HOUSING
report

JULY 2026
SOUTHEAST REGION

JULY 2026
HOUSING REPORT

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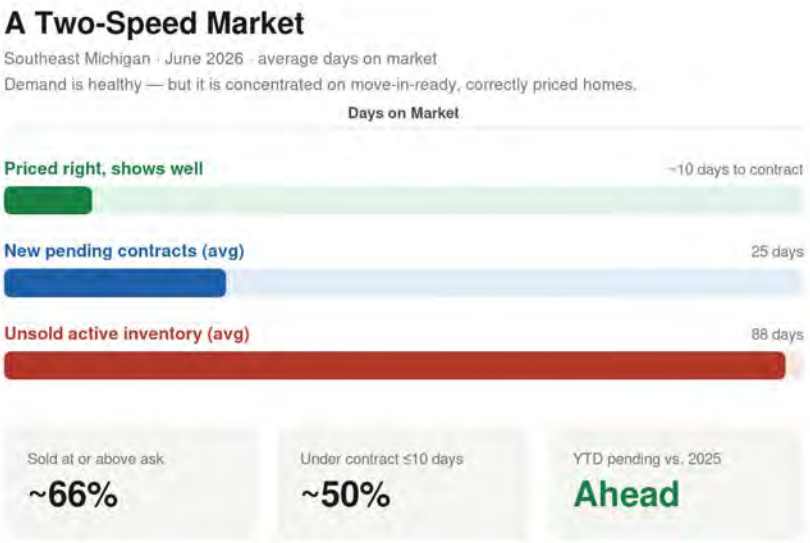
The Market Is Becoming Less Forgiving

Southeast Michigan's housing market still rewards sellers — but only those who come to market with the right strategy. Demand remains healthy: year-to-date pending sales are running ahead of last year, even with fewer new listings. Nearly two-thirds of June sales closed at or above asking price, and roughly half of new pending sales went under contract within ten days. Motivated buyers are still competing hard for the right homes.



But a second trend is now impossible to ignore. The market has split in two. Well-priced, move-in-ready homes are selling fast and often above ask. Everything else is stalling. Three signals tell the story:

Inventory is lingering. Unsold active listings now average nearly 90 days on the market.

Price cuts are climbing. Reductions are rising as friction returns to the market.

The cause isn't weak demand — *it's lower tolerance for mistakes.* Buyers have simply stopped forgiving homes that miss on price, condition, or presentation.

The result: instead of drawing multiple offers, mispriced or unpolished listings sit, cut their price, and pile onto overall inventory.

The Bottom Line

Momentum belongs to homes that match buyer expectations on price and finish. Nothing else is moving.

Strategic Guide for Agents & Clients

For Sellers — the first impression is everything. A sign in the yard no longer guarantees a sale. Pricing accurately from day one and presenting the home well matter more now than they have in years. Miss on condition or presentation and today's selective buyers move on — leaving the listing to stall.

For Buyers — more options, same competition. Expect the widest selection of homes in years. But stay decisive: competition for well-priced, move-in-ready properties isn't easing.

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JULY 2026
HOUSING REPORT

SEMI 5-County Summary

MONTHLY

6,583
JUN NEW LISTINGS
+8% from last month

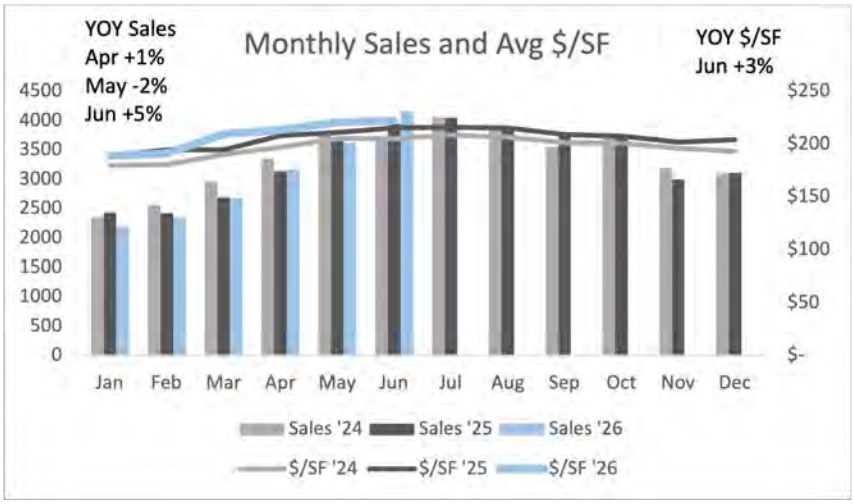
4,347
NEW PENDINGS
+3% from last month

4,157
CLOSED SALES
+15% from last month

$222
PRICE PER SQ FT
+1% from last month

$385K
AVG SALE PRICE
+1% from last month

Closed Single-Family Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	5,941	6,113	6,583	32,557	31,023	-5%
New Pendings	3,654	4,222	4,347	19,783	20,452	3%
Closed Sales	3,173	3,627	4,157	18,357	18,173	-1%
Price/SF	$214	$221	$222	$204	$211	3%
Avg Price	$357,945	$380,171	$385,224	$341,944	$356,436	4%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	1,756	1,616	1,845	10,906	9,746	-11%
New Pendings	1,024	1,062	1,073	5,922	5,826	-2%
Closed Sales	875	860	957	5,601	5,129	-8%
Price/SF	$109	$111	$115	$110	$107	-2%

$200k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	2,220	2,295	2,379	11,644	11,365	-2%
New Pendings	1,526	1,751	1,779	8,187	8,420	3%
Closed Sales	1,317	1,504	1,702	7,521	7,418	-1%
Price/SF	$204	$208	$208	$199	$203	2%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	1,965	2,202	2,359	10,007	9,912	-1%
New Pendings	1,104	1,409	1,495	5,674	6,206	9%
Closed Sales	981	1,263	1,498	5,235	5,626	7%
Price/SF	$263	$263	$262	$253	$259	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

2,169
JUN NEW LISTINGS
+7% from last month

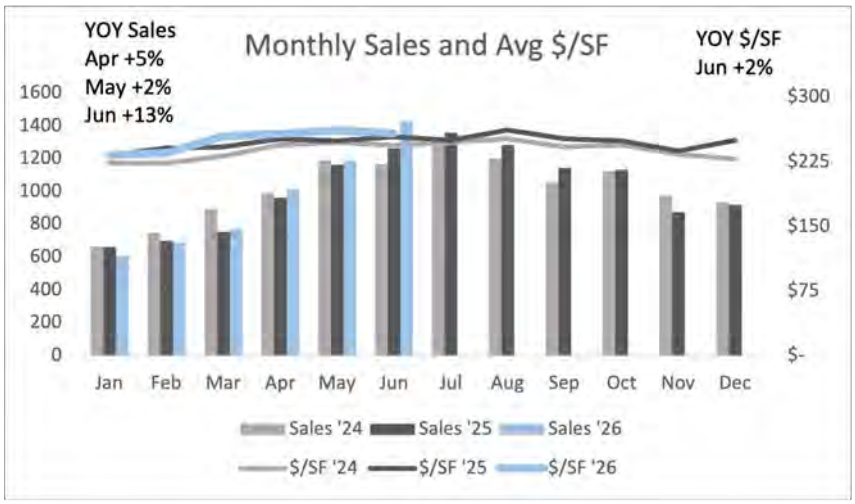
1,432
NEW PENDINGS
+2% from last month

1,432
CLOSED SALES
+20% from last month

$259
PRICE PER SQ FT
-1% from last month

$503K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	1,842	2,036	2,169	9,685	9,482	-2%
New Pendings	1,152	1,405	1,432	6,080	6,413	5%
Closed Sales	1,014	1,191	1,432	5,507	5,709	4%
Price/SF	$258	$261	$259	$247	$253	2%
Avg Price	$494,299	$511,926	$503,371	$479,133	$488,695	2%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	485	498	518	2,714	2,556	-6%
New Pendings	321	395	397	1,899	1,894	0%
Closed Sales	275	297	358	1,720	1,631	-5%
Price/SF	$183	$193	$189	$185	$183	-1%

$300k-$800k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	1,057	1,169	1,255	5,479	5,325	-3%
New Pendings	701	845	864	3,566	3,813	7%
Closed Sales	623	757	900	3,219	3,468	8%
Price/SF	$239	$244	$246	$233	$237	2%

>$800k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	300	369	396	1,492	1,601	7%
New Pendings	130	165	171	615	706	15%
Closed Sales	116	137	174	568	610	7%
Price/SF	$378	$360	$344	$351	$364	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

144
JUN NEW LISTINGS
-2% from last month

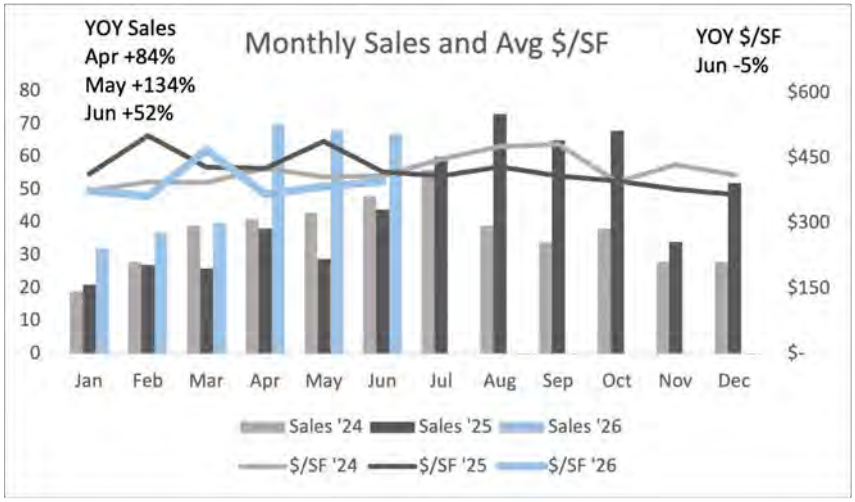
76
NEW PENDINGS
+13% from last month

67
CLOSED SALES
-1% from last month

$397
PRICE PER SQ FT
+3% from last month

$1.14M
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	125	147	144	509	681	34%
New Pendings	68	67	76	208	355	71%
Closed Sales	70	68	67	185	314	70%
Price/SF	$367	$385	$397	$444	$393	-12%
Avg Price	$1,036,058	$1,059,749	$1,144,768	$1,243,109	$1,128,924	-9%

<$700k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	33	43	36	137	200	46%
New Pendings	25	23	30	75	138	84%
Closed Sales	23	28	21	64	118	84%
Price/SF	$250	$278	$259	$323	$265	-18%

$700k-$1.4m

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	42	43	59	128	213	66%
New Pendings	23	23	32	66	128	94%
Closed Sales	33	24	27	63	117	86%
Price/SF	$333	$336	$352	$372	$341	-8%

>$1.4m

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	50	61	49	244	268	10%
New Pendings	20	21	14	67	89	33%
Closed Sales	14	16	19	58	79	36%
Price/SF	$528	$526	$532	$535	$535	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

