HOUSING
report

MAY 2026
SOUTHEAST REGION

MAY 2026
HOUSING REPORT

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Selective Buyers Shape the Market

The Southeast Michigan market continues to follow the same pattern from earlier this year—buyer demand remains solid, but inventory is slowly rebuilding as listings that don't sell immediately are staying on the market longer than in previous years. Showings across Michigan are running ahead of the past three years, including a sharp increase in activity over $750k, yet sales remain slightly below last year due to limited move-in-ready inventory and affordability pressure.

At the same time, buyers remain highly selective. The best listings attract immediate attention and strong offers, while average or overpriced homes are sitting longer and requiring price reductions. In April, 58% of Southeast Michigan closed sales sold at or above asking price, and nearly half of all new pendings accepted an offer within 10 days. However, average days on market for unsold active listings has climbed to 95 days, highlighting the widening gap between desirable listings and homes that miss on pricing, condition, or presentation.

April activity reflected the normal spring surge. New listings jumped 21% from March and new pendings rose 36% month-over-month. While new listings remain slightly below last year's pace, pending sales are now running ahead of 2025 levels, especially in the upper-end market where YTD pendings over $400k are up 6%. Inventory is also up 12% from a year ago, largely because homes are taking longer to sell than they did during the frenzy of the past few years.

Days on Market Tell the Story	
April New Pendings:	**28 days**
Unsold Active Listings:	**95 days**

Looking ahead, the next two months should bring the strongest combination of new listings, buyer activity, and closed sales of the year. Well-prepared homes in desirable locations should continue to sell quickly with competitive offers, particularly in popular price ranges. Buyers should see more choices as inventory grows through summer, but attractive listings will still move fast. Sellers should pay close attention to early market response. In today's market, the first two weeks remain the clearest indicator of whether pricing and presentation align with buyer expectations.

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SEMI 5-County Summary

MONTHLY

5,869
APR NEW LISTINGS
+21% from last month

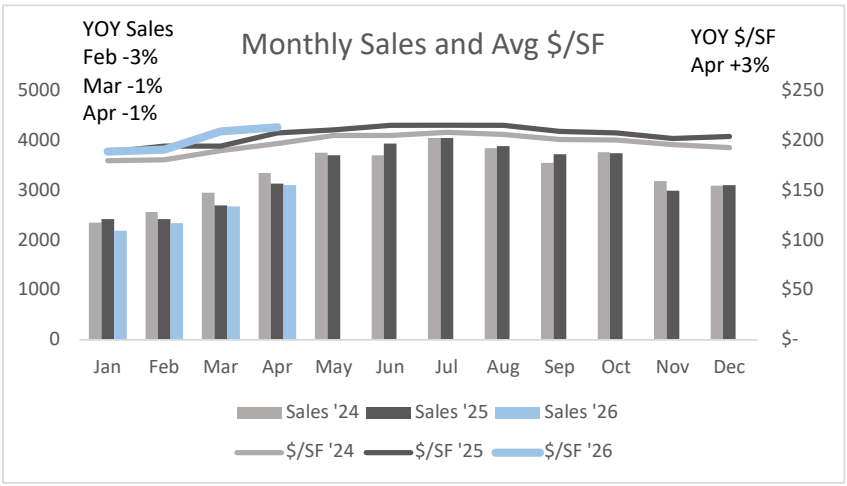
3,692
NEW PENDINGS
+36% from last month

3,108
CLOSED SALES
+16% from last month

$214
PRICE PER SQ FT
+2% from last month

$359K
AVG SALE PRICE
+3% from last month

Closed Single-Family Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	3,512	4,864	5,869	18,945	17,872	-6%
New Pendings	2,462	3,393	3,692	11,760	12,012	2%
Closed Sales	2,345	2,678	3,108	10,696	10,324	-3%
Price/SF	$191	$210	$214	$198	$202	2%
Avg Price	$313,198	$349,252	$358,550	$325,077	$336,679	4%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	1,318	1,641	1,718	6,905	6,068	-12%
New Pendings	842	982	1,062	3,824	3,781	-1%
Closed Sales	822	828	846	3,600	3,283	-9%
Price/SF	$98	$109	$109	$108	$104	-3%

$200k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	1,260	1,801	2,200	6,684	6,546	-2%
New Pendings	1,015	1,411	1,541	4,828	4,936	2%
Closed Sales	944	1,102	1,297	4,364	4,192	-4%
Price/SF	$198	$199	$204	$196	$199	2%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	934	1,422	1,951	5,356	5,258	-2%
New Pendings	605	1,000	1,089	3,108	3,295	6%
Closed Sales	579	748	965	2,732	2,849	4%
Price/SF	$247	$267	$263	$250	$256	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

1,819
APR NEW LISTINGS
+28% from last month

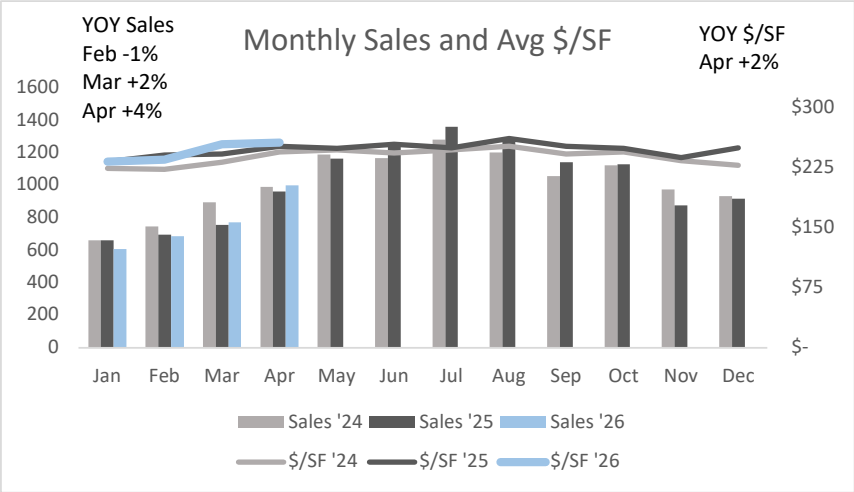
1,153
NEW PENDINGS
+10% from last month

1,000
CLOSED SALES
+29% from last month

$257
PRICE PER SQ FT
+1% from last month

$492K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	949	1,420	1,819	5,331	5,178	-3%
New Pendings	678	1,048	1,153	3,486	3,583	3%
Closed Sales	689	774	1,000	3,080	3,072	0%
Price/SF	$235	$255	$257	$243	$247	1%
Avg Price	$439,154	$498,571	$491,709	$464,124	$471,979	2%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	306	403	468	1,594	1,491	-6%
New Pendings	216	303	324	1,178	1,110	-6%
Closed Sales	255	229	274	1,058	975	-8%
Price/SF	$178	$178	$183	$182	$178	-2%

$300k-$800k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	493	799	1,047	2,954	2,860	-3%
New Pendings	396	630	696	1,982	2,103	6%
Closed Sales	379	466	613	1,719	1,801	5%
Price/SF	$225	$232	$238	$230	$231	0%

>$800k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	150	218	304	783	827	6%
New Pendings	66	115	133	326	370	13%
Closed Sales	55	79	113	303	296	-2%
Price/SF	$358	$390	$379	$353	$377	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

125
APR NEW LISTINGS
+8% from last month

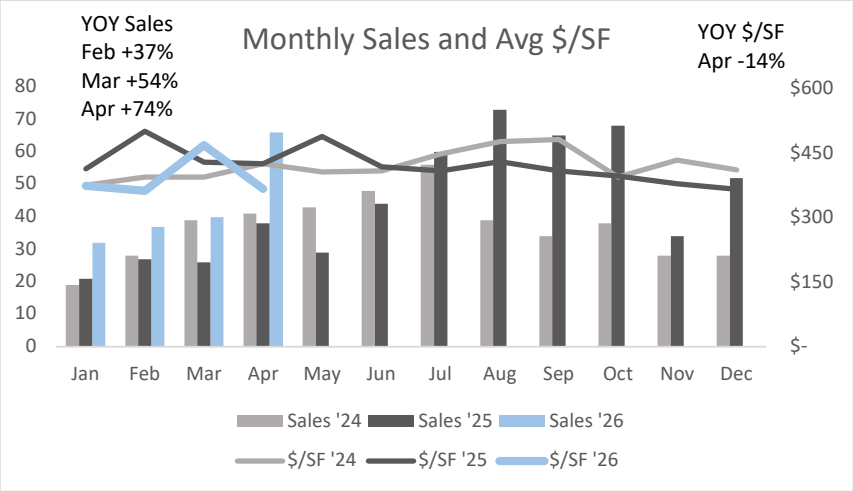
68
NEW PENDINGS
-3% from last month

66
CLOSED SALES
+65% from last month

$368
PRICE PER SQ FT
-22% from last month

$1.0M
AVG SALE PRICE
-34% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	59	116	125	244	379	55%
New Pendings	32	70	68	112	209	87%
Closed Sales	37	40	66	112	175	56%
Price/SF	$363	$470	$368	$443	$395	-11%
Avg Price	$1,083,171	$1,547,816	$1,013,981	$1,226,704	$1,143,533	-7%

<$700k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	17	37	33	61	118	93%
New Pendings	13	27	25	42	84	100%
Closed Sales	17	14	22	42	68	62%
Price/SF	$266	$273	$247	$312	$260	-16%

$700k-$1.4m

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	13	34	42	62	107	73%
New Pendings	9	25	23	35	71	103%
Closed Sales	10	12	31	36	64	78%
Price/SF	$294	$393	$326	$387	$335	-13%

>$1.4m

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	29	45	50	121	154	27%
New Pendings	10	18	20	35	54	54%
Closed Sales	10	14	13	34	43	26%
Price/SF	$483	$576	$566	$532	$548	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

64
APR NEW LISTINGS
+78% from last month

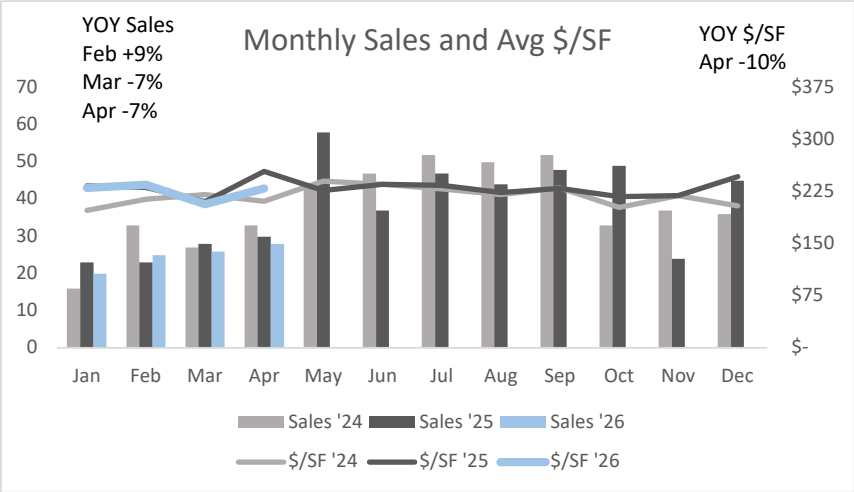
40
NEW PENDINGS
+18% from last month

28
CLOSED SALES
+8% from last month

$230
PRICE PER SQ FT
+11% from last month

$489K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	22	36	64	166	151	-9%
New Pendings	23	34	40	129	119	-8%
Closed Sales	25	26	28	104	99	-5%
Price/SF	$236	$207	$230	$234	$225	-4%
Avg Price	$495,248	$448,881	$489,339	$521,161	$482,397	-7%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	6	8	11	32	30	-6%
New Pendings	7	7	9	28	26	-7%
Closed Sales	6	6	4	15	17	13%
Price/SF	$129	$119	$148	$199	$136	-32%

