Monthly Indicators

October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings decreased 4.5 percent for Single Family Residence homes and 7.9 percent for Condominium homes. Pending Sales decreased 15.4 percent for Single Family Residence homes and 2.3 percent for Condominium homes. Inventory increased 10.9 percent for Single Family Residence homes and 40.4 percent for Condominium homes.

Median Sales Price increased 4.9 percent to $256,000 for Single Family Residence homes and 6.4 percent to $265,000 for Condominium homes. Days on Market increased 15.4 percent for Single Family Residence homes and 13.8 percent for Condominium homes. Months Supply of Inventory increased 32.0 percent for Single Family Residence homes and 77.8 percent for Condominium homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to $415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

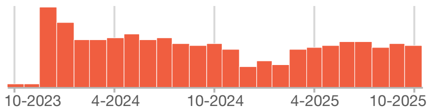
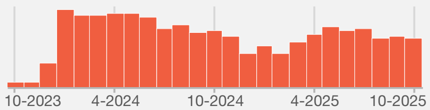
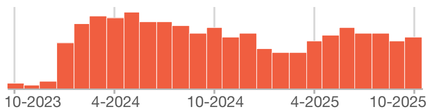
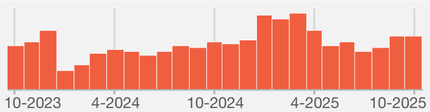
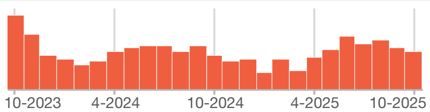
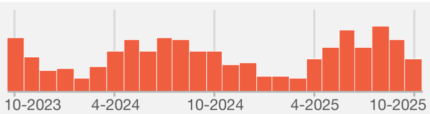
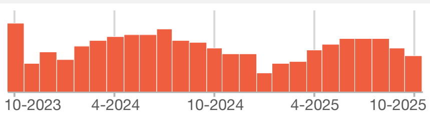
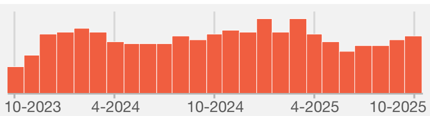
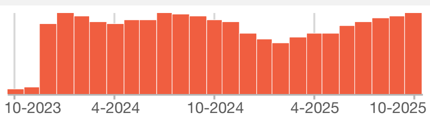
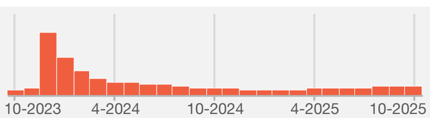
Quick Facts

- 16.8%	+ 5.3%	+ 14.5%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	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.

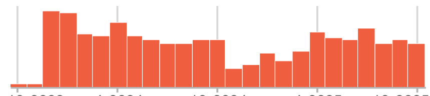
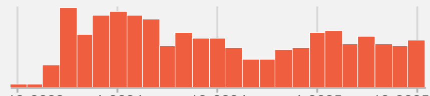
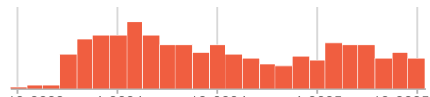
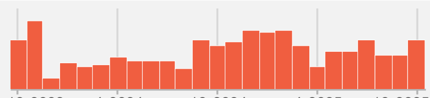
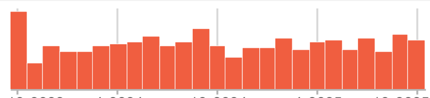
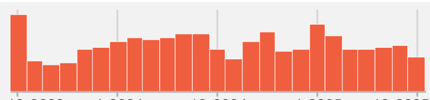
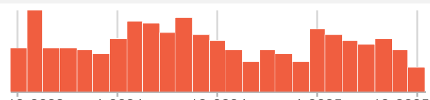
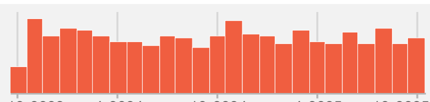
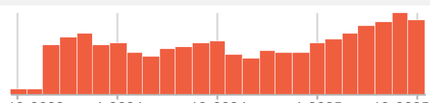
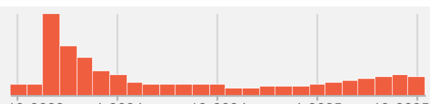
Single Family Residential Market Overview

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	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		400	**382**	- 4.5%	4,389	**3,450**	- 21.4%
Pending Sales		259	**219**	- 15.4%	3,023	**2,248**	- 25.6%
Closed Sales		272	**234**	- 14.0%	2,858	**2,159**	- 24.5%
Days on Market Until Sale		26	**30**	+ 15.4%	20	**30**	+ 50.0%
Median Sales Price		$243,950	**$256,000**	+ 4.9%	$250,000	**$257,000**	+ 2.8%
Average Sales Price		$309,942	**$296,612**	- 4.3%	$308,810	**$311,508**	+ 0.9%
Percent of List Price Received		98.9%	**98.1%**	- 0.8%	99.8%	**98.7%**	- 1.1%
Housing Affordability Index		145	**143**	- 1.4%	142	**142**	0.0%
Inventory of Homes for Sale		658	**730**	+ 10.9%	—	**—**	—
Months Supply of Inventory		2.5	**3.3**	+ 32.0%	—	**—**	—

Condominium Market Overview

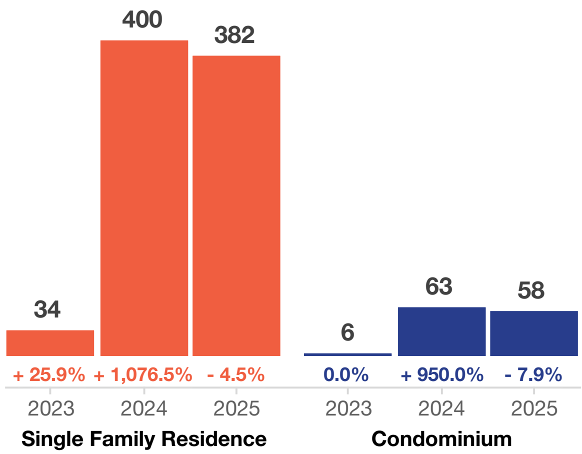
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		63	**58**	- 7.9%	706	**595**	- 15.7%
Pending Sales		44	**43**	- 2.3%	554	**402**	- 27.4%
Closed Sales		50	**34**	- 32.0%	536	**379**	- 29.3%
Days on Market Until Sale		29	**33**	+ 13.8%	20	**28**	+ 40.0%
Median Sales Price		$249,000	**$265,000**	+ 6.4%	$250,000	**$252,500**	+ 1.0%
Average Sales Price		$268,639	**$248,171**	- 7.6%	$284,827	**$281,552**	- 1.1%
Percent of List Price Received		99.4%	**97.6%**	- 1.8%	99.8%	**99.1%**	- 0.7%
Housing Affordability Index		142	**138**	- 2.8%	142	**145**	+ 2.1%
Inventory of Homes for Sale		89	**125**	+ 40.4%	—	**—**	—
Months Supply of Inventory		1.8	**3.2**	+ 77.8%	—	**—**	—

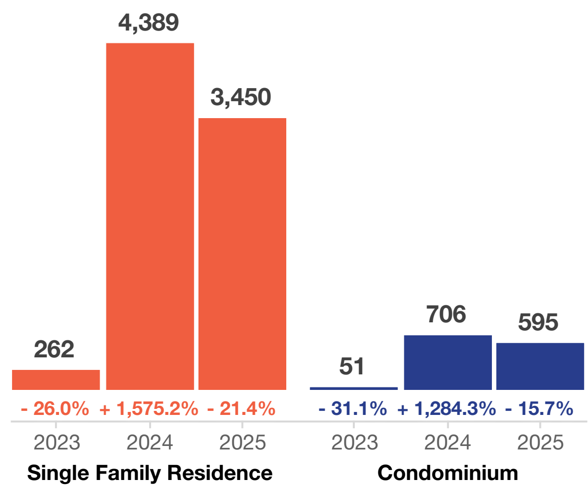
New Listings

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

October

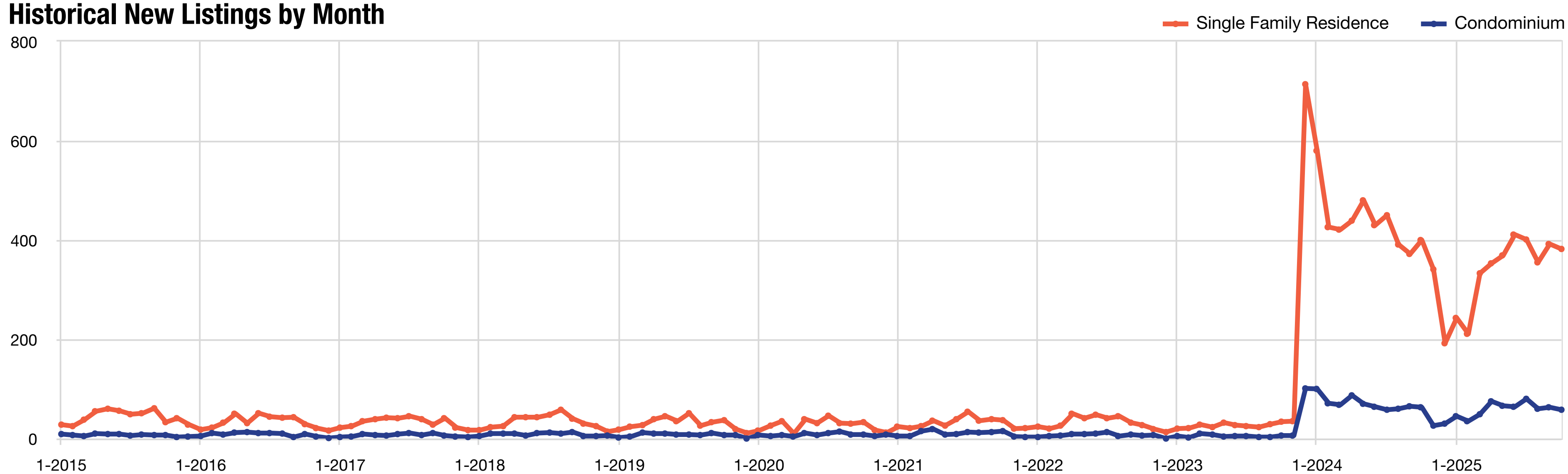


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	341	+ 874.3%	26	+ 333.3%
Dec-2024	192	- 73.1%	30	- 70.3%
Jan-2025	243	- 58.1%	45	- 55.0%
Feb-2025	211	- 50.5%	35	- 50.7%
Mar-2025	333	- 20.9%	49	- 27.9%
Apr-2025	353	- 19.6%	75	- 13.8%
May-2025	369	- 23.1%	66	- 5.7%
Jun-2025	411	- 4.4%	64	0.0%
Jul-2025	401	- 10.9%	80	+ 37.9%
Aug-2025	355	- 9.2%	60	0.0%
Sep-2025	392	+ 5.4%	63	- 3.1%
Oct-2025	**382**	**- 4.5%**	**58**	**- 7.9%**
12-Month Avg	332	- 22.4%	54	- 20.6%

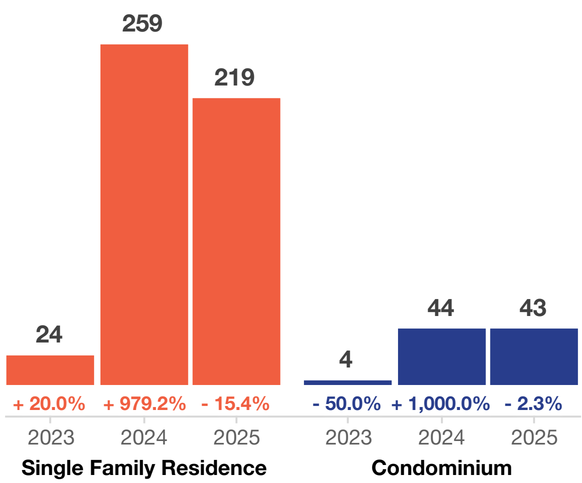
Historical New Listings by Month



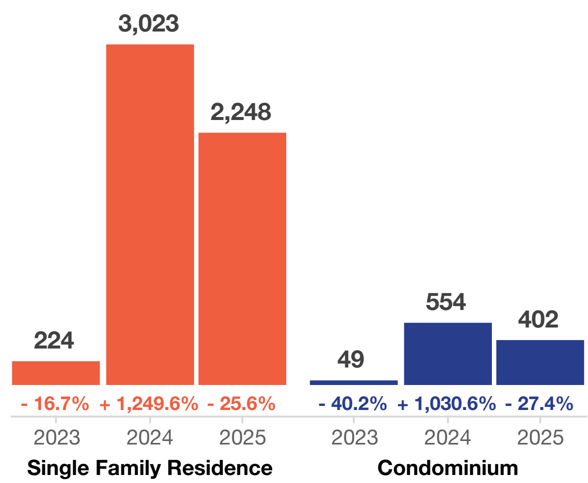
Pending Sales

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

October

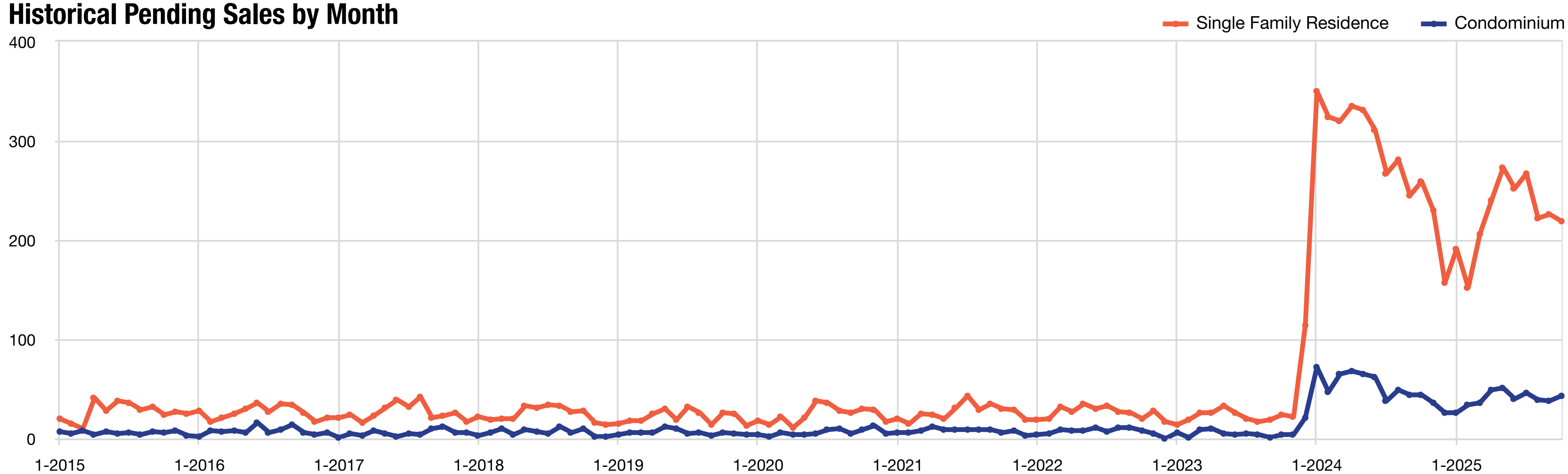


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	230	+ 945.5%	36	+ 800.0%
Dec-2024	157	+ 37.7%	26	+ 23.8%
Jan-2025	191	- 45.4%	26	- 63.9%
Feb-2025	152	- 53.1%	34	- 27.7%
Mar-2025	206	- 35.6%	36	- 44.6%
Apr-2025	240	- 28.4%	49	- 27.9%
May-2025	273	- 17.5%	51	- 21.5%
Jun-2025	252	- 19.0%	40	- 35.5%
Jul-2025	267	0.0%	46	+ 21.1%
Aug-2025	222	- 21.0%	39	- 20.4%
Sep-2025	226	- 7.8%	38	- 13.6%
Oct-2025	**219**	**- 15.4%**	**43**	**- 2.3%**
12-Month Avg	220	- 16.3%	39	- 18.8%