91
JUN NEW LISTINGS
+42% from last month

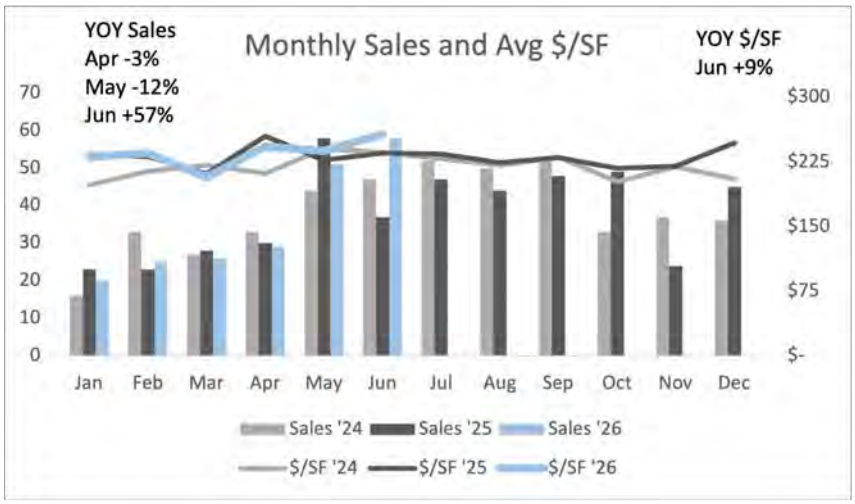
60
NEW PENDINGS
+20% from last month

58
CLOSED SALES
+14% from last month

$257
PRICE PER SQ FT
+8% from last month

$516K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	66	64	91	317	308	-3%
New Pendings	42	50	60	224	233	4%
Closed Sales	29	51	58	199	209	5%
Price/SF	$243	$238	$257	$232	$239	3%
Avg Price	$499,328	$474,666	$515,653	$503,364	$491,159	-2%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	12	9	8	60	48	-20%
New Pendings	9	12	9	52	47	-10%
Closed Sales	4	9	8	39	34	-13%
Price/SF	$148	$217	$197	$201	$170	-16%

$300k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	34	30	46	145	158	9%
New Pendings	25	25	35	109	130	19%
Closed Sales	18	32	33	101	123	22%
Price/SF	$223	$224	$232	$221	$224	1%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	20	25	37	112	102	-9%
New Pendings	8	13	16	63	56	-11%
Closed Sales	7	10	17	59	52	-12%
Price/SF	$317	$270	$303	$252	$280	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

124
JUN NEW LISTINGS
-10% from last month

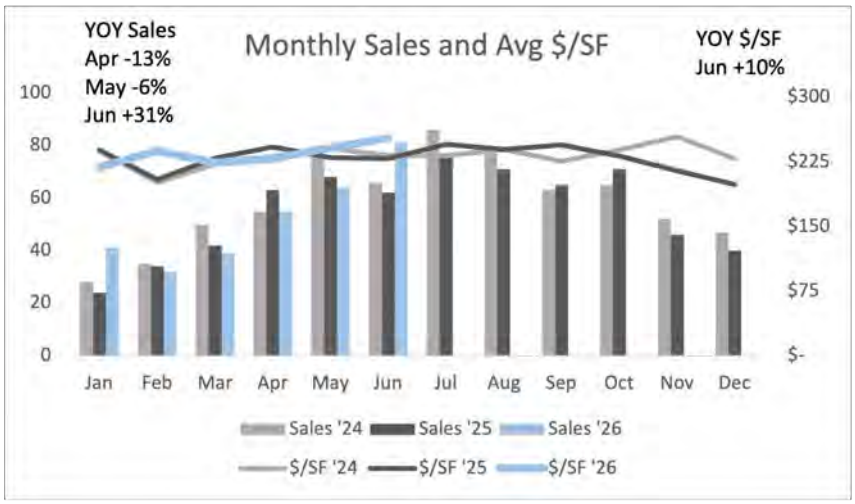
83
NEW PENDINGS
+6% from last month

81
CLOSED SALES
+27% from last month

$253
PRICE PER SQ FT
+5% from last month

$511K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	122	138	124	548	572	4%
New Pendings	63	78	83	332	350	5%
Closed Sales	55	64	81	293	312	6%
Price/SF	$230	$241	$253	$231	$237	3%
Avg Price	$440,029	$531,075	$511,463	$468,421	$491,994	5%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	20	25	24	84	100	19%
New Pendings	15	13	20	66	76	15%
Closed Sales	16	9	15	62	63	2%
Price/SF	$180	$253	$183	$185	$196	6%

$300k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	59	63	56	312	264	-15%
New Pendings	31	42	46	201	183	-9%
Closed Sales	28	35	38	168	161	-4%
Price/SF	$223	$214	$241	$215	$223	4%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	43	50	44	152	208	37%
New Pendings	17	23	17	65	91	40%
Closed Sales	11	20	28	63	88	40%
Price/SF	$275	$274	$282	$280	$266	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

134
JUN NEW LISTINGS
+23% from last month

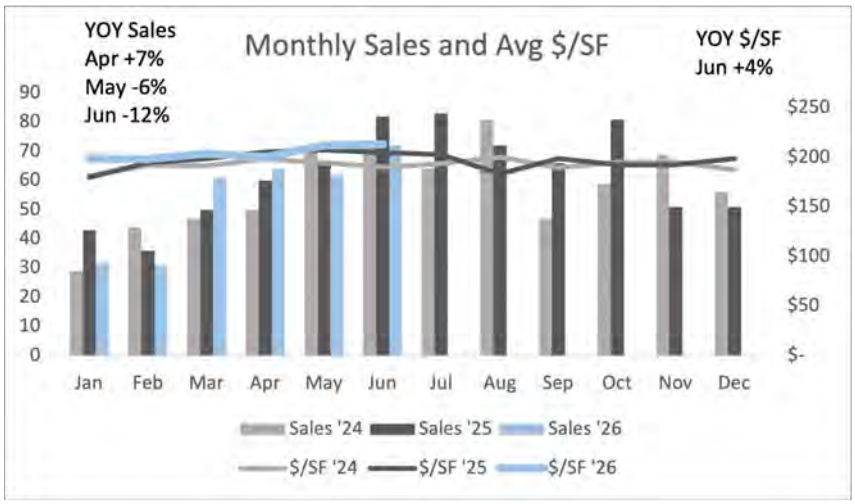
84
NEW PENDINGS
+17% from last month

72
CLOSED SALES
+16% from last month

$213
PRICE PER SQ FT
even with last month

$451K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	82	109	134	528	517	-2%
New Pendings	66	72	84	360	363	1%
Closed Sales	64	62	72	337	322	-4%
Price/SF	$201	$212	$213	$201	$206	3%
Avg Price	$406,233	$420,161	$450,821	$411,921	$418,293	2%

<$250k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	7	7	10	70	49	-30%
New Pendings	9	8	5	42	38	-10%
Closed Sales	5	7	6	42	38	-10%
Price/SF	$141	$191	$186	$169	$182	8%

$250k-$500k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	55	58	71	324	304	-6%
New Pendings	43	49	45	248	232	-6%
Closed Sales	42	43	44	226	202	-11%
Price/SF	$206	$202	$206	$197	$202	2%

>$500k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	20	44	53	134	164	22%
New Pendings	14	15	34	70	93	33%
Closed Sales	17	12	22	69	82	19%
Price/SF	$200	$247	$226	$215	$217	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

75
JUN NEW LISTINGS
+17% from last month

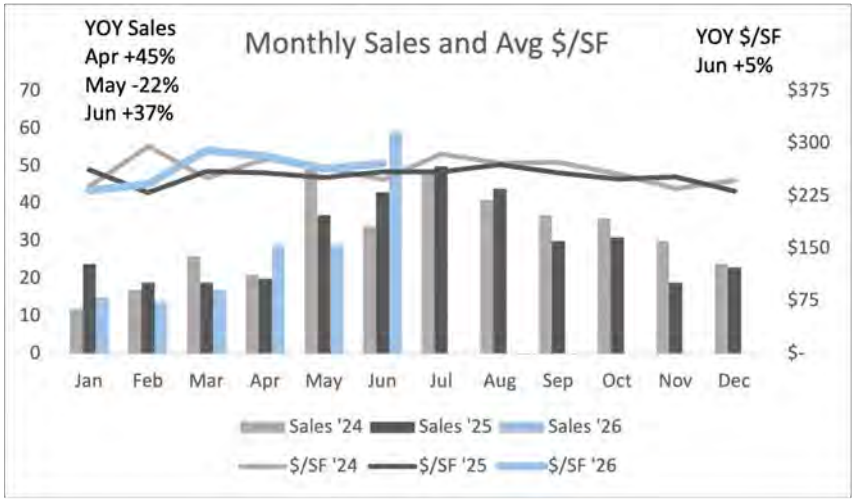
50
NEW PENDINGS
-4% from last month

59
CLOSED SALES
+103% from last month

$272
PRICE PER SQ FT
+3% from last month

$764K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	57	64	75	285	274	-4%
New Pendings	38	52	50	188	195	4%
Closed Sales	29	29	59	162	163	1%
Price/SF	$282	$264	$272	$254	$269	6%
Avg Price	$683,533	$705,615	$763,526	$669,405	$706,249	6%

<$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	6	11	12	49	44	-10%
New Pendings	2	6	6	40	23	-43%
Closed Sales	5	3	5	31	24	-23%
Price/SF	$221	$250	$231	$218	$217	0%

$400k-$750k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	21	30	34	147	125	-15%
New Pendings	18	29	24	95	102	7%
Closed Sales	14	17	28	86	83	-3%
Price/SF	$251	$238	$238	$231	$240	4%

>$750k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	30	23	29	89	105	18%
New Pendings	18	17	20	53	70	32%
Closed Sales	10	9	26	45	56	24%
Price/SF	$320	$294	$297	$294	$304	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

134
JUN NEW LISTINGS
+21% from last month

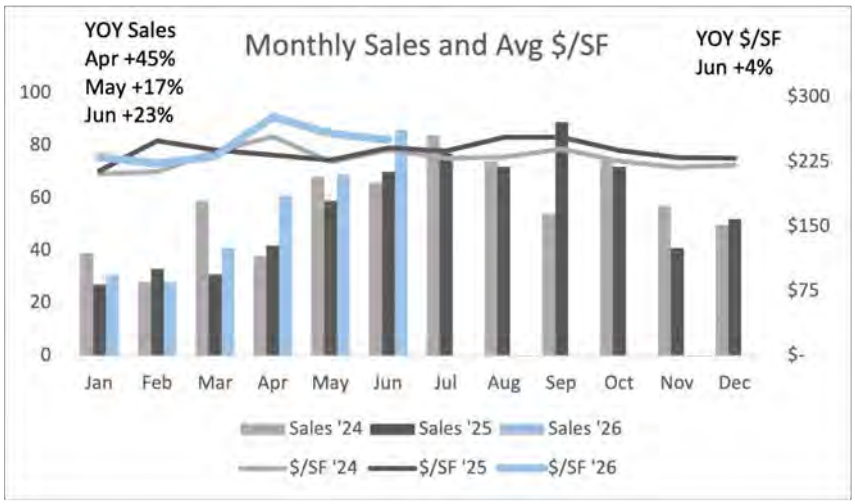
87
NEW PENDINGS
+18% from last month

86
CLOSED SALES
+25% from last month

$251
PRICE PER SQ FT
-3% last month

$562K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	97	111	134	508	525	3%
New Pendings	67	74	87	301	362	20%
Closed Sales	61	69	86	262	316	21%
Price/SF	$277	$258	$251	$235	$250	6%
Avg Price	$604,803	$627,749	$561,839	$544,343	$583,337	7%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	11	8	16	56	66	18%
New Pendings	8	6	13	39	39	0%
Closed Sales	10	4	9	33	30	-9%
Price/SF	$215	$212	$173	$200	$193	-4%

