HOUSING
report

JUNE 2026
SOUTHEAST REGION

JUNE 2026
HOUSING REPORT

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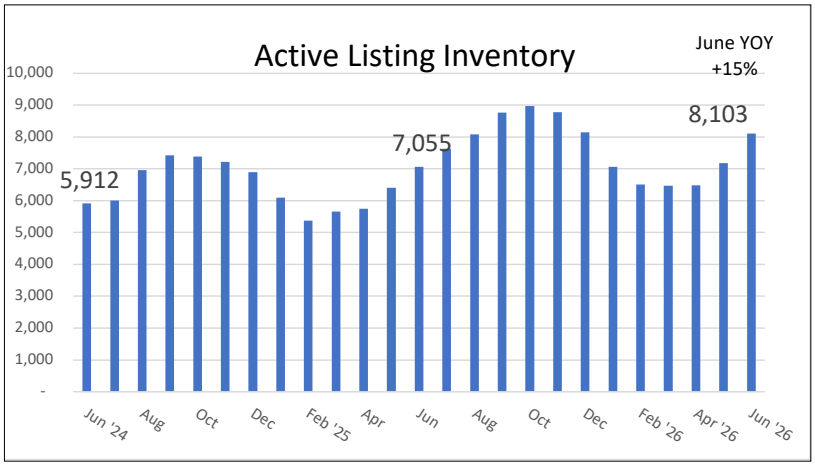
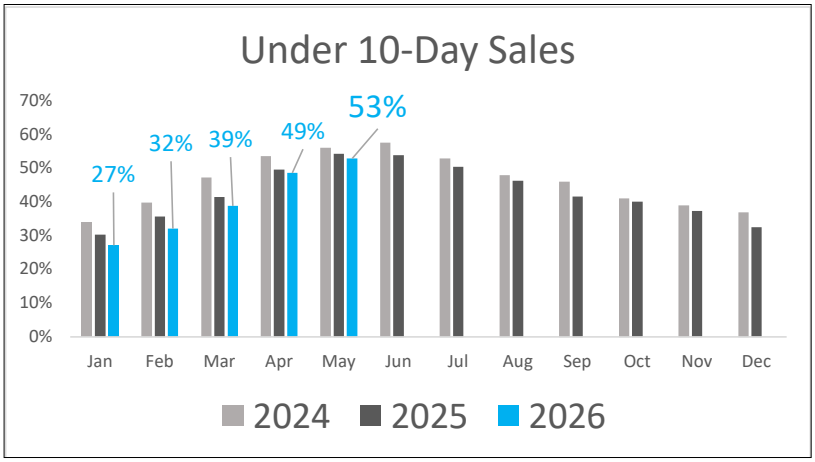
Market Rewards Well-Prepared Listings

The Southeast Michigan housing market continues to settle into a healthier, more balanced pattern. Buyer activity remains strong, with new pendings rising 3% year-to-date despite new listings trailing last year by 6%. While closed sales remain slightly below 2025 levels, higher prices have more than offset the decline in transaction volume, pushing average sale price up 4% and price per square foot up 3%.

The biggest shift is in buyer behavior. Well-priced, move-in-ready homes continue to attract multiple offers and sell quickly, while listings that miss on price, condition, or presentation are taking longer to sell and often require price reductions. According to the June Insider Brief, 63% of May sales closed at or above asking price, more than half of new pendings accepted an offer within ten days, yet unsold active listings are averaging roughly 70 days on market. The gap between exceptional listings and the rest of the market continues to widen.





Looking ahead, listing activity should begin leveling off after the spring surge while inventory continues to build as slower-selling homes remain on the market. Buyers should enjoy more choices than they've had in recent years, but desirable homes will continue to command strong competition. For sellers, first impressions have never been more important. Pricing correctly and presenting the home well remain the surest path to a quick sale and top-dollar offers.

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JUNE 2026
HOUSING REPORT

SEMI 5-County Summary

MONTHLY

6,088
MAY NEW LISTINGS
+3% from last month

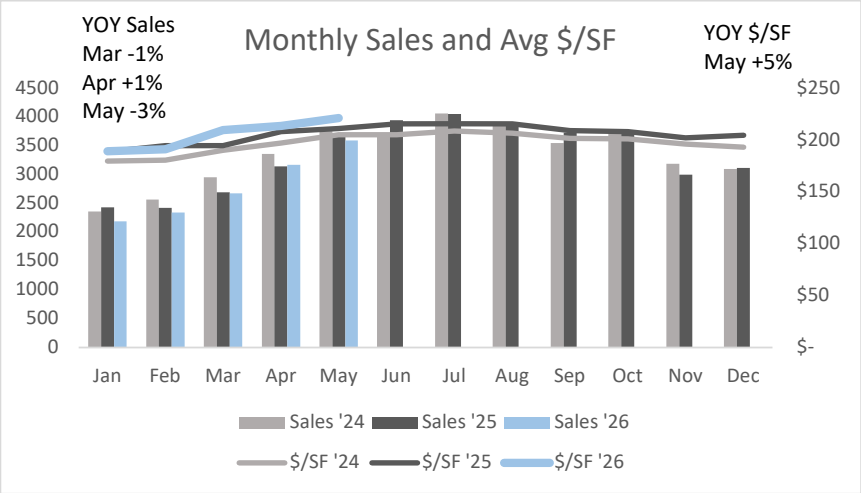
4,215
NEW PENDINGS
+14% from last month

3,594
CLOSED SALES
+13% from last month

$221
PRICE PER SQ FT
+3% from last month

$381K
AVG SALE PRICE
+6% from last month

Closed Single-Family Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	4,919	5,888	6,088	25,703	24,159	-6%
New Pendings	3,363	3,690	4,215	15,705	16,168	3%
Closed Sales	2,678	3,173	3,594	14,408	13,983	-3%
Price/SF	$210	$214	$221	$201	$207	3%
Avg Price	$349,252	$357,945	$380,886	$333,772	$348,005	4%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	1,675	1,737	1,604	8,896	7,779	-13%
New Pendings	973	1,041	1,077	4,906	4,807	-2%
Closed Sales	828	875	848	4,605	4,160	-10%
Price/SF	$109	$109	$111	$109	$106	-3%

