

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings decreased 7.0 percent for Single Family Residence homes but increased 6.7 percent for Condominium homes. Pending Sales decreased 17.3 percent for Single Family Residence homes but increased 46.2 percent for Condominium homes. Inventory increased 6.7 percent for Single Family Residence homes and 31.6 percent for Condominium homes.

Median Sales Price increased 22.8 percent to \$242,500 for Single Family Residence homes and 20.8 percent to \$290,000 for Condominium homes. Days on Market increased 17.1 percent for Single Family Residence homes and 5.3 percent for Condominium homes. Months Supply of Inventory increased 38.9 percent for Single Family Residence homes and 56.3 percent for Condominium homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 17.3%

Change in
Closed Sales
All Properties

+ 19.6%

Change in
Median Sales Price
All Properties

+ 10.0%

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.

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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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		243	226	- 7.0%	243	226	- 7.0%
Pending Sales		191	158	- 17.3%	191	158	- 17.3%
Closed Sales		175	138	- 21.1%	175	138	- 21.1%
Days on Market Until Sale		41	48	+ 17.1%	41	48	+ 17.1%
Median Sales Price		\$197,500	\$242,500	+ 22.8%	\$197,500	\$242,500	+ 22.8%
Average Sales Price		\$268,093	\$308,606	+ 15.1%	\$268,093	\$308,606	+ 15.1%
Percent of List Price Received		96.2%	97.7%	+ 1.6%	96.2%	97.7%	+ 1.6%
Housing Affordability Index		180	158	- 12.2%	180	158	- 12.2%
Inventory of Homes for Sale		493	526	+ 6.7%	—	—	—
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.



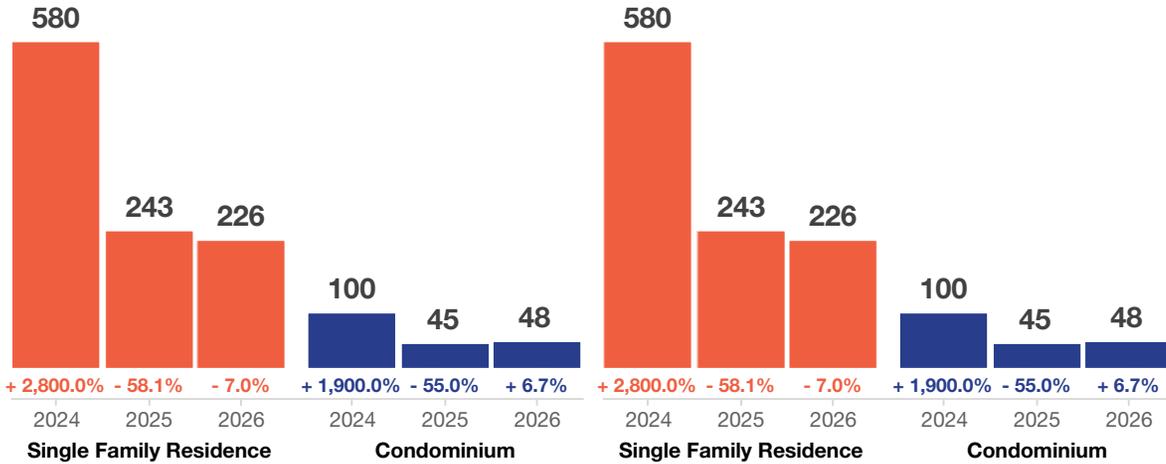
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		45	48	+ 6.7%	45	48	+ 6.7%
Pending Sales		26	38	+ 46.2%	26	38	+ 46.2%
Closed Sales		27	29	+ 7.4%	27	29	+ 7.4%
Days on Market Until Sale		38	40	+ 5.3%	38	40	+ 5.3%
Median Sales Price		\$240,000	\$290,000	+ 20.8%	\$240,000	\$290,000	+ 20.8%
Average Sales Price		\$317,398	\$334,745	+ 5.5%	\$317,398	\$334,745	+ 5.5%
Percent of List Price Received		98.8%	97.3%	- 1.5%	98.8%	97.3%	- 1.5%
Housing Affordability Index		148	132	- 10.8%	148	132	- 10.8%
Inventory of Homes for Sale		76	100	+ 31.6%	—	—	—
Months Supply of Inventory		1.6	2.5	+ 56.3%	—	—	—

New Listings

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

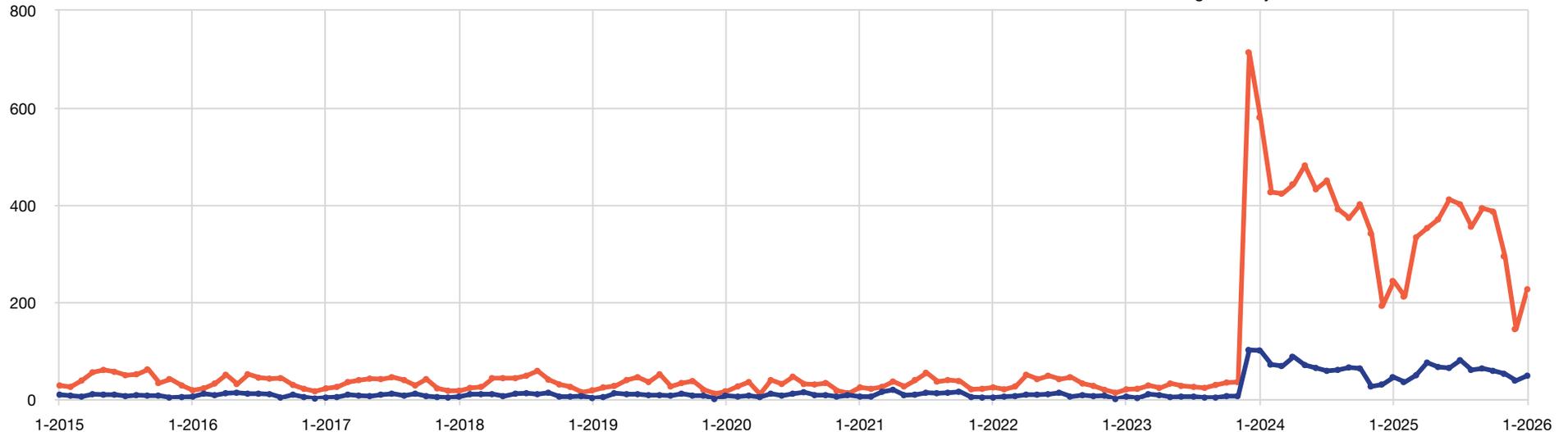


January



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	211	- 50.5%	35	- 50.7%
Mar-2025	333	- 21.3%	49	- 27.9%
Apr-2025	352	- 20.4%	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	386	- 3.7%	58	- 7.9%
Nov-2025	294	- 13.8%	52	+ 100.0%
Dec-2025	144	- 25.0%	38	+ 26.7%
Jan-2026	226	- 7.0%	48	+ 6.7%
12-Month Avg	323	- 15.7%	57	- 3.4%