$300k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	12	20	34	78	82	5%
New Pendings	9	22	24	63	68	8%
Closed Sales	12	12	18	59	58	-2%
Price/SF	$210	$220	$223	$218	$219	1%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	4	8	19	56	39	-30%
New Pendings	7	5	7	38	25	-34%
Closed Sales	7	8	6	30	24	-20%
Price/SF	$301	$224	$273	$260	$261	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

121
APR NEW LISTINGS
+53% from last month

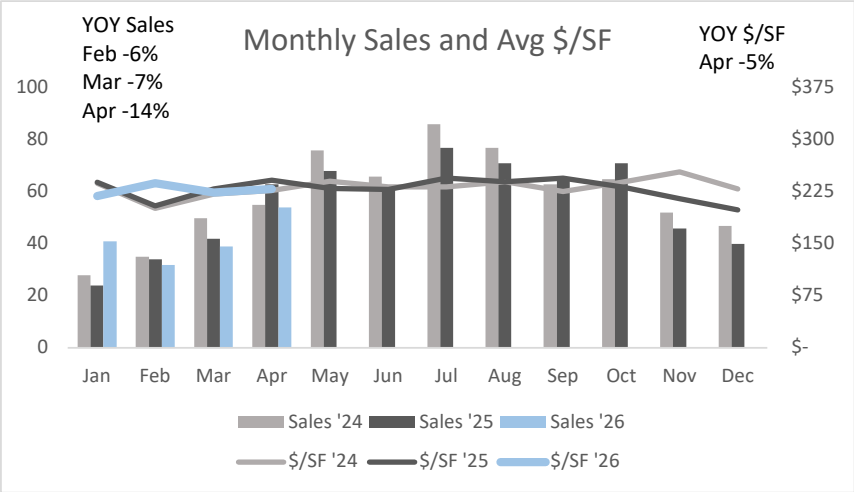
64
NEW PENDINGS
+31% from last month

54
CLOSED SALES
+38% from last month

$230
PRICE PER SQ FT
+2% from last month

$442K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	47	79	121	300	305	2%
New Pendings	39	49	64	204	190	-7%
Closed Sales	32	39	54	163	166	2%
Price/SF	$238	$224	$230	$231	$228	-2%
Avg Price	$563,450	$453,831	$441,511	$472,639	$468,222	-1%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	4	17	19	53	49	-8%
New Pendings	4	14	15	47	43	-9%
Closed Sales	6	7	16	38	39	3%
Price/SF	$231	$166	$180	$182	$189	4%

$300k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	22	35	59	164	145	-12%
New Pendings	17	27	31	113	95	-16%
Closed Sales	12	23	27	86	87	1%
Price/SF	$200	$228	$222	$205	$220	7%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	21	27	43	83	111	34%
New Pendings	18	8	18	44	52	18%
Closed Sales	14	9	11	39	40	3%
Price/SF	$260	$236	$275	$299	$252	-16%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

82
APR NEW LISTINGS
-5% from last month

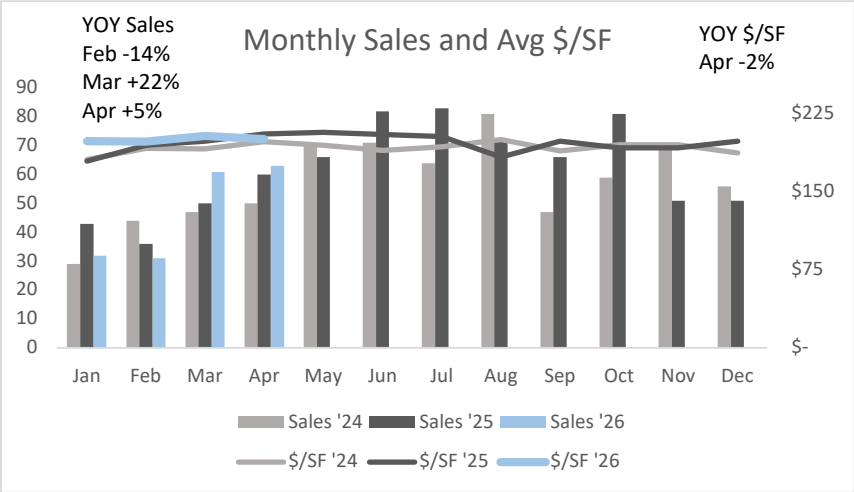
66
NEW PENDINGS
-6% from last month

63
CLOSED SALES
+3% from last month

$201
PRICE PER SQ FT
-2% from last month

$407K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	63	86	82	283	272	-4%
New Pendings	46	70	66	207	208	0%
Closed Sales	31	61	63	189	187	-1%
Price/SF	$199	$204	$201	$196	$201	3%
Avg Price	$402,096	$384,854	$407,078	$389,895	$405,499	4%

<$250k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	6	13	6	40	30	-25%
New Pendings	7	6	9	29	26	-10%
Closed Sales	7	9	5	32	25	-22%
Price/SF	$201	$197	$141	$164	$179	9%

$250k-$500k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	39	57	54	177	173	-2%
New Pendings	29	51	44	138	139	1%
Closed Sales	16	40	41	122	114	-7%
Price/SF	$186	$201	$207	$197	$200	2%

>$500k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	18	16	22	66	69	5%
New Pendings	10	13	13	40	43	8%
Closed Sales	8	12	17	35	48	37%
Price/SF	$214	$211	$200	$205	$207	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

56
APR NEW LISTINGS
+56% from last month

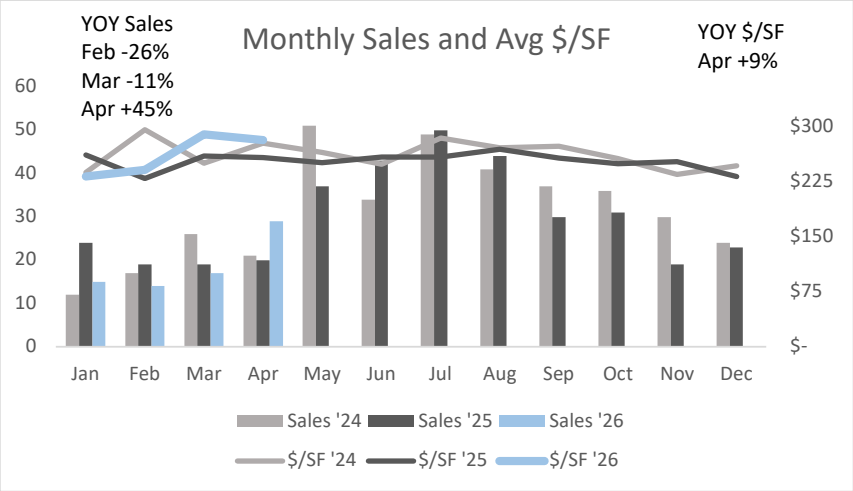
36
NEW PENDINGS
+38% from last month

29
CLOSED SALES
+71% from last month

$282
PRICE PER SQ FT
-3% from last month

$684K
AVG SALE PRICE
-19% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	24	36	56	142	133	-6%
New Pendings	14	26	36	89	91	2%
Closed Sales	14	17	29	82	75	-9%
Price/SF	$242	$290	$282	$253	$268	6%
Avg Price	$503,993	$845,465	$683,533	$679,259	$661,437	-3%

<$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	5	4	6	24	20	-17%
New Pendings	5	2	2	21	11	-48%
Closed Sales	2	4	5	19	16	-16%
Price/SF	$101	$253	$221	$201	$206	2%

$400k-$750k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	10	22	21	76	61	-20%
New Pendings	4	15	16	44	47	7%
Closed Sales	11	6	14	40	38	-5%
Price/SF	$252	$247	$251	$225	$241	8%

>$750k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	9	10	29	42	52	24%
New Pendings	5	9	18	24	33	38%
Closed Sales	1	7	10	23	21	-9%
Price/SF	$293	$320	$320	$302	$316	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

92
APR NEW LISTINGS
+31% from last month

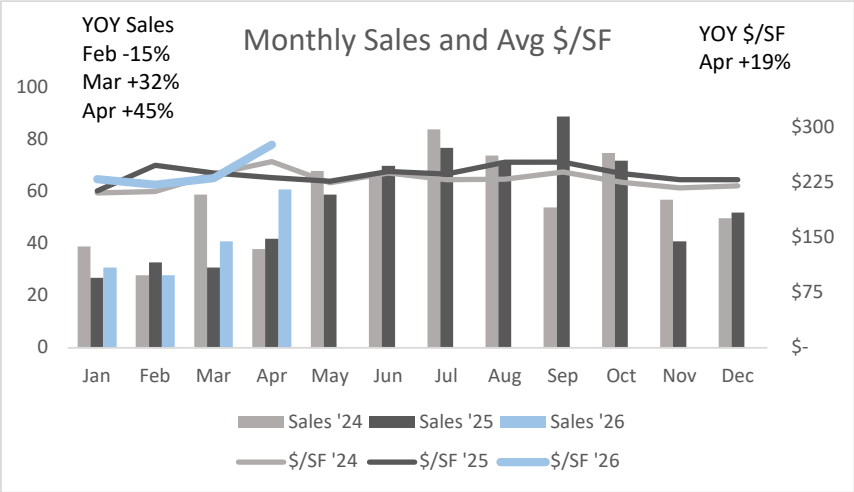
68
NEW PENDINGS
+8% from last month

61
CLOSED SALES
+49% from last month

$277
PRICE PER SQ FT
+20% last month

$605K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	61	70	92	268	270	1%
New Pendings	34	63	68	152	202	33%
Closed Sales	28	41	61	133	161	21%
Price/SF	$223	$232	$277	$234	$246	5%
Avg Price	$571,068	$571,062	$604,803	$529,204	$575,788	9%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	11	11	8	33	35	6%
New Pendings	4	5	9	22	21	-5%
Closed Sales	1	4	10	17	17	0%
Price/SF	$218	$178	$215	$211	$200	-5%