$200k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	1,816	2,209	2,283	9,143	8,897	-3%
New Pendings	1,396	1,539	1,757	6,500	6,667	3%
Closed Sales	1,102	1,317	1,494	5,899	5,706	-3%
Price/SF	$199	$204	$208	$197	$202	2%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	1,428	1,942	2,201	7,664	7,483	-2%
New Pendings	994	1,110	1,381	4,299	4,694	9%
Closed Sales	748	981	1,252	3,904	4,117	5%
Price/SF	$267	$263	$263	$252	$258	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

2,025
MAY NEW LISTINGS
+11% from last month

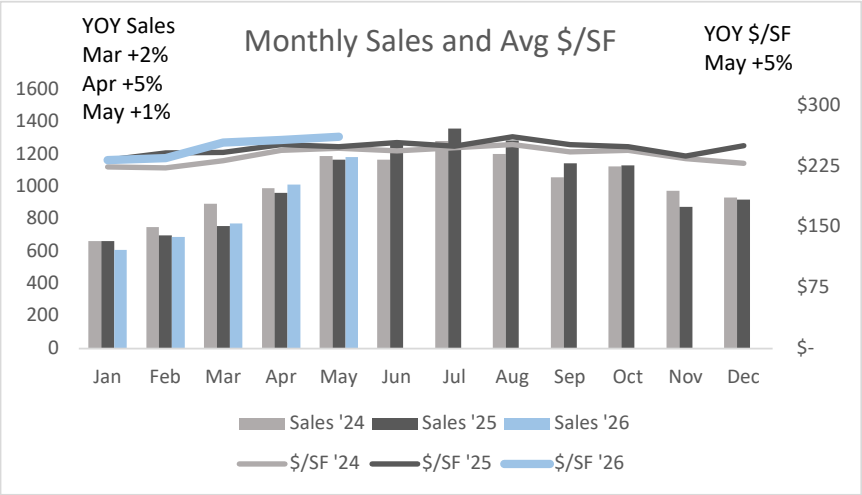
1,381
NEW PENDINGS
+18% from last month

1,181
CLOSED SALES
+16% from last month

$261
PRICE PER SQ FT
+1% from last month

$513K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	1,431	1,823	2,025	7,481	7,248	-3%
New Pendings	1,045	1,166	1,381	4,710	4,978	6%
Closed Sales	774	1,014	1,181	4,245	4,267	1%
Price/SF	$255	$258	$261	$245	$251	3%
Avg Price	$498,571	$494,299	$512,711	$472,750	$483,933	2%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	408	476	488	2,135	2,004	-6%
New Pendings	300	327	392	1,527	1,502	-2%
Closed Sales	229	275	294	1,378	1,270	-8%
Price/SF	$178	$183	$193	$183	$181	-1%

$300k-$800k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	803	1,050	1,166	4,216	4,046	-4%
New Pendings	629	709	828	2,730	2,945	8%
Closed Sales	466	623	750	2,448	2,561	5%
Price/SF	$232	$239	$244	$232	$235	1%

>$800k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	220	297	371	1,130	1,198	6%
New Pendings	116	130	161	453	531	17%
Closed Sales	79	116	137	419	436	4%
Price/SF	$390	$378	$360	$352	$372	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

146
MAY NEW LISTINGS
+17% from last month

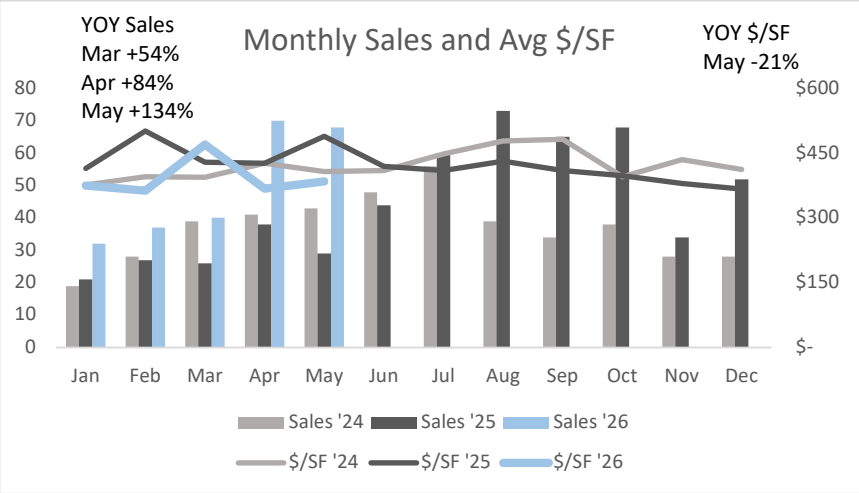
66
NEW PENDINGS
-3% from last month

68
CLOSED SALES
-3% from last month

$385
PRICE PER SQ FT
+5% from last month

$1.1M
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	119	125	146	349	530	52%
New Pendings	71	68	66	149	277	86%
Closed Sales	40	70	68	141	247	75%
Price/SF	$470	$367	$385	$452	$391	-13%
Avg Price	$1,547,816	$1,036,058	$1,059,749	$1,244,564	$1,124,626	-10%

