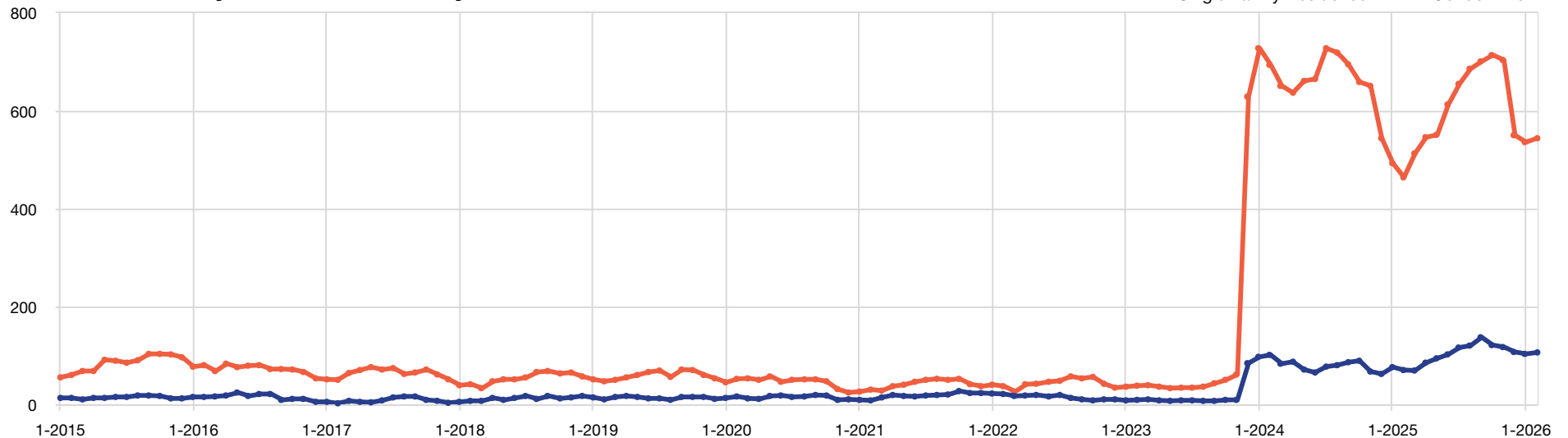


February



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	513	- 21.2%	69	- 16.9%
Apr-2025	546	- 14.3%	85	- 2.3%
May-2025	551	- 16.6%	94	+ 32.4%
Jun-2025	613	- 7.8%	102	+ 56.9%
Jul-2025	655	- 10.0%	116	+ 50.6%
Aug-2025	686	- 4.6%	120	+ 50.0%
Sep-2025	701	+ 0.9%	137	+ 59.3%
Oct-2025	714	+ 8.3%	121	+ 36.0%
Nov-2025	704	+ 8.1%	117	+ 74.6%
Dec-2025	550	+ 1.1%	107	+ 72.6%
Jan-2026	536	+ 8.7%	103	+ 35.5%
Feb-2026	544	+ 17.2%	106	+ 51.4%
12-Month Avg	609	- 3.5%	106	+ 39.5%

Historical Inventory of Homes for Sale by Month

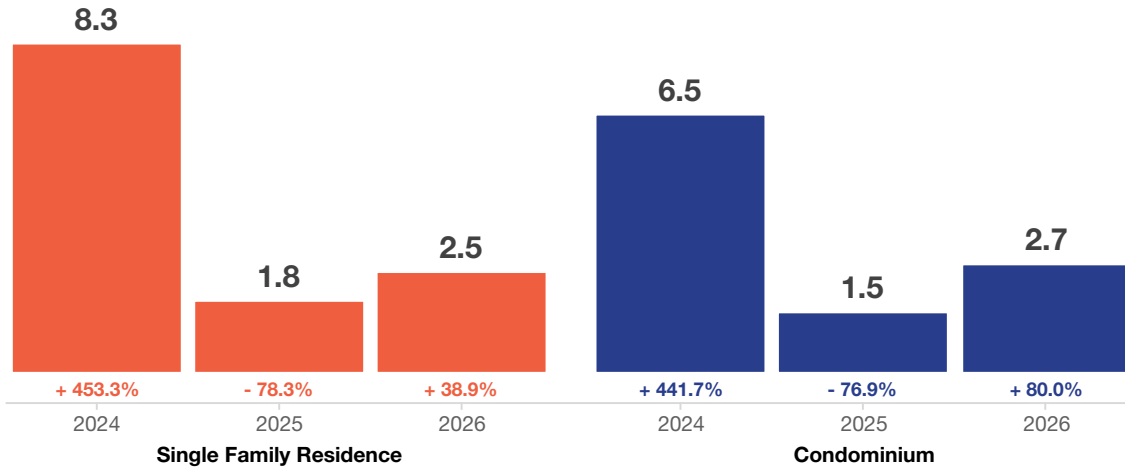


Months Supply of Inventory

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.