Historical New Listings by Month

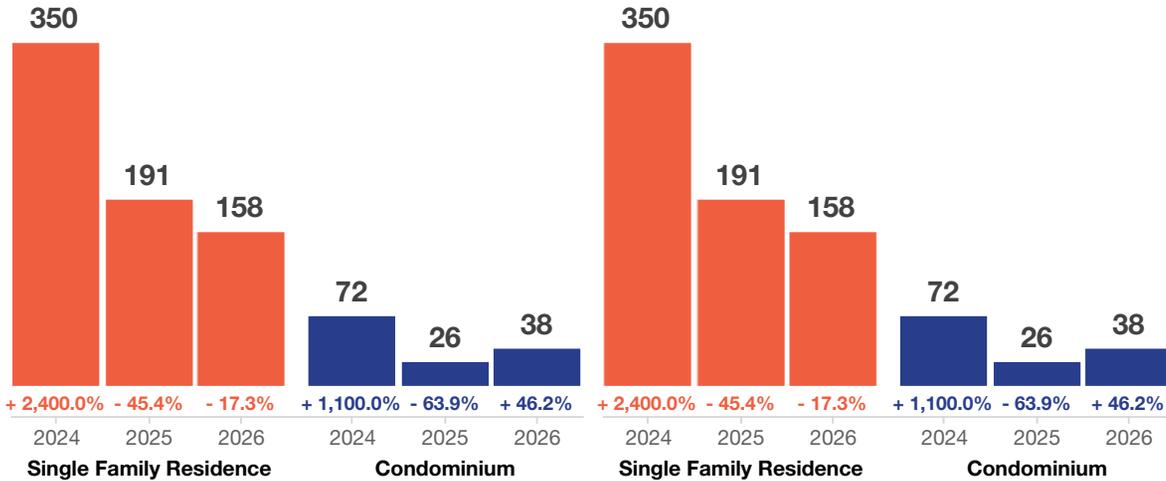


Pending Sales

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

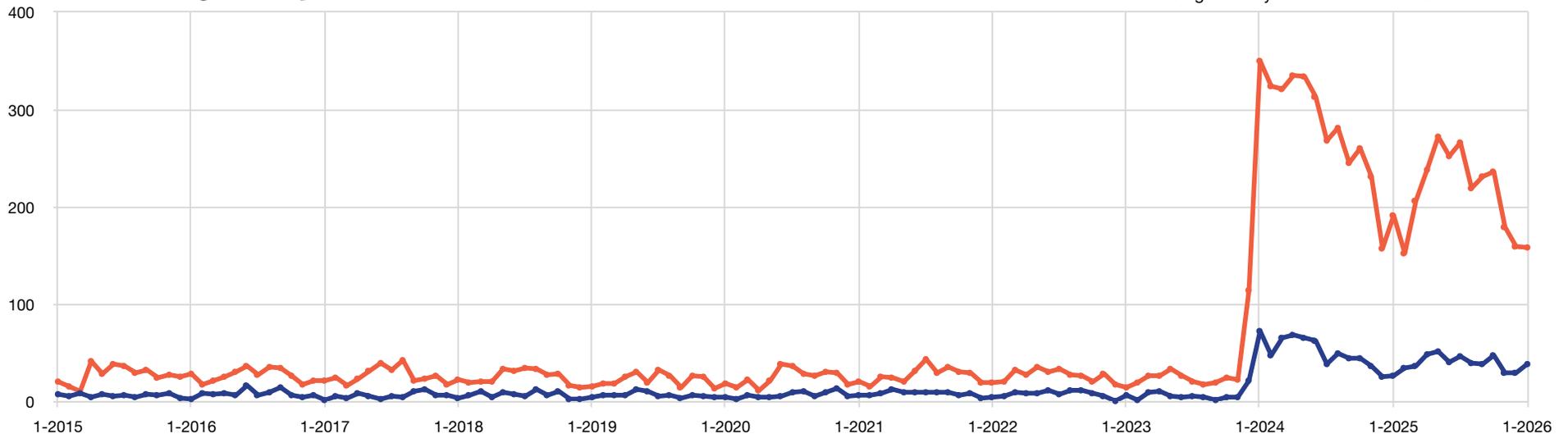


January



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	152	- 53.1%	34	- 27.7%
Mar-2025	206	- 35.8%	36	- 44.6%
Apr-2025	238	- 29.0%	48	- 29.4%
May-2025	272	- 18.6%	51	- 21.5%
Jun-2025	252	- 19.5%	40	- 35.5%
Jul-2025	266	- 0.7%	46	+ 21.1%
Aug-2025	219	- 22.1%	39	- 20.4%
Sep-2025	231	- 5.7%	38	- 13.6%
Oct-2025	236	- 9.2%	47	+ 6.8%
Nov-2025	179	- 22.5%	29	- 19.4%
Dec-2025	159	+ 1.3%	29	+ 16.0%
Jan-2026	158	- 17.3%	38	+ 46.2%
12-Month Avg	214	- 21.3%	40	- 14.9%