<$700k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	38	33	43	88	162	84%
New Pendings	27	25	22	54	107	98%
Closed Sales	14	23	28	52	97	87%
Price/SF	$273	$250	$278	$321	$266	-17%

$700k-$1.4m

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	36	42	42	92	151	64%
New Pendings	26	23	23	45	95	111%
Closed Sales	12	33	24	45	90	100%
Price/SF	$393	$333	$336	$384	$338	-12%

>$1.4m

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	45	50	61	169	217	28%
New Pendings	18	20	21	50	75	50%
Closed Sales	14	14	16	44	60	36%
Price/SF	$576	$528	$526	$543	$535	-2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

64
MAY NEW LISTINGS
-2% from last month

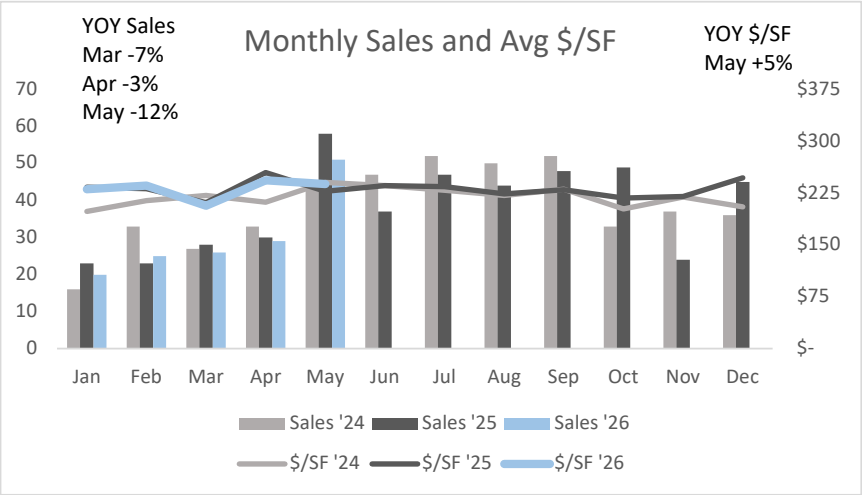
50
NEW PENDINGS
+19% from last month

51
CLOSED SALES
+76% from last month

$238
PRICE PER SQ FT
-2% from last month

$475K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	36	65	64	243	216	-11%
New Pendings	35	42	50	170	173	2%
Closed Sales	26	29	51	162	151	-7%
Price/SF	$207	$243	$238	$232	$232	0%
Avg Price	$448,881	$499,328	$474,666	$508,825	$481,750	-5%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	8	12	9	49	40	-18%
New Pendings	7	9	12	39	38	-3%
Closed Sales	6	4	9	30	26	-13%
Price/SF	$119	$148	$217	$195	$163	-16%

$300k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	20	33	30	104	111	7%
New Pendings	23	25	25	83	95	14%
Closed Sales	12	18	32	83	90	8%
Price/SF	$220	$223	$224	$223	$221	-1%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	8	20	25	90	65	-28%
New Pendings	5	8	13	48	40	-17%
Closed Sales	8	7	10	49	35	-29%
Price/SF	$224	$317	$270	$250	$271	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

137
MAY NEW LISTINGS
+13% from last month

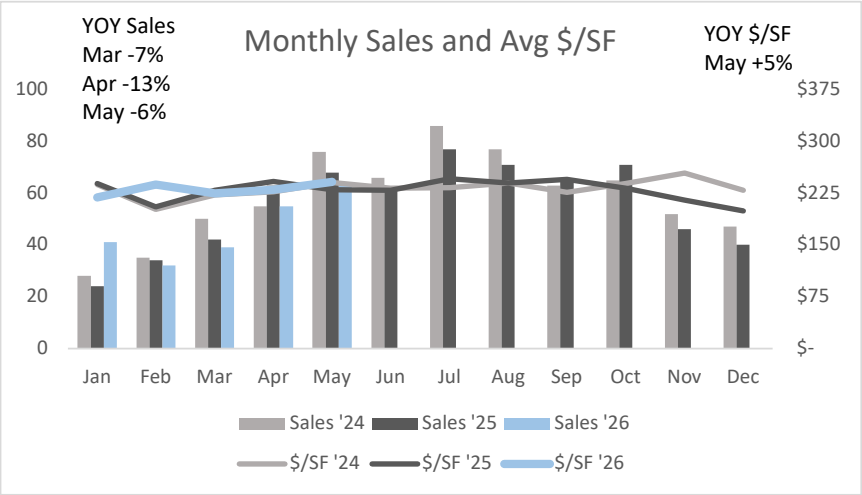
78
NEW PENDINGS
+22% from last month

64
CLOSED SALES
+16% from last month

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

$531K
AVG SALE PRICE
+21% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	79	121	137	430	444	3%
New Pendings	49	64	78	264	268	2%
Closed Sales	39	55	64	231	231	0%
Price/SF	$224	$230	$241	$231	$232	0%
Avg Price	$453,831	$440,029	$531,075	$477,873	$485,168	2%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	17	19	25	68	74	9%
New Pendings	14	16	13	56	57	2%
Closed Sales	7	16	9	52	48	-8%
Price/SF	$166	$180	$253	$186	$200	7%

