

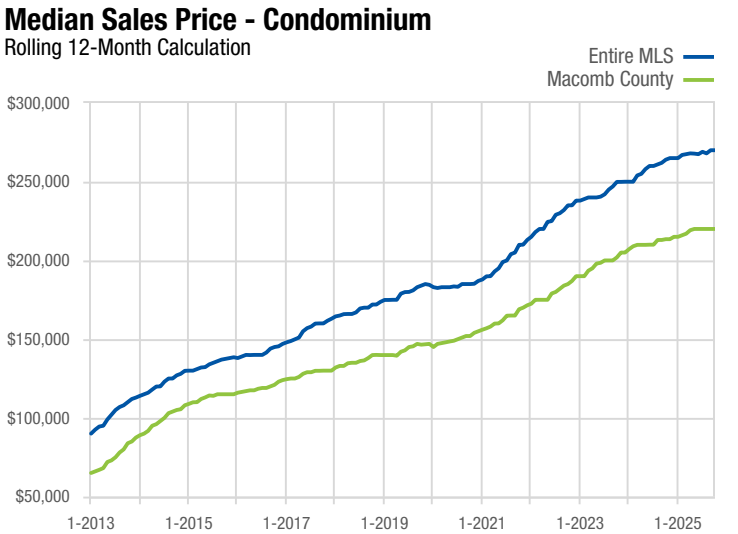
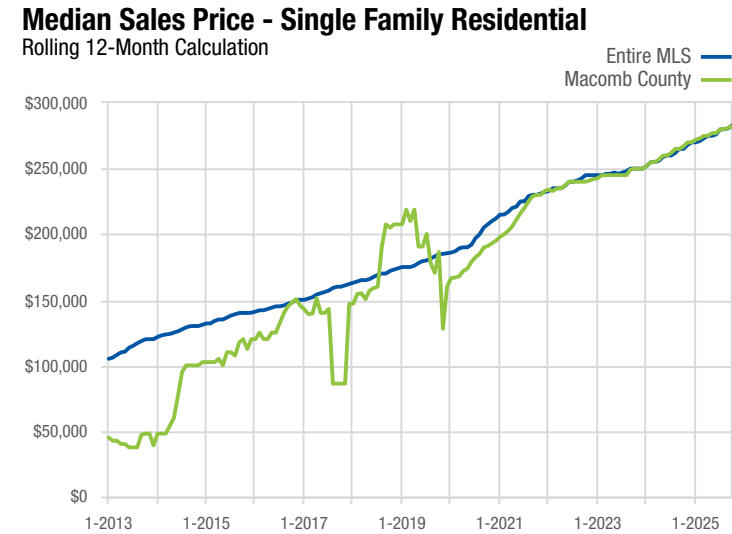


Macomb County

Single Family Residential		October			Year to Date		
Key Metrics		2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings		1,052	1,123	+ 6.7%	9,667	10,466	+ 8.3%
Pending Sales		694	754	+ 8.6%	7,172	7,335	+ 2.3%
Closed Sales		750	762	+ 1.6%	6,876	7,063	+ 2.7%
Days on Market Until Sale		29	34	+ 17.2%	29	32	+ 10.3%
Median Sales Price*		\$274,000	\$285,000	+ 4.0%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*		\$305,297	\$326,809	+ 7.0%	\$311,314	\$323,908	+ 4.0%
Percent of List Price Received*		99.4%	99.2%	- 0.2%	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale		1,694	1,772	+ 4.6%	—	—	—
Months Supply of Inventory		2.5	2.5	0.0%	—	—	—

Condominium		October			Year to Date		
Key Metrics		2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings		269	307	+ 14.1%	2,600	2,763	+ 6.3%
Pending Sales		180	199	+ 10.6%	2,064	2,002	- 3.0%
Closed Sales		232	209	- 9.9%	1,986	1,917	- 3.5%
Days on Market Until Sale		32	36	+ 12.5%	29	34	+ 17.2%
Median Sales Price*		\$212,500	\$214,900	+ 1.1%	\$215,000	\$220,000	+ 2.3%
Average Sales Price*		\$222,201	\$230,956	+ 3.9%	\$224,457	\$233,483	+ 4.0%
Percent of List Price Received*		98.1%	98.8%	+ 0.7%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale		408	478	+ 17.2%	—	—	—
Months Supply of Inventory		2.1	2.5	+ 19.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