Historical Pending Sales by Month

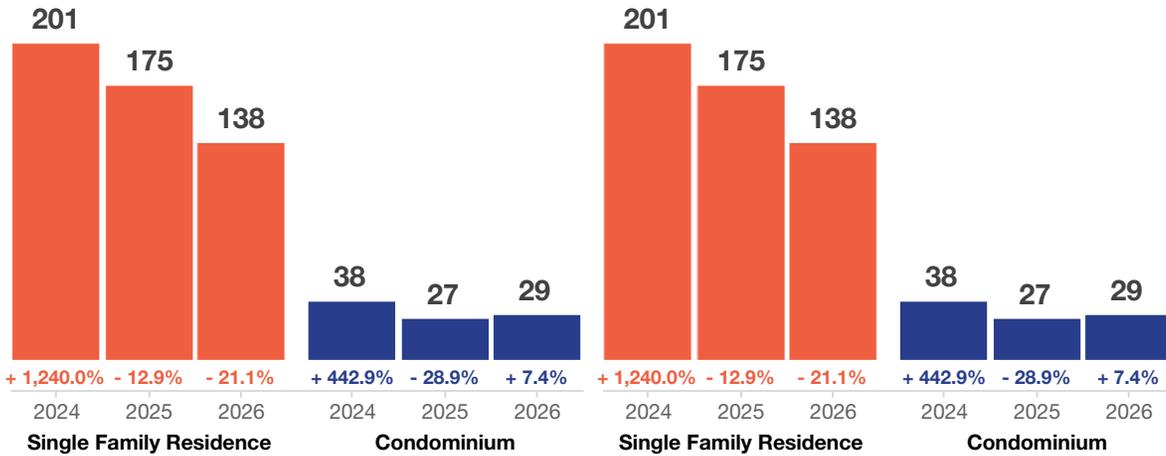


Closed Sales

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



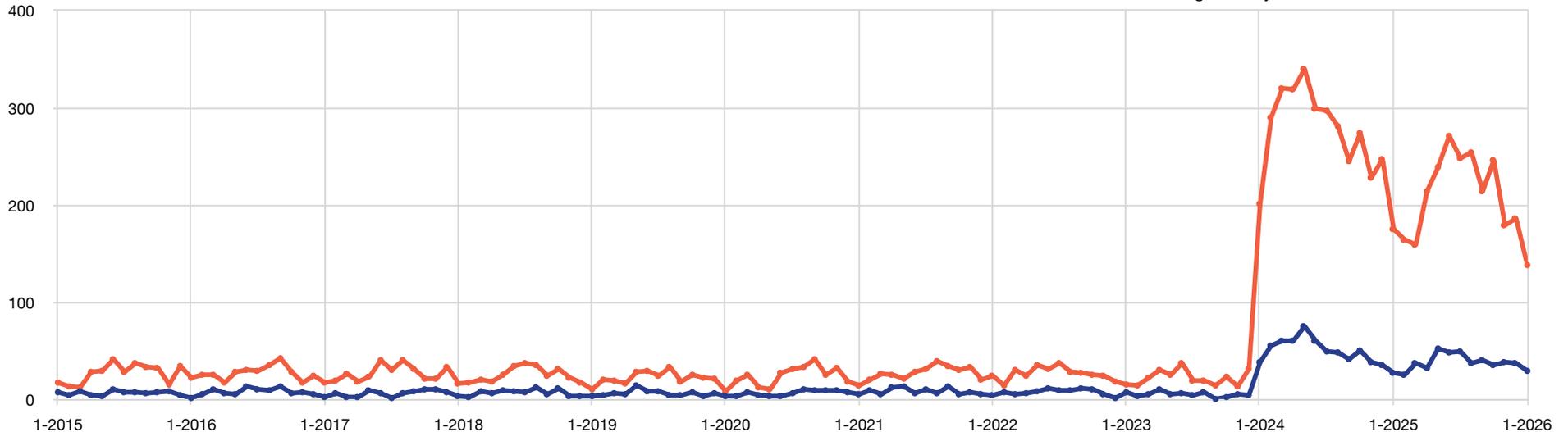
January



Year to Date

Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	164	- 43.4%	25	- 54.5%
Mar-2025	159	- 50.3%	37	- 38.3%
Apr-2025	214	- 32.9%	32	- 46.7%
May-2025	239	- 29.7%	52	- 30.7%
Jun-2025	271	- 9.4%	48	- 20.0%
Jul-2025	248	- 16.5%	49	0.0%
Aug-2025	254	- 9.6%	37	- 22.9%
Sep-2025	214	- 12.7%	40	- 2.4%
Oct-2025	246	- 10.2%	35	- 30.0%
Nov-2025	179	- 21.5%	38	0.0%
Dec-2025	186	- 24.7%	37	+ 5.7%
Jan-2026	138	- 21.1%	29	+ 7.4%
12-Month Avg	209	- 24.3%	38	- 24.0%