$300k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	27	36	53	126	138	10%
New Pendings	22	34	39	87	114	31%
Closed Sales	16	23	30	80	89	11%
Price/SF	$207	$214	$251	$224	$224	0%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	23	23	31	109	97	-11%
New Pendings	8	24	20	43	67	56%
Closed Sales	11	14	21	36	55	53%
Price/SF	$239	$258	$309	$253	$274	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

151
APR NEW LISTINGS
+54% from last month

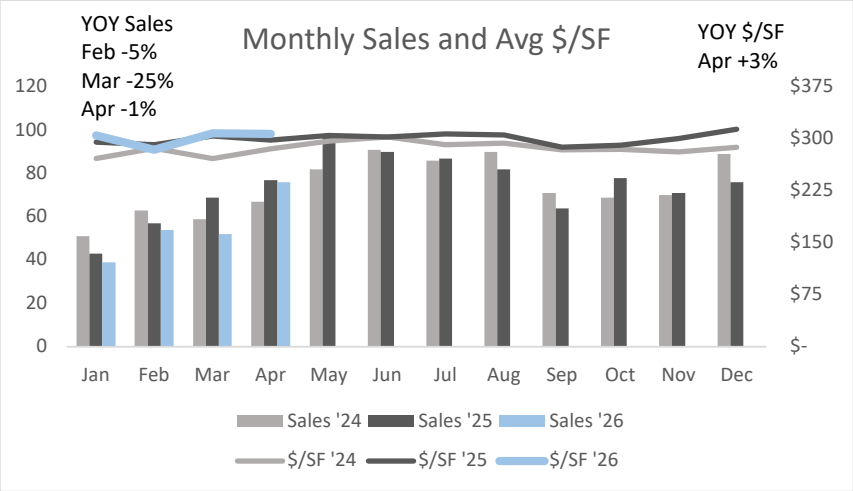
108
NEW PENDINGS
+61% from last month

76
CLOSED SALES
+46% from last month

$307
PRICE PER SQ FT
even with last month

$463K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	72	98	151	357	396	11%
New Pendings	49	67	108	285	277	-3%
Closed Sales	54	52	76	246	221	-10%
Price/SF	$284	$308	$307	$298	$302	1%
Avg Price	$404,807	$448,025	$463,437	$435,554	$443,656	2%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	8	13	26	83	57	-31%
New Pendings	10	11	17	77	49	-36%
Closed Sales	14	6	14	64	42	-34%
Price/SF	$242	$270	$251	$244	$245	1%

$300k-$450k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	30	54	67	167	190	14%
New Pendings	24	35	53	129	144	12%
Closed Sales	29	27	37	116	116	0%
Price/SF	$279	$309	$301	$289	$297	3%

>$450k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	34	31	58	107	149	39%
New Pendings	15	21	38	79	84	6%
Closed Sales	11	19	25	66	63	-5%
Price/SF	$316	$313	$327	$330	$324	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

79
APR NEW LISTINGS
+27% from last month

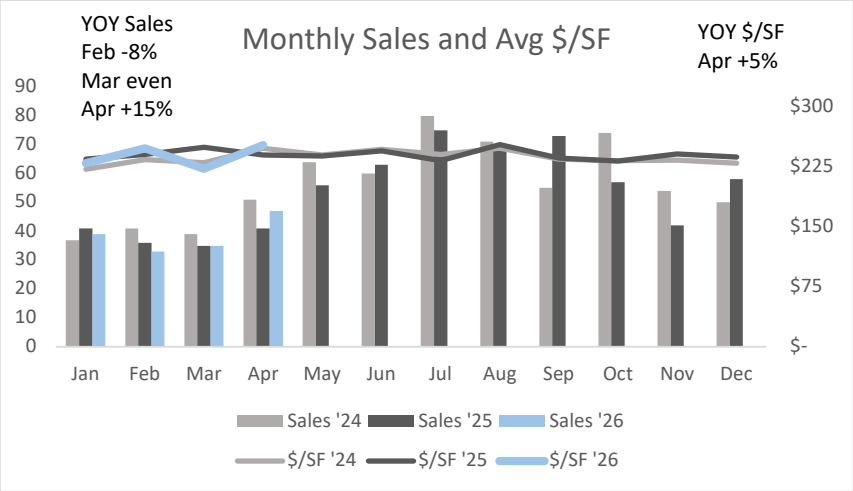
50
NEW PENDINGS
-14% from last month

47
CLOSED SALES
+34% from last month

$252
PRICE PER SQ FT
+13% from last month

$534K
AVG SALE PRICE
+24% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	26	62	79	230	218	-5%
New Pendings	30	58	50	154	165	7%
Closed Sales	33	35	47	153	154	1%
Price/SF	$248	$223	$252	$241	$239	-1%
Avg Price	$519,922	$430,907	$534,081	$533,460	$509,220	-5%

<$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	10	22	14	68	65	-4%
New Pendings	16	20	11	46	58	26%
Closed Sales	13	16	11	40	53	33%
Price/SF	$228	$212	$226	$213	$220	3%

$400k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	10	17	35	104	80	-23%
New Pendings	9	21	24	70	65	-7%
Closed Sales	12	17	23	63	66	5%
Price/SF	$229	$225	$244	$234	$231	-1%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	6	23	30	58	73	26%
New Pendings	5	17	15	38	42	11%
Closed Sales	8	2	13	50	35	-30%
Price/SF	$280	$251	$272	$259	$263	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

95
APR NEW LISTINGS
+22% from last month

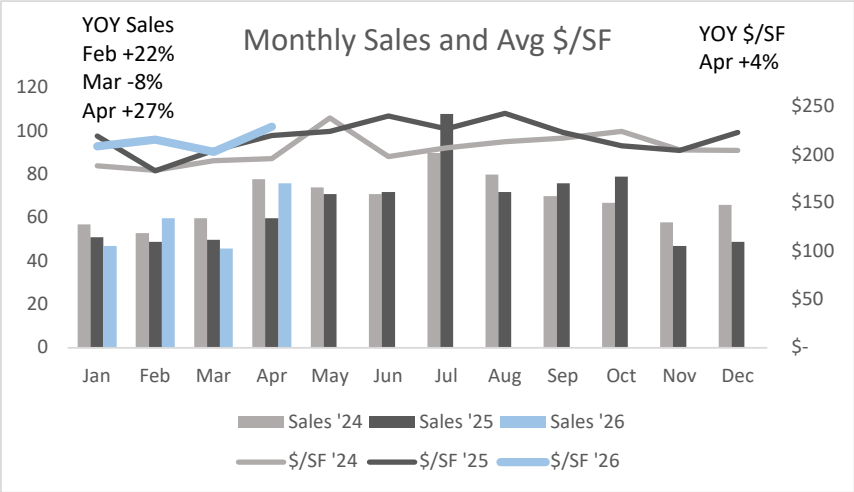
72
NEW PENDINGS
even with last month

76
CLOSED SALES
+65% from last month

$230
PRICE PER SQ FT
+13% from last month

$365K
AVG SALE PRICE
+24% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	67	78	95	320	306	-4%
New Pendings	48	72	72	232	255	10%
Closed Sales	60	46	76	210	229	9%
Price/SF	$216	$203	$230	$208	$217	4%
Avg Price	$309,398	$294,163	$364,624	$311,598	$321,015	3%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	7	4	13	39	27	-31%
New Pendings	2	4	4	26	14	-46%
Closed Sales	6	3	3	18	25	39%
Price/SF	$148	$114	$145	$165	$155	-6%

$200k-$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	45	49	40	171	175	2%
New Pendings	33	54	42	150	179	19%
Closed Sales	42	31	53	142	150	6%
Price/SF	$202	$196	$198	$195	$198	1%

>$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	15	25	42	110	104	-5%
New Pendings	13	14	26	56	62	11%
Closed Sales	12	12	20	50	54	8%
Price/SF	$270	$232	$294	$242	$270	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

98
APR NEW LISTINGS
+32% from last month

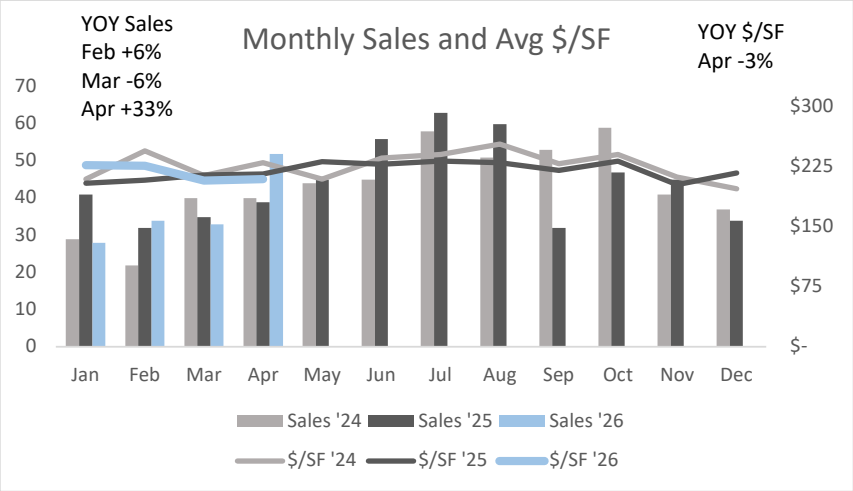
58
NEW PENDINGS
+14% from last month

52
CLOSED SALES
+58% from last month

$210
PRICE PER SQ FT
+1% from last month

$531K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	45	74	98	250	257	3%
New Pendings	31	51	58	153	171	12%
Closed Sales	34	33	52	147	147	0%
Price/SF	$227	$208	$210	$211	$216	3%
Avg Price	$592,765	$558,406	$531,117	$554,657	$557,284	0%

<$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	10	26	29	52	72	38%
New Pendings	6	14	18	38	46	21%
Closed Sales	6	8	17	41	40	-2%
Price/SF	$188	$195	$195	$191	$190	0%

$400k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	16	19	31	88	86	-2%
New Pendings	15	21	19	58	69	19%
Closed Sales	19	12	18	60	59	-2%
Price/SF	$194	$182	$198	$191	$193	1%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	19	29	38	110	99	-10%
New Pendings	10	16	21	57	56	-2%
Closed Sales	9	13	17	46	48	4%
Price/SF	$287	$230	$228	$238	$250	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