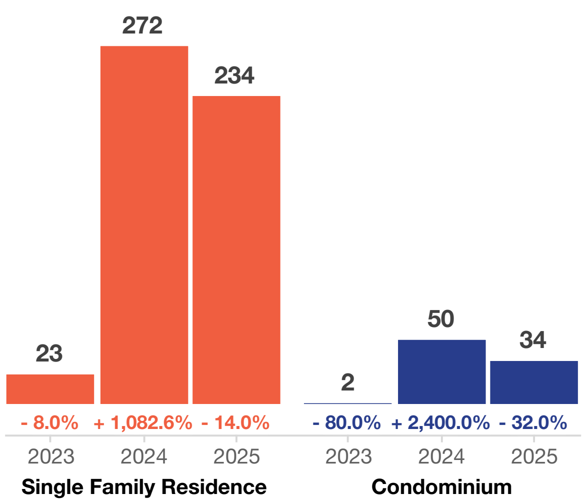
Historical Pending Sales by Month



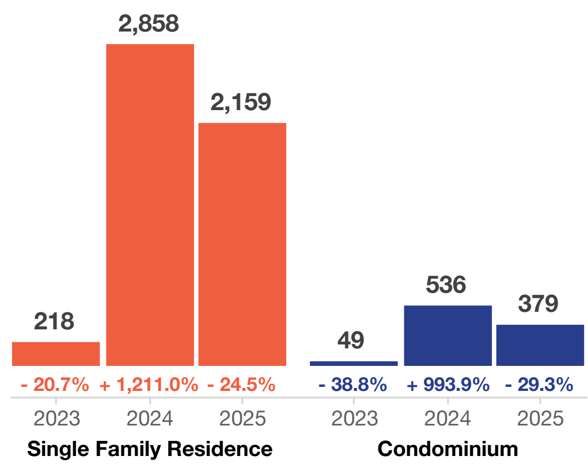
Closed Sales

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

October

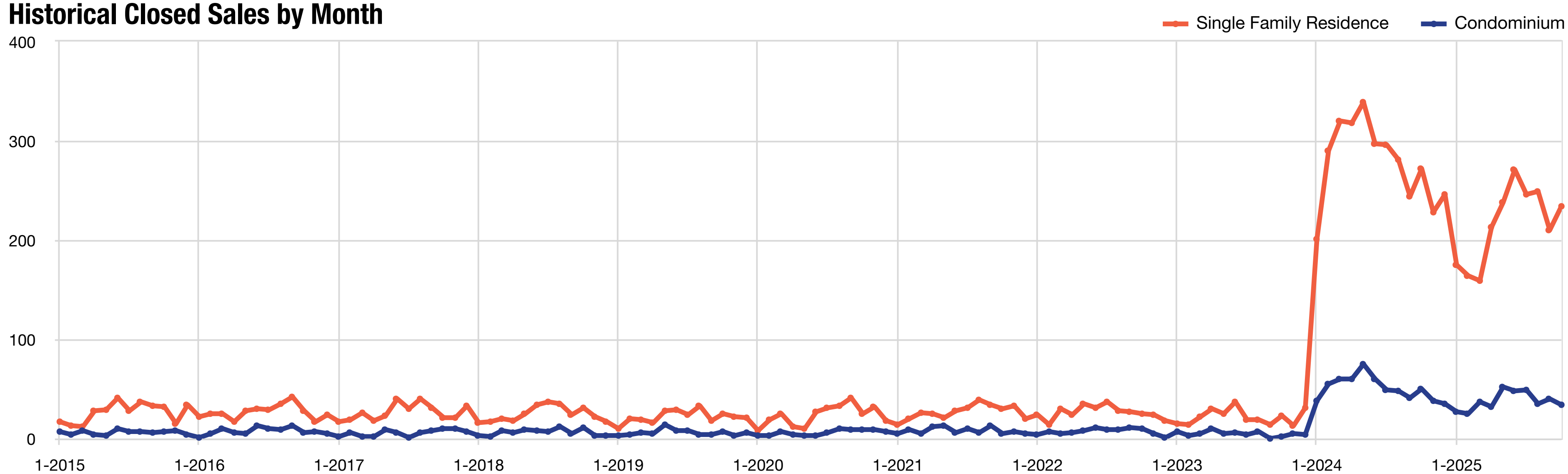


Year to Date



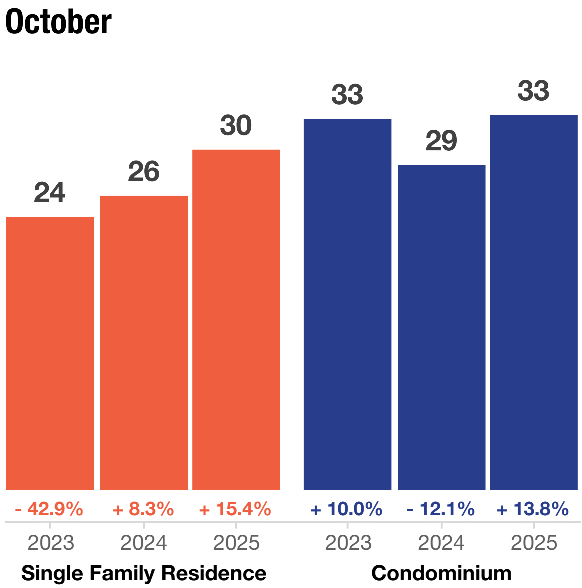
Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	228	+ 1,653.8%	38	+ 660.0%
Dec-2024	246	+ 693.5%	35	+ 775.0%
Jan-2025	175	- 12.9%	27	- 28.9%
Feb-2025	164	- 43.4%	25	- 54.5%
Mar-2025	159	- 50.3%	37	- 38.3%
Apr-2025	213	- 33.0%	32	- 46.7%
May-2025	238	- 29.8%	52	- 30.7%
Jun-2025	271	- 8.8%	48	- 20.0%
Jul-2025	246	- 16.9%	49	0.0%
Aug-2025	249	- 11.4%	35	- 27.1%
Sep-2025	210	- 13.9%	40	- 2.4%
Oct-2025	**234**	**- 14.0%**	**34**	**- 32.0%**
12-Month Avg	219	- 9.5%	38	- 15.6%

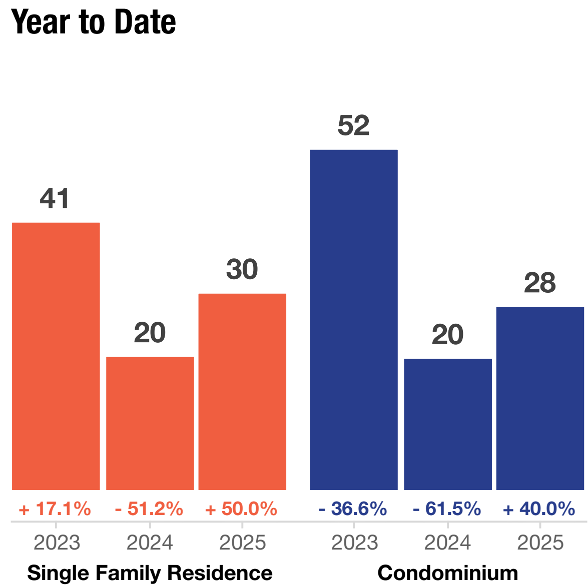
Historical Closed Sales by Month



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.

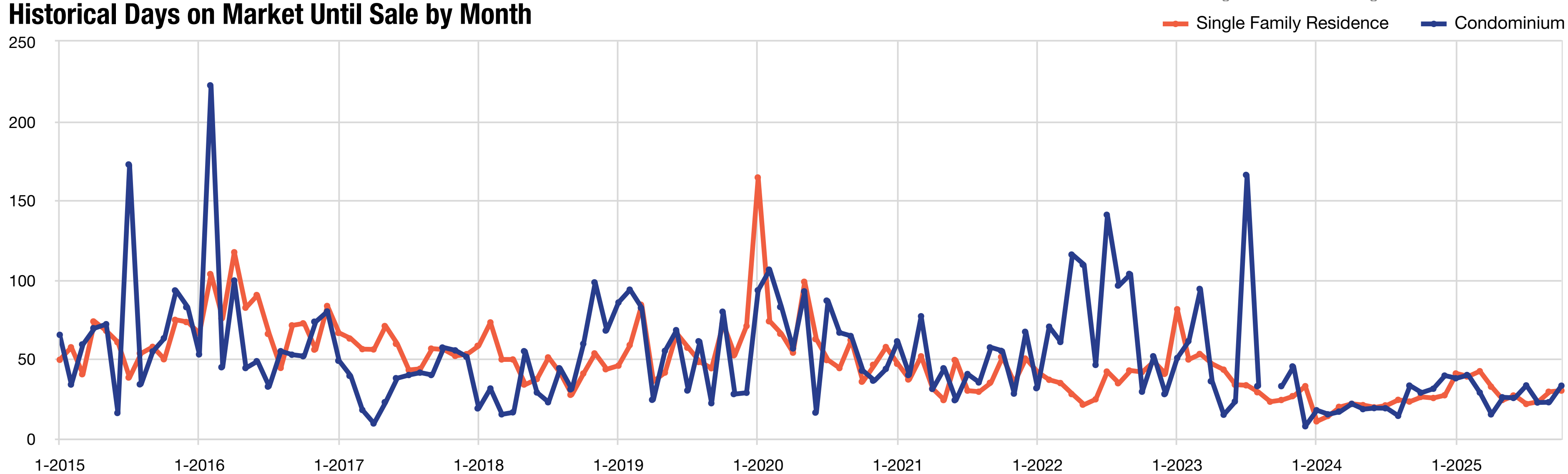




Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	26	- 3.7%	31	- 31.1%
Dec-2024	27	- 18.2%	40	+ 400.0%
Jan-2025	41	+ 272.7%	38	+ 111.1%
Feb-2025	39	+ 178.6%	40	+ 166.7%
Mar-2025	42	+ 110.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	27	+ 35.0%	26	+ 36.8%
Jul-2025	22	+ 4.8%	33	+ 73.7%
Aug-2025	23	- 4.2%	23	+ 64.3%
Sep-2025	29	+ 26.1%	23	- 30.3%
Oct-2025	**30**	**+ 15.4%**	**33**	**+ 13.8%**
12-Month Avg*	29	+ 42.5%	29	+ 43.9%

* Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

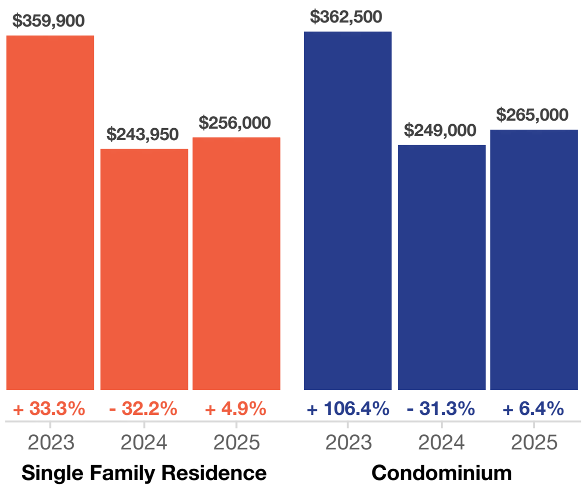
Historical Days on Market Until Sale by Month



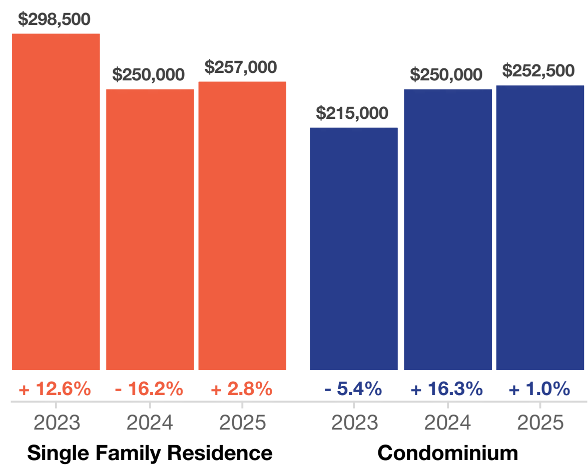
Median Sales Price

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

October



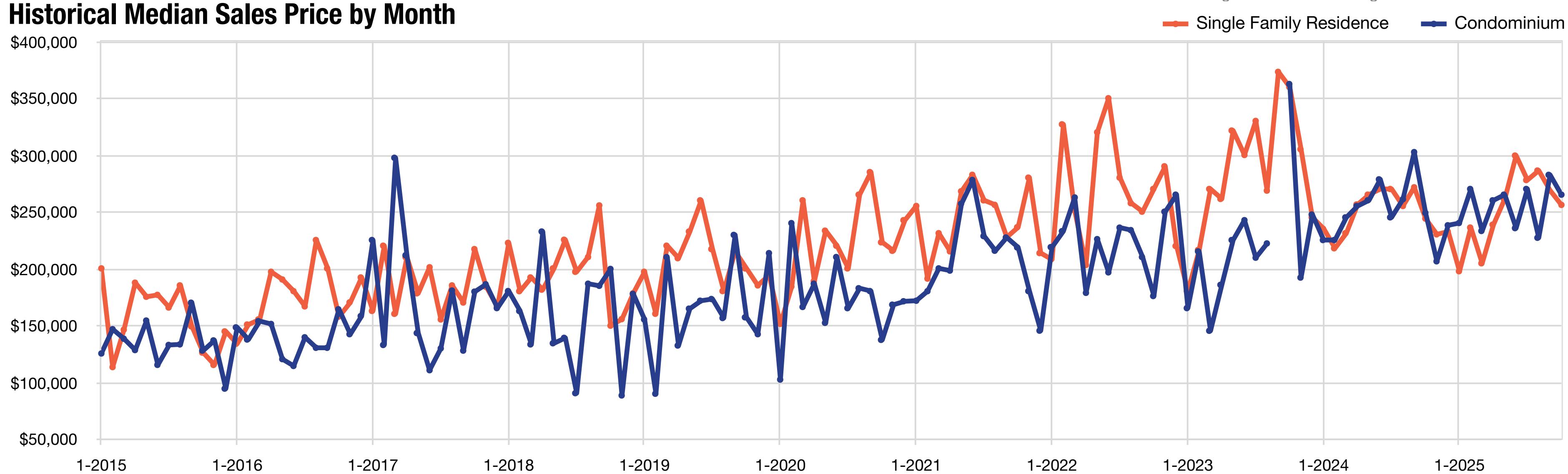
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	$230,000	- 24.6%	$206,250	+ 7.5%
Dec-2024	$232,500	- 5.1%	$238,000	- 3.8%
Jan-2025	$197,500	- 16.0%	$240,000	+ 6.7%
Feb-2025	$236,000	+ 8.4%	$270,000	+ 20.0%
Mar-2025	$204,500	- 11.5%	$233,000	- 4.9%
Apr-2025	$238,550	- 6.9%	$260,000	+ 2.0%
May-2025	$261,250	- 1.4%	$265,000	+ 1.9%
Jun-2025	$299,450	+ 10.9%	$235,500	- 15.4%
Jul-2025	$277,875	+ 2.9%	$270,000	+ 10.2%
Aug-2025	$286,250	+ 12.3%	$227,000	- 13.0%
Sep-2025	$268,750	- 1.0%	$282,450	- 6.6%
Oct-2025	**$256,000**	**+ 4.9%**	**$265,000**	**+ 6.4%**
12-Month Avg*	$250,250	+ 0.1%	$246,000	- 1.6%

* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

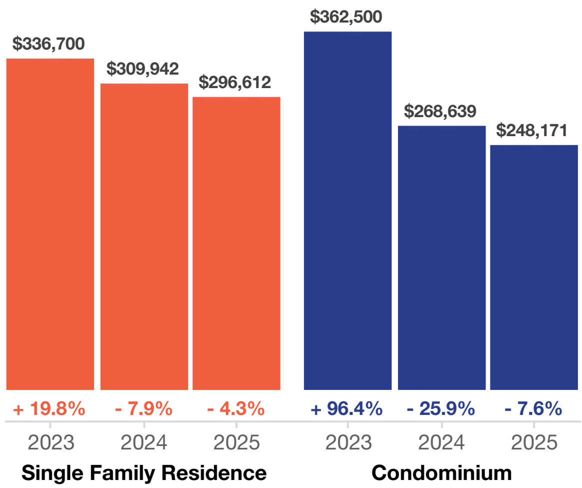


Average Sales Price

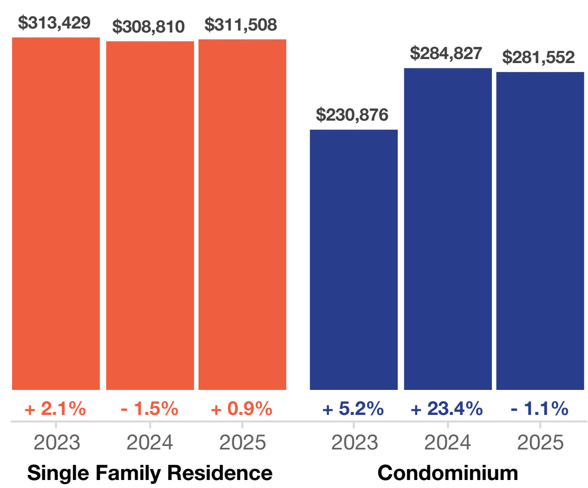
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Greater Metropolitan Association of REALTORS®

October



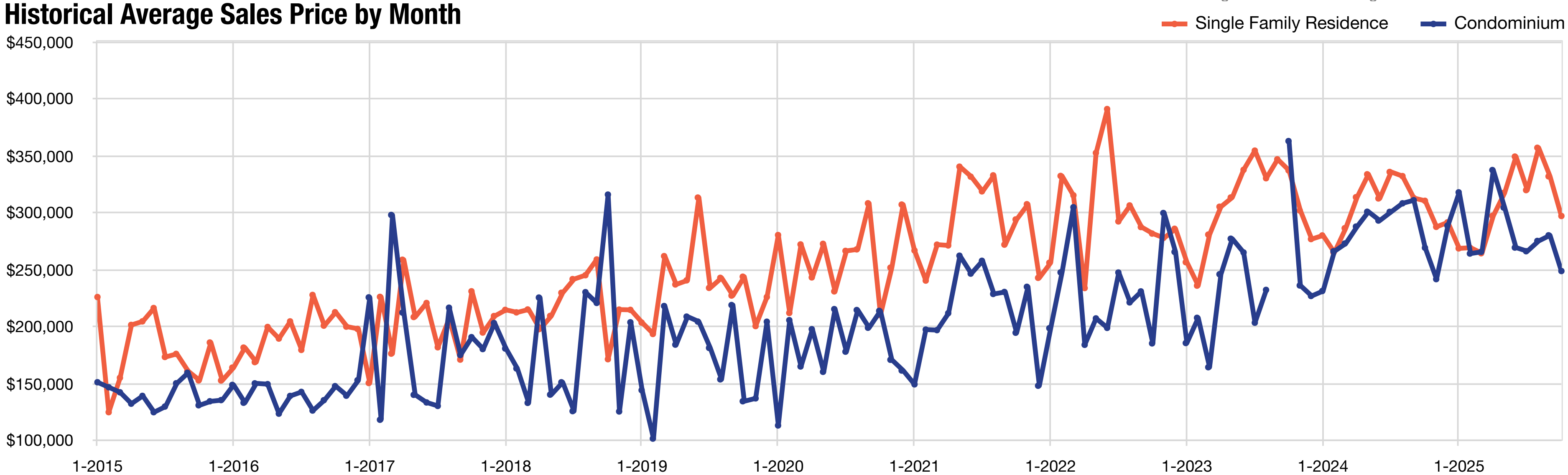
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	$287,041	- 4.8%	$241,050	+ 2.4%
Dec-2024	$290,987	+ 5.3%	$288,094	+ 27.3%
Jan-2025	$268,093	- 4.1%	$317,398	+ 37.7%
Feb-2025	$268,708	+ 1.6%	$263,556	- 0.7%
Mar-2025	$263,815	- 7.7%	$265,076	- 2.7%
Apr-2025	$296,724	- 5.2%	$336,994	+ 17.3%
May-2025	$316,893	- 4.9%	$303,988	+ 1.2%
Jun-2025	$348,851	+ 11.8%	$268,809	- 8.1%
Jul-2025	$319,366	- 4.8%	$265,598	- 11.5%
Aug-2025	$356,600	+ 7.5%	$274,631	- 10.8%
Sep-2025	$331,452	+ 6.1%	$279,585	- 9.9%
Oct-2025	**$296,612**	**- 4.3%**	**$248,171**	**- 7.6%**
12-Month Avg*	$307,463	- 0.3%	$278,653	- 1.9%

* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

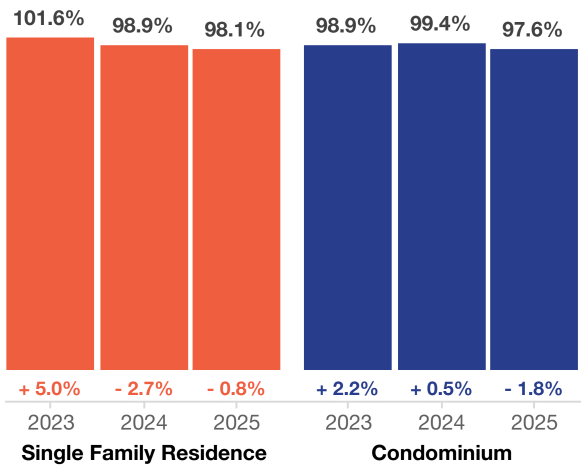
Historical Average Sales Price by Month



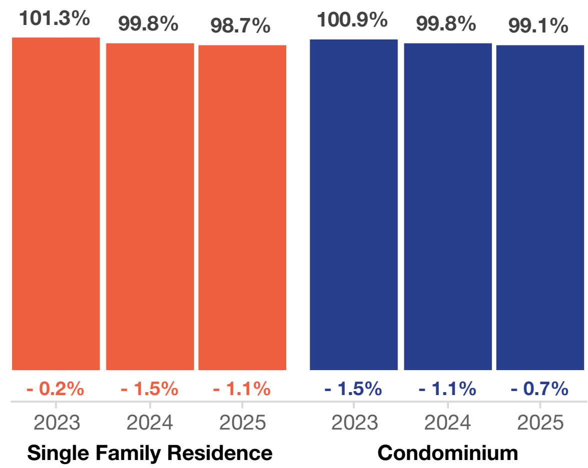
Percent of List Price Received

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.

October



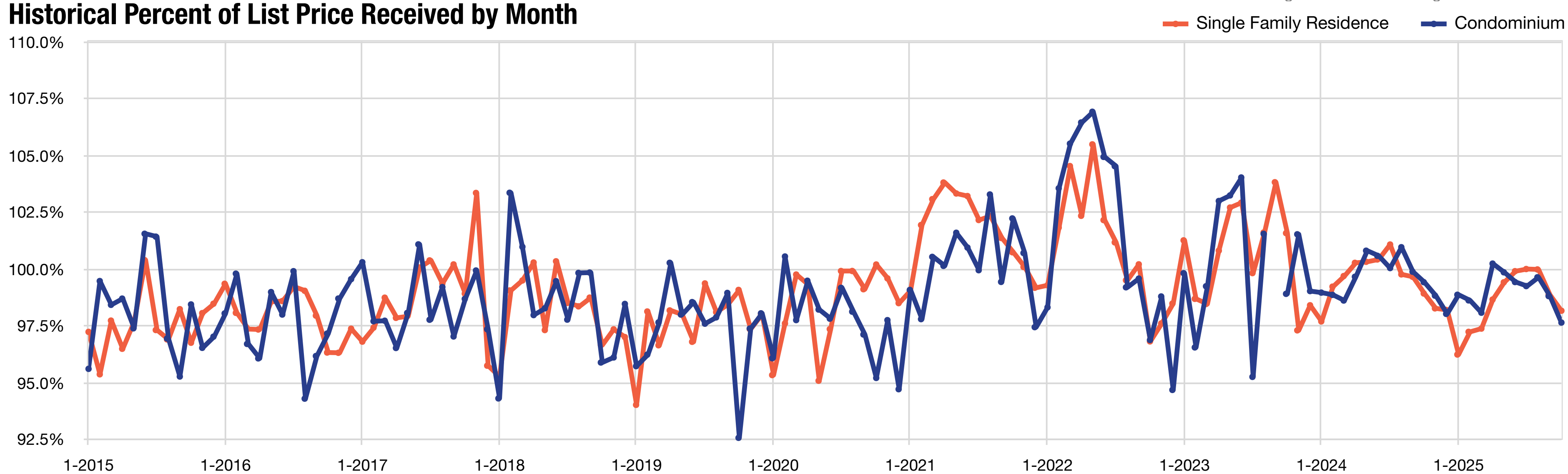
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	98.2%	+ 0.9%	98.8%	- 2.7%
Dec-2024	98.2%	- 0.2%	98.0%	- 1.0%
Jan-2025	96.2%	- 1.5%	98.8%	- 0.1%
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%	- 0.5%	99.4%	- 1.2%
Jul-2025	100.0%	- 1.1%	99.2%	- 0.8%
Aug-2025	100.0%	+ 0.3%	99.6%	- 1.3%
Sep-2025	98.8%	- 0.8%	98.8%	- 1.1%
Oct-2025	**98.1%**	**- 0.8%**	**97.6%**	**- 1.8%**
12-Month Avg*	98.6%	- 1.1%	99.0%	- 0.8%

* Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

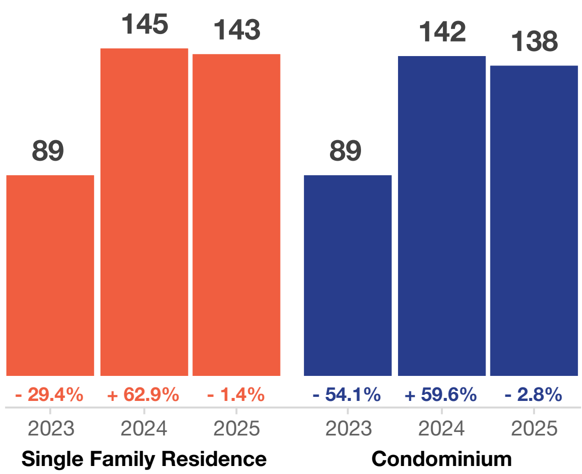
Historical Percent of List Price Received by Month



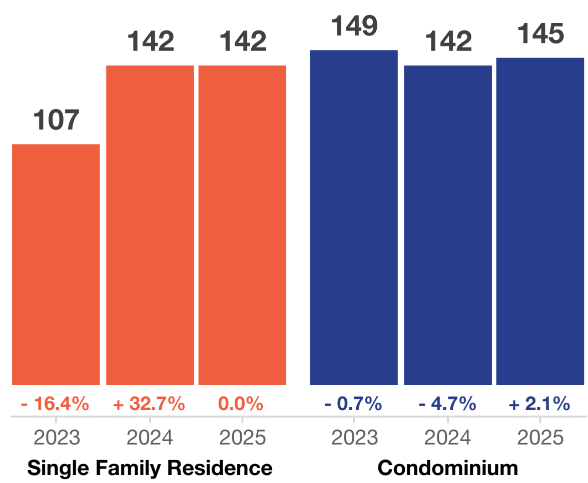
Housing Affordability Index

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.