Historical Closed Sales by Month



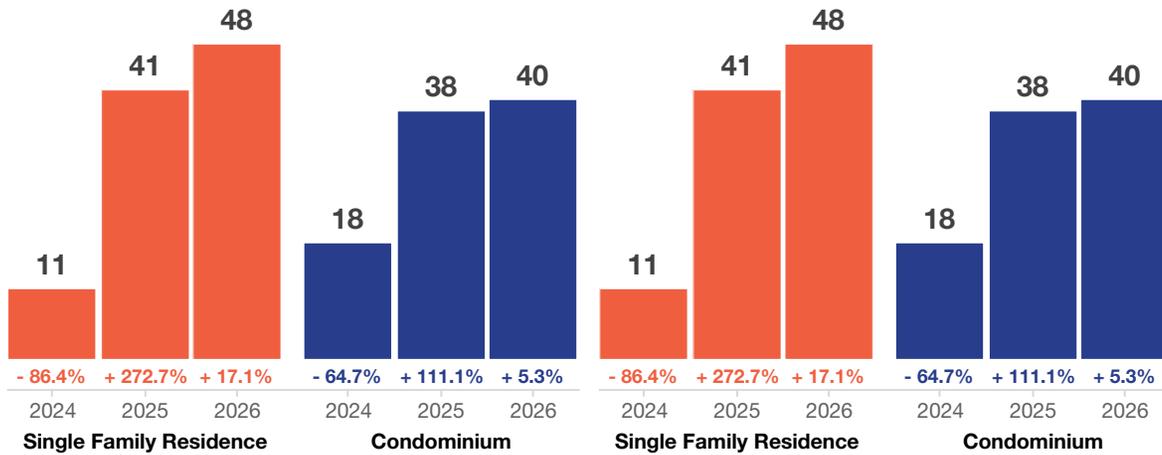
Days on Market Until Sale

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



January

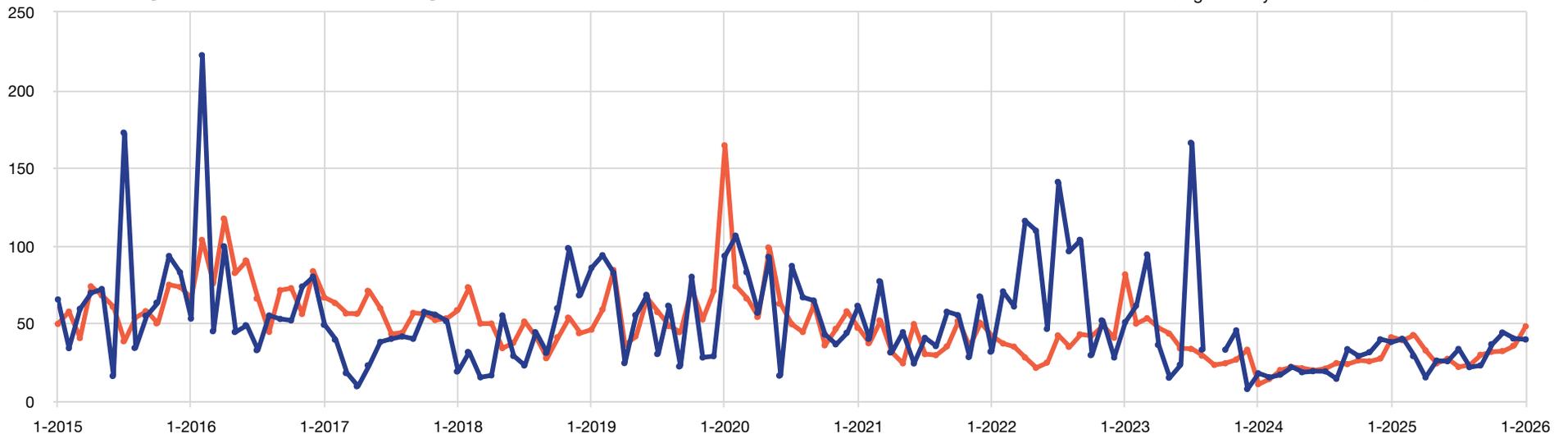
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	39	+ 178.6%	40	+ 166.7%
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%	36	+ 24.1%
Nov-2025	32	+ 23.1%	44	+ 41.9%
Dec-2025	36	+ 33.3%	40	0.0%
Jan-2026	48	+ 17.1%	40	+ 5.3%
12-Month Avg*	31	+ 34.4%	31	+ 33.5%

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

Historical Days on Market Until Sale by Month

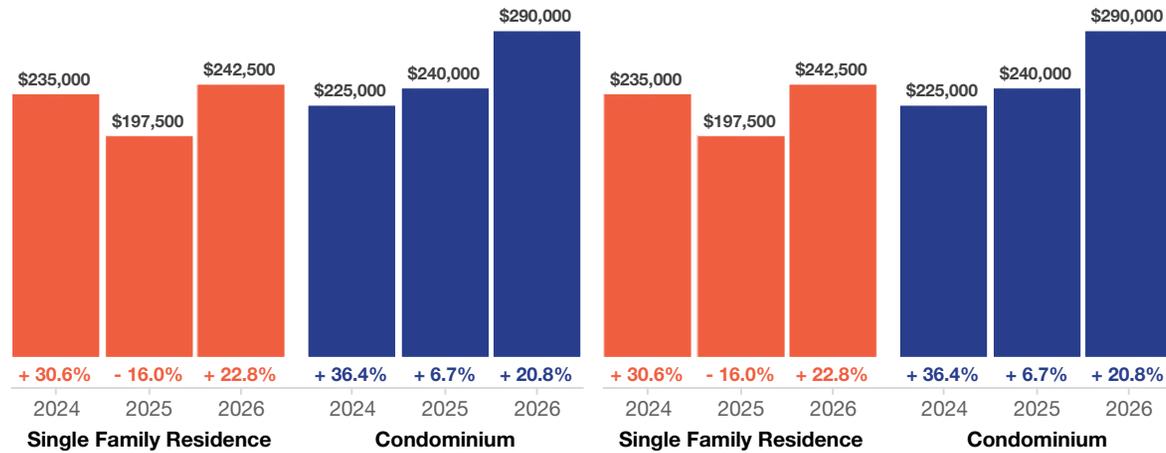


Median Sales Price

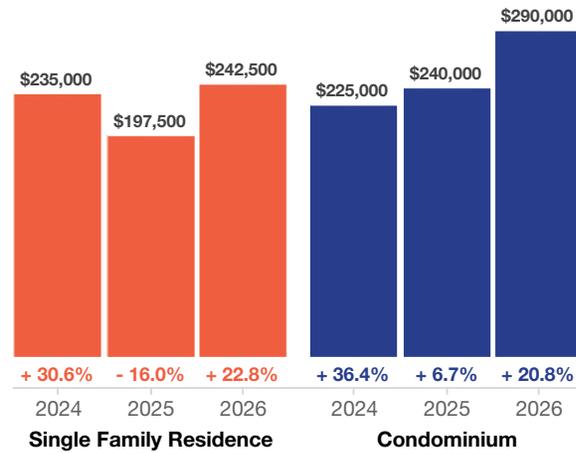
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



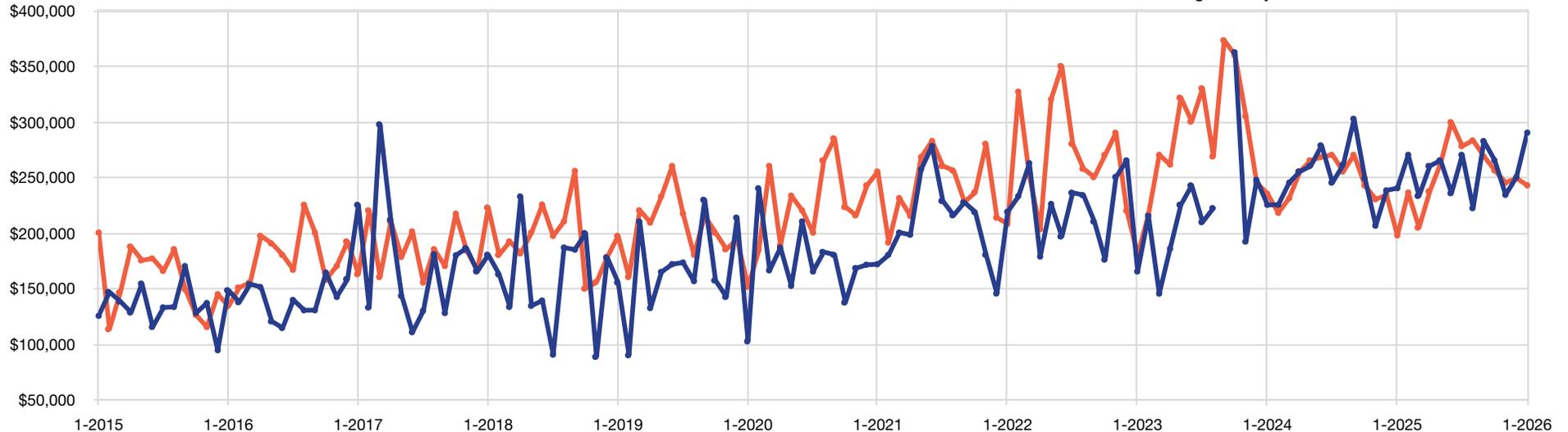
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	\$236,000	+ 8.4%	\$270,000	+ 20.0%
Mar-2025	\$204,500	- 11.5%	\$233,000	- 4.9%
Apr-2025	\$237,200	- 7.0%	\$260,000	+ 2.0%
May-2025	\$262,500	- 0.9%	\$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	\$283,000	+ 11.0%	\$222,000	- 14.9%
Sep-2025	\$268,750	- 0.5%	\$282,450	- 6.6%
Oct-2025	\$256,000	+ 5.6%	\$265,000	+ 6.4%
Nov-2025	\$245,000	+ 6.5%	\$234,000	+ 13.5%
Dec-2025	\$249,000	+ 6.5%	\$250,000	+ 5.0%
Jan-2026	\$242,500	+ 22.8%	\$290,000	+ 20.8%
12-Month Avg*	\$257,000	+ 2.8%	\$251,250	+ 0.5%