114
APR NEW LISTINGS
+15% from last month

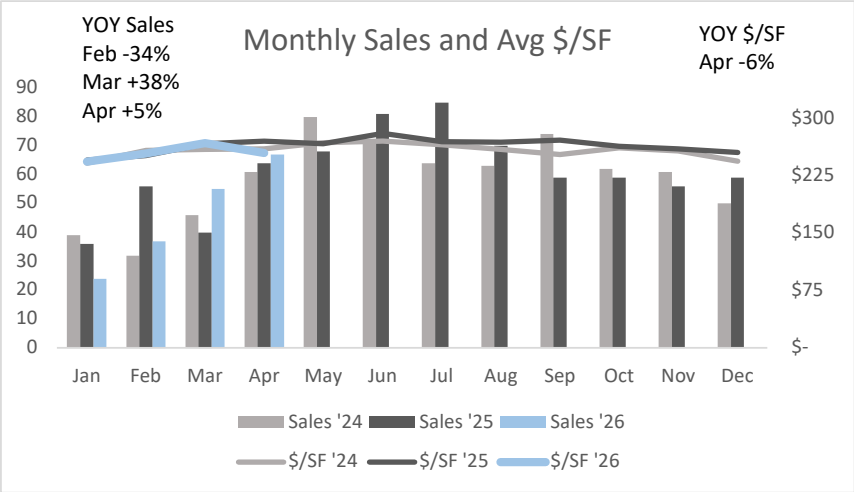
84
NEW PENDINGS
+18% from last month

67
CLOSED SALES
+22% from last month

$255
PRICE PER SQ FT
-5% from last month

$313K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	49	99	114	319	323	1%
New Pendings	41	71	84	214	233	9%
Closed Sales	37	55	67	196	183	-7%
Price/SF	$254	$268	$255	$260	$257	-1%
Avg Price	$314,776	$342,553	$313,442	$307,826	$319,427	4%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	11	12	10	39	42	8%
New Pendings	6	10	11	28	31	11%
Closed Sales	6	8	9	25	27	8%
Price/SF	$160	$157	$138	$188	$154	-18%

$200k-$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	17	52	65	185	169	-9%
New Pendings	16	37	43	128	118	-8%
Closed Sales	17	25	40	116	96	-17%
Price/SF	$253	$262	$255	$250	$254	1%

>$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	21	35	39	95	112	18%
New Pendings	19	24	30	58	84	45%
Closed Sales	14	22	18	55	60	9%
Price/SF	$278	$298	$295	$293	$291	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,378
APR NEW LISTINGS
+16% from last month

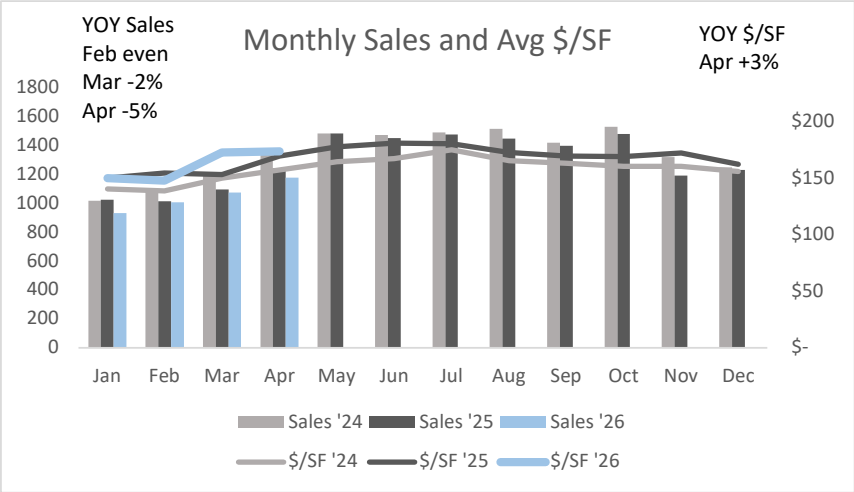
1,454
NEW PENDINGS
+12% from last month

1,180
CLOSED SALES
+10% from last month

$174
PRICE PER SQ FT
+1% from last month

$253K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	1,607	2,043	2,378	8,286	7,719	-7%
New Pendings	1,073	1,297	1,454	4,725	4,912	4%
Closed Sales	1,009	1,077	1,180	4,381	4,199	-4%
Price/SF	$148	$173	$174	$158	$162	3%
Avg Price	$213,778	$254,915	$252,735	$226,672	$237,755	5%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	965	1,187	1,232	4,977	4,382	-12%
New Pendings	583	644	728	2,554	2,584	1%
Closed Sales	573	548	556	2,431	2,208	-9%
Price/SF	$87	$100	$101	$99	$95	-4%

$200k-$500k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	540	689	932	2,777	2,736	-1%
New Pendings	417	541	594	1,852	1,942	5%
Closed Sales	382	426	518	1,669	1,660	-1%
Price/SF	$192	$192	$200	$189	$194	2%

>$500k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	102	167	214	532	601	13%
New Pendings	73	112	132	319	386	21%
Closed Sales	54	103	106	281	331	18%
Price/SF	$250	$281	$258	$251	$255	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

49
APR NEW LISTINGS
+26% last month

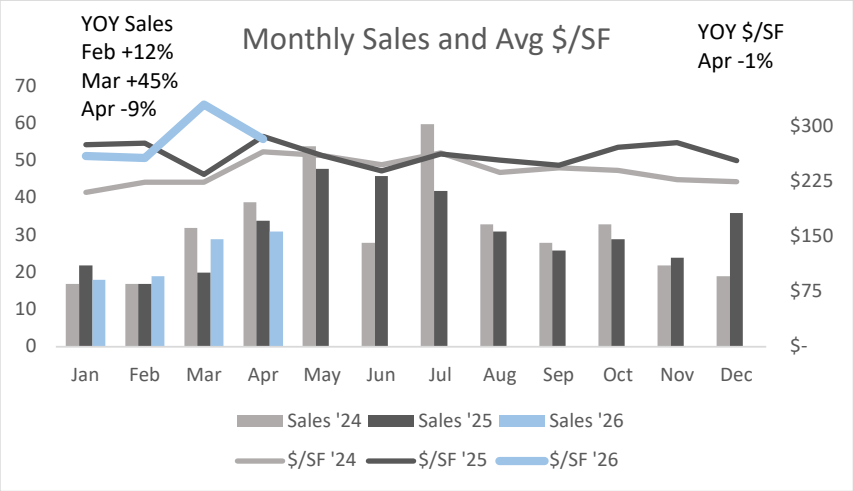
36
NEW PENDINGS
+13% from last month

31
CLOSED SALES
+7% from last month

$284
PRICE PER SQ FT
-14% from last month

$764K
AVG SALE PRICE
-17% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	31	39	49	169	135	-20%
New Pendings	21	32	36	109	106	-3%
Closed Sales	19	29	31	93	97	4%
Price/SF	$258	$331	$284	$274	$290	6%
Avg Price	$589,100	$918,456	$764,258	$807,234	$760,017	-6%

<$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	1	4	8	29	15	-48%
New Pendings	2	4	5	14	14	0%
Closed Sales	3	5	2	14	13	-7%
Price/SF	$193	$229	$220	$226	$217	-4%

$350k-$750k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	16	18	23	76	67	-12%
New Pendings	13	18	15	51	57	12%
Closed Sales	10	15	20	46	56	22%
Price/SF	$238	$265	$237	$238	$246	4%

>$750k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	14	17	18	64	53	-17%
New Pendings	6	10	16	44	35	-20%
Closed Sales	6	9	9	33	28	-15%
Price/SF	$288	$390	$349	$304	$342	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

974
APR NEW LISTINGS
+4% from last month

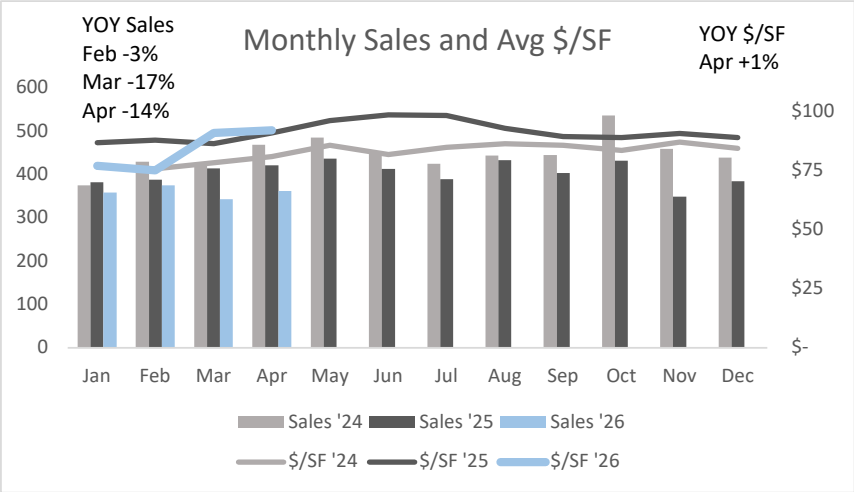
478
NEW PENDINGS
+11% from last month

362
CLOSED SALES
+6% from last month

$92
PRICE PER SQ FT
+1% from last month

$122K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	803	941	974	3,817	3,480	-9%
New Pendings	381	430	478	1,655	1,696	2%
Closed Sales	375	343	362	1,607	1,439	-10%
Price/SF	$75	$91	$92	$88	$83	-5%
Avg Price	$106,256	$123,928	$121,950	$116,430	$116,315	0%

<$100k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	412	466	457	1,895	1,720	-9%
New Pendings	212	207	240	874	882	1%
Closed Sales	238	174	184	912	808	-11%
Price/SF	$42	$49	$52	$52	$47	-11%

$100k-$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	360	434	454	1,741	1,572	-10%
New Pendings	154	207	212	708	730	3%
Closed Sales	119	157	163	614	572	-7%
Price/SF	$114	$113	$114	$114	$113	0%

>$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	31	41	63	181	188	4%
New Pendings	15	16	26	73	84	15%
Closed Sales	18	12	15	81	59	-27%
Price/SF	$144	$180	$166	$154	$139	-9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

77
APR NEW LISTINGS
-21% from last month

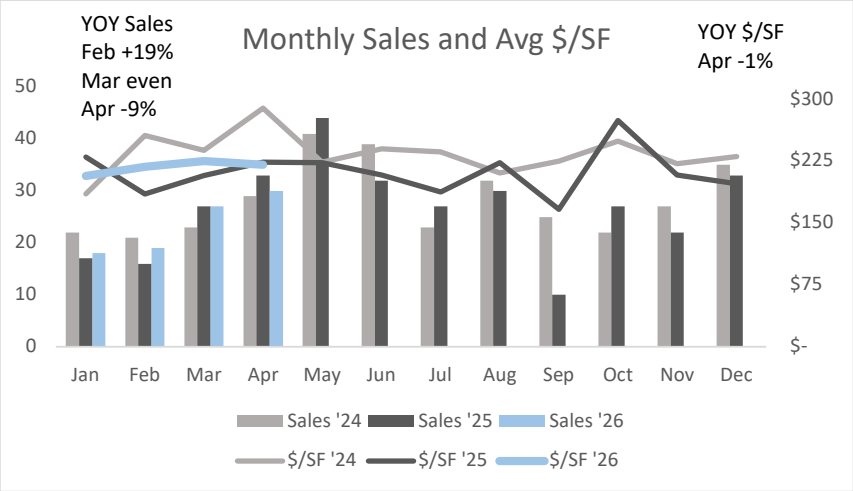
23
NEW PENDINGS
-36% from last month

30
CLOSED SALES
+11% from last month

$221
PRICE PER SQ FT
-2% from last month

$316K
AVG SALE PRICE
+12% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	59	97	77	341	304	-11%
New Pendings	28	36	23	111	124	12%
Closed Sales	19	27	30	93	94	1%
Price/SF	$218	$225	$221	$213	$219	3%
Avg Price	$279,021	$281,190	$316,120	$267,143	$285,532	7%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	24	29	22	110	90	-18%
New Pendings	13	13	9	48	41	-15%
Closed Sales	8	10	11	44	36	-18%
Price/SF	$91	$146	$96	$114	$112	-2%