October

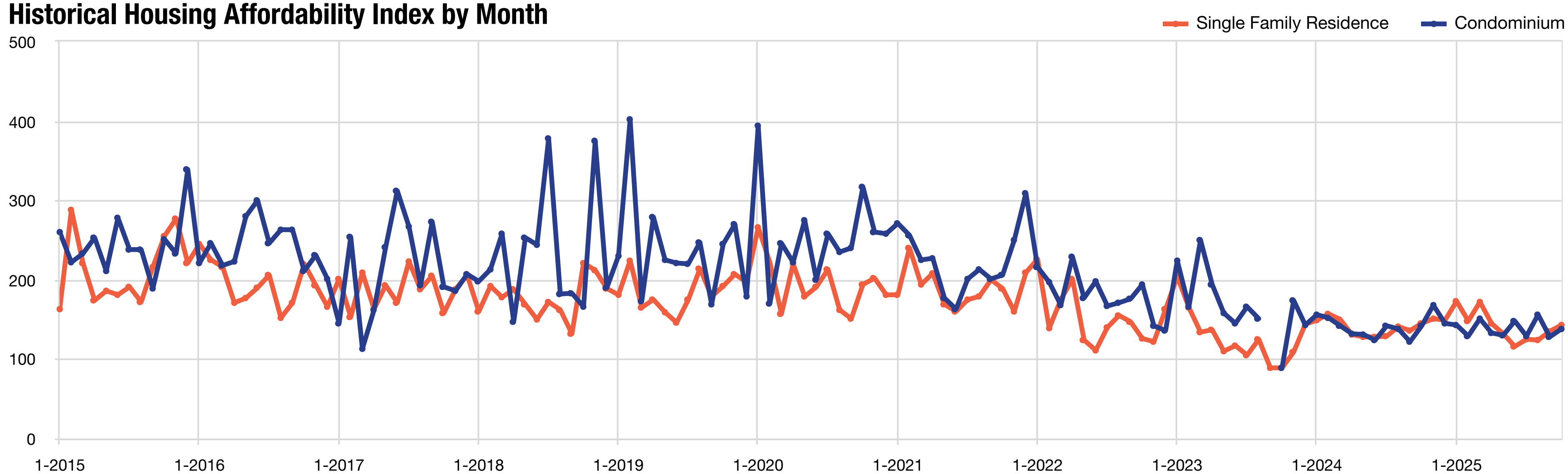


Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	151	+ 38.5%	168	- 3.4%
Dec-2024	149	+ 3.5%	145	+ 1.4%
Jan-2025	173	+ 16.1%	143	- 8.3%
Feb-2025	148	- 5.7%	129	- 15.1%
Mar-2025	172	+ 14.7%	151	+ 6.3%
Apr-2025	145	+ 10.7%	133	+ 0.8%
May-2025	132	+ 3.1%	130	- 0.8%
Jun-2025	116	- 9.4%	148	+ 19.4%
Jul-2025	125	- 3.1%	129	- 9.2%
Aug-2025	124	- 12.1%	156	+ 13.0%
Sep-2025	135	- 0.7%	128	+ 4.9%
Oct-2025	**143**	**- 1.4%**	**138**	**- 2.8%**
12-Month Avg	143	+ 4.4%	142	0.0%

Historical Housing Affordability Index by Month

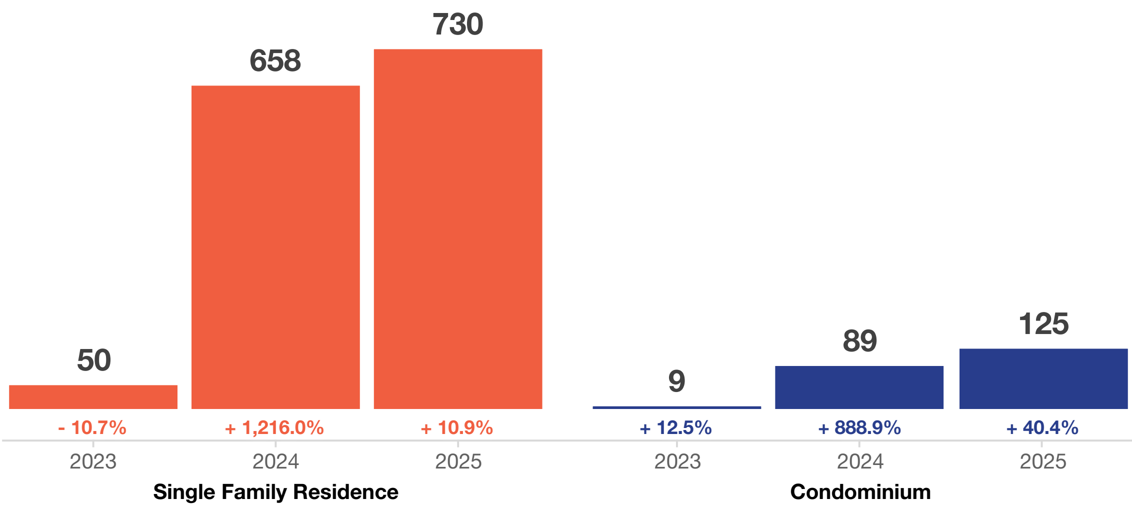


Inventory of Homes for Sale

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

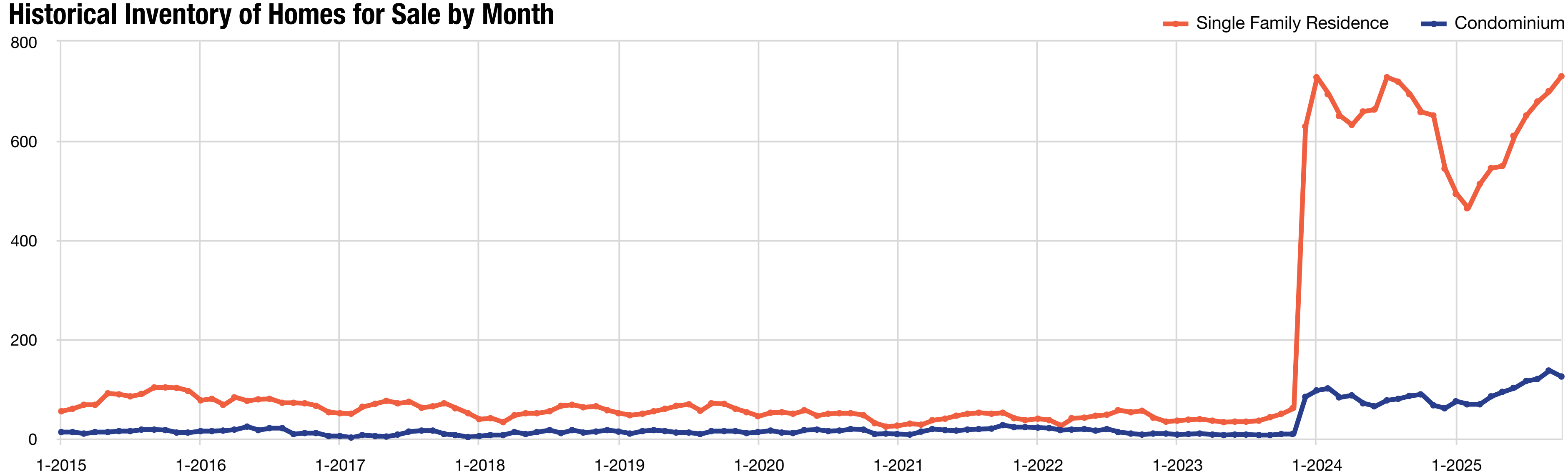
Greater Metropolitan Association of REALTORS®

October



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	651	+ 967.2%	67	+ 644.4%
Dec-2024	544	- 13.5%	61	- 27.4%
Jan-2025	493	- 32.3%	75	- 22.7%
Feb-2025	464	- 33.1%	69	- 31.7%
Mar-2025	513	- 21.1%	69	- 16.9%
Apr-2025	545	- 13.8%	85	- 2.3%
May-2025	549	- 16.7%	94	+ 32.4%
Jun-2025	610	- 8.0%	102	+ 56.9%
Jul-2025	651	- 10.6%	116	+ 50.6%
Aug-2025	679	- 5.6%	120	+ 50.0%
Sep-2025	700	+ 0.9%	137	+ 59.3%
Oct-2025	**730**	**+ 10.9%**	**125**	**+ 40.4%**
12-Month Avg	594	- 5.1%	93	+ 20.8%

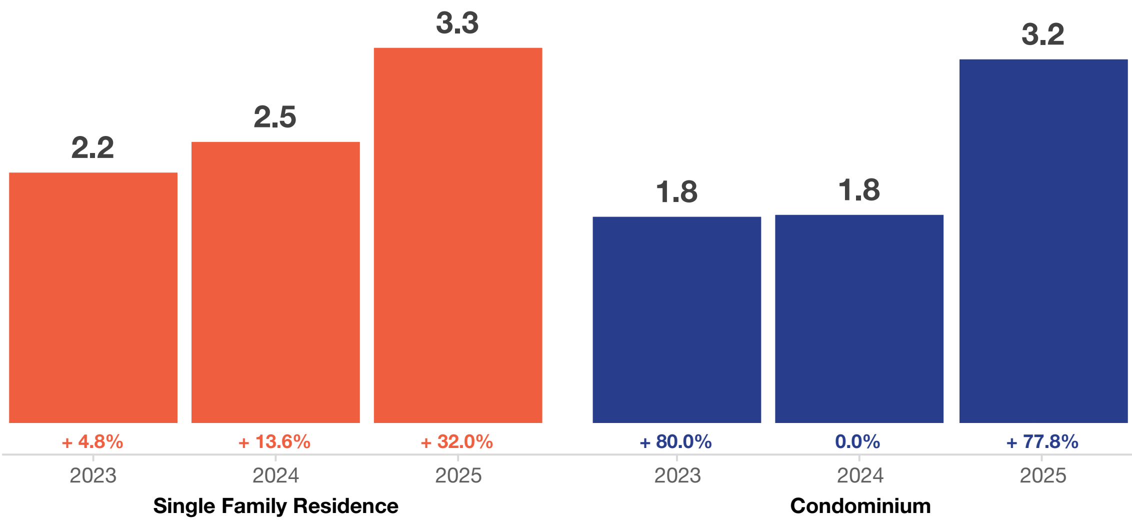
Historical Inventory of Homes for Sale by Month



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.

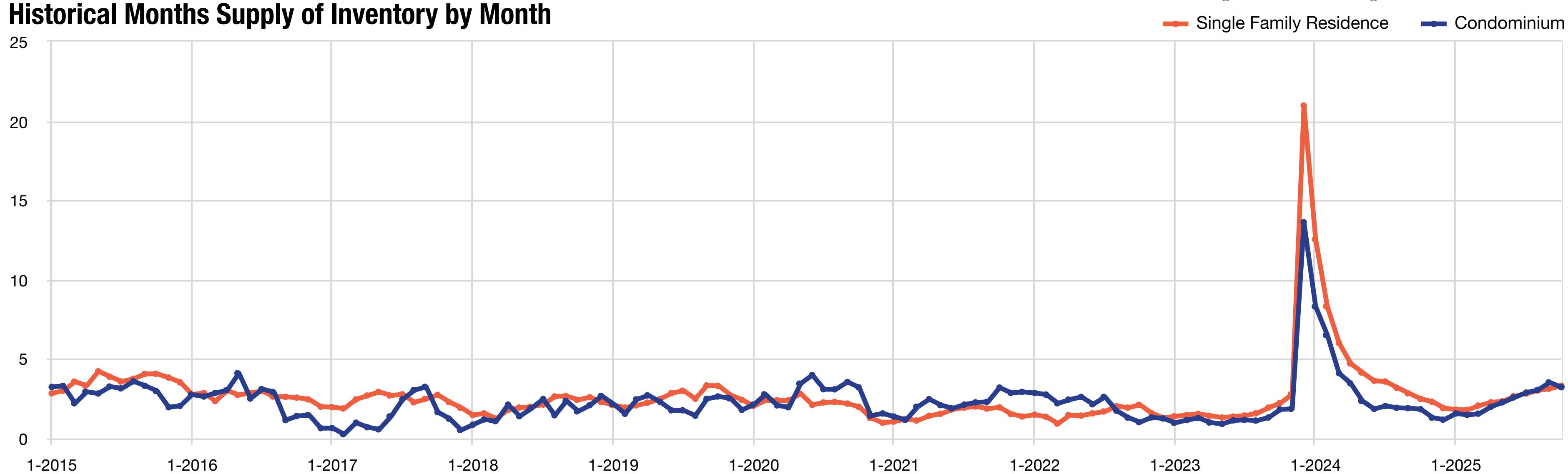
October



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	2.3	- 17.9%	1.3	- 31.6%
Dec-2024	1.9	- 91.0%	1.2	- 91.2%
Jan-2025	1.8	- 85.7%	1.6	- 80.7%
Feb-2025	1.8	- 78.3%	1.5	- 76.9%
Mar-2025	2.1	- 65.0%	1.6	- 61.0%
Apr-2025	2.3	- 51.1%	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	3.0	- 6.3%	3.1	+ 63.2%
Sep-2025	3.1	+ 10.7%	3.5	+ 84.2%
Oct-2025	**3.3**	**+ 32.0%**	**3.2**	**+ 77.8%**
12-Month Avg*	2.5	- 60.8%	2.2	- 46.4%

* Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

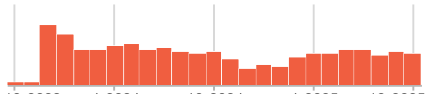
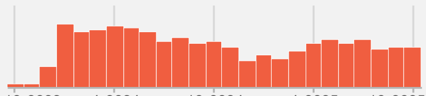
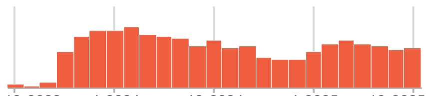
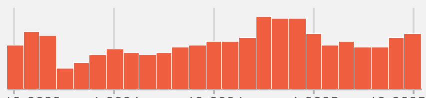
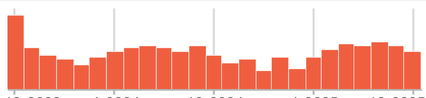
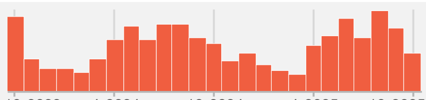
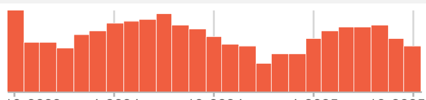
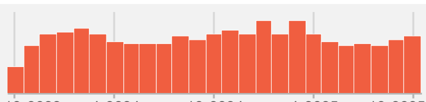
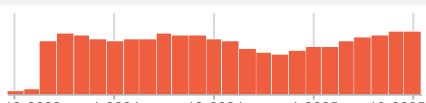
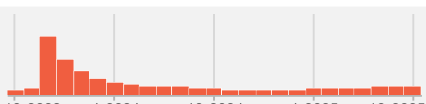
Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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

Greater Metropolitan Association of REALTORS®

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		463	**440**	- 5.0%	5,095	**4,045**	- 20.6%
Pending Sales		303	**262**	- 13.5%	3,577	**2,650**	- 25.9%
Closed Sales		322	**268**	- 16.8%	3,394	**2,538**	- 25.2%
Days on Market Until Sale		27	**31**	+ 14.8%	20	**30**	+ 50.0%
Median Sales Price		$245,000	**$258,000**	+ 5.3%	$250,000	**$255,000**	+ 2.0%
Average Sales Price		$303,528	**$290,443**	- 4.3%	$305,019	**$307,017**	+ 0.7%
Percent of List Price Received		99.0%	**98.1%**	- 0.9%	99.8%	**98.8%**	- 1.0%
Housing Affordability Index		145	**142**	- 2.1%	142	**144**	+ 1.4%
Inventory of Homes for Sale		747	**855**	+ 14.5%	—	**—**	—
Months Supply of Inventory		2.4	**3.3**	+ 37.5%	—	**—**	—

Monthly Indicators

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 2.7 percent for Single Family Residence homes and 20.7 percent for Condominium homes. Pending Sales decreased 33.9 percent for Single Family Residence homes and 37.3 percent for Condominium homes. Inventory increased 30.0 percent for Single Family Residence homes and 31.6 percent for Condominium homes.