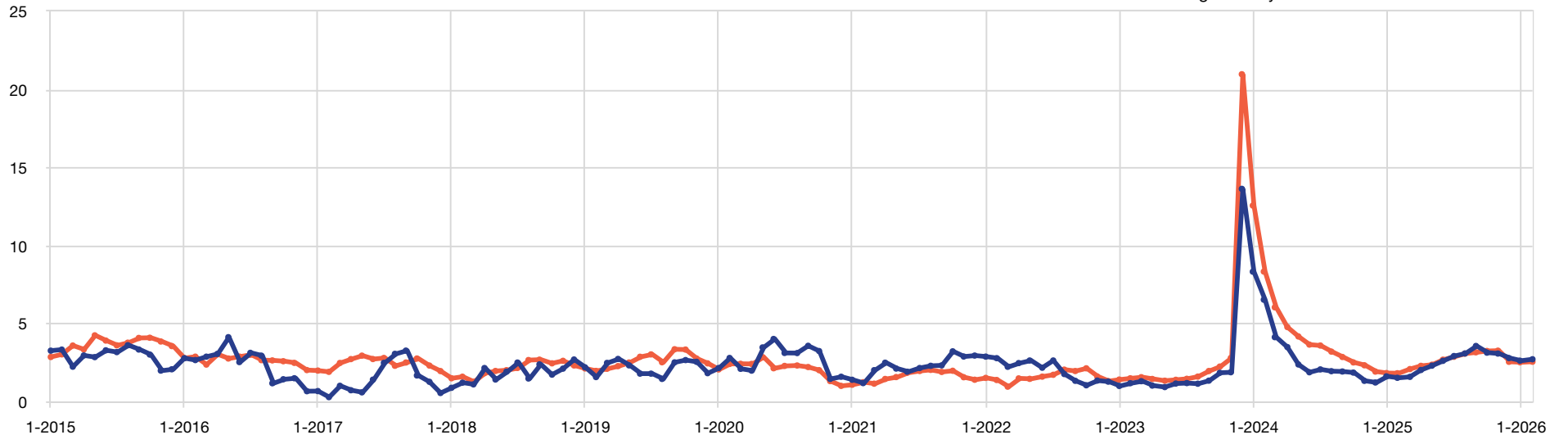
February



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2025	2.1	- 65.0%	1.6	- 61.0%
Apr-2025	2.3	- 52.1%	2.0	- 42.9%
May-2025	2.3	- 45.2%	2.3	- 4.2%
Jun-2025	2.7	- 25.0%	2.6	+ 36.8%
Jul-2025	2.9	- 19.4%	2.9	+ 45.0%
Aug-2025	3.1	- 3.1%	3.1	+ 63.2%
Sep-2025	3.1	+ 10.7%	3.6	+ 89.5%
Oct-2025	3.2	+ 28.0%	3.1	+ 72.2%
Nov-2025	3.3	+ 43.5%	3.1	+ 138.5%
Dec-2025	2.5	+ 31.6%	2.8	+ 133.3%
Jan-2026	2.5	+ 38.9%	2.6	+ 62.5%
Feb-2026	2.5	+ 38.9%	2.7	+ 80.0%
12-Month Avg*	2.7	- 15.7%	2.7	+ 28.0%

* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		246	284	+ 15.4%	534	563	+ 5.4%
Pending Sales		186	186	0.0%	403	378	- 6.2%
Closed Sales		189	174	- 7.9%	391	361	- 7.7%
Days on Market Until Sale		39	47	+ 20.5%	40	47	+ 17.5%
Median Sales Price		\$240,000	\$238,700	- 0.5%	\$222,500	\$241,500	+ 8.5%
Average Sales Price		\$268,023	\$270,354	+ 0.9%	\$271,490	\$290,942	+ 7.2%
Percent of List Price Received		97.4%	97.1%	- 0.3%	97.0%	97.5%	+ 0.5%
Housing Affordability Index		151	162	+ 7.3%	162	160	- 1.2%
Inventory of Homes for Sale		534	650	+ 21.7%	—	—	—
Months Supply of Inventory		1.8	2.6	+ 44.4%	—	—	—