$200k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	21	46	39	117	144	23%
New Pendings	11	14	8	41	54	32%
Closed Sales	6	13	11	28	39	39%
Price/SF	$240	$210	$187	$226	$216	-5%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	14	22	16	114	70	-39%
New Pendings	4	9	6	22	29	32%
Closed Sales	5	4	8	21	19	-10%
Price/SF	$349	$374	$327	$326	$336	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

404
APR NEW LISTINGS
+18% from last month

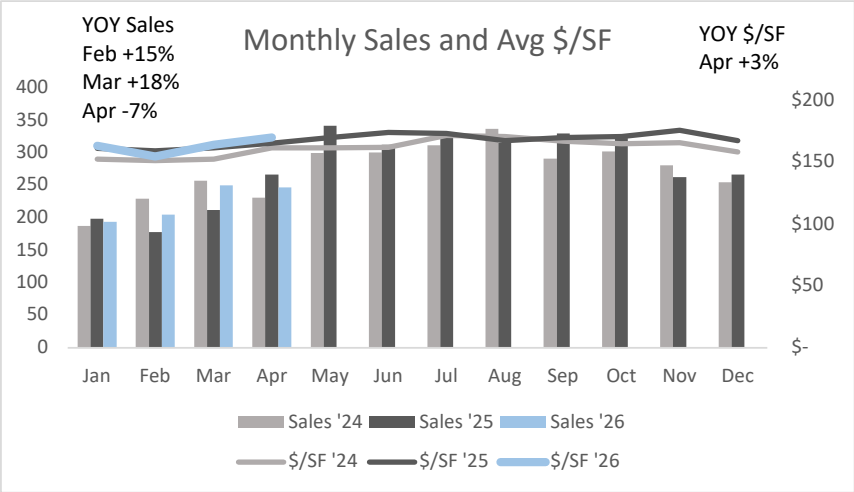
290
NEW PENDINGS
+1% from last month

247
CLOSED SALES
-1% from last month

$170
PRICE PER SQ FT
+4% from last month

$218K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	236	343	404	1,429	1,287	-10%
New Pendings	227	287	290	978	1,048	7%
Closed Sales	205	250	247	856	896	5%
Price/SF	$155	$164	$170	$162	$163	1%
Avg Price	$206,823	$206,458	$217,861	$212,087	$213,113	0%

<$150k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	60	89	79	377	311	-18%
New Pendings	59	58	65	227	250	10%
Closed Sales	62	71	49	202	220	9%
Price/SF	$110	$115	$102	$112	$111	-1%

$150k-$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	130	198	241	833	749	-10%
New Pendings	132	195	173	592	633	7%
Closed Sales	109	144	155	522	528	1%
Price/SF	$163	$172	$179	$168	$172	2%

>$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	46	56	84	219	227	4%
New Pendings	36	34	52	159	165	4%
Closed Sales	34	35	43	132	148	12%
Price/SF	$179	$194	$193	$183	$184	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

12
APR NEW LISTINGS
+33% from last month

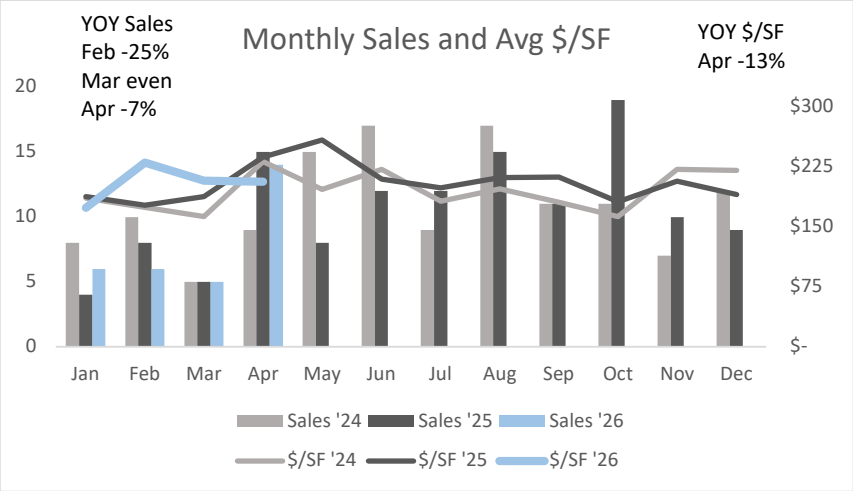
9
NEW PENDINGS
-10% from last month

14
CLOSED SALES
+180% from last month

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

$571K
AVG SALE PRICE
+25% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	8	9	12	63	42	-33%
New Pendings	5	10	9	39	36	-8%
Closed Sales	6	5	14	32	31	-3%
Price/SF	$230	$208	$206	$208	$205	-1%
Avg Price	$699,667	$456,000	$571,179	$505,030	$556,452	10%

<$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	3	2	2	23	11	-52%
New Pendings	2	3	2	13	8	-38%
Closed Sales	1	2	2	10	7	-30%
Price/SF	$213	$229	$213	$164	$203	24%

$350k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	5	4	5	30	20	-33%
New Pendings	1	5	3	19	16	-16%
Closed Sales	2	2	8	18	14	-22%
Price/SF	$156	$158	$178	$174	$170	-2%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	-	3	5	10	11	10%
New Pendings	2	2	4	7	12	71%
Closed Sales	3	1	4	4	10	150%
Price/SF	$266	$373	$244	$402	$245	-39%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

194
APR NEW LISTINGS
+26% from last month

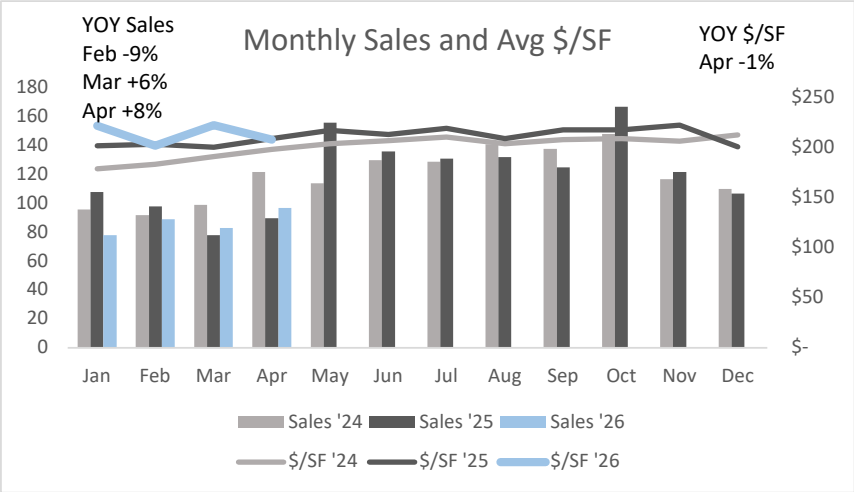
136
NEW PENDINGS
+55% from last month

97
CLOSED SALES
+17% from last month

$208
PRICE PER SQ FT
-7% from last month

$262K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	139	154	194	649	617	-5%
New Pendings	98	88	136	409	405	-1%
Closed Sales	89	83	97	374	347	-7%
Price/SF	$202	$223	$208	$204	$214	5%
Avg Price	$261,204	$300,261	$262,309	$271,109	$284,579	5%

<$175k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	27	30	24	108	99	-8%
New Pendings	20	23	24	71	82	15%
Closed Sales	20	20	20	74	78	5%
Price/SF	$133	$164	$147	$145	$146	1%

$175k-$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	73	73	97	321	315	-2%
New Pendings	49	46	63	221	207	-6%
Closed Sales	44	37	50	198	171	-14%
Price/SF	$196	$201	$204	$193	$199	3%

>$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	39	51	73	220	203	-8%
New Pendings	29	19	49	117	116	-1%
Closed Sales	25	26	27	102	98	-4%
Price/SF	$245	$262	$240	$242	$259	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

129
APR NEW LISTINGS
+40% from last month

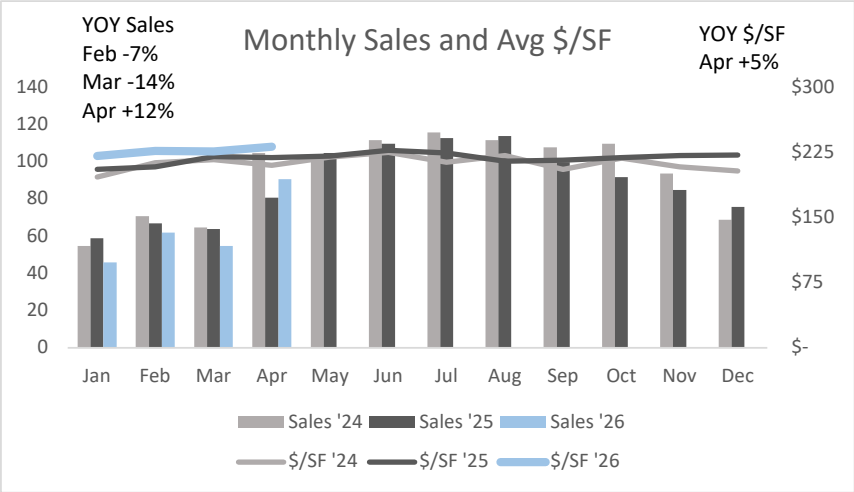
86
NEW PENDINGS
-9% from last month

91
CLOSED SALES
+65% from last month

$232
PRICE PER SQ FT
+2% from last month

$350K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	68	92	129	367	353	-4%
New Pendings	54	94	86	294	292	-1%
Closed Sales	62	55	91	271	254	-6%
Price/SF	$228	$227	$232	$214	$228	6%
Avg Price	$330,469	$358,505	$350,103	$320,856	$342,983	7%

<$250k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	10	12	23	65	60	-8%
New Pendings	8	9	15	53	43	-19%
Closed Sales	10	9	16	49	45	-8%
Price/SF	$178	$150	$171	$181	$173	-5%

$250k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	42	56	75	231	207	-10%
New Pendings	31	60	51	189	178	-6%
Closed Sales	40	28	46	170	140	-18%
Price/SF	$237	$235	$248	$224	$240	7%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	16	24	31	71	86	21%
New Pendings	15	25	20	52	71	37%
Closed Sales	12	18	29	52	69	33%
Price/SF	$230	$242	$235	$210	$232	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