$300k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	35	59	63	238	209	-12%
New Pendings	27	31	41	159	136	-14%
Closed Sales	23	28	35	123	123	0%
Price/SF	$228	$223	$214	$210	$218	4%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	27	43	49	124	161	30%
New Pendings	8	17	24	49	75	53%
Closed Sales	9	11	20	56	60	7%
Price/SF	$236	$275	$274	$283	$259	-8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

108
MAY NEW LISTINGS
+32% from last month

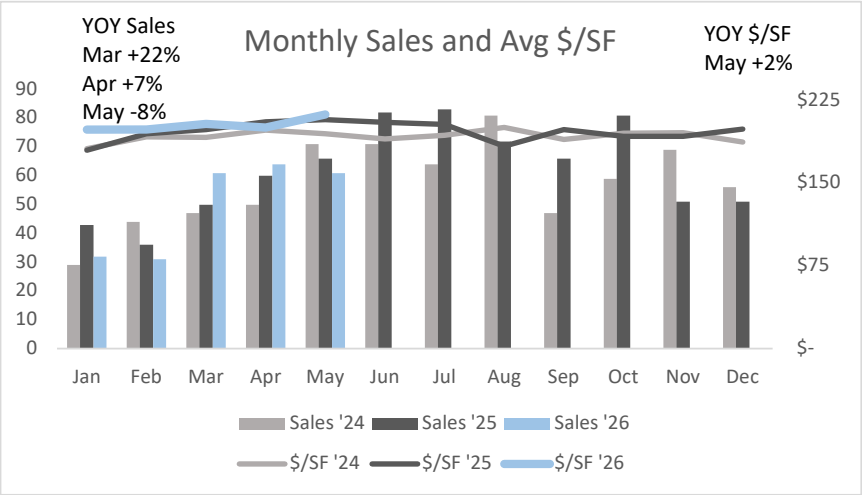
70
NEW PENDINGS
+3% from last month

61
CLOSED SALES
-5% from last month

$212
PRICE PER SQ FT
+6% from last month

$423K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	87	82	108	392	382	-3%
New Pendings	70	68	70	281	280	0%
Closed Sales	61	64	61	255	249	-2%
Price/SF	$204	$201	$212	$199	$204	2%
Avg Price	$384,854	$406,233	$422,574	$405,811	$409,471	1%

<$250k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	14	7	7	52	39	-25%
New Pendings	6	9	8	33	34	3%
Closed Sales	9	5	7	36	32	-11%
Price/SF	$197	$141	$191	$165	$182	10%

$250k-$500k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	57	55	57	250	232	-7%
New Pendings	51	45	47	194	187	-4%
Closed Sales	40	42	42	167	157	-6%
Price/SF	$201	$206	$201	$198	$200	1%

>$500k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	16	20	44	90	111	23%
New Pendings	13	14	15	54	59	9%
Closed Sales	12	17	12	52	60	15%
Price/SF	$211	$200	$247	$210	$214	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

65
MAY NEW LISTINGS
+16% from last month

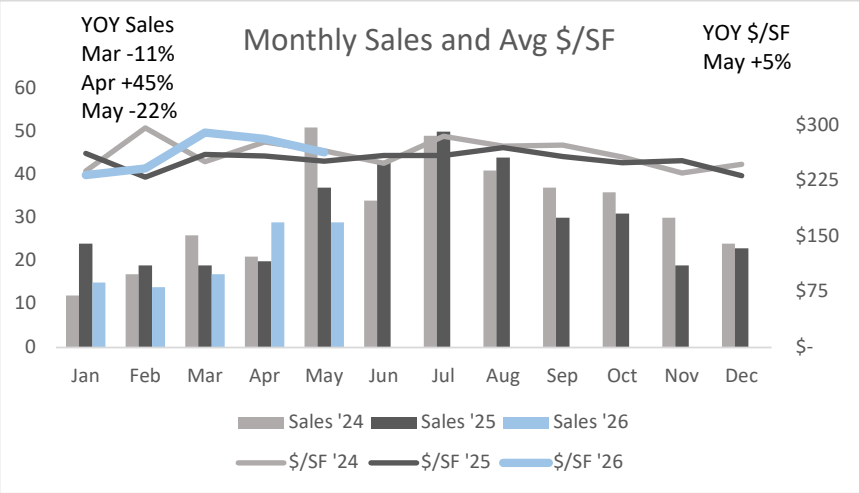
51
NEW PENDINGS
+34% from last month

29
CLOSED SALES
even with last month

$264
PRICE PER SQ FT
-6% from last month

$706K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	36	56	65	228	198	-13%
New Pendings	26	38	51	141	144	2%
Closed Sales	17	29	29	119	104	-13%
Price/SF	$290	$282	$264	$252	$267	6%
Avg Price	$845,465	$683,533	$705,615	$676,876	$673,756	0%

<$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	4	6	12	35	32	-9%
New Pendings	2	2	6	29	17	-41%
Closed Sales	4	5	3	23	19	-17%
Price/SF	$253	$221	$250	$210	$213	2%

$400k-$750k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	22	21	30	120	91	-24%
New Pendings	15	18	29	75	78	4%
Closed Sales	6	14	17	66	55	-17%
Price/SF	$247	$251	$238	$228	$240	6%

>$750k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	10	29	23	73	75	3%
New Pendings	9	18	16	37	49	32%
Closed Sales	7	10	9	30	30	0%
Price/SF	$320	$320	$294	$300	$309	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