Median Sales Price decreased 4.3 percent to $430,500 for Single Family Residence homes but increased 17.9 percent to $362,500 for Condominium homes. Days on Market decreased 13.9 percent for Single Family Residence homes but increased 6.7 percent for Condominium homes. Months Supply of Inventory increased 26.1 percent for Single Family Residence homes and 46.2 percent for Condominium homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to $415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

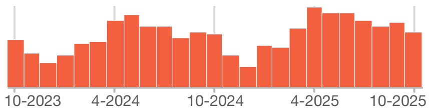
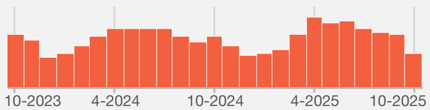
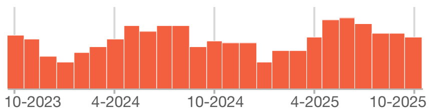
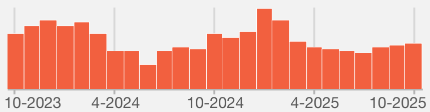
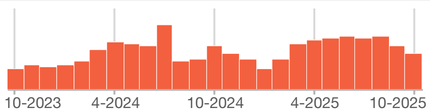
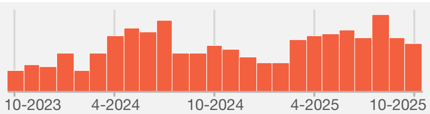
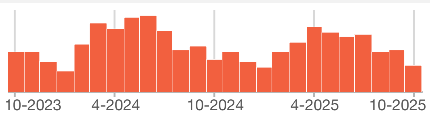
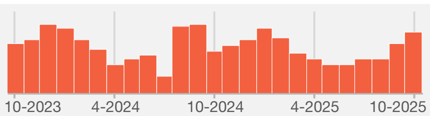
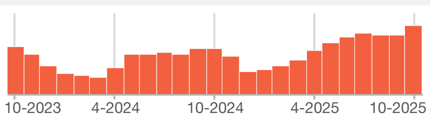
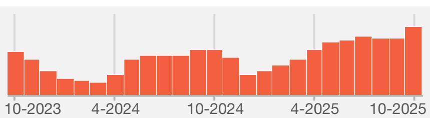
- 2.1%	- 2.0%	+ 30.4%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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

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

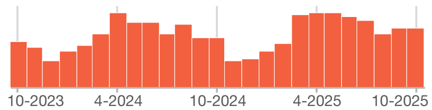
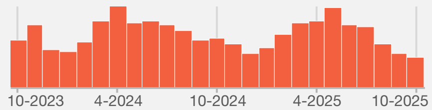
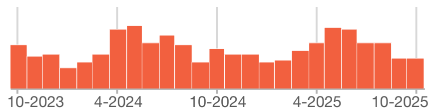
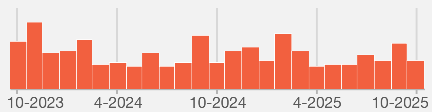
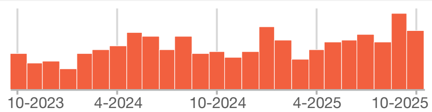
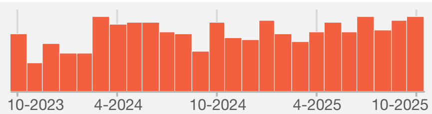
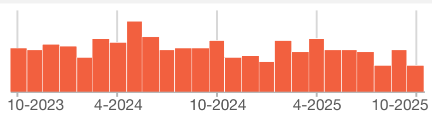
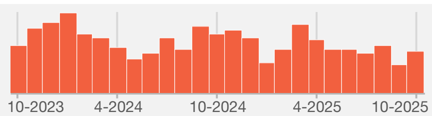
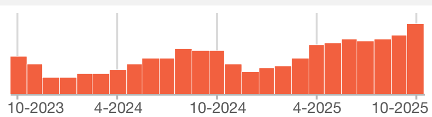
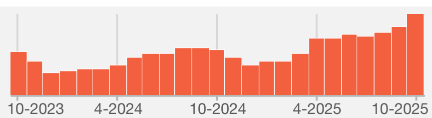
Greater Metropolitan Association of REALTORS® Ann Arbor Area Chapter

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		299	**307**	+ 2.7%	3,018	**3,447**	+ 14.2%
Pending Sales		227	**150**	- 33.9%	2,285	**2,357**	+ 3.2%
Closed Sales		215	**227**	+ 5.6%	2,187	**2,323**	+ 6.2%
Days on Market Until Sale		36	**31**	- 13.9%	29	**30**	+ 3.4%
Median Sales Price		$450,000	**$430,500**	- 4.3%	$443,000	**$451,900**	+ 2.0%
Average Sales Price		$500,308	**$506,654**	+ 1.3%	$509,076	**$520,399**	+ 2.2%
Percent of List Price Received		98.8%	**98.3%**	- 0.5%	101.0%	**100.3%**	- 0.7%
Housing Affordability Index		99	**107**	+ 8.1%	101	**102**	+ 1.0%
Inventory of Homes for Sale		504	**655**	+ 30.0%	—	**—**	—
Months Supply of Inventory		2.3	**2.9**	+ 26.1%	—	**—**	—

Condominium Market Overview

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

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

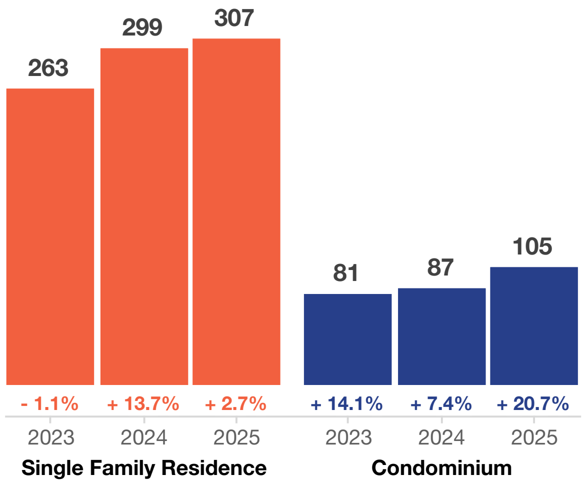
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		87	**105**	+ 20.7%	985	**1,094**	+ 11.1%
Pending Sales		67	**42**	- 37.3%	782	**721**	- 7.8%
Closed Sales		72	**54**	- 25.0%	745	**734**	- 1.5%
Days on Market Until Sale		30	**32**	+ 6.7%	33	**35**	+ 6.1%
Median Sales Price		$307,500	**$362,500**	+ 17.9%	$322,000	**$340,000**	+ 5.6%
Average Sales Price		$402,817	**$414,453**	+ 2.9%	$385,501	**$393,170**	+ 2.0%
Percent of List Price Received		100.5%	**98.4%**	- 2.1%	100.5%	**99.6%**	- 0.9%
Housing Affordability Index		146	**127**	- 13.0%	139	**136**	- 2.2%
Inventory of Homes for Sale		196	**258**	+ 31.6%	—	**—**	—
Months Supply of Inventory		2.6	**3.8**	+ 46.2%	—	**—**	—

New Listings

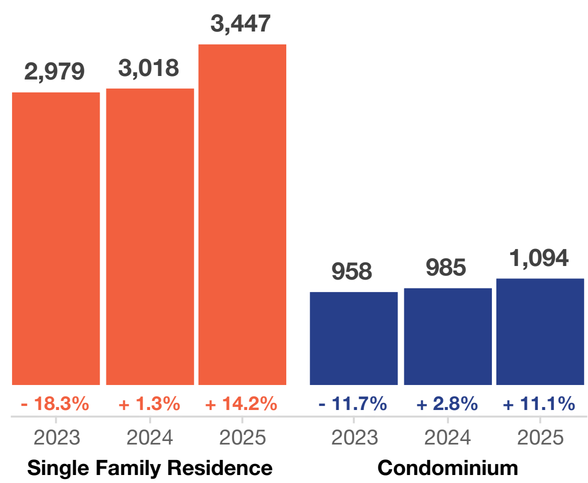
A count of the properties that have been newly listed on the market in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

October

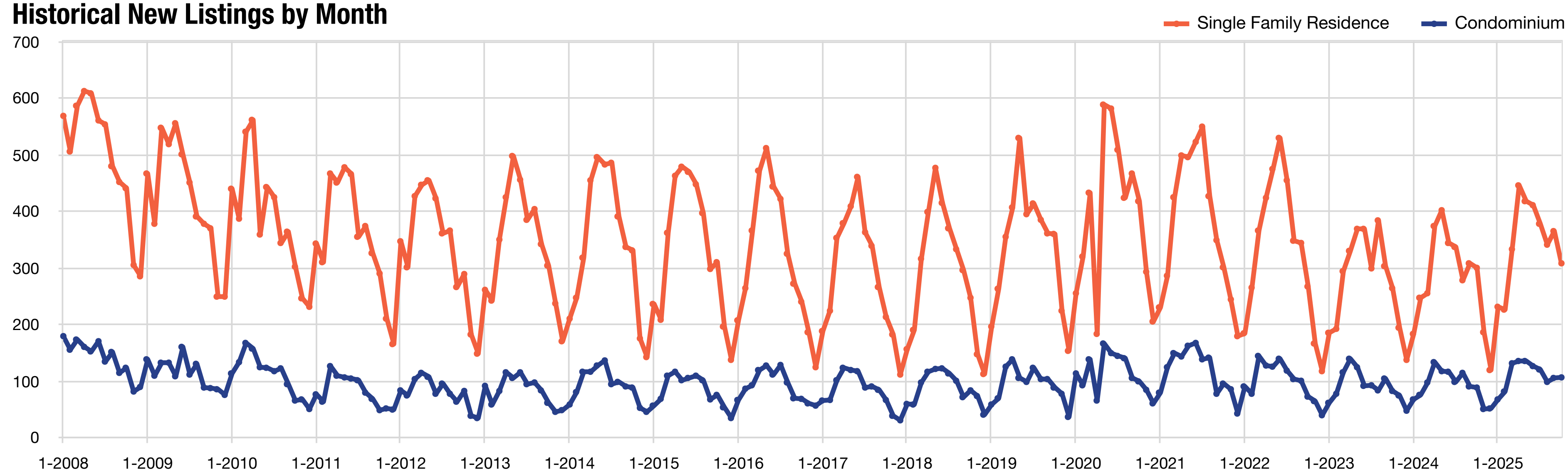


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	185	- 4.1%	49	- 32.9%
Dec-2024	118	- 13.2%	50	+ 8.7%
Jan-2025	230	+ 26.4%	66	0.0%
Feb-2025	225	- 8.5%	80	+ 8.1%
Mar-2025	332	+ 30.7%	130	+ 35.4%
Apr-2025	445	+ 19.3%	134	+ 1.5%
May-2025	417	+ 4.0%	134	+ 15.5%
Jun-2025	410	+ 19.5%	125	+ 8.7%
Jul-2025	377	+ 12.2%	119	+ 22.7%
Aug-2025	340	+ 22.7%	97	- 14.2%
Sep-2025	364	+ 18.6%	104	+ 16.9%
Oct-2025	**307**	**+ 2.7%**	**105**	**+ 20.7%**
12-Month Avg	313	+ 12.2%	99	+ 7.6%

Historical New Listings by Month

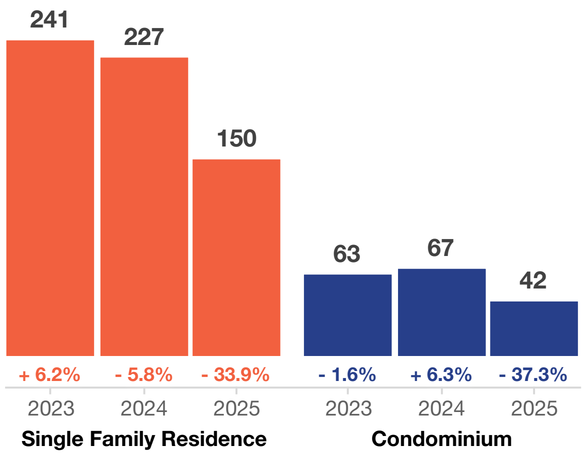


Pending Sales

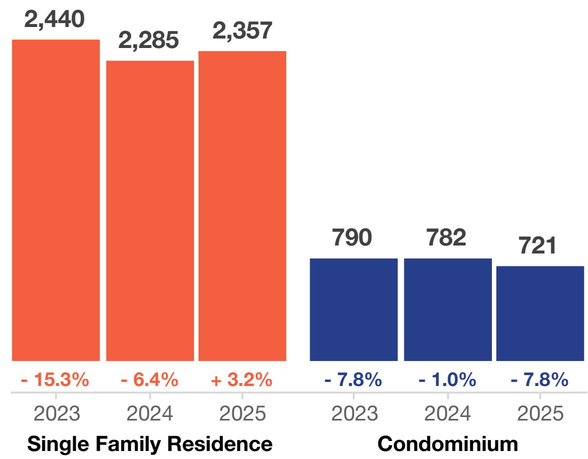
A count of the properties on which offers have been accepted in a given month.