$300k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	53	52	58	241	248	3%
New Pendings	39	42	41	162	197	22%
Closed Sales	30	37	47	145	173	19%
Price/SF	$251	$243	$237	$227	$232	2%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	33	51	60	211	211	0%
New Pendings	20	26	33	100	126	26%
Closed Sales	21	28	30	84	113	35%
Price/SF	$309	$273	$275	$248	$274	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

164
JUN NEW LISTINGS
+12% from last month

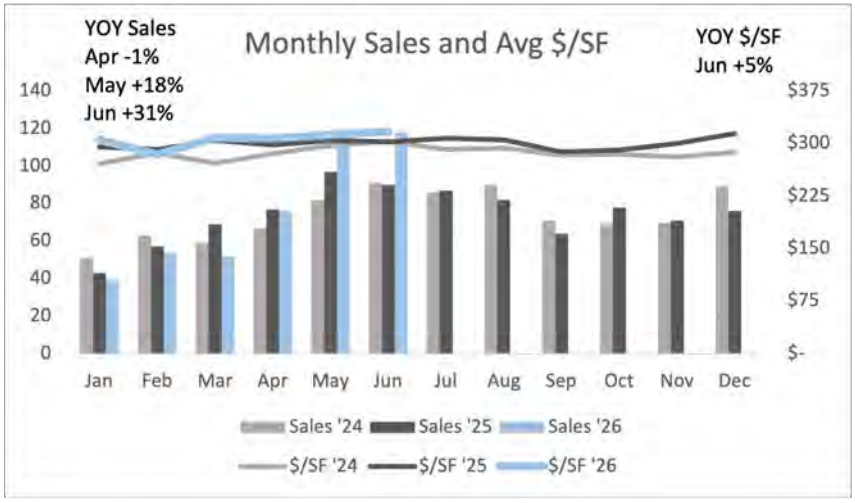
115
NEW PENDINGS
+1% from last month

118
CLOSED SALES
+4% from last month

$317
PRICE PER SQ FT
+1% from last month

$484K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	153	147	164	637	715	12%
New Pendings	108	114	115	464	506	9%
Closed Sales	76	114	118	433	453	5%
Price/SF	$307	$312	$317	$300	$308	3%
Avg Price	$463,437	$470,710	$483,757	$434,351	$460,910	6%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	28	27	28	125	115	-8%
New Pendings	17	18	26	111	93	-16%
Closed Sales	14	18	17	98	77	-21%
Price/SF	$251	$265	$260	$245	$253	3%

$300k-$450k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	67	68	69	329	331	1%
New Pendings	53	54	54	226	252	12%
Closed Sales	37	52	60	205	228	11%
Price/SF	$301	$301	$305	$297	$300	1%

>$450k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	58	52	67	183	269	47%
New Pendings	38	42	35	127	161	27%
Closed Sales	25	44	41	130	148	14%
Price/SF	$327	$329	$337	$324	$329	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

129
JUN NEW LISTINGS
+26% from last month

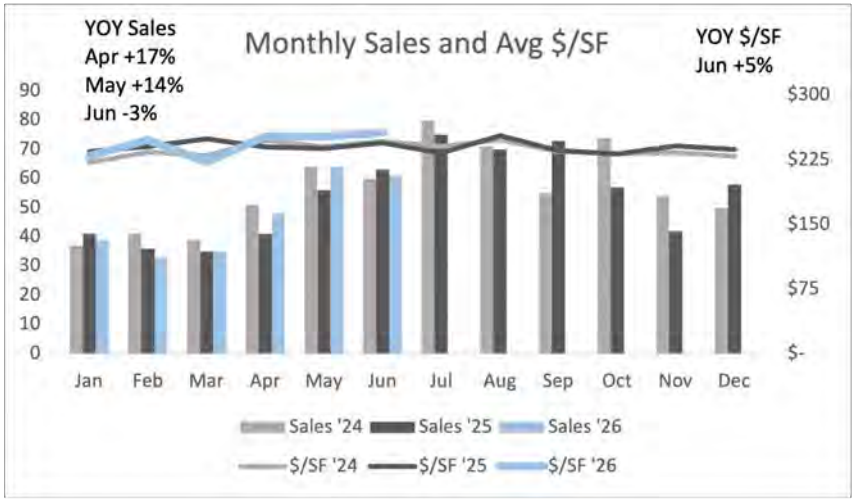
71
NEW PENDINGS
+3% from last month

61
CLOSED SALES
-5% from last month

$257
PRICE PER SQ FT
+2% from last month

$548K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	80	102	129	462	454	-2%
New Pendings	51	69	71	293	306	4%
Closed Sales	48	64	61	272	280	3%
Price/SF	$252	$252	$257	$241	$246	2%
Avg Price	$529,465	$587,375	$548,162	$522,964	$534,865	2%

<$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	15	23	29	138	120	-13%
New Pendings	12	15	17	87	91	5%
Closed Sales	12	9	17	72	80	11%
Price/SF	$229	$216	$236	$222	$223	0%

$400k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	35	41	47	198	170	-14%
New Pendings	24	30	25	131	120	-8%
Closed Sales	23	27	26	121	119	-2%
Price/SF	$244	$242	$248	$239	$237	-1%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	30	38	53	126	164	30%
New Pendings	15	24	29	75	95	27%
Closed Sales	13	28	18	79	81	3%
Price/SF	$272	$265	$275	$253	$266	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

104
JUN NEW LISTINGS
-26% from last month

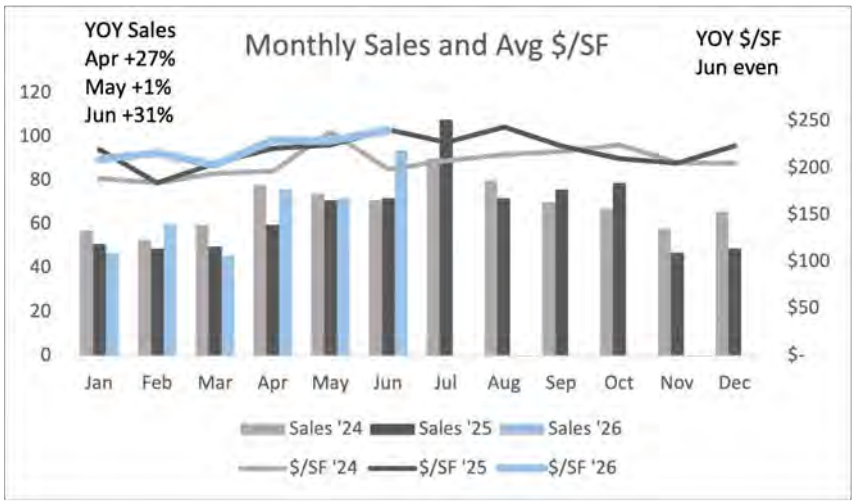
96
NEW PENDINGS
even with last month

94
CLOSED SALES
+31% from last month

$241
PRICE PER SQ FT
+5% from last month

$360K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	96	140	104	584	558	-4%
New Pendings	70	96	96	399	444	11%
Closed Sales	76	72	94	353	395	12%
Price/SF	$230	$229	$241	$218	$225	3%
Avg Price	$364,624	$331,896	$360,262	$321,868	$332,338	3%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	13	10	12	60	49	-18%
New Pendings	4	12	9	45	35	-22%
Closed Sales	3	8	6	34	39	15%
Price/SF	$145	$173	$167	$165	$160	-3%

$200k-$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	42	86	56	313	325	4%
New Pendings	42	53	58	248	289	17%
Closed Sales	53	39	54	230	243	6%
Price/SF	$198	$214	$211	$201	$203	1%

>$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	41	44	36	211	184	-13%
New Pendings	24	31	29	106	120	13%
Closed Sales	20	25	34	89	113	27%
Price/SF	$294	$255	$279	$260	$269	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

129
JUN NEW LISTINGS
+32% from last month

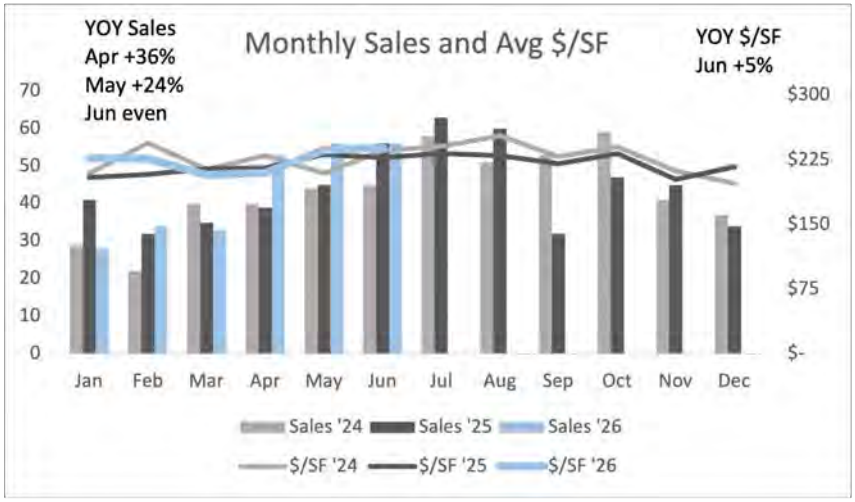
72
NEW PENDINGS
+33% from last month

56
CLOSED SALES
even with last month

$239
PRICE PER SQ FT
+1% from last month

$559K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	98	98	129	477	488	2%
New Pendings	58	54	72	275	296	8%
Closed Sales	53	56	56	248	260	5%
Price/SF	$210	$237	$239	$219	$225	3%
Avg Price	$525,153	$586,467	$559,044	$581,786	$562,632	-3%

<$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	29	19	18	94	110	17%
New Pendings	19	20	14	68	81	19%
Closed Sales	18	17	14	59	72	22%
Price/SF	$196	$188	$196	$194	$191	-2%

$400k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	32	37	49	163	175	7%
New Pendings	19	23	35	111	126	14%
Closed Sales	18	16	27	99	102	3%
Price/SF	$198	$223	$208	$192	$201	5%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	37	42	62	220	203	-8%
New Pendings	20	11	23	96	89	-7%
Closed Sales	17	23	15	90	86	-4%
Price/SF	$228	$258	$301	$247	$260	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