111
MAY NEW LISTINGS
+21% from last month

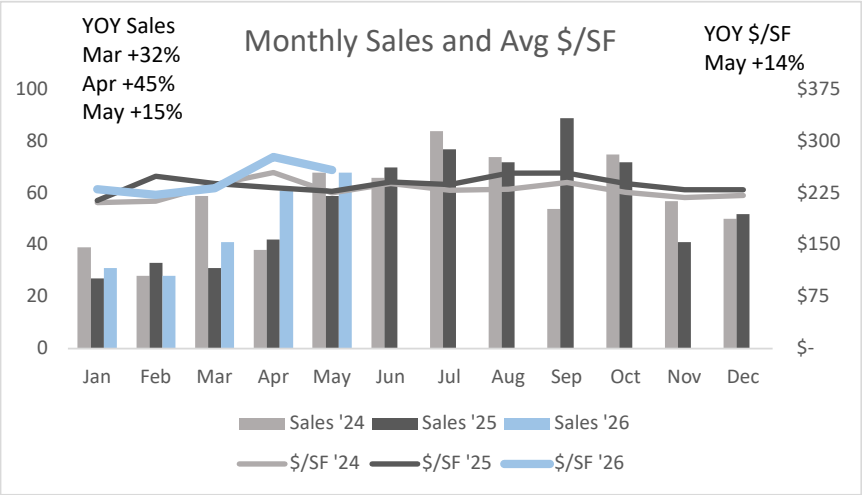
74
NEW PENDINGS
+9% from last month

68
CLOSED SALES
+11% from last month

$258
PRICE PER SQ FT
-7% last month

$631K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	71	92	111	378	384	2%
New Pendings	63	68	74	224	276	23%
Closed Sales	41	61	68	192	229	19%
Price/SF	$232	$277	$258	$232	$250	8%
Avg Price	$571,062	$604,803	$631,098	$530,955	$592,212	12%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	12	9	8	43	46	7%
New Pendings	5	8	6	31	26	-16%
Closed Sales	4	10	4	27	21	-22%
Price/SF	$178	$215	$212	$201	$203	1%

$300k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	36	52	52	187	189	1%
New Pendings	34	40	42	122	157	29%
Closed Sales	23	30	36	109	125	15%
Price/SF	$214	$251	$244	$223	$230	3%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	23	31	51	148	149	1%
New Pendings	24	20	26	71	93	31%
Closed Sales	14	21	28	56	83	48%
Price/SF	$258	$309	$273	$249	$273	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

146
MAY NEW LISTINGS
-4% from last month

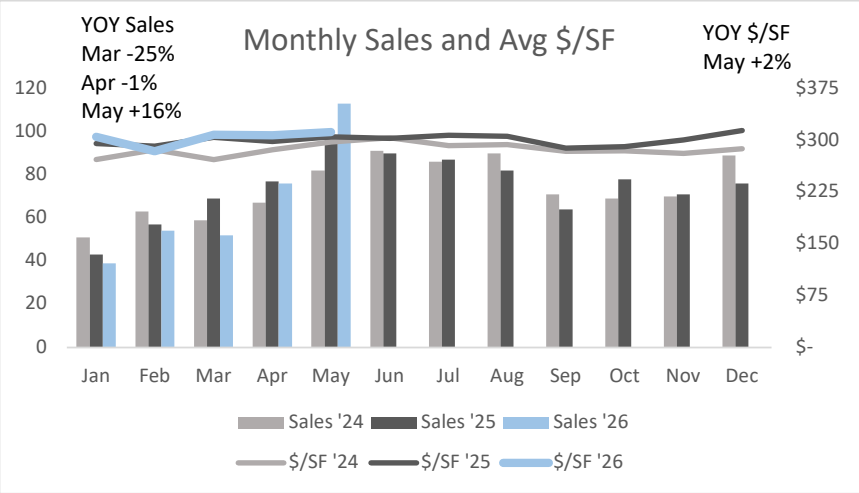
111
NEW PENDINGS
+2% from last month

113
CLOSED SALES
+49% from last month

$312
PRICE PER SQ FT
+2% from last month

$471K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	99	152	146	507	548	8%
New Pendings	67	109	111	364	389	7%
Closed Sales	52	76	113	343	334	-3%
Price/SF	$308	$307	$312	$300	$305	2%
Avg Price	$448,025	$463,437	$470,583	$440,167	$452,766	3%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	14	27	26	104	85	-18%
New Pendings	11	17	17	89	66	-26%
Closed Sales	6	14	18	83	60	-28%
Price/SF	$270	$251	$265	$244	$251	3%

$300k-$450k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	54	67	68	255	261	2%
New Pendings	35	53	52	180	196	9%
Closed Sales	27	37	52	157	168	7%
Price/SF	$309	$301	$301	$295	$298	1%

>$450k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	31	58	52	148	202	36%
New Pendings	21	39	42	95	127	34%
Closed Sales	19	25	43	103	106	3%
Price/SF	$313	$327	$329	$325	$326	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