Greater Metropolitan Association of REALTORS®
Ann Arbor Area Chapter

October

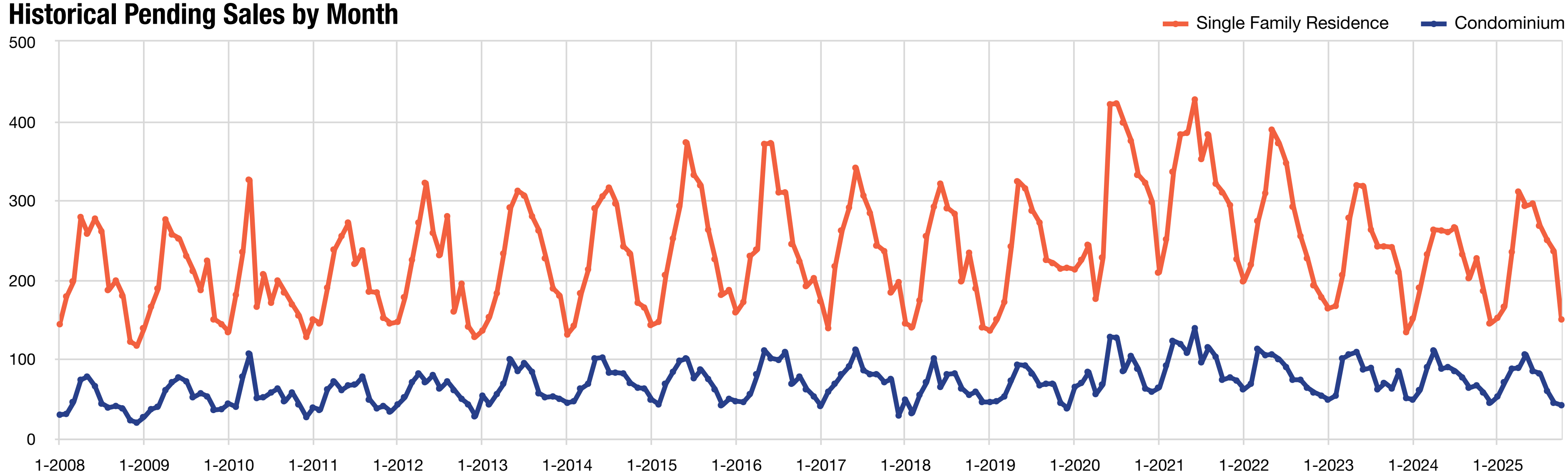


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	186	- 11.4%	58	- 31.8%
Dec-2024	145	+ 8.2%	45	- 11.8%
Jan-2025	152	+ 0.7%	53	+ 8.2%
Feb-2025	166	- 12.6%	71	+ 16.4%
Mar-2025	235	+ 1.3%	88	- 2.2%
Apr-2025	311	+ 18.3%	89	- 19.8%
May-2025	293	+ 11.8%	106	+ 20.5%
Jun-2025	296	+ 13.8%	85	- 5.6%
Jul-2025	268	+ 0.8%	82	- 3.5%
Aug-2025	250	+ 7.8%	60	- 22.1%
Sep-2025	236	+ 16.8%	45	- 29.7%
Oct-2025	**150**	**- 33.9%**	**42**	**- 37.3%**
12-Month Avg	224	+ 2.3%	69	- 10.4%

Historical Pending Sales by Month



Closed Sales

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

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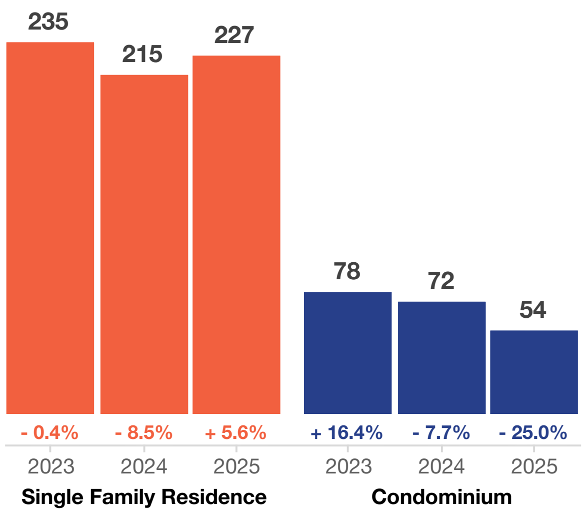
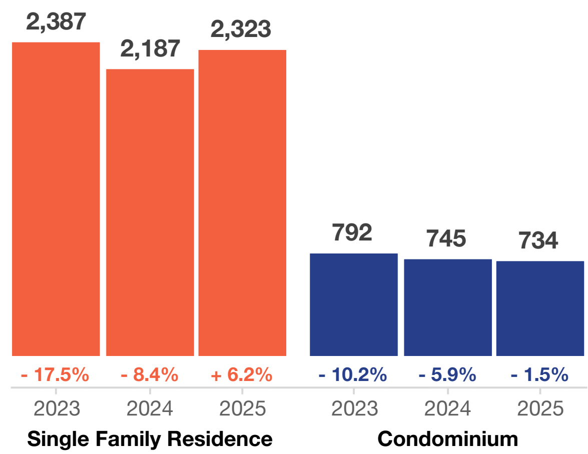
October

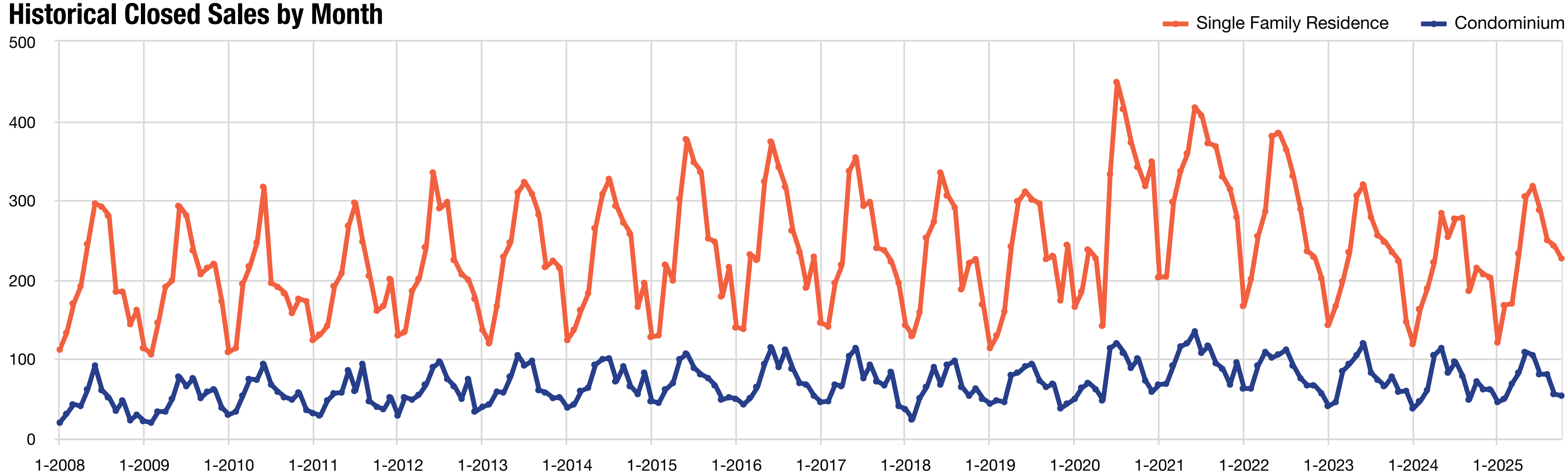


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	207	- 7.6%	62	+ 5.1%
Dec-2024	203	+ 38.1%	62	+ 3.3%
Jan-2025	121	+ 1.7%	46	+ 21.1%
Feb-2025	168	+ 3.1%	50	+ 6.4%
Mar-2025	170	- 10.1%	69	+ 13.1%
Apr-2025	233	+ 5.0%	83	- 21.0%
May-2025	305	+ 7.4%	109	- 4.4%
Jun-2025	318	+ 25.2%	105	+ 26.5%
Jul-2025	288	+ 4.0%	81	- 16.5%
Aug-2025	250	- 10.1%	81	+ 2.5%
Sep-2025	243	+ 30.6%	56	+ 14.3%
Oct-2025	**227**	**+ 5.6%**	**54**	**- 25.0%**
12-Month Avg	228	+ 7.0%	72	0.0%

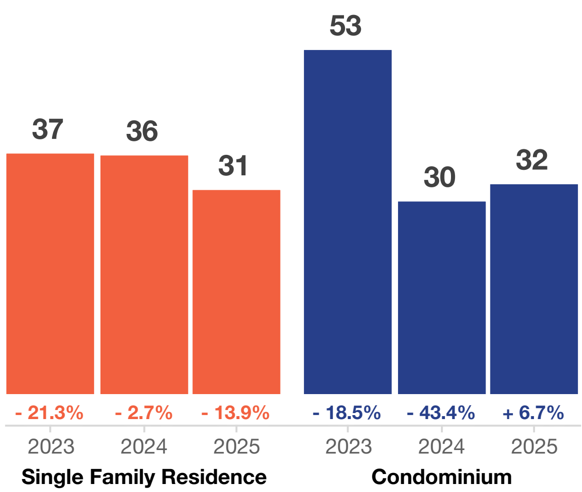
Historical Closed Sales by Month



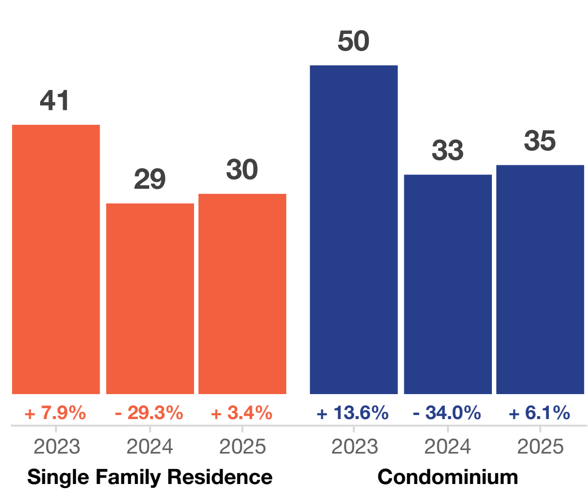
Days on Market Until Sale

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

October



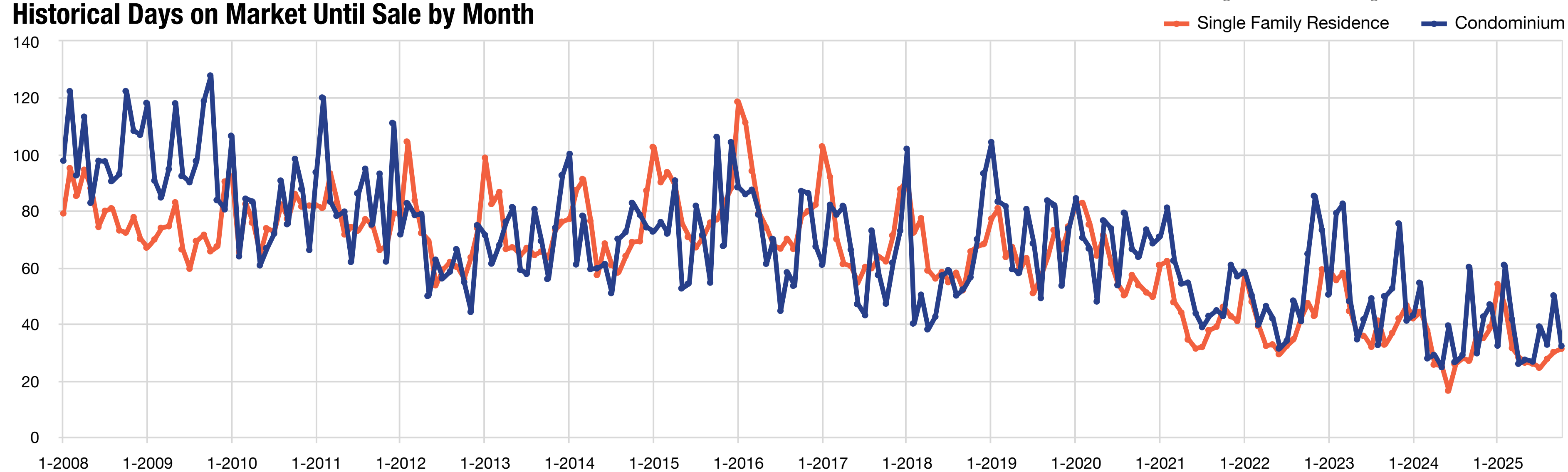
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	35	- 16.7%	43	- 43.4%
Dec-2024	39	- 17.0%	47	+ 14.6%
Jan-2025	54	+ 28.6%	32	- 25.6%
Feb-2025	46	+ 4.5%	61	+ 10.9%
Mar-2025	31	- 18.4%	42	+ 50.0%
Apr-2025	28	+ 7.7%	26	- 10.3%
May-2025	26	+ 4.0%	27	+ 8.0%
Jun-2025	26	+ 62.5%	27	- 30.8%
Jul-2025	24	- 7.7%	39	+ 50.0%
Aug-2025	28	0.0%	33	+ 13.8%
Sep-2025	30	+ 11.1%	50	- 16.7%
Oct-2025	**31**	**- 13.9%**	**32**	**+ 6.7%**
12-Month Avg*	31	+ 0.2%	36	- 1.3%

* Days on Market for all properties from November 2024 through October 2025. 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.

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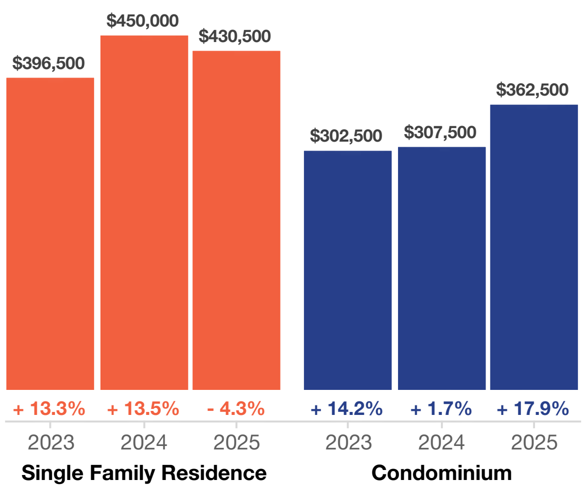
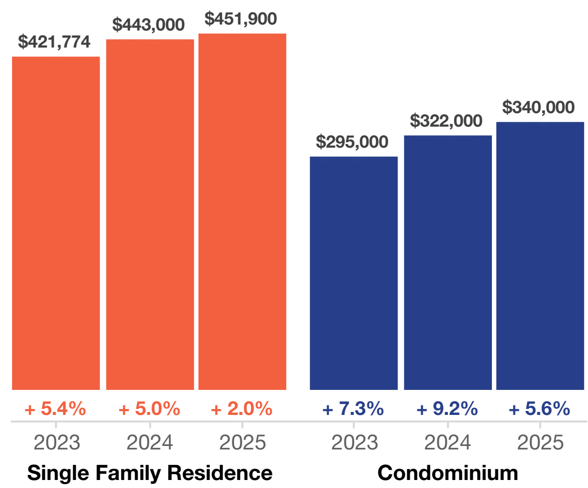
Ann Arbor Area Chapter

October



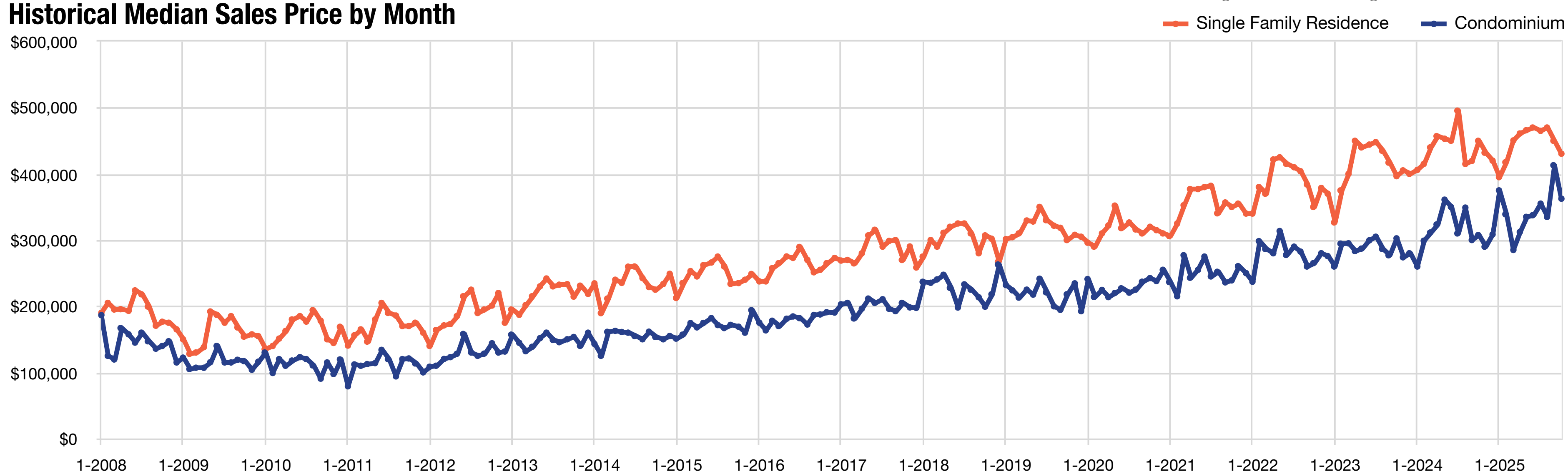
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	$432,000	+ 6.6%	$289,950	+ 5.9%
Dec-2024	$420,000	+ 5.0%	$308,500	+ 10.2%
Jan-2025	$395,000	- 2.7%	$375,000	+ 44.2%
Feb-2025	$417,500	+ 0.6%	$339,000	+ 13.4%
Mar-2025	$450,500	+ 2.4%	$285,000	- 8.5%
Apr-2025	$461,040	+ 0.9%	$312,000	- 3.6%
May-2025	$466,000	+ 2.8%	$335,000	- 7.2%
Jun-2025	$470,000	+ 4.4%	$337,500	- 3.5%
Jul-2025	$465,000	- 6.2%	$355,000	+ 14.5%
Aug-2025	$470,000	+ 13.3%	$335,000	- 4.0%
Sep-2025	$450,000	+ 7.3%	$412,995	+ 37.7%
Oct-2025	**$430,500**	**- 4.3%**	**$362,500**	**+ 17.9%**
12-Month Avg*	$450,000	+ 2.5%	$335,000	+ 7.7%

* Median Sales Price for all properties from November 2024 through October 2025. 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.