117
JUN NEW LISTINGS
+7% from last month

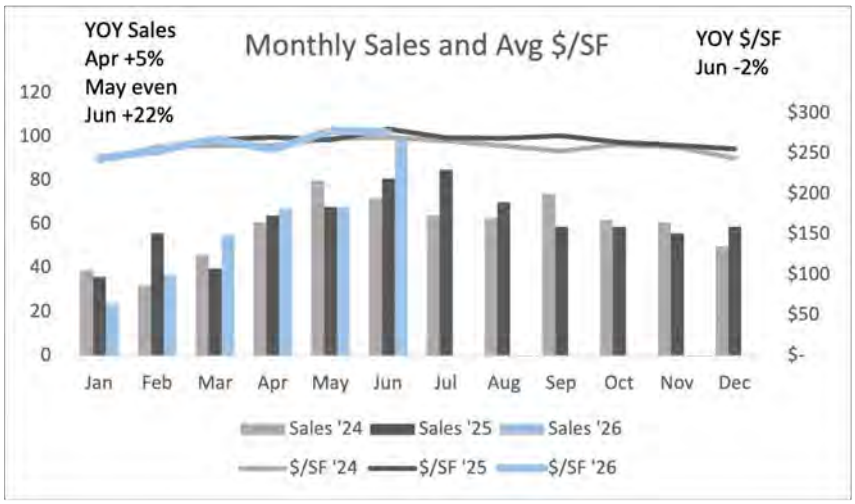
80
NEW PENDINGS
-6% from last month

99
CLOSED SALES
+46% from last month

$276
PRICE PER SQ FT
-1% from last month

$340K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	115	109	117	574	552	-4%
New Pendings	80	85	80	374	393	5%
Closed Sales	67	68	99	345	350	1%
Price/SF	$255	$278	$276	$267	$267	0%
Avg Price	$313,442	$350,371	$340,094	$327,274	$331,285	1%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	11	13	13	75	68	-9%
New Pendings	9	9	5	43	43	0%
Closed Sales	9	7	8	42	42	0%
Price/SF	$138	$195	$190	$198	$166	-16%

$200k-$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	64	59	57	318	286	-10%
New Pendings	43	49	43	218	209	-4%
Closed Sales	40	32	53	188	181	-4%
Price/SF	$255	$266	$263	$254	$258	2%

>$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	40	37	47	181	198	9%
New Pendings	28	27	32	113	141	25%
Closed Sales	18	29	38	115	127	10%
Price/SF	$295	$298	$298	$294	$295	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,539
JUN NEW LISTINGS
+10% from last month

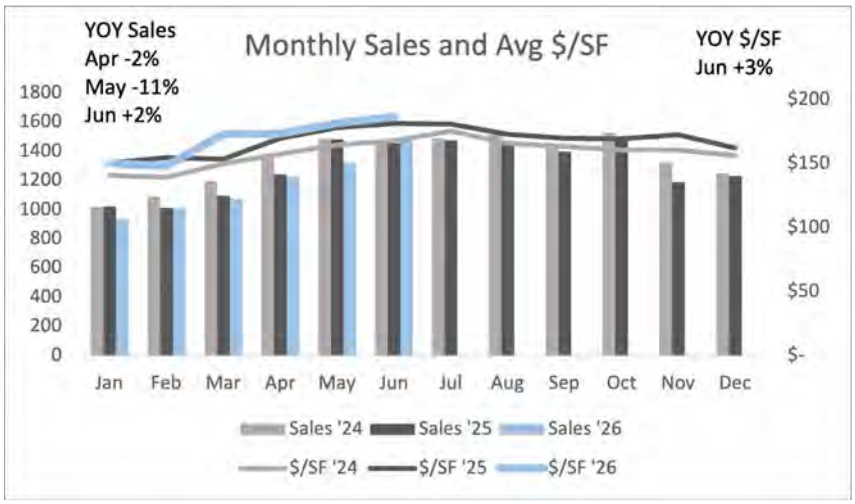
1,585
NEW PENDINGS
+2% from last month

1,488
CLOSED SALES
+13% from last month

$187
PRICE PER SQ FT
+3% from last month

$284K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	2,411	2,300	2,539	13,597	12,780	-6%
New Pendings	1,428	1,550	1,585	7,723	7,963	3%
Closed Sales	1,225	1,322	1,488	7,320	7,054	-4%
Price/SF	$173	$182	$187	$167	$171	3%
Avg Price	$251,216	$274,605	$284,207	$243,652	$254,292	4%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	1,256	1,149	1,322	7,809	7,011	-10%
New Pendings	703	705	711	3,951	3,934	0%
Closed Sales	582	565	625	3,739	3,424	-8%
Price/SF	$101	$101	$106	$101	$98	-3%

$200k-$500k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	938	926	948	4,764	4,663	-2%
New Pendings	590	698	697	3,159	3,317	5%
Closed Sales	534	607	689	2,982	2,972	0%
Price/SF	$200	$202	$203	$194	$197	2%

>$500k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	217	225	269	1,024	1,106	8%
New Pendings	135	147	177	613	712	16%
Closed Sales	109	150	174	599	658	10%
Price/SF	$257	$257	$261	$253	$257	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

78
JUN NEW LISTINGS
+10% last month

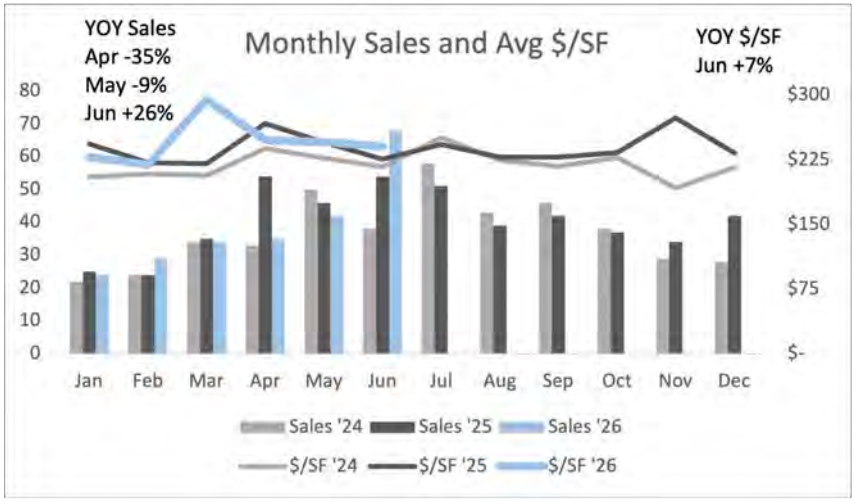
47
NEW PENDINGS
-20% from last month

68
CLOSED SALES
+62% from last month

$241
PRICE PER SQ FT
-2% from last month

$615K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	60	71	78	378	327	-13%
New Pendings	39	59	47	252	243	-4%
Closed Sales	35	42	68	238	232	-3%
Price/SF	$248	$246	$241	$242	$249	3%
Avg Price	$568,353	$552,704	$615,240	$562,720	$580,135	3%

<$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	22	21	15	140	97	-31%
New Pendings	12	23	8	82	80	-2%
Closed Sales	9	12	19	78	78	0%
Price/SF	$222	$215	$211	$205	$206	0%

$350k-$750k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	23	30	41	175	147	-16%
New Pendings	17	22	23	119	106	-11%
Closed Sales	20	21	27	114	100	-12%
Price/SF	$216	$248	$231	$231	$233	1%

>$750k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	15	20	22	63	83	32%
New Pendings	10	14	16	51	57	12%
Closed Sales	6	9	22	46	54	17%
Price/SF	$319	$258	$257	$275	$285	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

1,070
JUN NEW LISTINGS
+21% from last month

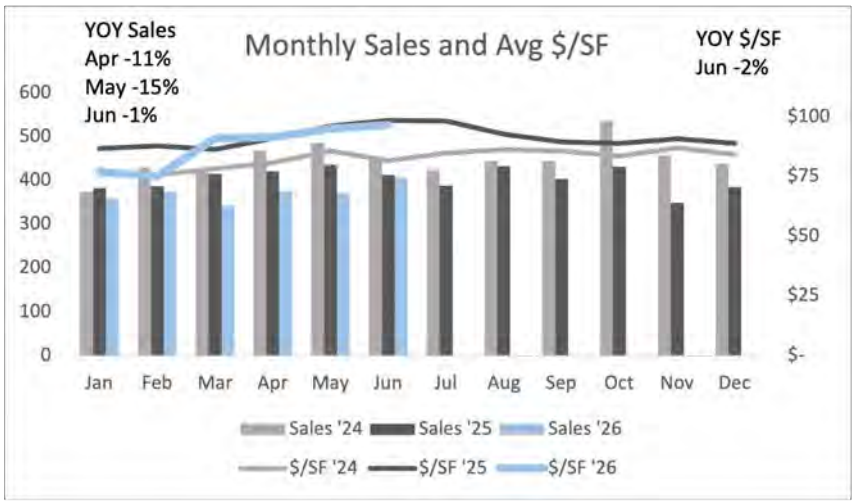
465
NEW PENDINGS
+1% from last month

407
CLOSED SALES
+10% from last month

$97
PRICE PER SQ FT
+2% from last month

$131K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	984	883	1,070	5,950	5,557	-7%
New Pendings	450	461	465	2,501	2,559	2%
Closed Sales	376	371	407	2,457	2,231	-9%
Price/SF	$91	$95	$97	$91	$88	-4%
Avg Price	$120,406	$133,825	$131,089	$121,330	$121,698	0%

<$100k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	479	437	514	2,938	2,741	-7%
New Pendings	232	213	245	1,295	1,313	1%
Closed Sales	195	200	197	1,334	1,216	-9%
Price/SF	$53	$51	$53	$53	$48	-9%

$100k-$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	441	383	495	2,713	2,503	-8%
New Pendings	193	221	199	1,073	1,117	4%
Closed Sales	166	144	183	987	902	-9%
Price/SF	$114	$113	$114	$115	$113	-1%

>$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	64	63	61	299	313	5%
New Pendings	25	27	21	133	129	-3%
Closed Sales	15	27	27	136	113	-17%
Price/SF	$166	$164	$161	$158	$150	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