102
MAY NEW LISTINGS
+28% from last month

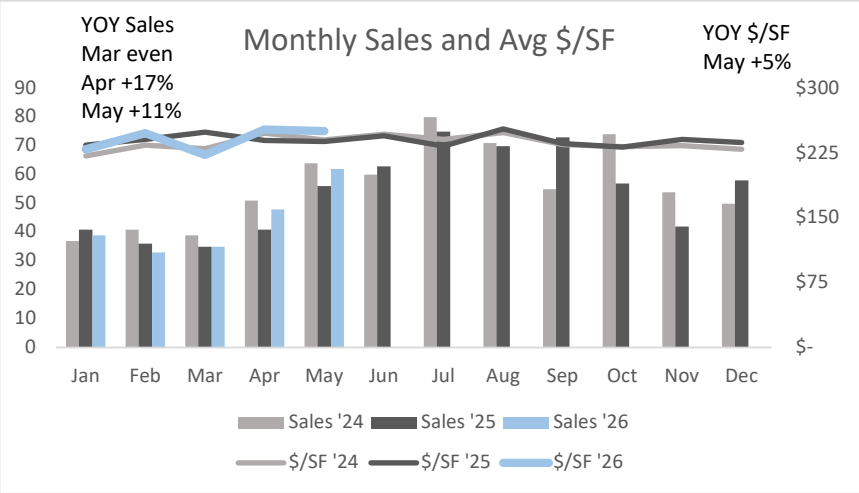
68
NEW PENDINGS
+33% from last month

62
CLOSED SALES
+29% from last month

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

$588K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	64	80	102	337	324	-4%
New Pendings	58	51	68	222	234	5%
Closed Sales	35	48	62	209	217	4%
Price/SF	$223	$252	$250	$240	$243	1%
Avg Price	$430,907	$529,465	$588,291	$524,669	$530,905	1%

<$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	23	15	22	94	90	-4%
New Pendings	20	12	15	68	74	9%
Closed Sales	16	12	9	55	63	15%
Price/SF	$212	$229	$216	$218	$220	1%

$400k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	18	35	42	153	123	-20%
New Pendings	21	24	30	100	95	-5%
Closed Sales	17	23	26	92	92	0%
Price/SF	$225	$244	$242	$238	$234	-2%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	23	30	38	90	111	23%
New Pendings	17	15	23	54	65	20%
Closed Sales	2	13	27	62	62	0%
Price/SF	$251	$272	$262	$252	$262	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

139
MAY NEW LISTINGS
+46% from last month

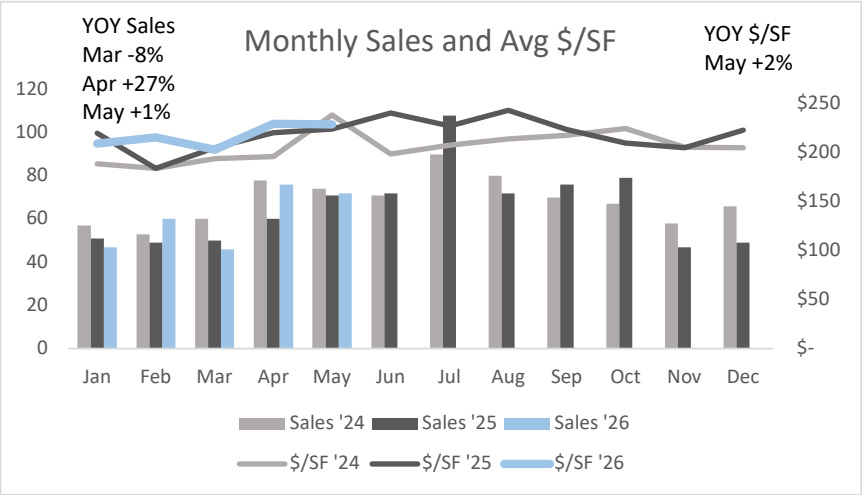
94
NEW PENDINGS
+32% from last month

72
CLOSED SALES
-5% from last month

$229
PRICE PER SQ FT
even with last month

$332K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	80	95	139	452	449	-1%
New Pendings	71	71	94	299	347	16%
Closed Sales	46	76	72	281	301	7%
Price/SF	$203	$230	$229	$212	$220	4%
Avg Price	$294,163	$364,624	$331,896	$315,563	$323,618	3%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	4	13	10	49	37	-24%
New Pendings	4	4	12	35	26	-26%
Closed Sales	3	3	8	25	33	32%
Price/SF	$114	$145	$173	$165	$159	-4%

$200k-$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	50	41	85	244	264	8%
New Pendings	53	42	52	192	230	20%
Closed Sales	31	53	39	188	189	1%
Price/SF	$196	$198	$214	$198	$201	2%

>$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	26	41	44	159	148	-7%
New Pendings	14	25	30	72	91	26%
Closed Sales	12	20	25	68	79	16%
Price/SF	$232	$294	$255	$250	$265	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

97
MAY NEW LISTINGS
-1% from last month

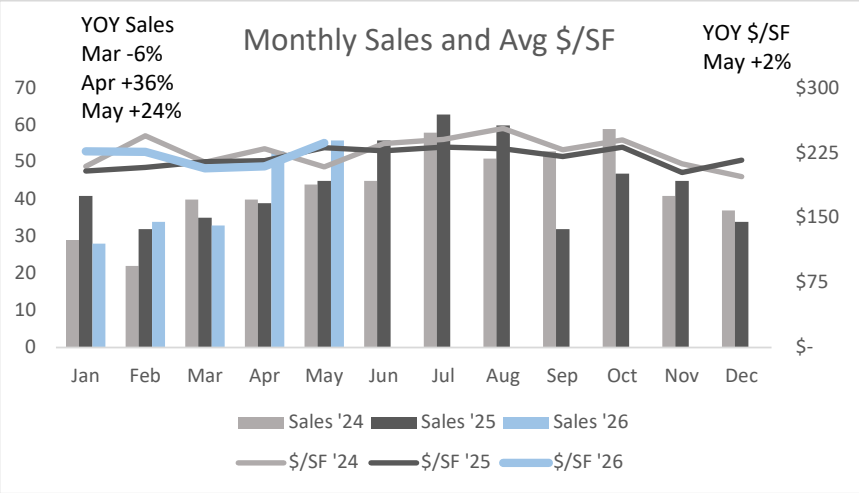
52
NEW PENDINGS
-12% from last month

56
CLOSED SALES
+6% from last month

$237
PRICE PER SQ FT
+13% from last month

$587K
AVG SALE PRICE
+12% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	75	98	97	375	355	-5%
New Pendings	50	59	52	203	223	10%
Closed Sales	33	53	56	192	204	6%
Price/SF	$208	$210	$237	$216	$222	3%
Avg Price	$558,406	$525,153	$586,913	$579,535	$563,740	-3%