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

Historical Median Sales Price by Month

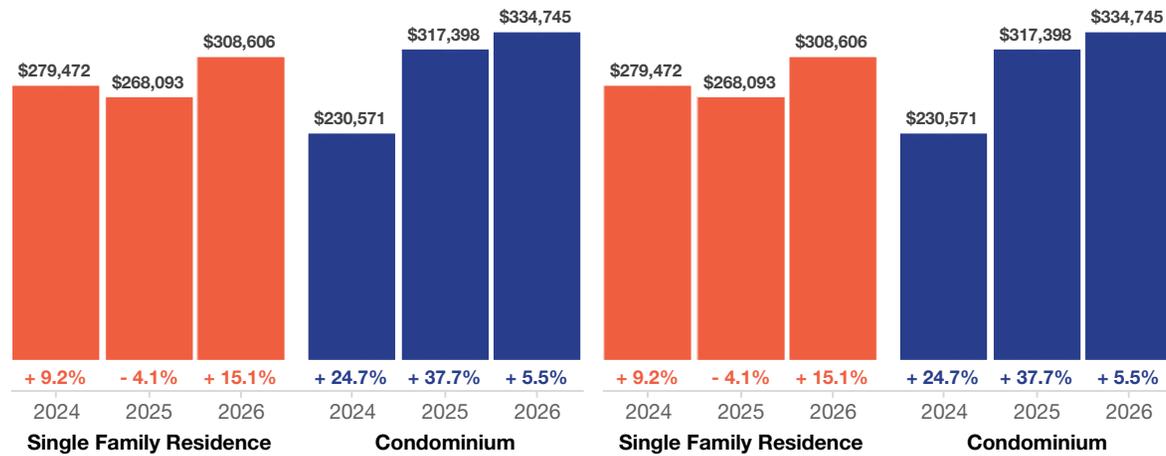


Average Sales Price

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



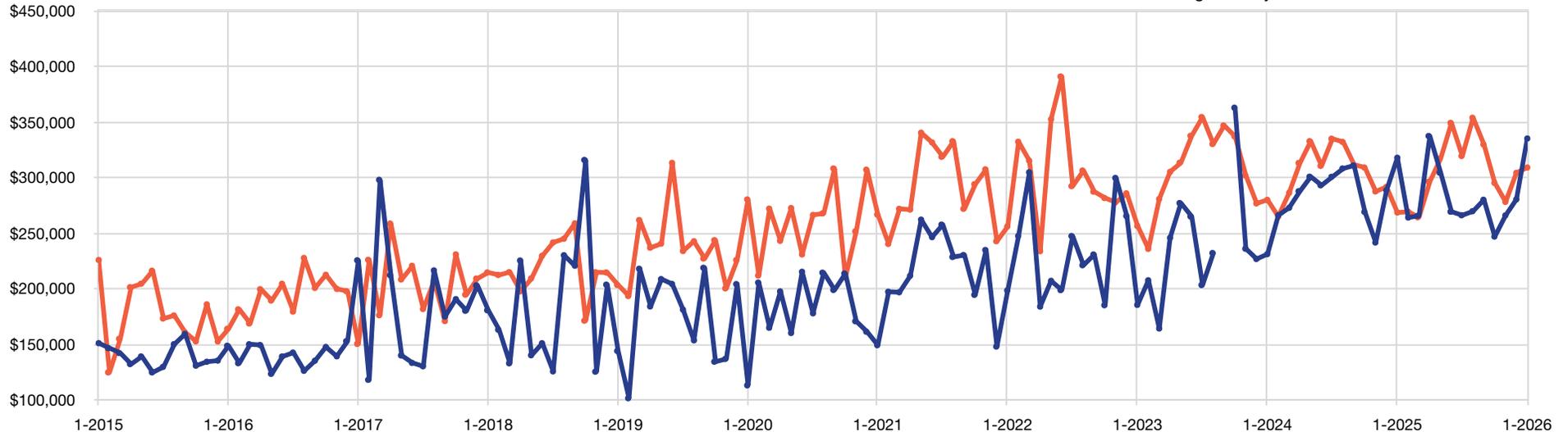
January



Year to Date

Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	\$268,708	+ 1.6%	\$263,556	- 0.7%
Mar-2025	\$263,815	- 7.7%	\$265,076	- 2.7%
Apr-2025	\$295,880	- 5.4%	\$336,994	+ 17.3%
May-2025	\$316,718	- 4.7%	\$303,988	+ 1.2%
Jun-2025	\$348,851	+ 12.5%	\$268,809	- 8.1%
Jul-2025	\$318,996	- 4.7%	\$265,598	- 11.5%
Aug-2025	\$353,469	+ 6.6%	\$269,243	- 12.5%
Sep-2025	\$329,401	+ 5.8%	\$279,585	- 9.9%
Oct-2025	\$294,768	- 4.5%	\$246,394	- 8.3%
Nov-2025	\$277,661	- 3.3%	\$265,457	+ 10.1%
Dec-2025	\$303,815	+ 4.4%	\$279,922	- 2.8%
Jan-2026	\$308,606	+ 15.1%	\$334,745	+ 5.5%
12-Month Avg*	\$310,643	+ 1.8%	\$280,549	- 2.3%