71
JUN NEW LISTINGS
even with last month

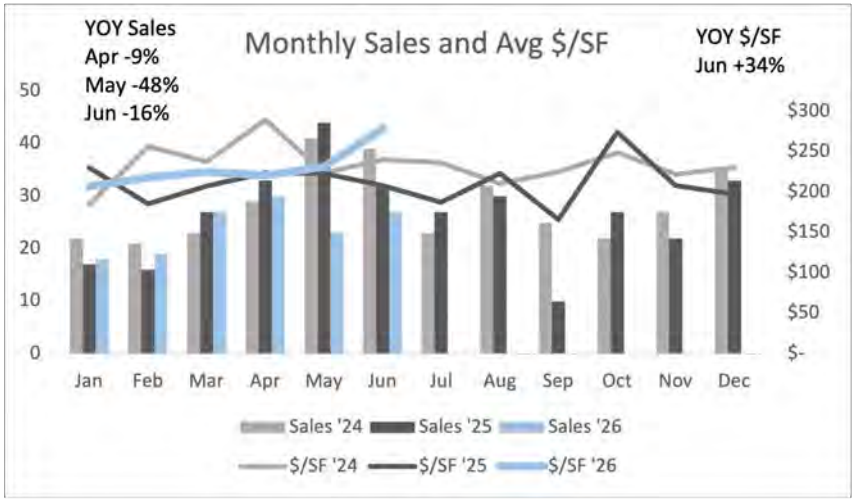
36
NEW PENDINGS
+33% from last month

27
CLOSED SALES
+17% from last month

$279
PRICE PER SQ FT
+20% from last month

$362K
AVG SALE PRICE
+29% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	78	71	71	510	453	-11%
New Pendings	23	27	36	177	185	5%
Closed Sales	30	23	27	169	144	-15%
Price/SF	$221	$232	$279	$215	$232	8%
Avg Price	$316,120	$280,874	$362,120	$258,792	$299,148	16%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	23	13	19	167	128	-23%
New Pendings	7	9	12	85	59	-31%
Closed Sales	11	8	8	80	52	-35%
Price/SF	$96	$111	$92	$114	$109	-4%

$200k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	40	37	33	189	218	15%
New Pendings	9	12	15	58	82	41%
Closed Sales	11	10	10	55	59	7%
Price/SF	$187	$230	$275	$227	$227	0%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	15	21	19	154	107	-31%
New Pendings	7	6	9	34	44	29%
Closed Sales	8	5	9	34	33	-3%
Price/SF	$327	$351	$367	$331	$347	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

393
JUN NEW LISTINGS
-8% from last month

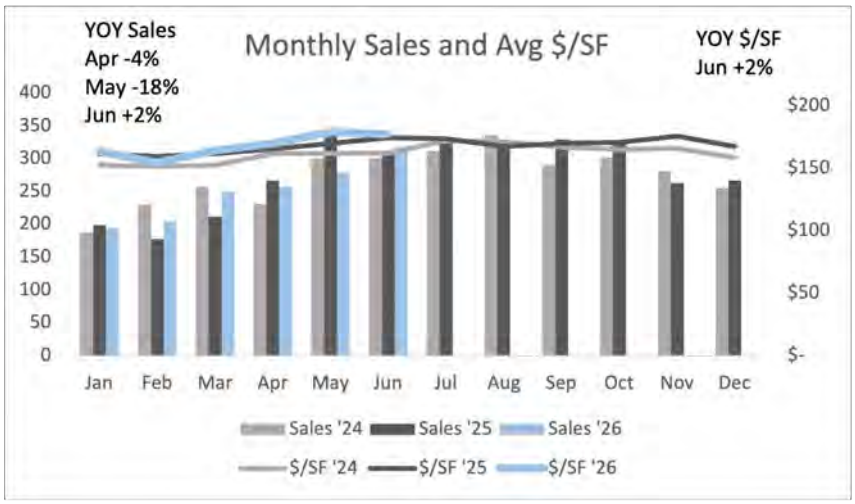
334
NEW PENDINGS
-1% from last month

318
CLOSED SALES
+14% from last month

$177
PRICE PER SQ FT
-1% from last month

$235K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	406	429	393	2,417	2,135	-12%
New Pendings	289	336	334	1,637	1,708	4%
Closed Sales	257	279	318	1,511	1,503	-1%
Price/SF	$170	$179	$177	$166	$169	2%
Avg Price	$217,496	$252,562	$235,443	$217,170	$225,129	4%

<$150k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	82	65	68	581	457	-21%
New Pendings	65	47	56	372	351	-6%
Closed Sales	52	41	49	326	313	-4%
Price/SF	$102	$101	$106	$114	$109	-5%

$150k-$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	241	257	253	1,423	1,269	-11%
New Pendings	172	199	215	1,002	1,041	4%
Closed Sales	160	167	194	941	894	-5%
Price/SF	$179	$180	$185	$172	$176	2%

>$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	83	107	72	413	409	-1%
New Pendings	52	90	63	263	316	20%
Closed Sales	45	71	75	244	296	21%
Price/SF	$194	$200	$191	$186	$190	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

16
JUN NEW LISTINGS
+14% from last month

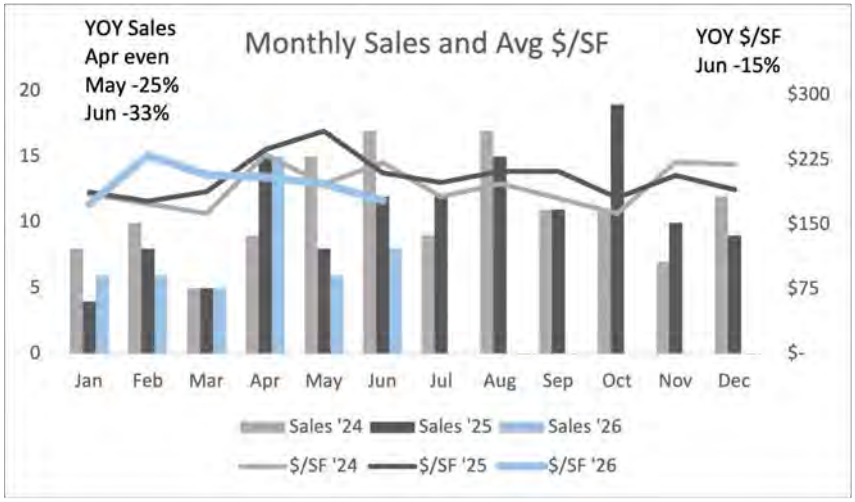
8
NEW PENDINGS
even with last month

8
CLOSED SALES
+33% from last month

$178
PRICE PER SQ FT
-10% from last month

$400K
AVG SALE PRICE
-31% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	12	14	16	113	73	-35%
New Pendings	9	8	8	58	52	-10%
Closed Sales	15	6	8	52	46	-12%
Price/SF	$205	$197	$178	$216	$200	-7%
Avg Price	$551,100	$579,167	$400,500	$535,959	$526,065	-2%

<$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	2	3	5	32	19	-41%
New Pendings	2	3	2	19	13	-32%
Closed Sales	3	1	2	16	11	-31%
Price/SF	$204	$166	$170	$170	$191	12%

$350k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	6	8	5	54	34	-37%
New Pendings	3	4	3	29	23	-21%
Closed Sales	8	2	6	27	22	-19%
Price/SF	$178	$212	$180	$185	$176	-5%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	4	3	6	27	20	-26%
New Pendings	4	1	3	10	16	60%
Closed Sales	4	3	-	9	13	44%
Price/SF	$244	$197	-	$308	$234	-24%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

180
JUN NEW LISTINGS
-1% from last month

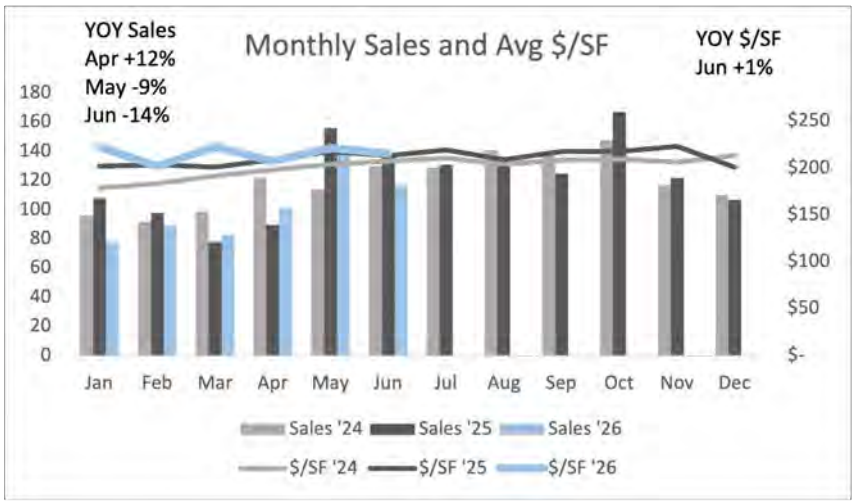
128
NEW PENDINGS
-4% from last month

117
CLOSED SALES
-18% from last month

$216
PRICE PER SQ FT
-3% from last month

$282K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	198	182	180	1,099	1,006	-8%
New Pendings	138	133	128	686	667	-3%
Closed Sales	101	142	117	666	610	-8%
Price/SF	$207	$222	$216	$209	$216	3%
Avg Price	$262,484	$300,489	$282,165	$280,638	$287,703	3%

<$175k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	27	31	34	171	174	2%
New Pendings	24	23	23	119	127	7%
Closed Sales	22	22	30	118	132	12%
Price/SF	$143	$134	$146	$144	$143	0%

$175k-$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	98	86	90	549	503	-8%
New Pendings	64	64	61	367	331	-10%
Closed Sales	51	66	47	336	285	-15%
Price/SF	$203	$198	$212	$195	$201	3%

>$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	73	65	56	379	329	-13%
New Pendings	50	46	44	200	209	5%
Closed Sales	28	54	40	212	193	-9%
Price/SF	$242	$263	$247	$245	$258	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

154
JUN NEW LISTINGS
+20% from last month

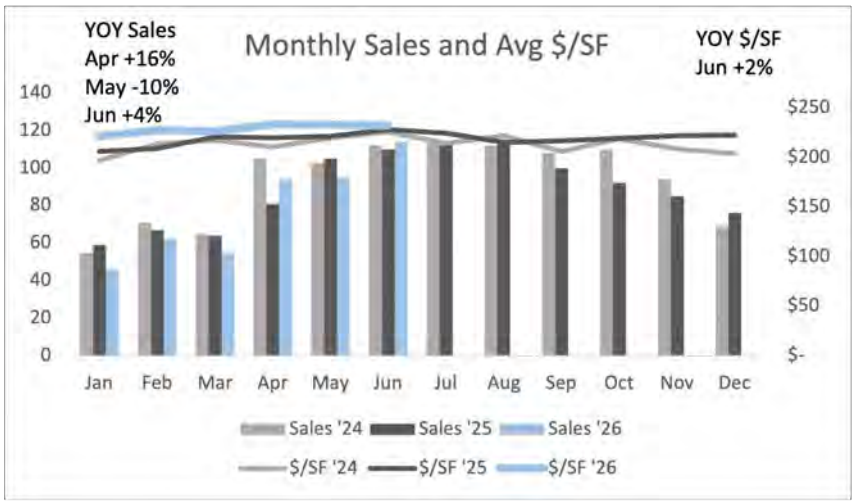
117
NEW PENDINGS
-3% from last month

114
CLOSED SALES
+20% from last month

$232
PRICE PER SQ FT
even with last month

$348K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	130	128	154	649	638	-2%
New Pendings	88	120	117	518	530	2%
Closed Sales	94	95	114	486	466	-4%
Price/SF	$233	$233	$232	$219	$230	5%
Avg Price	$351,015	$354,554	$348,244	$331,799	$346,859	5%