<$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	26	29	18	81	90	11%
New Pendings	14	19	20	51	67	31%
Closed Sales	8	18	17	49	58	18%
Price/SF	$195	$196	$188	$192	$190	-1%

$400k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	19	32	36	124	123	-1%
New Pendings	21	19	22	80	90	13%
Closed Sales	12	18	16	76	75	-1%
Price/SF	$182	$198	$223	$191	$198	4%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	30	37	43	170	142	-16%
New Pendings	15	21	10	72	66	-8%
Closed Sales	13	17	23	67	71	6%
Price/SF	$230	$228	$259	$244	$253	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

115
MAY NEW LISTINGS
-1% from last month

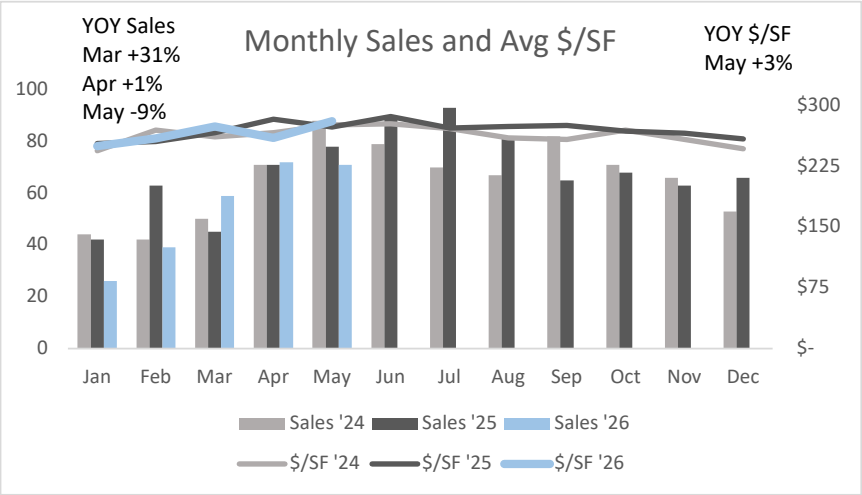
90
NEW PENDINGS
+6% from last month

71
CLOSED SALES
-1% from last month

$281
PRICE PER SQ FT
+8% from last month

$356K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	103	116	115	497	455	-8%
New Pendings	74	85	90	327	333	2%
Closed Sales	59	72	71	299	267	-11%
Price/SF	$274	$260	$281	$268	$268	0%
Avg Price	$360,998	$327,904	$355,848	$351,857	$340,119	-3%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	12	11	12	61	53	-13%
New Pendings	10	10	9	36	39	8%
Closed Sales	8	9	7	37	34	-8%
Price/SF	$157	$138	$195	$196	$161	-18%

$200k-$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	51	63	60	253	229	-9%
New Pendings	36	43	49	176	166	-6%
Closed Sales	25	40	32	144	129	-10%
Price/SF	$262	$255	$266	$251	$257	3%

>$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	40	42	43	183	173	-5%
New Pendings	28	32	32	115	128	11%
Closed Sales	26	23	32	118	104	-12%
Price/SF	$305	$298	$300	$293	$298	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,292
MAY NEW LISTINGS
-4% from last month

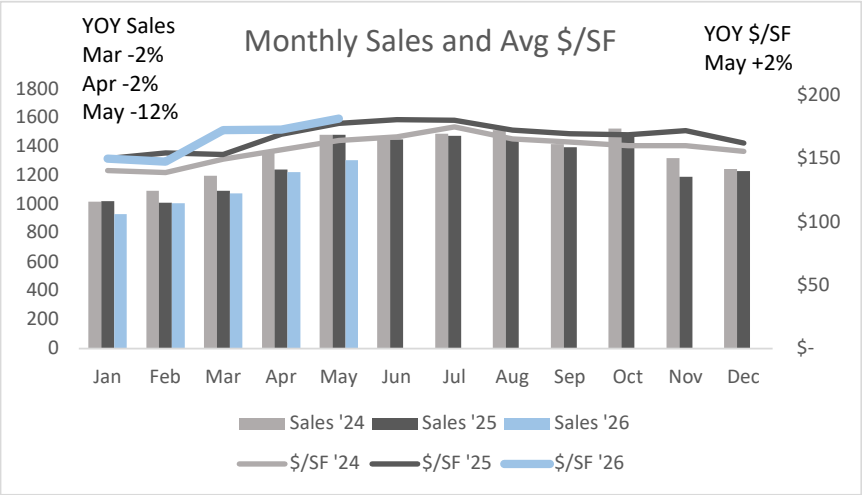
1,561
NEW PENDINGS
+8% from last month

1,307
CLOSED SALES
+7% from last month

$182
PRICE PER SQ FT
+5% from last month

$275K
AVG SALE PRICE
+10% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	2,068	2,386	2,292	10,918	10,106	-7%
New Pendings	1,286	1,443	1,561	6,250	6,429	3%
Closed Sales	1,077	1,225	1,307	5,866	5,551	-5%
Price/SF	$173	$173	$182	$163	$167	2%
Avg Price	$254,915	$251,216	$275,403	$236,027	$246,406	4%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	1,213	1,243	1,143	6,399	5,603	-12%
New Pendings	639	713	716	3,280	3,263	-1%
Closed Sales	548	582	556	3,103	2,790	-10%
Price/SF	$100	$101	$101	$100	$96	-4%