Historical Average Sales Price by Month



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

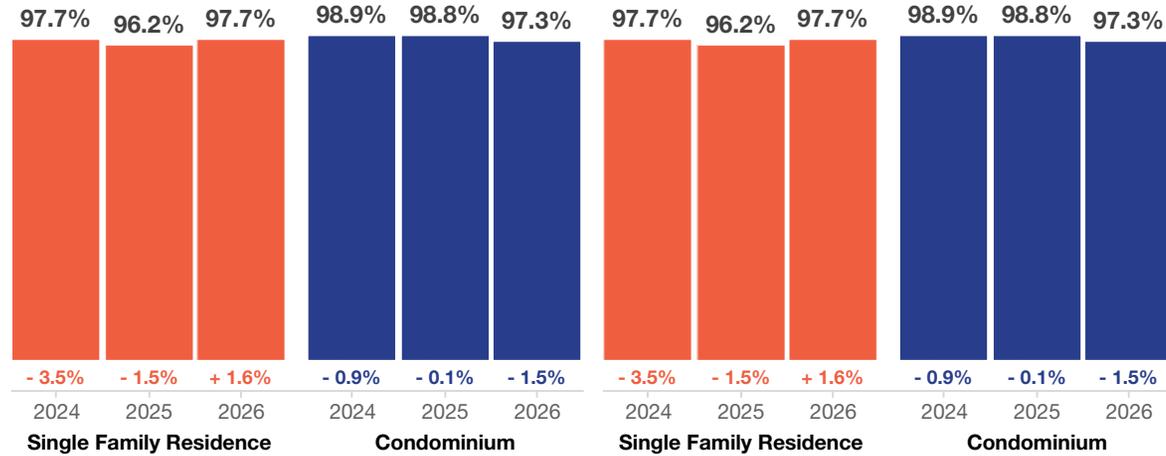
Percent of List Price Received

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.



January

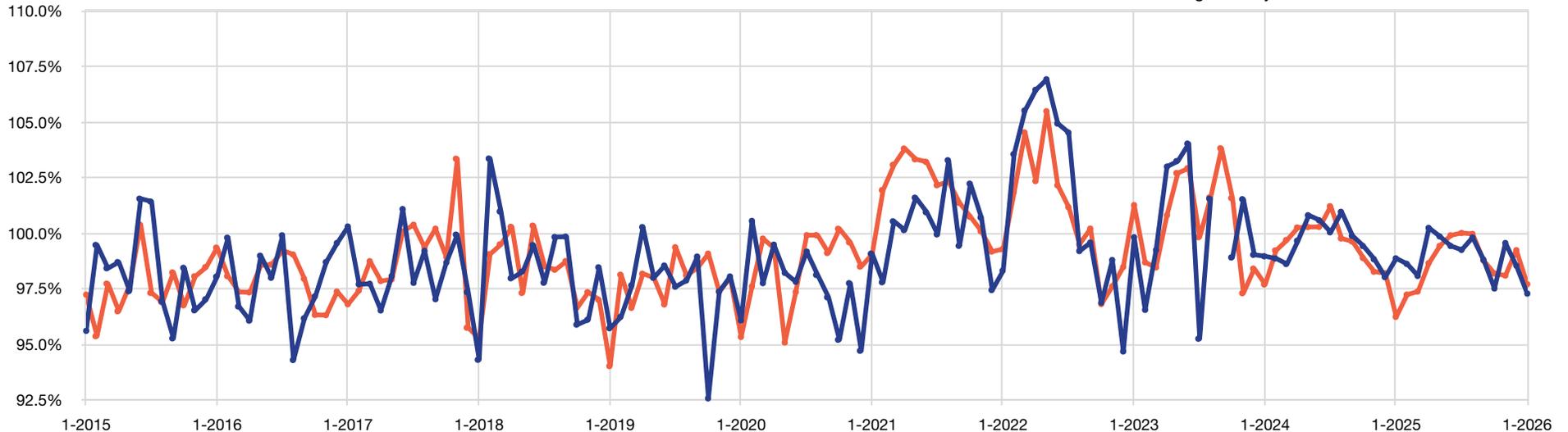
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	97.2%	- 2.0%	98.6%	- 0.2%
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%	+ 0.2%	99.8%	- 1.1%
Sep-2025	98.7%	- 0.9%	98.8%	- 1.1%
Oct-2025	98.2%	- 0.7%	97.5%	- 1.9%
Nov-2025	98.1%	- 0.1%	99.5%	+ 0.7%
Dec-2025	99.2%	+ 1.0%	98.5%	+ 0.5%
Jan-2026	97.7%	+ 1.6%	97.3%	- 1.5%
12-Month Avg*	98.8%	- 0.6%	99.0%	- 0.7%

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

Historical Percent of List Price Received by Month

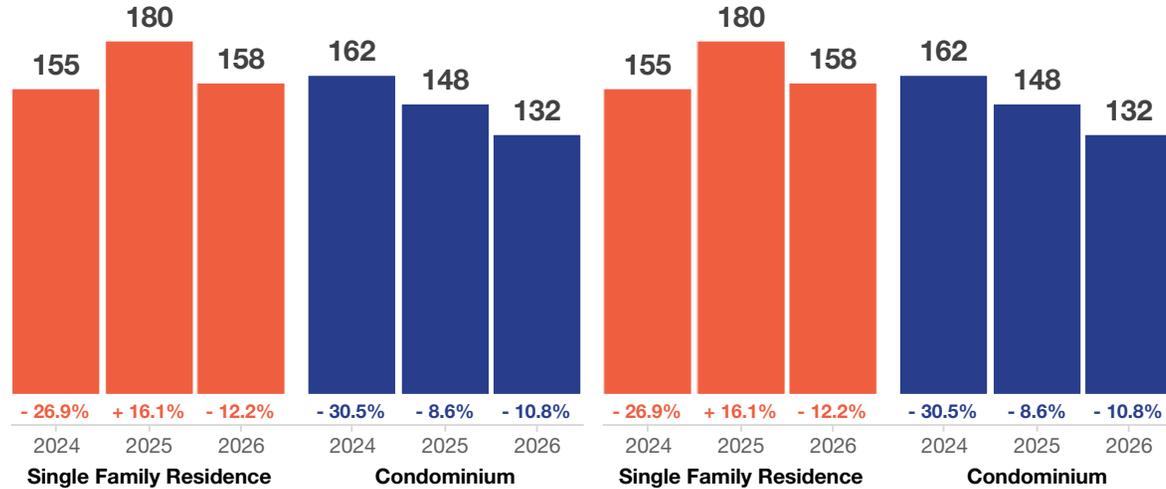


Housing Affordability Index

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.