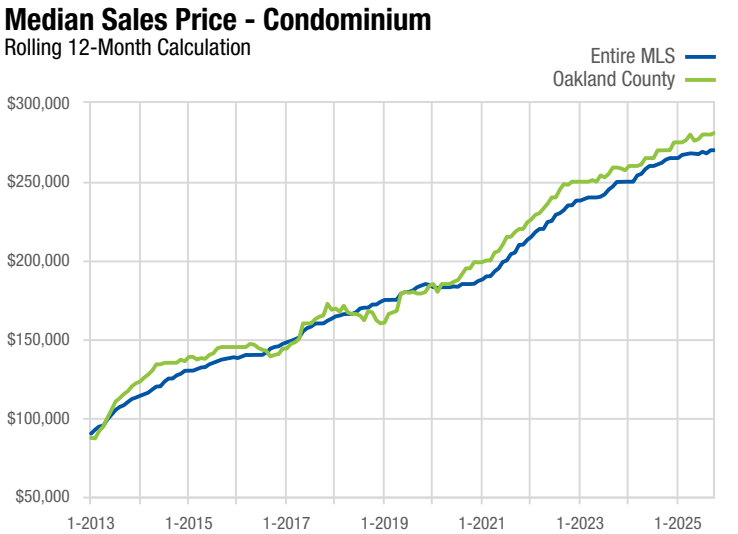
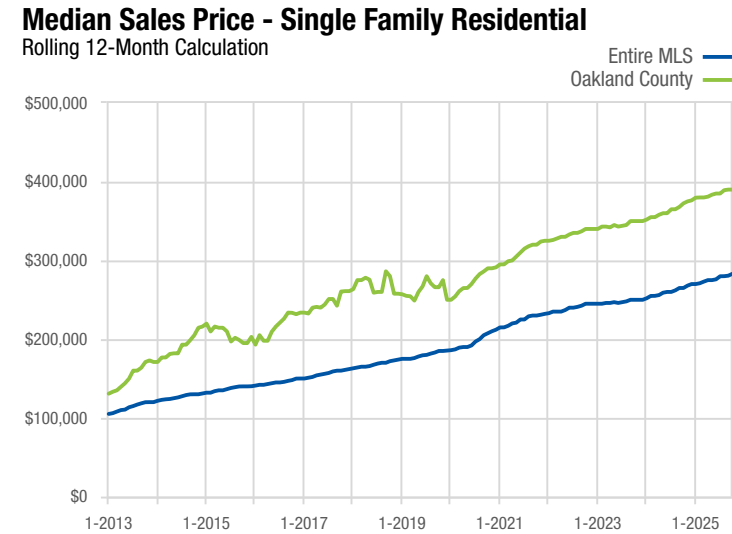


Oakland County

Single Family Residential		October			Year to Date		
Key Metrics		2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings		1,518	1,631	+ 7.4%	14,670	15,796	+ 7.7%
Pending Sales		1,095	1,060	- 3.2%	10,736	10,801	+ 0.6%
Closed Sales		1,133	1,101	- 2.8%	10,421	10,472	+ 0.5%
Days on Market Until Sale		31	31	0.0%	28	29	+ 3.6%
Median Sales Price*		\$388,000	\$382,500	- 1.4%	\$379,000	\$397,000	+ 4.7%
Average Sales Price*		\$486,775	\$492,310	+ 1.1%	\$475,302	\$493,556	+ 3.8%
Percent of List Price Received*		99.3%	99.0%	- 0.3%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale		2,443	2,478	+ 1.4%	—	—	—
Months Supply of Inventory		2.4	2.4	0.0%	—	—	—