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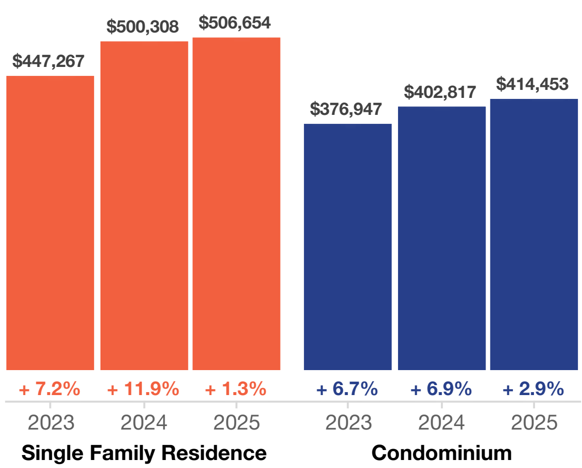
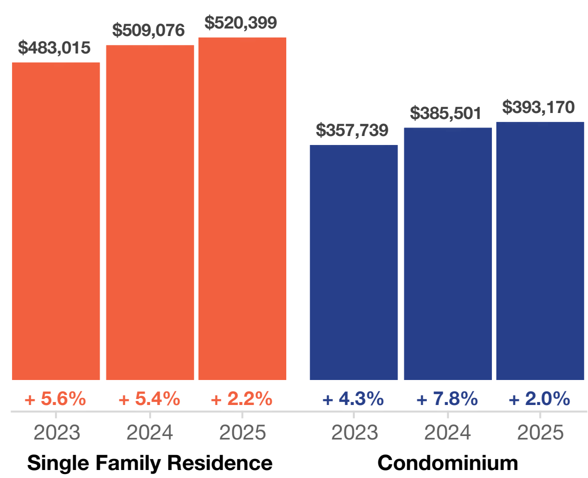
October



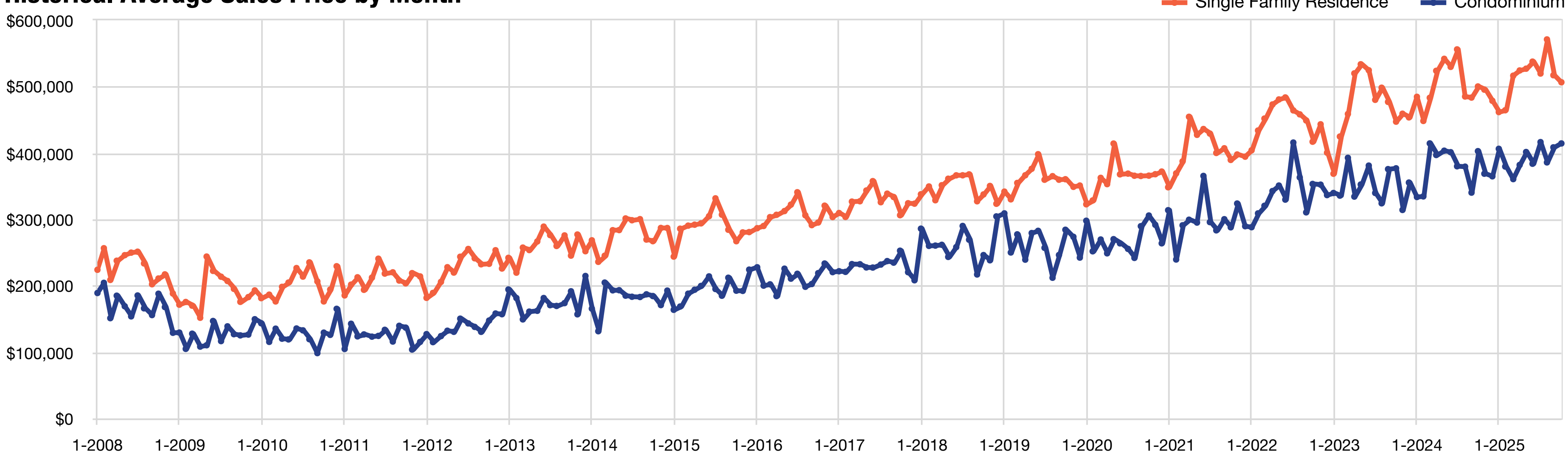
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	$495,543	+ 7.9%	$368,811	+ 17.4%
Dec-2024	$478,701	+ 5.5%	$364,896	+ 2.7%
Jan-2025	$461,724	- 4.7%	$406,322	+ 21.8%
Feb-2025	$464,456	+ 3.6%	$379,625	+ 13.4%
Mar-2025	$516,556	+ 6.9%	$360,690	- 13.0%
Apr-2025	$524,423	+ 0.1%	$382,042	- 3.8%
May-2025	$527,103	- 2.7%	$401,522	- 0.5%
Jun-2025	$537,753	+ 1.5%	$383,855	- 4.3%
Jul-2025	$519,786	- 6.5%	$416,443	+ 9.6%
Aug-2025	$571,200	+ 17.7%	$385,882	+ 1.7%
Sep-2025	$517,238	+ 7.0%	$408,536	+ 20.0%
Oct-2025	**$506,654**	**+ 1.3%**	**$414,453**	**+ 2.9%**
12-Month Avg*	$515,412	+ 2.8%	$389,366	+ 2.9%

* Avg. Sales Price for all properties from November 2024 through October 2025. 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.

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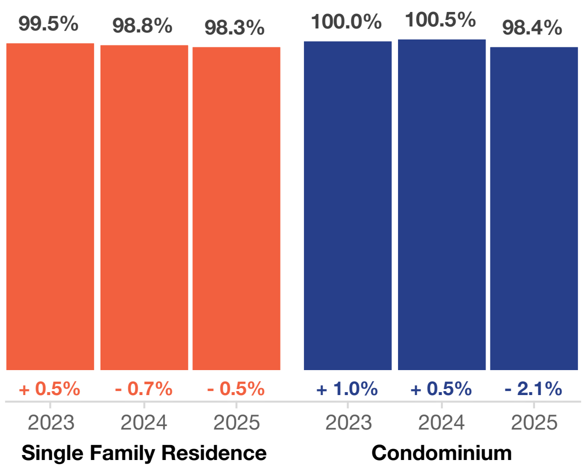
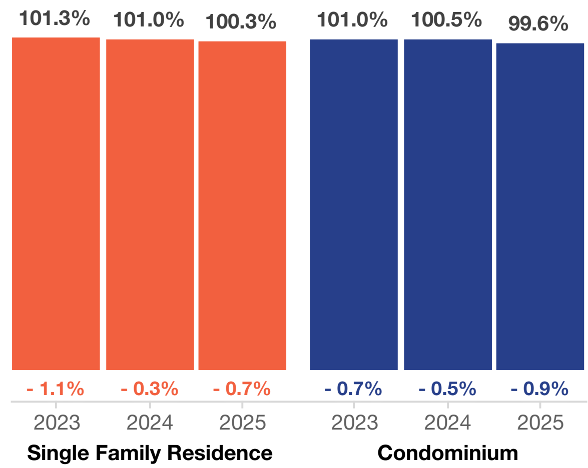
Ann Arbor Area Chapter

October



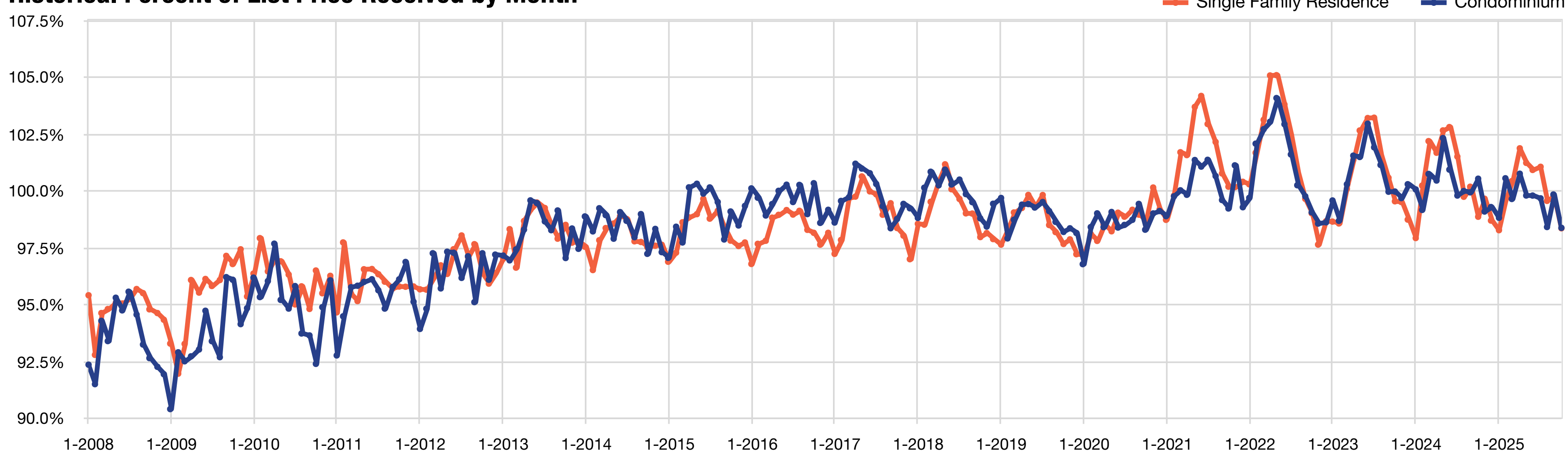
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	99.6%	+ 0.1%	99.1%	- 0.6%
Dec-2024	98.7%	0.0%	99.3%	- 1.0%
Jan-2025	98.3%	+ 0.4%	98.8%	- 1.2%
Feb-2025	99.6%	- 0.6%	100.5%	+ 1.4%
Mar-2025	100.4%	- 1.8%	99.6%	- 1.1%
Apr-2025	101.9%	+ 0.2%	100.7%	+ 0.3%
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	99.5%	- 0.2%	98.4%	- 1.6%
Sep-2025	99.7%	- 0.5%	99.8%	- 0.1%
Oct-2025	**98.3%**	**- 0.5%**	**98.4%**	**- 2.1%**
12-Month Avg*	100.1%	- 0.6%	99.5%	- 0.9%

* Pct. of List Price Received for all properties from November 2024 through October 2025. 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.

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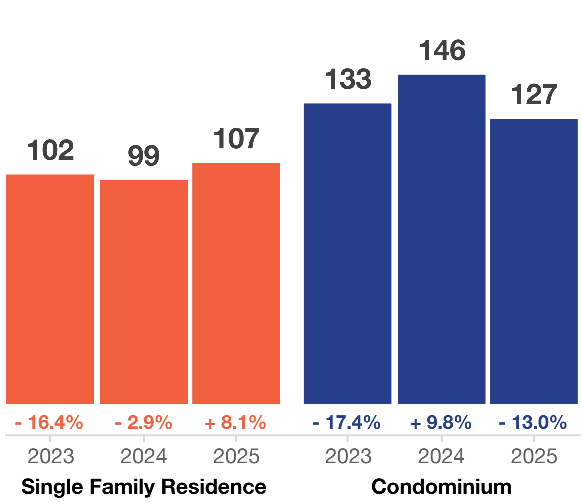
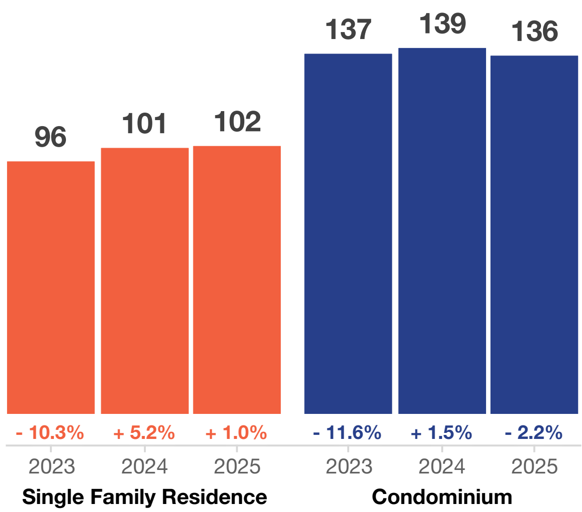
October

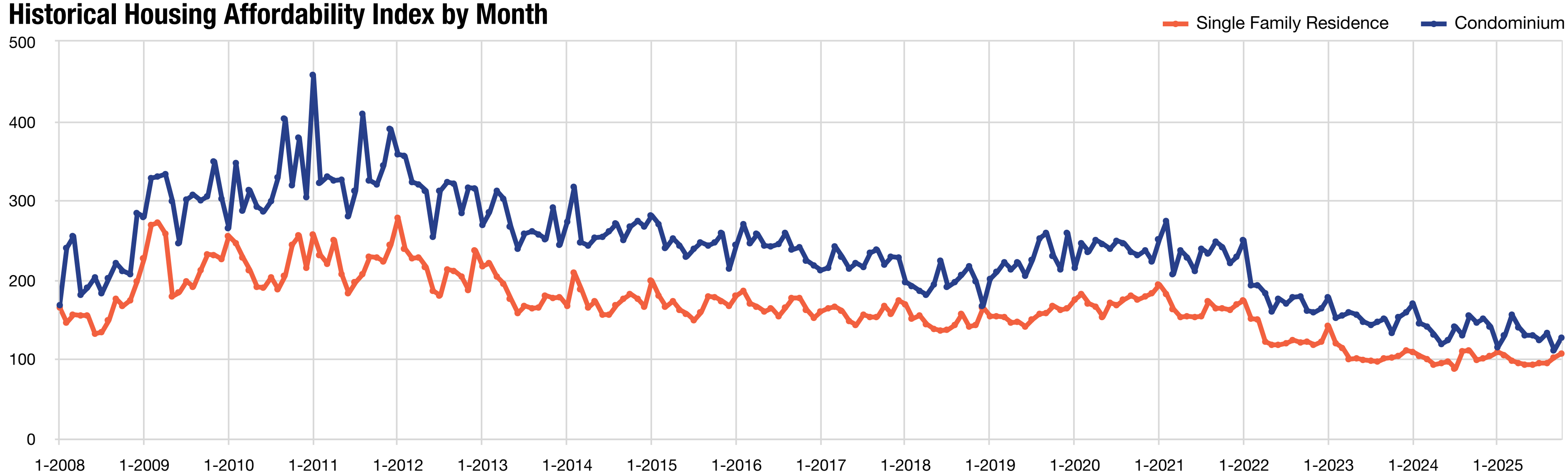


Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	101	- 2.9%	151	- 1.3%
Dec-2024	104	- 6.3%	141	- 11.3%
Jan-2025	109	0.0%	115	- 32.4%
Feb-2025	105	+ 1.0%	130	- 10.3%
Mar-2025	98	- 2.0%	156	+ 10.6%
Apr-2025	95	+ 2.2%	140	+ 6.9%
May-2025	93	- 2.1%	130	+ 9.2%
Jun-2025	93	- 4.1%	130	+ 4.8%
Jul-2025	95	+ 8.0%	124	- 12.1%
Aug-2025	95	- 13.6%	133	+ 2.3%
Sep-2025	102	- 8.1%	111	- 28.4%
Oct-2025	**107**	**+ 8.1%**	**127**	**- 13.0%**
12-Month Avg	100	- 2.0%	132	- 7.7%

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.