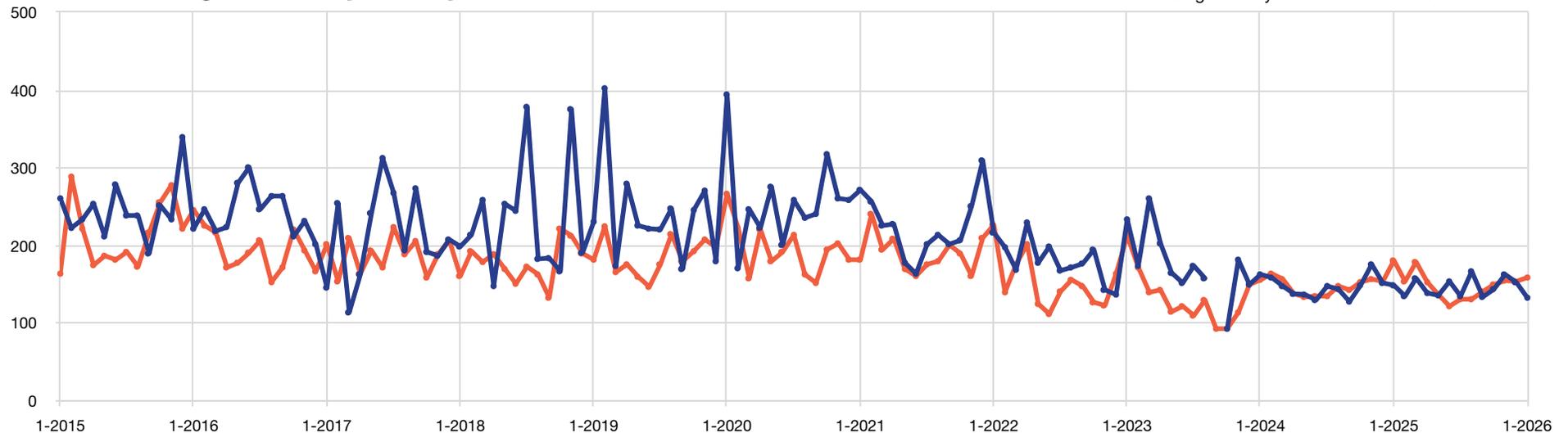
January



Year to Date

Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	153	- 6.1%	134	- 15.2%
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%	143	- 3.4%
Nov-2025	154	- 1.3%	162	- 7.4%
Dec-2025	153	0.0%	152	+ 0.7%
Jan-2026	158	- 12.2%	132	- 10.8%
12-Month Avg	146	- 2.0%	145	- 0.7%