38
APR NEW LISTINGS
+90% from last month

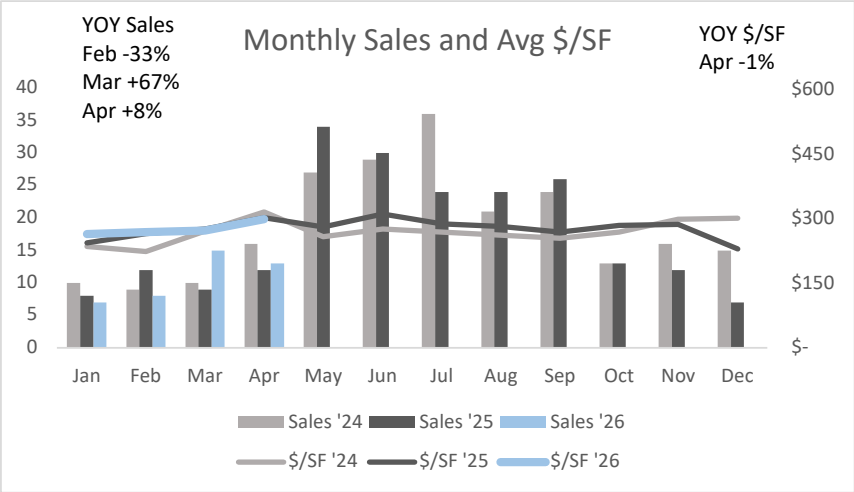
26
NEW PENDINGS
+160% from last month

13
CLOSED SALES
-13% from last month

$300
PRICE PER SQ FT
+10% from last month

$800K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	19	20	38	103	96	-7%
New Pendings	10	10	26	59	57	-3%
Closed Sales	8	15	13	41	43	5%
Price/SF	$269	$273	$300	$275	$278	1%
Avg Price	$848,875	$800,067	$800,077	$905,729	$814,488	-10%

<$700k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	3	6	19	48	33	-31%
New Pendings	3	2	16	23	26	13%
Closed Sales	2	6	4	10	16	60%
Price/SF	$271	$234	$345	$245	$261	6%

$700k-$1m

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	5	9	7	28	26	-7%
New Pendings	3	5	5	20	17	-15%
Closed Sales	4	6	6	18	17	-6%
Price/SF	$224	$274	$278	$244	$257	6%

>$1m

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	11	5	12	27	37	37%
New Pendings	4	3	5	16	14	-13%
Closed Sales	2	3	3	13	10	-23%
Price/SF	$363	$306	$309	$323	$320	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

142
APR NEW LISTINGS
+28% from last month

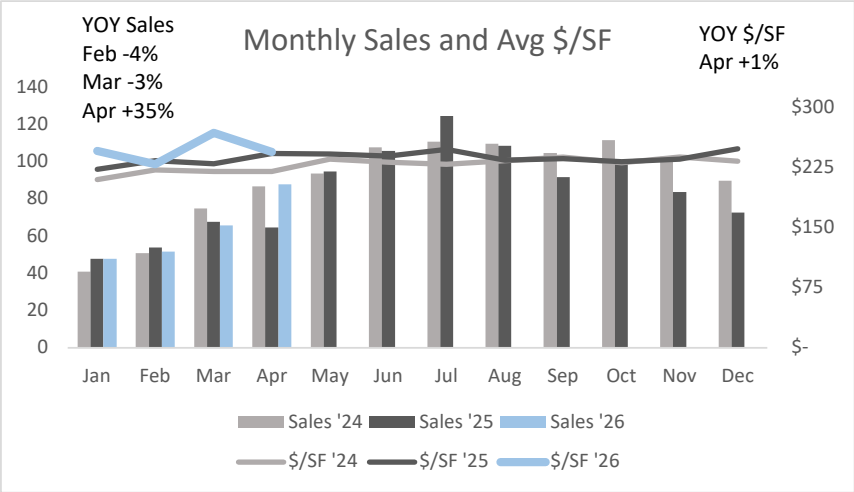
89
NEW PENDINGS
-9% from last month

88
CLOSED SALES
+33% from last month

$245
PRICE PER SQ FT
-9% from last month

$524K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	76	111	142	342	407	19%
New Pendings	50	98	89	252	294	17%
Closed Sales	52	66	88	235	254	8%
Price/SF	$230	$269	$245	$233	$249	7%
Avg Price	$494,584	$600,209	$523,620	$481,714	$549,625	14%

<$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	14	18	19	77	57	-26%
New Pendings	7	13	9	52	35	-33%
Closed Sales	8	5	10	47	29	-38%
Price/SF	$214	$202	$241	$205	$228	11%

$350k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	40	45	70	187	195	4%
New Pendings	27	45	53	142	160	13%
Closed Sales	29	35	48	139	134	-4%
Price/SF	$223	$239	$236	$236	$230	-2%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	22	48	53	78	155	99%
New Pendings	16	40	27	58	99	71%
Closed Sales	15	26	30	49	91	86%
Price/SF	$243	$302	$255	$241	$270	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,209
APR NEW LISTINGS
+19% from last month

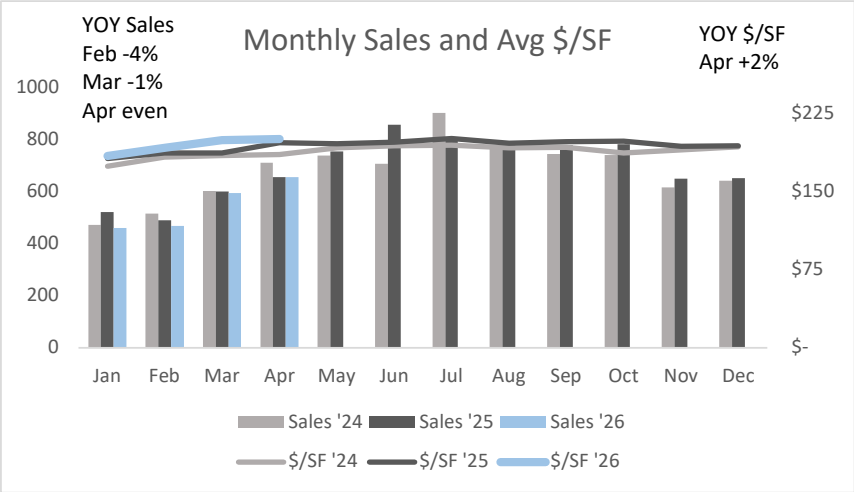
781
NEW PENDINGS
+3% from last month

658
CLOSED SALES
+10% from last month

$201
PRICE PER SQ FT
even with last month

$335K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	694	1,016	1,209	3,854	3,611	-6%
New Pendings	514	759	781	2,501	2,537	1%
Closed Sales	470	596	658	2,272	2,186	-4%
Price/SF	$193	$200	$201	$189	$195	3%
Avg Price	$318,239	$316,978	$334,898	$306,401	$320,412	5%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	163	246	242	998	861	-14%
New Pendings	140	173	168	651	615	-6%
Closed Sales	116	151	137	606	536	-12%
Price/SF	$129	$133	$125	$128	$126	-2%

$200k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	354	482	602	1,801	1,736	-4%
New Pendings	266	388	416	1,285	1,302	1%
Closed Sales	242	301	345	1,170	1,104	-6%
Price/SF	$196	$200	$200	$193	$197	2%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	177	288	365	1,055	1,014	-4%
New Pendings	108	198	197	565	620	10%
Closed Sales	112	144	176	496	546	10%
Price/SF	$215	$230	$228	$215	$223	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

93
APR NEW LISTINGS
+22% from last month

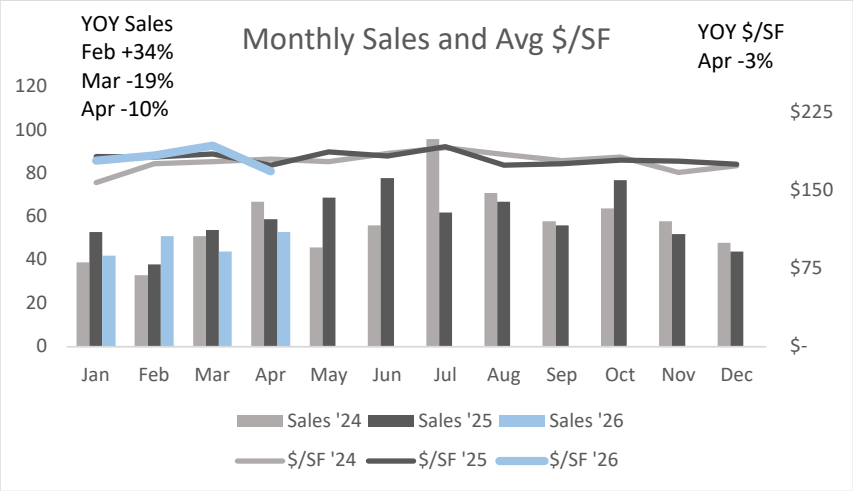
61
NEW PENDINGS
+13% from last month

53
CLOSED SALES
+20% from last month

$169
PRICE PER SQ FT
-13% from last month

$288K
AVG SALE PRICE
-8% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	50	76	93	329	279	-15%
New Pendings	45	54	61	227	212	-7%
Closed Sales	51	44	53	204	190	-7%
Price/SF	$184	$193	$169	$181	$181	0%
Avg Price	$330,765	$312,813	$288,467	$310,418	$307,700	-1%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	9	15	15	63	50	-21%
New Pendings	6	8	13	40	36	-10%
Closed Sales	6	5	13	36	28	-22%
Price/SF	$132	$120	$91	$126	$106	-15%

$200k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	32	43	59	192	172	-10%
New Pendings	28	37	39	143	133	-7%
Closed Sales	30	28	30	126	120	-5%
Price/SF	$190	$198	$188	$187	$189	1%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	9	18	19	74	57	-23%
New Pendings	11	9	9	44	43	-2%
Closed Sales	15	11	10	42	42	0%
Price/SF	$185	$204	$184	$191	$190	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