Condominium		October			Year to Date		
Key Metrics		2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings		360	448	+ 24.4%	3,585	3,975	+ 10.9%
Pending Sales		281	266	- 5.3%	2,685	2,618	- 2.5%
Closed Sales		311	276	- 11.3%	2,607	2,532	- 2.9%
Days on Market Until Sale		36	40	+ 11.1%	30	37	+ 23.3%
Median Sales Price*		\$265,000	\$299,450	+ 13.0%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*		\$310,600	\$359,203	+ 15.6%	\$310,061	\$323,150	+ 4.2%
Percent of List Price Received*		99.0%	98.4%	- 0.6%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale		606	733	+ 21.0%	—	—	—
Months Supply of Inventory		2.4	2.9	+ 20.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



Washtenaw County

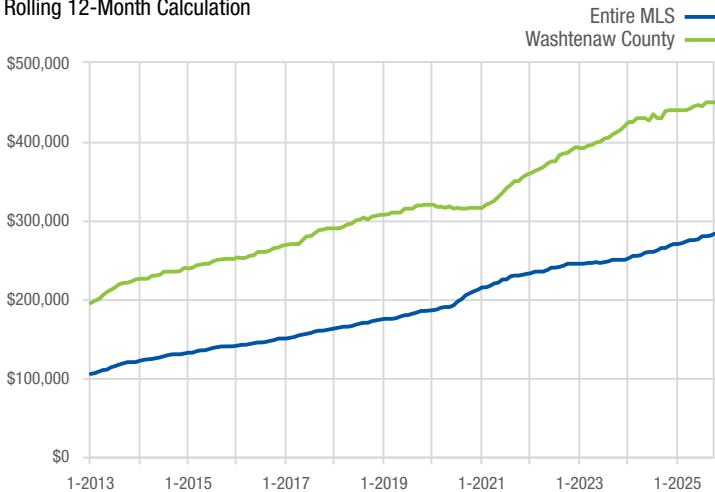
Single Family Residential			October			Year to Date		
Key Metrics			2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings			299	307	+ 2.7%	3,018	3,447	+ 14.2%
Pending Sales			227	150	- 33.9%	2,285	2,357	+ 3.2%
Closed Sales			215	227	+ 5.6%	2,187	2,323	+ 6.2%
Days on Market Until Sale			36	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%
Inventory of Homes for Sale			504	655	+ 30.0%	—	—	—
Months Supply of Inventory			2.3	2.9	+ 26.1%	—	—	—

Condominium			October			Year to Date		
Key Metrics			2024	2025	% Change	Thru 10-2024	Thru 10-2025	% 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%
Inventory of Homes for Sale			196	258	+ 31.6%	—	—	—
Months Supply of Inventory			2.6	3.8	+ 46.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

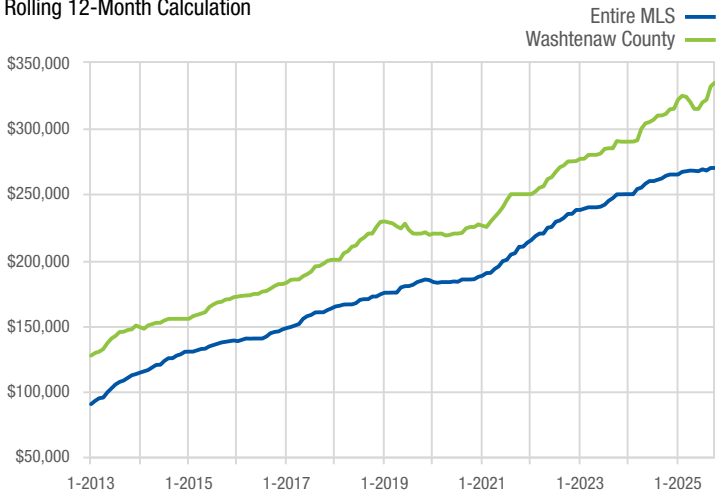
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – October 2025