Historical Housing Affordability Index by Month

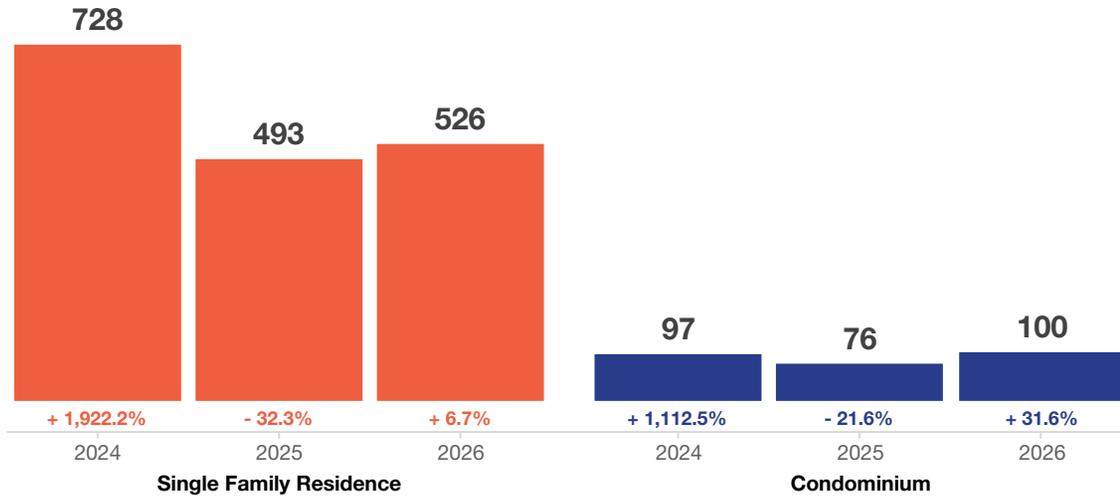


Inventory of Homes for Sale

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

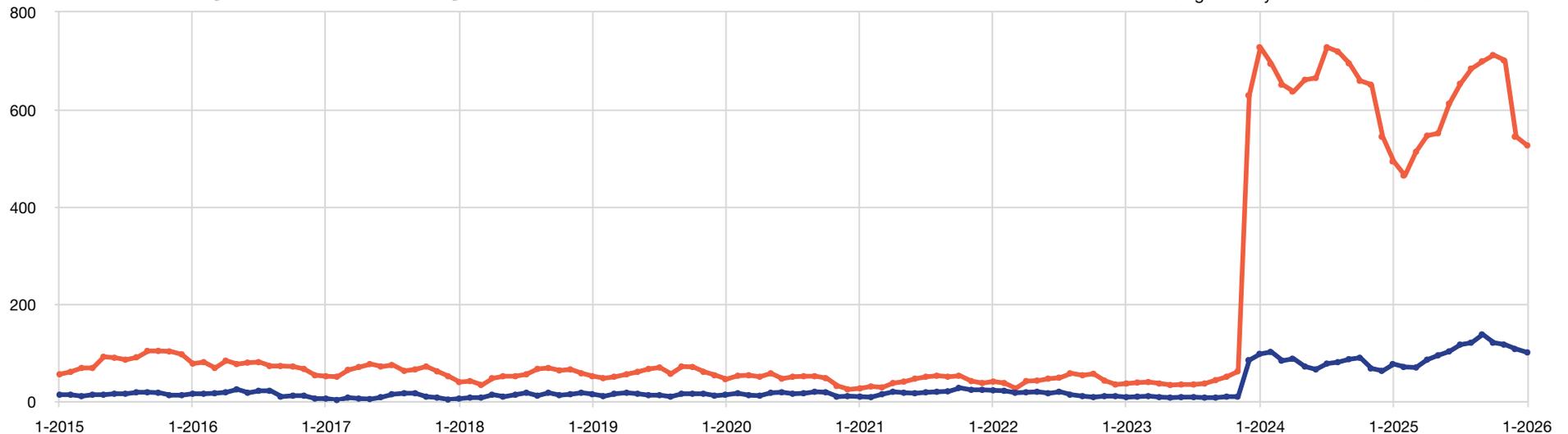


January



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	464	- 33.1%	70	- 30.7%
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	612	- 8.0%	102	+ 56.9%
Jul-2025	653	- 10.3%	116	+ 50.6%
Aug-2025	684	- 4.9%	120	+ 50.0%
Sep-2025	699	+ 0.6%	137	+ 59.3%
Oct-2025	712	+ 8.0%	120	+ 34.8%
Nov-2025	701	+ 7.7%	116	+ 73.1%
Dec-2025	544	0.0%	107	+ 72.6%
Jan-2026	526	+ 6.7%	100	+ 31.6%
12-Month Avg	600	- 7.7%	103	+ 30.4%

Historical Inventory of Homes for Sale by Month

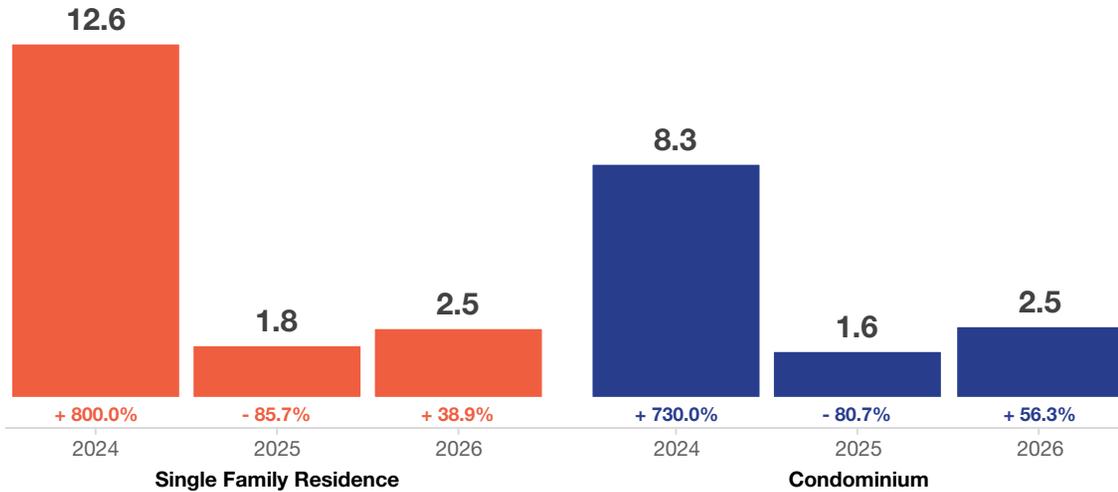


Months Supply of Inventory

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.



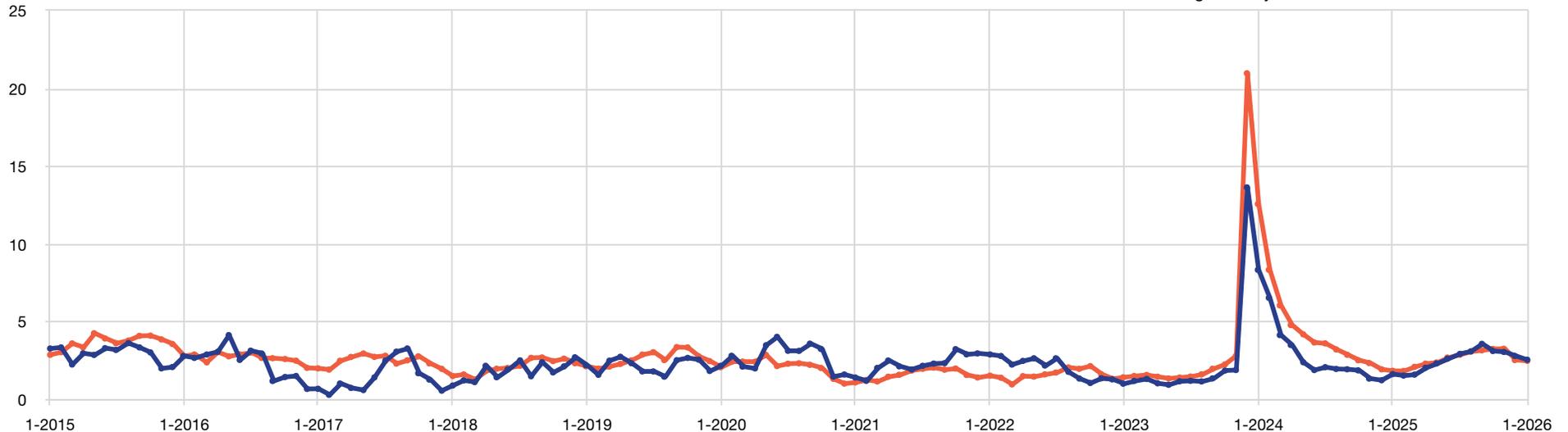
January



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	1.8	-78.3%	1.5	-76.9%
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	2.8	-22.2%	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	3.2	+39.1%	3.0	+130.8%
Dec-2025	2.5	+31.6%	2.8	+133.3%
Jan-2026	2.5	+38.9%	2.5	+56.3%
12-Month Avg*	2.6	-29.8%	2.6	+2.4%

* Months Supply for all properties from February 2025 through January 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		288	274	- 4.9%	288	274	- 4.9%
Pending Sales		217	196	- 9.7%	217	196	- 9.7%
Closed Sales		202	167	- 17.3%	202	167	- 17.3%
Days on Market Until Sale		41	47	+ 14.6%	41	47	+ 14.6%
Median Sales Price		\$204,500	\$244,500	+ 19.6%	\$204,500	\$244,500	+ 19.6%
Average Sales Price		\$274,749	\$313,015	+ 13.9%	\$274,749	\$313,015	+ 13.9%
Percent of List Price Received		96.6%	97.6%	+ 1.0%	96.6%	97.6%	+ 1.0%
Housing Affordability Index		174	156	- 10.3%	174	156	- 10.3%
Inventory of Homes for Sale		569	626	+ 10.0%	—	—	—
Months Supply of Inventory		1.8	2.5	+ 38.9%	—	—	—