<$250k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	24	20	16	101	97	-4%
New Pendings	17	17	18	85	80	-6%
Closed Sales	16	12	17	76	74	-3%
Price/SF	$171	$185	$194	$189	$180	-5%

$250k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	76	75	87	401	372	-7%
New Pendings	51	81	67	328	325	-1%
Closed Sales	48	54	67	301	263	-13%
Price/SF	$250	$238	$243	$225	$241	7%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	30	33	51	147	169	15%
New Pendings	20	22	32	105	125	19%
Closed Sales	30	29	30	109	129	18%
Price/SF	$235	$238	$229	$218	$232	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

41
JUN NEW LISTINGS
-13% from last month

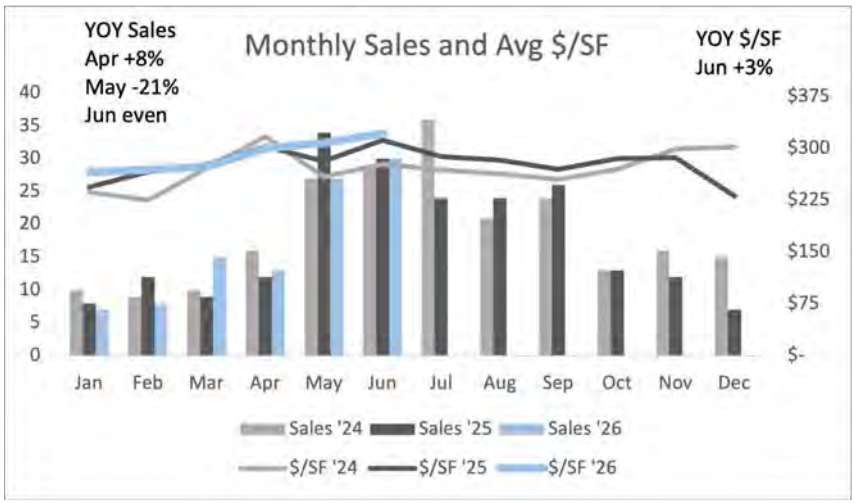
35
NEW PENDINGS
+40% from last month

20
CLOSED SALES
+11% from last month

$321
PRICE PER SQ FT
+4% from last month

$1.0M
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	38	47	41	187	186	-1%
New Pendings	27	25	35	118	118	0%
Closed Sales	13	27	30	105	100	-5%
Price/SF	$300	$308	$321	$288	$300	4%
Avg Price	$800,077	$909,587	$1,011,137	$904,697	$899,159	-1%

<$700k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	19	16	10	67	59	-12%
New Pendings	16	10	11	39	47	21%
Closed Sales	4	11	10	28	37	32%
Price/SF	$345	$248	$294	$252	$264	5%

$700k-$1m

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	7	13	18	60	59	-2%
New Pendings	5	6	12	44	35	-20%
Closed Sales	6	10	5	44	32	-27%
Price/SF	$278	$280	$280	$263	$268	2%

>$1m

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	12	18	13	60	68	13%
New Pendings	6	9	12	35	36	3%
Closed Sales	3	6	15	33	31	-6%
Price/SF	$309	$408	$340	$329	$347	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

174
JUN NEW LISTINGS
+18% from last month

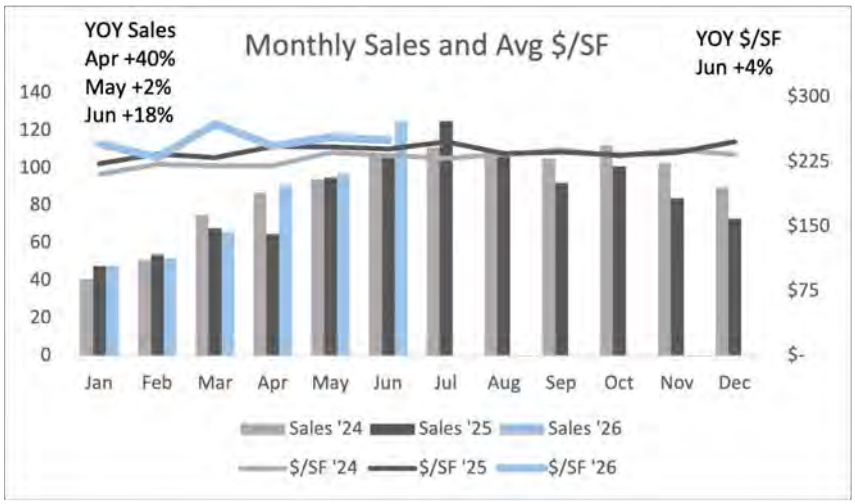
124
NEW PENDINGS
+5% from last month

125
CLOSED SALES
+29% from last month

$250
PRICE PER SQ FT
-1% from last month

$539K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	147	147	174	635	740	17%
New Pendings	93	118	124	470	540	15%
Closed Sales	91	97	125	436	479	10%
Price/SF	$244	$254	$250	$237	$250	5%
Avg Price	$525,054	$543,597	$538,981	$502,330	$545,736	9%

<$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	19	21	25	126	104	-17%
New Pendings	10	20	17	96	73	-24%
Closed Sales	10	9	16	71	54	-24%
Price/SF	$241	$211	$220	$208	$223	7%

$350k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	72	78	74	320	350	9%
New Pendings	56	57	63	259	283	9%
Closed Sales	50	53	68	258	257	0%
Price/SF	$235	$243	$243	$237	$236	-1%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	56	48	75	189	286	51%
New Pendings	27	41	44	115	184	60%
Closed Sales	31	35	41	107	168	57%
Price/SF	$254	$270	$263	$246	$268	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,324
JUN NEW LISTINGS
+13% from last month

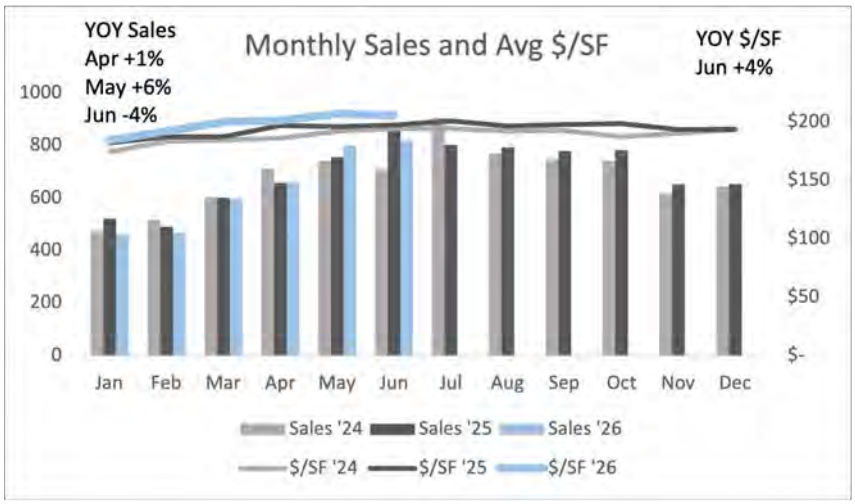
877
NEW PENDINGS
+1% from last month

821
CLOSED SALES
+3% from last month

$206
PRICE PER SQ FT
-1% from last month

$346K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	1,220	1,168	1,324	6,574	6,205	-6%
New Pendings	769	868	877	4,160	4,248	2%
Closed Sales	661	800	821	3,887	3,810	-2%
Price/SF	$201	$207	$206	$193	$200	4%
Avg Price	$335,771	$344,331	$346,365	$314,658	$331,190	5%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	248	234	284	1,586	1,411	-11%
New Pendings	161	168	177	1,008	944	-6%
Closed Sales	138	146	153	962	836	-13%
Price/SF	$125	$131	$136	$129	$129	0%

$200k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	608	566	663	3,086	3,014	-2%
New Pendings	410	463	471	2,165	2,220	3%
Closed Sales	345	425	432	2,004	1,961	-2%
Price/SF	$200	$206	$203	$194	$200	3%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	364	368	377	1,902	1,780	-6%
New Pendings	198	237	229	987	1,084	10%
Closed Sales	178	229	236	921	1,013	10%
Price/SF	$229	$230	$229	$218	$226	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

99
JUN NEW LISTINGS
+1% from last month

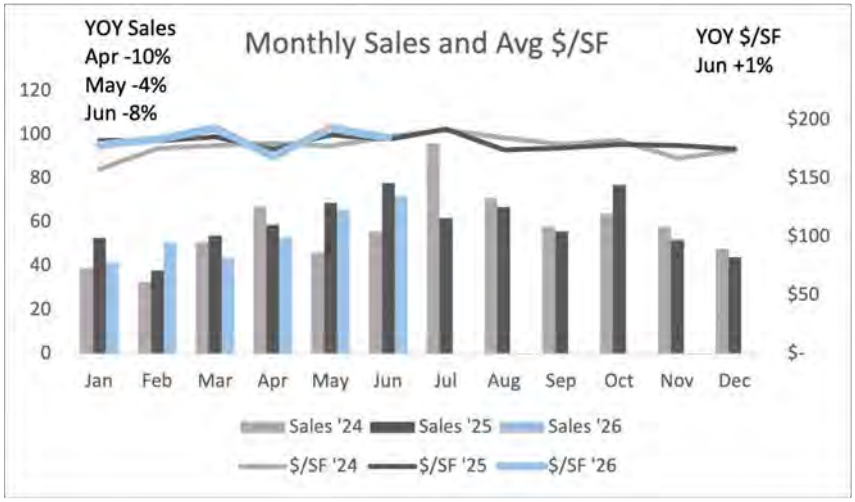
77
NEW PENDINGS
+10% from last month

72
CLOSED SALES
+9% from last month

$185
PRICE PER SQ FT
-4% from last month

$316K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	94	98	99	540	479	-11%
New Pendings	62	70	77	375	358	-5%
Closed Sales	53	66	72	351	328	-7%
Price/SF	$169	$194	$185	$183	$184	1%
Avg Price	$288,467	$316,309	$315,876	$310,374	$311,227	0%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	17	20	17	92	90	-2%
New Pendings	12	16	16	57	66	16%
Closed Sales	13	9	14	54	51	-6%
Price/SF	$91	$104	$108	$132	$106	-19%

$200k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	57	47	70	319	288	-10%
New Pendings	40	41	48	250	221	-12%
Closed Sales	30	42	43	225	205	-9%
Price/SF	$188	$203	$198	$188	$194	3%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	20	31	12	129	101	-22%
New Pendings	10	13	13	68	71	4%
Closed Sales	10	15	15	72	72	0%
Price/SF	$184	$202	$199	$190	$194	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