135
APR NEW LISTINGS
+31% from last month

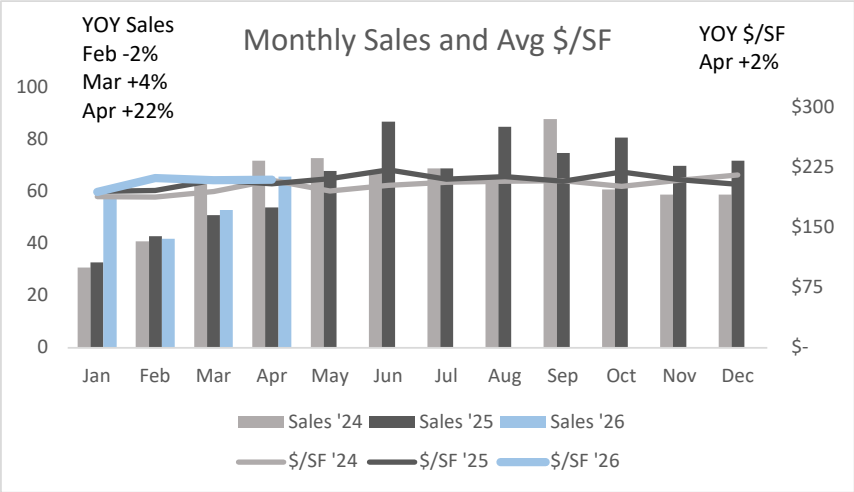
73
NEW PENDINGS
-3% last month

66
CLOSED SALES
+25% from last month

$210
PRICE PER SQ FT
even with last month

$504K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	71	103	135	367	362	-1%
New Pendings	45	75	73	227	239	5%
Closed Sales	42	53	66	181	219	21%
Price/SF	$212	$210	$210	$203	$207	2%
Avg Price	$515,104	$513,127	$504,247	$498,800	$495,252	-1%

<$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	7	9	10	26	34	31%
New Pendings	6	6	5	20	24	20%
Closed Sales	4	6	5	15	25	67%
Price/SF	$233	$170	$159	$126	$159	26%

$350k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	49	64	83	235	228	-3%
New Pendings	29	57	52	153	171	12%
Closed Sales	28	36	52	126	156	24%
Price/SF	$205	$207	$212	$204	$208	2%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	15	30	42	106	100	-6%
New Pendings	10	12	16	54	44	-19%
Closed Sales	10	11	9	40	38	-5%
Price/SF	$223	$231	$216	$216	$219	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

95
APR NEW LISTINGS
+30% from last month

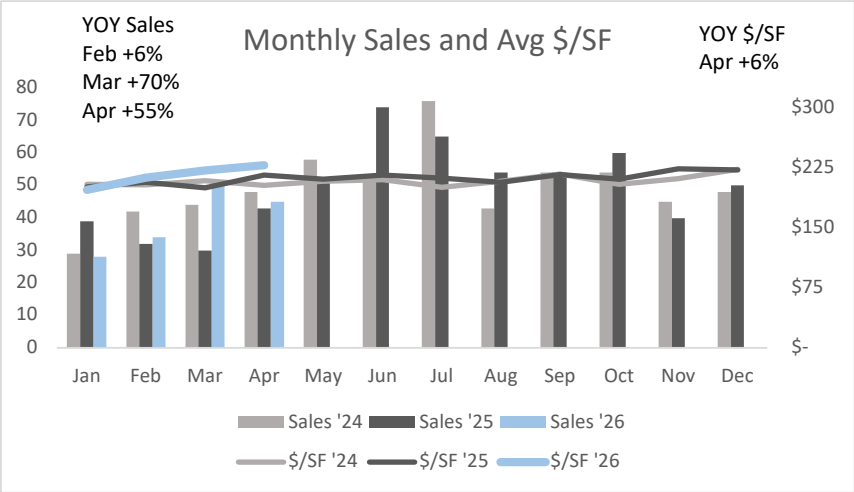
53
NEW PENDINGS
-7% from last month

45
CLOSED SALES
-12% from last month

$229
PRICE PER SQ FT
+3% from last month

$548K
AVG SALE PRICE
+13% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	39	73	95	262	260	-1%
New Pendings	33	57	53	162	176	9%
Closed Sales	34	51	45	144	158	10%
Price/SF	$213	$222	$229	$207	$218	5%
Avg Price	$473,118	$486,666	$548,459	$468,322	$491,413	5%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	4	16	22	46	53	15%
New Pendings	7	8	15	41	36	-12%
Closed Sales	5	12	5	32	30	-6%
Price/SF	$155	$199	$166	$181	$174	-4%

$300k-$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	18	25	44	100	107	7%
New Pendings	17	30	24	76	90	18%
Closed Sales	21	23	22	74	82	11%
Price/SF	$205	$208	$217	$199	$207	4%

>$600k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	17	32	29	116	100	-14%
New Pendings	9	19	14	45	50	11%
Closed Sales	8	16	18	38	46	21%
Price/SF	$238	$242	$246	$226	$241	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

159
APR NEW LISTINGS
+28% from last month

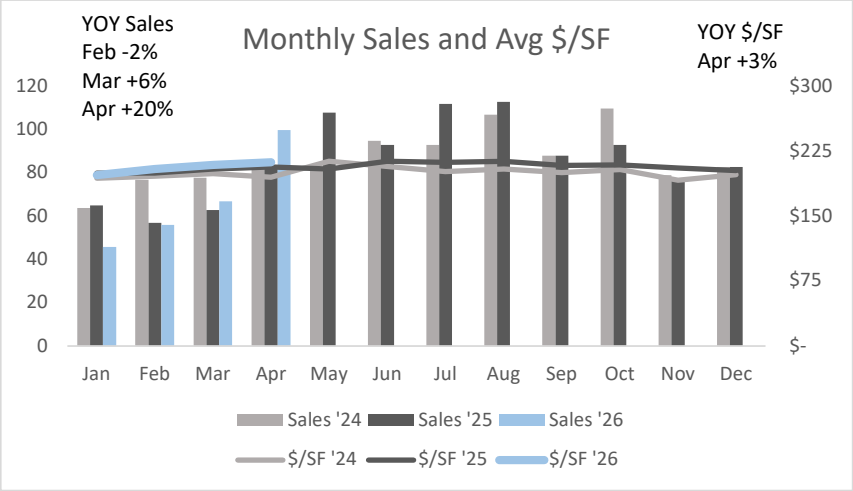
109
NEW PENDINGS
+10% from last month

100
CLOSED SALES
+49% from last month

$213
PRICE PER SQ FT
+1% from last month

$362K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	81	124	159	408	435	7%
New Pendings	62	99	109	289	324	12%
Closed Sales	56	67	100	268	269	0%
Price/SF	$205	$210	$213	$203	$208	2%
Avg Price	$333,289	$348,063	$361,794	$333,834	$347,677	4%

<$250k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	5	7	12	33	29	-12%
New Pendings	5	2	13	21	24	14%
Closed Sales	8	5	4	23	21	-9%
Price/SF	$215	$170	$209	$180	$192	7%

$250k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	54	88	113	300	305	2%
New Pendings	50	71	84	227	245	8%
Closed Sales	41	46	78	208	201	-3%
Price/SF	$203	$206	$210	$203	$206	2%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	22	29	34	75	101	35%
New Pendings	7	26	12	41	55	34%
Closed Sales	7	16	18	37	47	27%
Price/SF	$206	$224	$222	$214	$217	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

128
APR NEW LISTINGS
+20% from last month

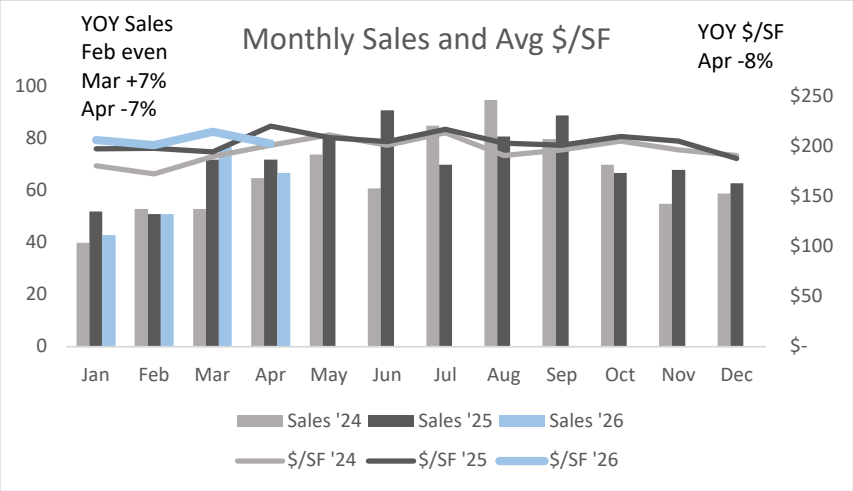
83
NEW PENDINGS
-1% from last month

67
CLOSED SALES
-13% from last month

$203
PRICE PER SQ FT
-6% from last month

$262K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	70	107	128	381	367	-4%
New Pendings	58	84	83	269	268	0%
Closed Sales	51	77	67	247	238	-4%
Price/SF	$202	$215	$203	$204	$207	1%
Avg Price	$243,791	$262,432	$262,439	$259,998	$261,183	0%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	7	19	17	56	54	-4%
New Pendings	8	9	13	40	36	-10%
Closed Sales	12	8	9	46	37	-20%
Price/SF	$168	$160	$149	$152	$156	2%

$200k-$275k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	46	56	63	200	194	-3%
New Pendings	33	46	47	150	150	0%
Closed Sales	26	45	32	127	126	-1%
Price/SF	$201	$210	$197	$208	$203	-2%

>$275k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	17	32	48	125	119	-5%
New Pendings	17	29	23	79	82	4%
Closed Sales	13	24	26	74	75	1%
Price/SF	$226	$236	$222	$223	$231	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

208
APR NEW LISTINGS
even with last month

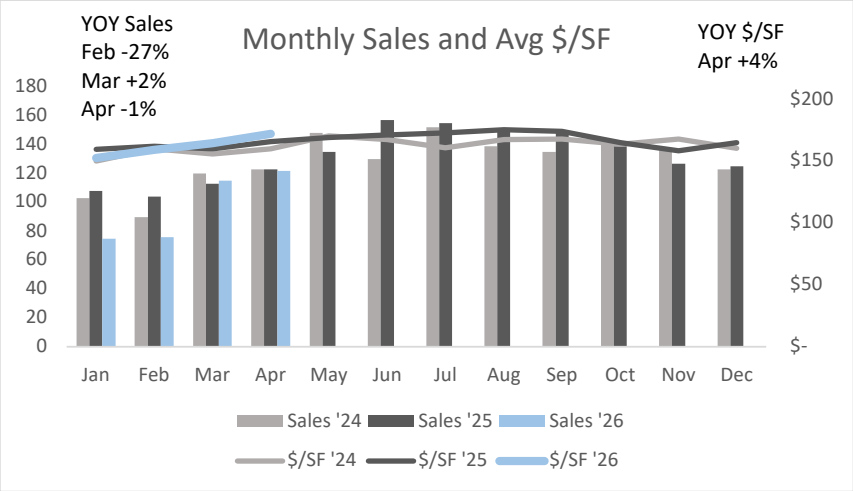
139
NEW PENDINGS
-10% from last month

122
CLOSED SALES
+6% from last month

$172
PRICE PER SQ FT
+5% from last month

$205K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	159	209	208	762	713	-6%
New Pendings	100	154	139	480	472	-2%
Closed Sales	76	115	122	448	388	-13%
Price/SF	$159	$164	$172	$162	$163	1%
Avg Price	$186,788	$198,909	$204,964	$197,334	$196,562	0%