A Research Tool Provided by the Michigan Regional Information Center

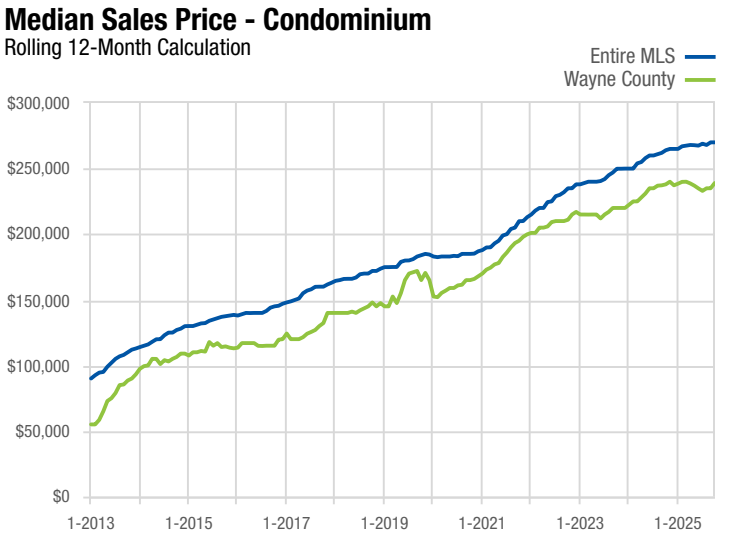
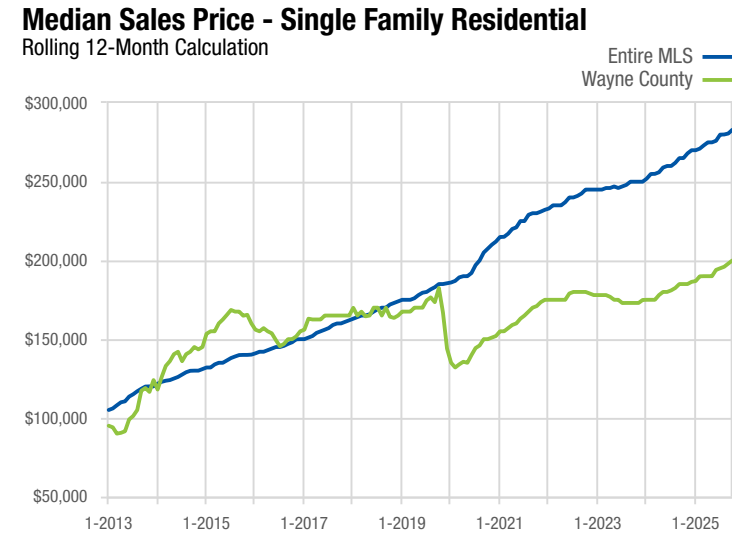


Wayne County

Single Family Residential		October			Year to Date		
Key Metrics		2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings		2,271	2,368	+ 4.3%	21,486	22,032	+ 2.5%
Pending Sales		1,544	1,478	- 4.3%	14,519	13,782	- 5.1%
Closed Sales		1,576	1,430	- 9.3%	13,978	13,248	- 5.2%
Days on Market Until Sale		33	34	+ 3.0%	34	36	+ 5.9%
Median Sales Price*		\$190,000	\$205,000	+ 7.9%	\$187,000	\$201,000	+ 7.5%
Average Sales Price*		\$228,936	\$246,902	+ 7.8%	\$231,766	\$250,060	+ 7.9%
Percent of List Price Received*		99.1%	98.0%	- 1.1%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale		4,341	4,741	+ 9.2%	—	—	—
Months Supply of Inventory		3.1	3.5	+ 12.9%	—	—	—

Condominium		October			Year to Date		
Key Metrics		2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings		244	278	+ 13.9%	2,327	2,631	+ 13.1%
Pending Sales		166	171	+ 3.0%	1,590	1,689	+ 6.2%
Closed Sales		157	164	+ 4.5%	1,557	1,588	+ 2.0%
Days on Market Until Sale		31	41	+ 32.3%	35	39	+ 11.4%
Median Sales Price*		\$220,000	\$258,000	+ 17.3%	\$239,575	\$240,000	+ 0.2%
Average Sales Price*		\$254,714	\$280,368	+ 10.1%	\$273,039	\$273,746	+ 0.3%
Percent of List Price Received*		98.8%	97.5%	- 1.3%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale		572	586	+ 2.4%	—	—	—
Months Supply of Inventory		3.8	3.7	- 2.6%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.