139
JUN NEW LISTINGS
+18% from last month

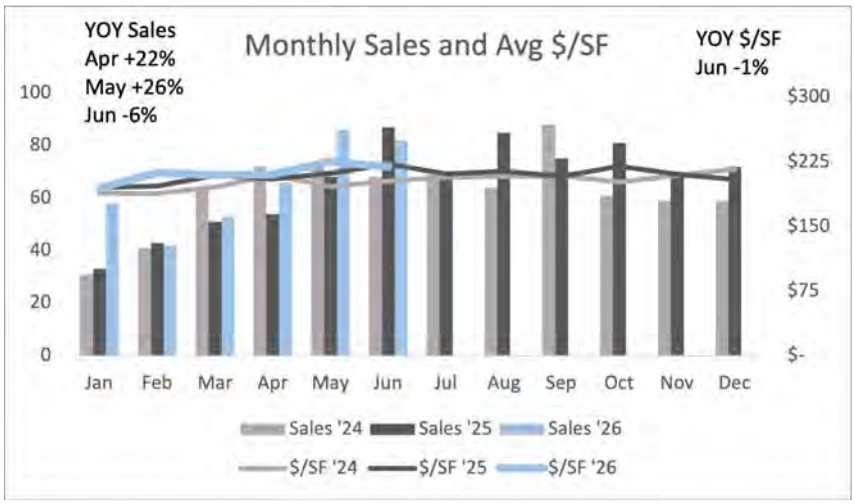
97
NEW PENDINGS
+5% from last month

82
CLOSED SALES
-5% from last month

$219
PRICE PER SQ FT
-3% from last month

$510K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	137	118	139	644	629	-2%
New Pendings	72	92	97	383	425	11%
Closed Sales	66	86	82	336	387	15%
Price/SF	$210	$226	$219	$209	$213	2%
Avg Price	$504,247	$513,508	$510,378	$498,371	$502,514	1%

<$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	10	8	12	58	53	-9%
New Pendings	5	6	11	39	40	3%
Closed Sales	5	7	9	31	41	32%
Price/SF	$159	$241	$209	$141	$181	28%

$350k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	83	70	97	404	401	-1%
New Pendings	51	57	61	254	287	13%
Closed Sales	52	57	52	221	265	20%
Price/SF	$212	$219	$216	$208	$212	2%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	44	40	30	182	175	-4%
New Pendings	16	29	25	90	98	9%
Closed Sales	9	22	21	84	81	-4%
Price/SF	$216	$237	$227	$226	$226	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

110
JUN NEW LISTINGS
+6% from last month

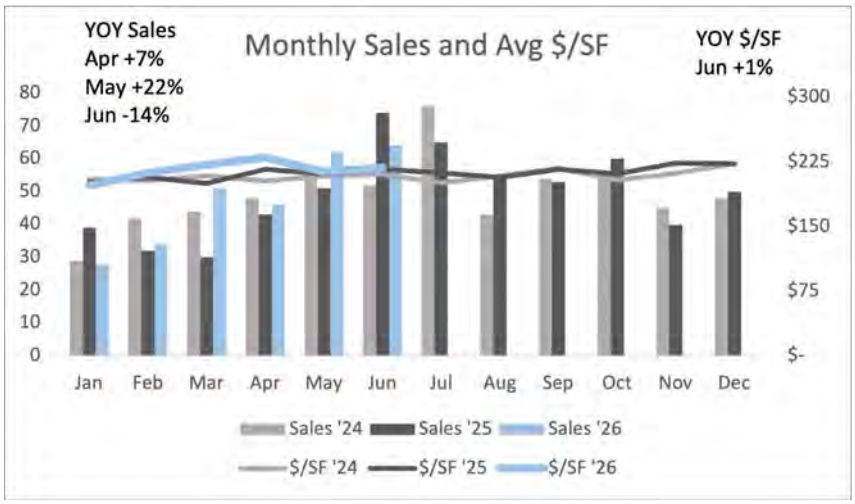
65
NEW PENDINGS
-2% from last month

64
CLOSED SALES
+3% from last month

$218
PRICE PER SQ FT
+2% from last month

$521K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	98	104	110	495	486	-2%
New Pendings	54	66	65	287	307	7%
Closed Sales	46	62	64	269	285	6%
Price/SF	$231	$214	$218	$211	$217	3%
Avg Price	$555,231	$500,158	$520,950	$483,129	$501,241	4%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	23	12	16	78	83	6%
New Pendings	16	11	10	64	58	-9%
Closed Sales	5	11	11	48	52	8%
Price/SF	$166	$154	$148	$174	$164	-6%

$300k-$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	44	45	49	204	205	0%
New Pendings	24	28	32	133	149	12%
Closed Sales	22	30	28	139	140	1%
Price/SF	$217	$194	$202	$202	$203	1%

>$600k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	31	47	45	213	198	-7%
New Pendings	14	27	23	90	100	11%
Closed Sales	19	21	25	82	93	13%
Price/SF	$248	$247	$244	$228	$244	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

155
JUN NEW LISTINGS
+6% from last month

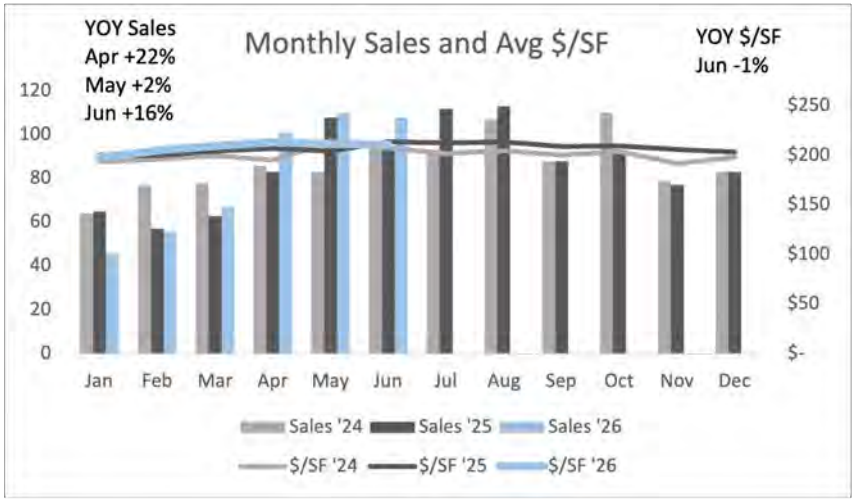
122
NEW PENDINGS
+3% from last month

108
CLOSED SALES
-2% from last month

$211
PRICE PER SQ FT
even with last month

$356K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	161	146	155	737	750	2%
New Pendings	108	118	122	500	561	12%
Closed Sales	101	110	108	469	488	4%
Price/SF	$213	$212	$211	$206	$210	2%
Avg Price	$363,608	$349,209	$356,450	$344,134	$350,369	2%

<$250k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	12	7	16	57	54	-5%
New Pendings	12	7	8	35	38	9%
Closed Sales	4	10	3	35	34	-3%
Price/SF	$209	$167	$185	$173	$184	6%

$250k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	116	109	119	531	546	3%
New Pendings	83	93	91	382	428	12%
Closed Sales	78	82	82	358	365	2%
Price/SF	$210	$214	$214	$205	$210	2%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	33	30	20	149	150	1%
New Pendings	13	18	23	83	95	14%
Closed Sales	19	18	23	76	89	17%
Price/SF	$223	$218	$206	$215	$214	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

133
JUN NEW LISTINGS
+10% from last month

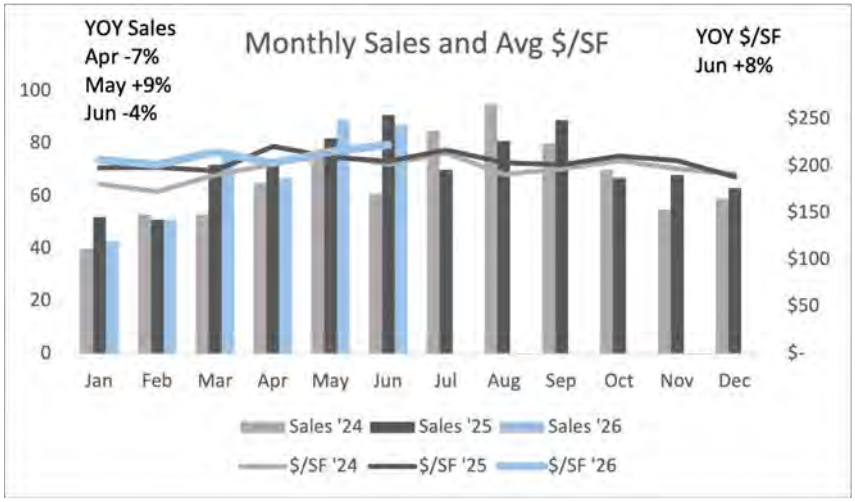
97
NEW PENDINGS
+5% from last month

87
CLOSED SALES
-2% from last month

$223
PRICE PER SQ FT
+3% from last month

$292K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	128	121	133	621	627	1%
New Pendings	83	92	97	432	455	5%
Closed Sales	67	89	87	420	414	-1%
Price/SF	$203	$216	$223	$206	$212	3%
Avg Price	$262,439	$263,886	$292,135	$261,474	$268,268	3%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	17	21	15	84	93	11%
New Pendings	13	16	16	60	68	13%
Closed Sales	9	17	13	69	67	-3%
Price/SF	$149	$164	$171	$159	$161	1%

$200k-$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	83	62	87	424	401	-5%
New Pendings	55	51	61	307	296	-4%
Closed Sales	43	54	52	278	260	-6%
Price/SF	$210	$211	$223	$210	$213	1%

>$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	28	38	31	113	133	18%
New Pendings	15	25	20	65	91	40%
Closed Sales	15	18	22	73	87	19%
Price/SF	$208	$260	$237	$220	$236	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

©Real Estate One Family of Companies

JULY 2026
HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

235
JUN NEW LISTINGS
+12% from last month

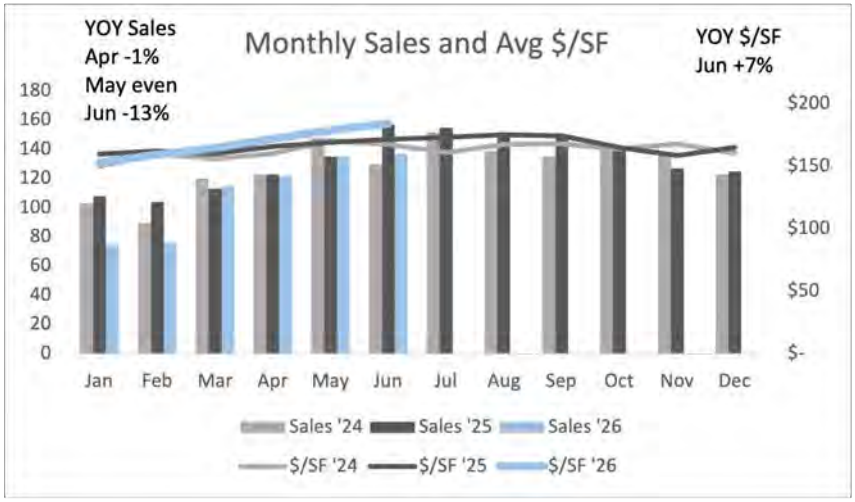
137
NEW PENDINGS
-9% from last month

137
CLOSED SALES
+1% from last month

$184
PRICE PER SQ FT
+3% from last month

$231K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	208	210	235	1,275	1,188	-7%
New Pendings	132	150	137	804	748	-7%
Closed Sales	122	135	137	740	660	-11%
Price/SF	$172	$179	$184	$165	$171	4%
Avg Price	$204,964	$221,858	$230,960	$201,426	$208,876	4%