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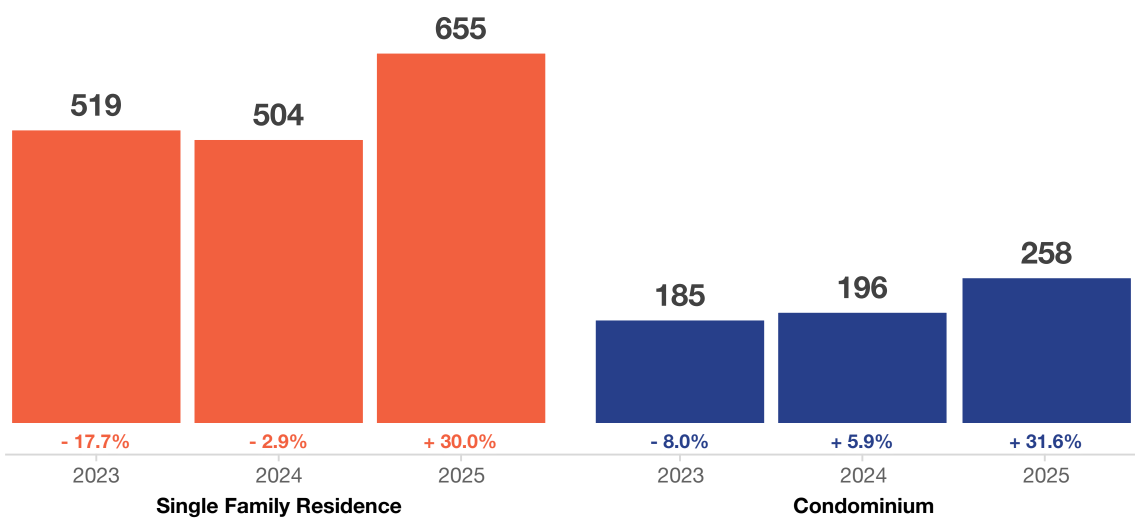
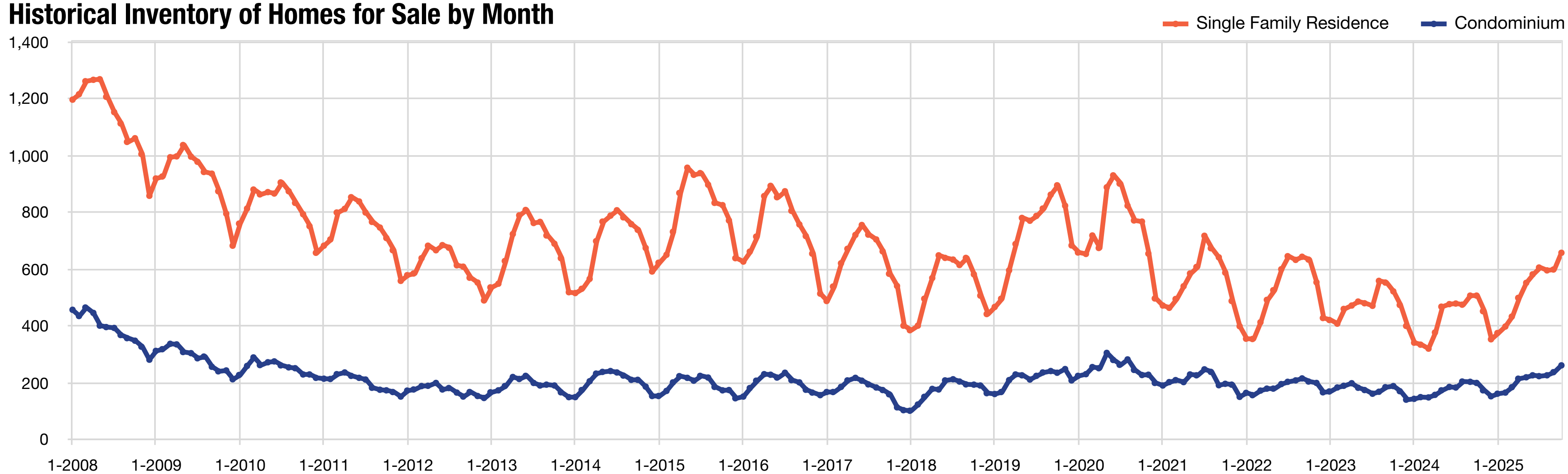
October



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	449	- 4.7%	170	+ 1.8%
Dec-2024	350	- 11.8%	149	+ 8.8%
Jan-2025	372	+ 10.1%	158	+ 12.9%
Feb-2025	395	+ 19.3%	162	+ 11.0%
Mar-2025	430	+ 35.6%	181	+ 24.8%
Apr-2025	496	+ 32.6%	211	+ 37.0%
May-2025	549	+ 18.1%	216	+ 27.1%
Jun-2025	579	+ 22.2%	223	+ 22.5%
Jul-2025	603	+ 26.7%	220	+ 22.2%
Aug-2025	593	+ 25.6%	223	+ 10.9%
Sep-2025	596	+ 18.3%	234	+ 17.0%
Oct-2025	**655**	**+ 30.0%**	**258**	**+ 31.6%**
12-Month Avg	506	+ 18.5%	200	+ 19.0%

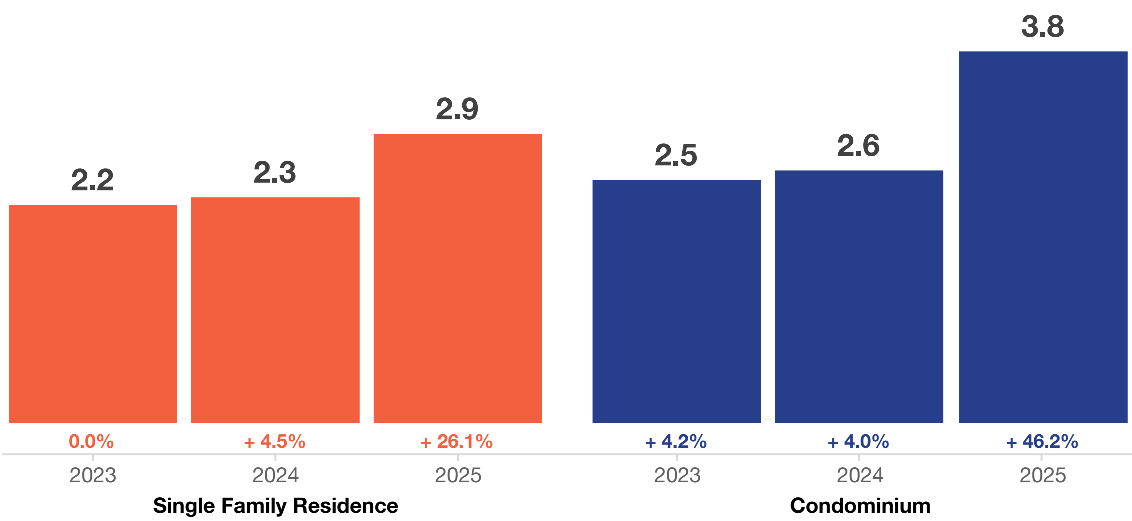
Historical Inventory of Homes for Sale by Month



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.

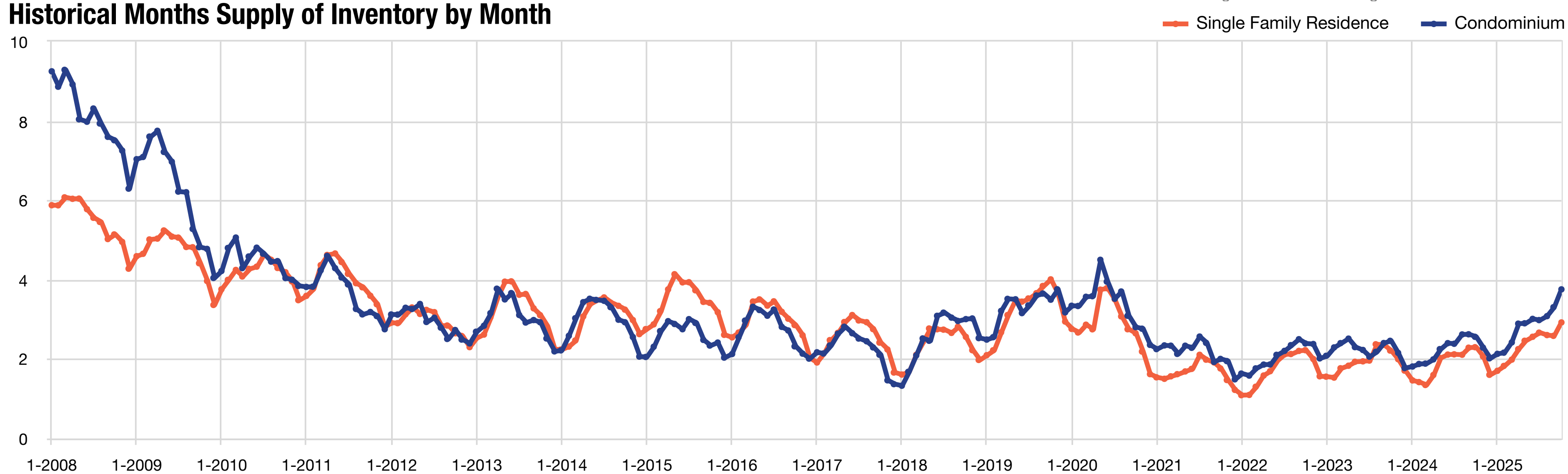
October



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Nov-2024	2.1	+ 5.0%	2.3	+ 4.5%
Dec-2024	1.6	- 5.9%	2.0	+ 11.1%
Jan-2025	1.7	+ 13.3%	2.1	+ 16.7%
Feb-2025	1.8	+ 28.6%	2.2	+ 15.8%
Mar-2025	2.0	+ 53.8%	2.4	+ 26.3%
Apr-2025	2.3	+ 43.8%	2.9	+ 45.0%
May-2025	2.5	+ 25.0%	2.9	+ 26.1%
Jun-2025	2.6	+ 23.8%	3.0	+ 25.0%
Jul-2025	2.7	+ 28.6%	3.0	+ 25.0%
Aug-2025	2.6	+ 23.8%	3.1	+ 19.2%
Sep-2025	2.6	+ 13.0%	3.3	+ 26.9%
Oct-2025	**2.9**	**+ 26.1%**	**3.8**	**+ 46.2%**
12-Month Avg*	2.3	+ 21.1%	2.7	+ 25.1%

* Months Supply for all properties from November 2024 through October 2025. 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.

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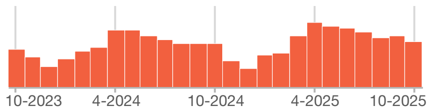
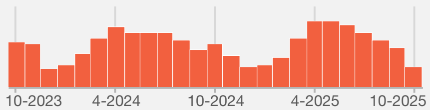
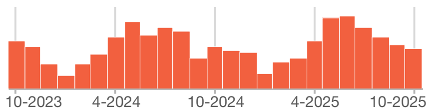
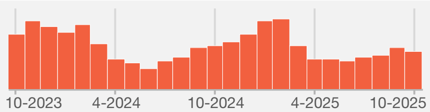
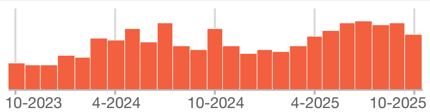
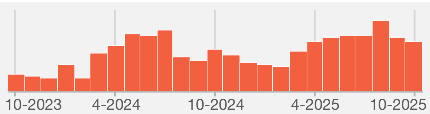
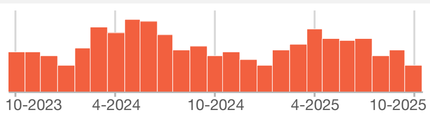
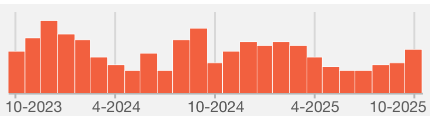
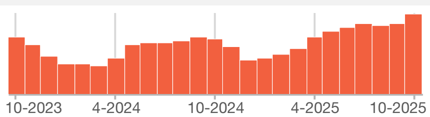
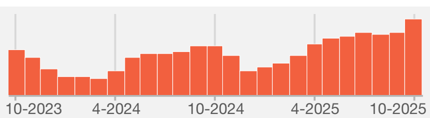
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		386	**412**	+ 6.7%	4,003	**4,541**	+ 13.4%
Pending Sales		294	**192**	- 34.7%	3,067	**3,078**	+ 0.4%
Closed Sales		287	**281**	- 2.1%	2,932	**3,057**	+ 4.3%
Days on Market Until Sale		35	**31**	- 11.4%	30	**32**	+ 6.7%
Median Sales Price		$428,501	**$420,000**	- 2.0%	$410,000	**$425,000**	+ 3.7%
Average Sales Price		$475,850	**$488,872**	+ 2.7%	$477,677	**$489,810**	+ 2.5%
Percent of List Price Received		99.3%	**98.3%**	- 1.0%	100.9%	**100.1%**	- 0.8%
Housing Affordability Index		104	**110**	+ 5.8%	109	**109**	0.0%
Inventory of Homes for Sale		700	**913**	+ 30.4%	—	**—**	—
Months Supply of Inventory		2.4	**3.1**	+ 29.2%	—	**—**	—