<$125k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	30	39	28	179	133	-26%
New Pendings	19	31	15	101	82	-19%
Closed Sales	18	22	21	103	82	-20%
Price/SF	$108	$101	$112	$100	$102	2%

$125k-$250k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	85	102	107	355	362	2%
New Pendings	58	78	71	238	250	5%
Closed Sales	41	61	61	211	195	-8%
Price/SF	$158	$163	$164	$164	$163	-1%

>$250k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	44	68	73	228	218	-4%
New Pendings	23	45	53	141	140	-1%
Closed Sales	17	32	40	134	111	-17%
Price/SF	$196	$191	$202	$187	$192	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

269
APR NEW LISTINGS
+29% from last month

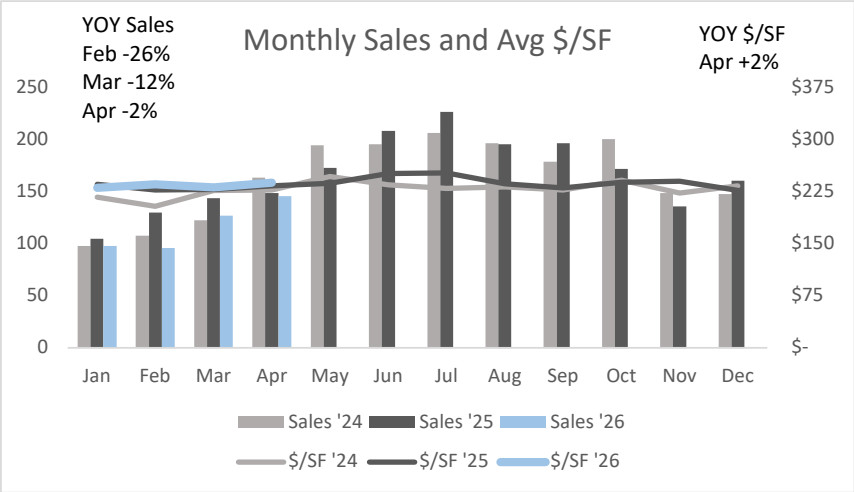
171
NEW PENDINGS
+11% from last month

146
CLOSED SALES
+15% from last month

$239
PRICE PER SQ FT
+3% from last month

$478K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	128	209	269	752	741	-1%
New Pendings	112	154	171	573	539	-6%
Closed Sales	96	127	146	528	467	-12%
Price/SF	$236	$232	$239	$232	$235	1%
Avg Price	$445,838	$461,388	$477,626	$462,106	$458,159	-1%

<$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	23	36	33	140	122	-13%
New Pendings	25	23	21	120	91	-24%
Closed Sales	19	18	20	102	78	-24%
Price/SF	$161	$174	$185	$159	$169	6%

$300k-$500k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	66	83	137	350	348	-1%
New Pendings	60	77	84	274	274	0%
Closed Sales	46	71	71	260	239	-8%
Price/SF	$213	$207	$221	$219	$215	-2%

>$500k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	39	90	99	262	271	3%
New Pendings	27	54	66	179	174	-3%
Closed Sales	31	38	55	166	150	-10%
Price/SF	$289	$282	$263	$268	$275	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

194
APR NEW LISTINGS
+10% from last month

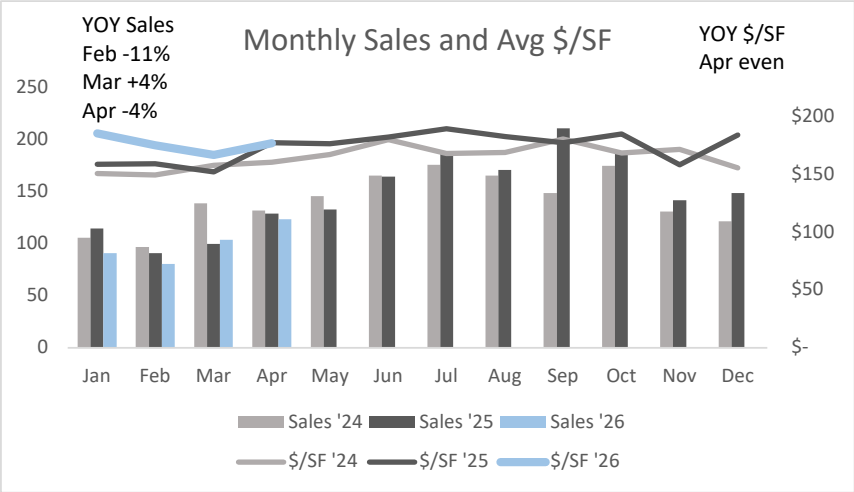
133
NEW PENDINGS
-1% from last month

124
CLOSED SALES
+19% from last month

$177
PRICE PER SQ FT
+6% from last month

$277K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	134	176	194	722	623	-14%
New Pendings	85	135	133	475	441	-7%
Closed Sales	81	104	124	435	400	-8%
Price/SF	$175	$167	$177	$163	$176	8%
Avg Price	$293,791	$262,933	$276,946	$262,845	$283,089	8%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	36	49	53	244	182	-25%
New Pendings	30	49	42	181	147	-19%
Closed Sales	27	34	42	168	127	-24%
Price/SF	$91	$97	$104	$106	$101	-5%

$200k-$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	74	94	91	313	311	-1%
New Pendings	43	73	63	213	219	3%
Closed Sales	40	54	62	207	199	-4%
Price/SF	$177	$181	$183	$174	$181	4%

>$400k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	24	33	50	165	130	-21%
New Pendings	12	13	28	81	75	-7%
Closed Sales	14	16	20	60	74	23%
Price/SF	$268	$223	$252	$222	$241	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

536
APR NEW LISTINGS
+11% from last month

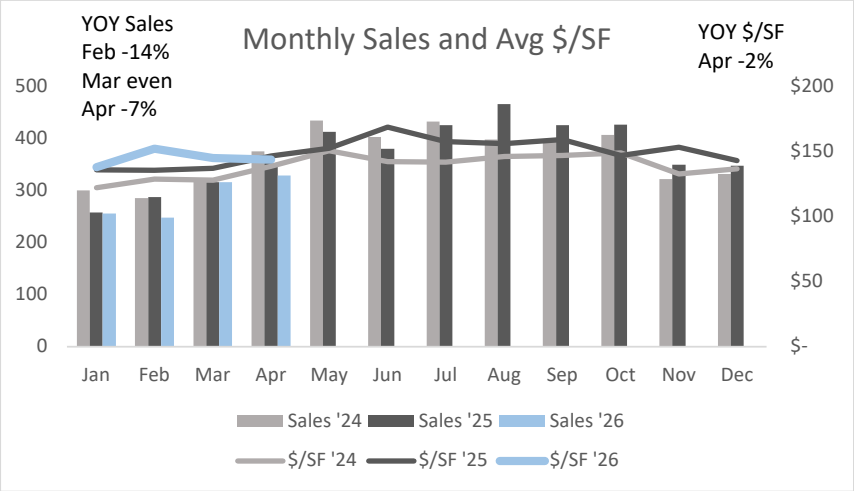
435
NEW PENDINGS
+14% from last month

330
CLOSED SALES
+4% from last month

$144
PRICE PER SQ FT
-1% from last month

$223K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	365	484	536	1,858	1,721	-7%
New Pendings	281	381	435	1,396	1,358	-3%
Closed Sales	249	317	330	1,216	1,152	-5%
Price/SF	$153	$145	$144	$139	$145	4%
Avg Price	$231,647	$216,055	$223,211	$208,399	$219,227	5%

<$150k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	142	171	168	690	615	-11%
New Pendings	105	132	127	507	466	-8%
Closed Sales	88	119	107	478	420	-12%
Price/SF	$63	$60	$61	$67	$61	-8%

$150k-$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	138	165	185	639	605	-5%
New Pendings	114	151	177	546	539	-1%
Closed Sales	93	125	133	481	438	-9%
Price/SF	$151	$154	$149	$146	$150	2%

>$300k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	85	148	183	529	501	-5%
New Pendings	62	98	131	343	353	3%
Closed Sales	68	73	90	257	294	14%
Price/SF	$218	$210	$194	$199	$204	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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MAY 2026
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

152
APR NEW LISTINGS
even with last month

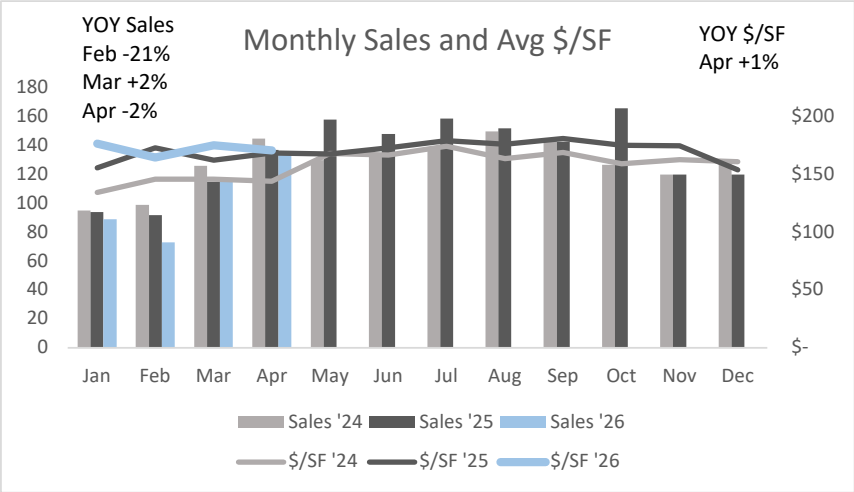
116
NEW PENDINGS
-13% from last month

134
CLOSED SALES
+15% from last month

$171
PRICE PER SQ FT
-2% from last month

$287K
AVG SALE PRICE
+1% last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	106	152	152	598	507	-15%
New Pendings	106	133	116	480	431	-10%
Closed Sales	73	117	134	438	413	-6%
Price/SF	$165	$175	$171	$165	$172	4%
Avg Price	$287,883	$284,373	$287,131	$266,624	$286,052	7%

<$200k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	34	37	37	171	133	-22%
New Pendings	28	40	27	152	116	-24%
Closed Sales	23	28	40	132	117	-11%
Price/SF	$115	$113	$112	$120	$114	-5%

$200k-$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	51	76	60	268	220	-18%
New Pendings	53	65	57	225	205	-9%
Closed Sales	33	62	60	222	194	-13%
Price/SF	$175	$178	$169	$169	$175	3%

>$350k

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th 2025	2026	(+/-)
Listings Taken	21	39	55	159	154	-3%
New Pendings	25	28	32	103	110	7%
Closed Sales	17	27	34	84	102	21%
Price/SF	$186	$204	$213	$196	$205	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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