<$125k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	32	32	32	271	207	-24%
New Pendings	15	24	17	159	121	-24%
Closed Sales	21	22	13	159	117	-26%
Price/SF	$112	$102	$101	$102	$102	0%

$125k-$250k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	102	101	108	588	577	-2%
New Pendings	65	61	68	385	372	-3%
Closed Sales	61	57	61	340	313	-8%
Price/SF	$164	$179	$178	$165	$168	2%

>$250k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	74	77	95	416	404	-3%
New Pendings	52	65	52	260	255	-2%
Closed Sales	40	56	63	241	230	-5%
Price/SF	$202	$196	$200	$189	$195	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

303
JUN NEW LISTINGS
-12% from last month

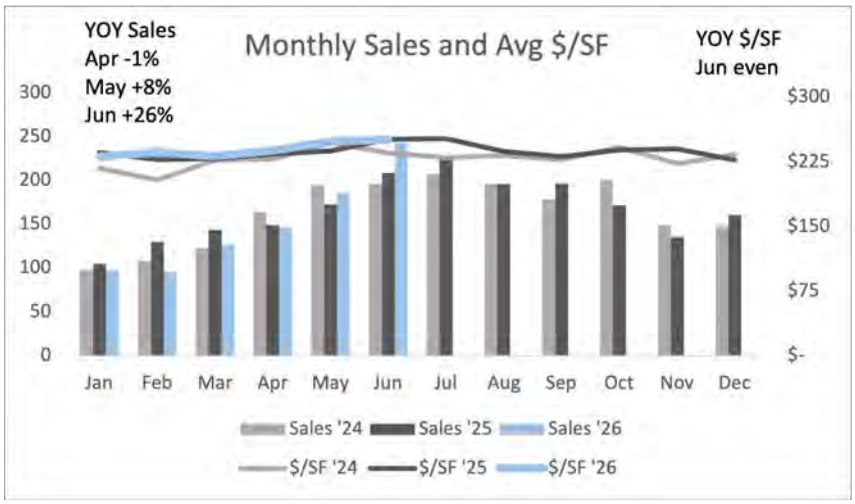
252
NEW PENDINGS
+5% from last month

243
CLOSED SALES
+31% from last month

$251
PRICE PER SQ FT
+1% from last month

$493K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	272	346	303	1,426	1,403	-2%
New Pendings	175	239	252	1,004	1,029	2%
Closed Sales	147	186	243	910	897	-1%
Price/SF	$239	$249	$251	$237	$242	2%
Avg Price	$477,267	$489,034	$492,989	$469,047	$473,960	1%

<$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	34	52	39	231	218	-6%
New Pendings	20	29	42	190	160	-16%
Closed Sales	20	21	28	164	127	-23%
Price/SF	$185	$180	$162	$156	$169	9%

$300k-$500k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	139	158	148	651	662	2%
New Pendings	88	122	113	484	511	6%
Closed Sales	71	95	117	438	451	3%
Price/SF	$221	$232	$231	$223	$222	0%

>$500k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	99	136	116	544	523	-4%
New Pendings	67	88	97	330	358	8%
Closed Sales	56	70	98	308	319	4%
Price/SF	$263	$275	$282	$274	$277	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

248
JUN NEW LISTINGS
-6% from last month

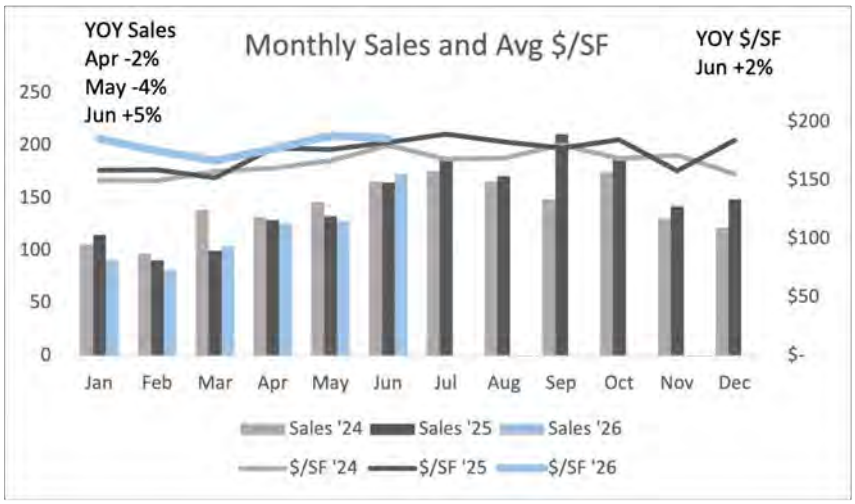
201
NEW PENDINGS
+26% from last month

173
CLOSED SALES
+35% from last month

$186
PRICE PER SQ FT
-1% from last month

$309K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	196	263	248	1,275	1,153	-10%
New Pendings	130	160	201	816	799	-2%
Closed Sales	126	128	173	733	703	-4%
Price/SF	$177	$188	$186	$170	$181	6%
Avg Price	$275,367	$310,339	$309,183	$279,733	$294,172	5%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	53	63	58	387	310	-20%
New Pendings	41	43	60	278	249	-10%
Closed Sales	43	39	48	255	215	-16%
Price/SF	$105	$105	$132	$109	$108	-1%

$200k-$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	94	130	119	561	569	1%
New Pendings	59	88	100	380	403	6%
Closed Sales	63	60	90	347	350	1%
Price/SF	$182	$190	$175	$176	$181	3%

>$400k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	49	70	71	327	274	-16%
New Pendings	30	29	41	158	147	-7%
Closed Sales	20	29	35	131	138	5%
Price/SF	$252	$244	$240	$223	$242	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

536
JUN NEW LISTINGS
-15% from last month

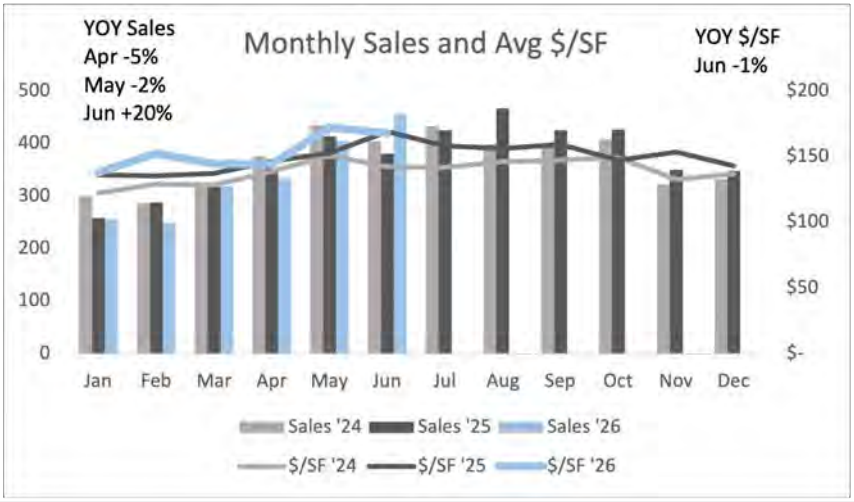
465
NEW PENDINGS
+6% from last month

456
CLOSED SALES
+13% from last month

$168
PRICE PER SQ FT
-3% from last month

$269K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	540	632	536	3,208	2,916	-9%
New Pendings	421	437	465	2,199	2,234	2%
Closed Sales	335	405	456	2,011	2,020	0%
Price/SF	$144	$172	$168	$148	$156	5%
Avg Price	$223,905	$265,639	$268,884	$223,080	$239,827	8%

<$150k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	170	203	153	1,162	982	-15%
New Pendings	117	113	142	751	703	-6%
Closed Sales	109	107	112	719	642	-11%
Price/SF	$61	$74	$68	$68	$65	-6%

$150k-$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	191	224	204	1,119	1,049	-6%
New Pendings	173	184	184	878	901	3%
Closed Sales	133	161	182	800	782	-2%
Price/SF	$149	$164	$157	$149	$154	3%

>$300k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	179	205	179	927	885	-5%
New Pendings	131	140	139	570	630	11%
Closed Sales	93	137	162	492	596	21%
Price/SF	$193	$216	$210	$206	$209	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

184
JUN NEW LISTINGS
-3% from last month

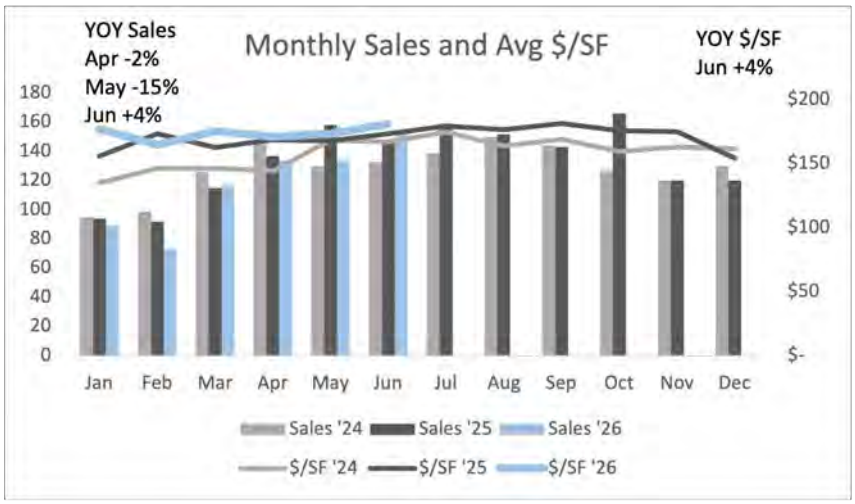
145
NEW PENDINGS
+4% from last month

154
CLOSED SALES
+15% from last month

$181
PRICE PER SQ FT
+4% from last month

$312K
AVG SALE PRICE
+9% last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	154	189	184	1,006	884	-12%
New Pendings	123	139	145	774	721	-7%
Closed Sales	134	134	154	744	701	-6%
Price/SF	$171	$173	$181	$168	$174	4%
Avg Price	$287,131	$286,233	$311,929	$276,211	$291,771	6%

<$200k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	38	45	36	287	216	-25%
New Pendings	29	37	30	221	185	-16%
Closed Sales	40	29	35	207	181	-13%
Price/SF	$112	$105	$116	$110	$113	2%

$200k-$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	60	73	82	441	377	-15%
New Pendings	60	62	61	376	331	-12%
Closed Sales	60	67	60	371	321	-13%
Price/SF	$169	$172	$176	$170	$175	3%

>$350k

	Apr '26	May '26	Jun '26	YTD through June 30th 2025	2026	(+/-)
Listings Taken	56	71	66	278	291	5%
New Pendings	34	40	54	177	205	16%
Closed Sales	34	38	59	166	199	20%
Price/SF	$213	$204	$203	$204	$204	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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