$200k-$500k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	689	930	920	3,759	3,669	-2%
New Pendings	536	594	699	2,516	2,631	5%
Closed Sales	426	534	602	2,324	2,278	-2%
Price/SF	$192	$200	$202	$191	$196	3%

>$500k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	166	213	229	760	834	10%
New Pendings	111	136	146	454	535	18%
Closed Sales	103	109	149	439	483	10%
Price/SF	$281	$257	$257	$254	$256	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

86
MAY NEW LISTINGS
+12% last month

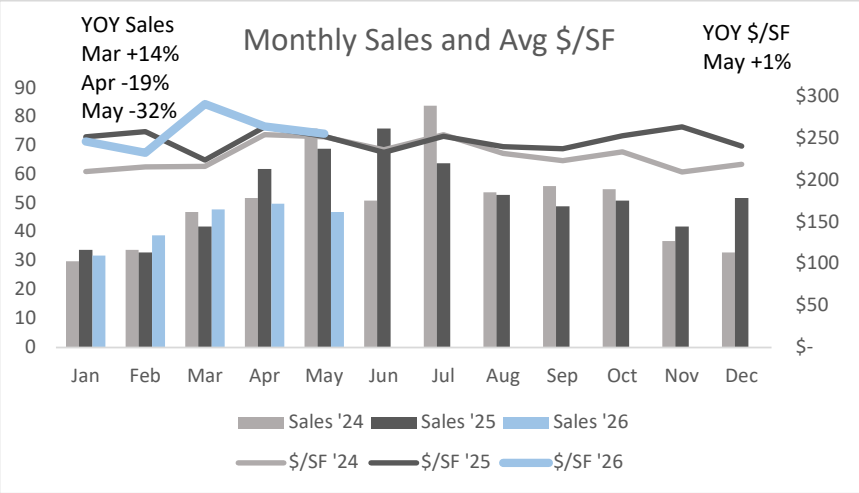
72
NEW PENDINGS
+38% from last month

47
CLOSED SALES
-6% from last month

$256
PRICE PER SQ FT
-3% from last month

$615K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	68	77	86	392	317	-19%
New Pendings	56	52	72	269	255	-5%
Closed Sales	48	50	47	240	216	-10%
Price/SF	$291	$264	$256	$252	$262	4%
Avg Price	$743,317	$609,732	$614,916	$608,639	$600,909	-1%

<350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	15	22	21	129	83	-36%
New Pendings	13	13	23	77	76	-1%
Closed Sales	12	10	12	71	64	-10%
Price/SF	$213	$216	$215	$209	$207	-1%

$350k-$750k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	33	33	38	182	146	-20%
New Pendings	30	22	31	128	122	-5%
Closed Sales	24	31	22	116	108	-7%
Price/SF	$247	$229	$250	$234	$239	2%

>$750k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	20	22	27	81	88	9%
New Pendings	13	17	18	64	57	-11%
Closed Sales	12	9	13	53	44	-17%
Price/SF	$354	$349	$273	$290	$314	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

879
MAY NEW LISTINGS
-10% from last month

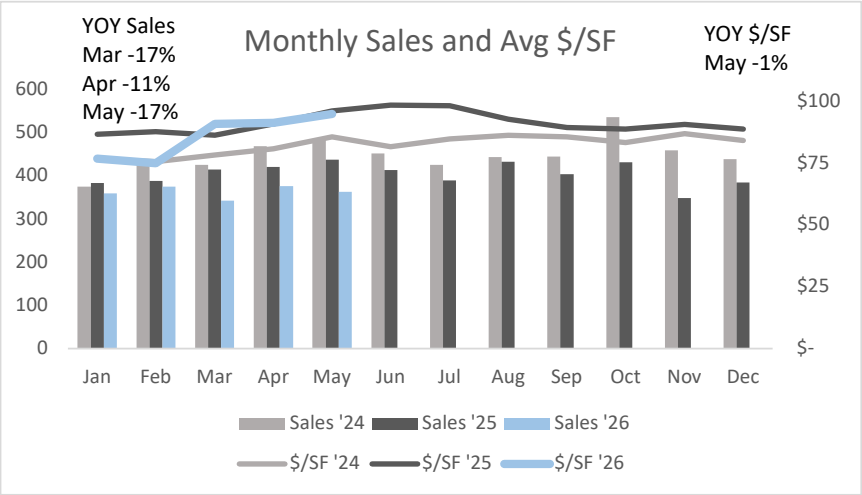
476
NEW PENDINGS
+3% from last month

363
CLOSED SALES
-3% from last month

$95
PRICE PER SQ FT
+4% from last month

$134K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	961	975	879	4,892	4,414	-10%
New Pendings	420	460	476	2,097	2,134	2%
Closed Sales	343	376	363	2,044	1,816	-11%
Price/SF	$91	$91	$95	$90	$86	-5%
Avg Price	$123,928	$120,406	$134,143	$118,459	$119,603	1%

<$100k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	472	472	426	2,415	2,184	-10%
New Pendings	199	236	222	1,087	1,089	0%
Closed Sales	174	195	197	1,133	1,016	-10%
Price/SF	$49	$53	$50	$53	$48	-10%

$100k-$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	449	439	390	2,234	1,977	-12%
New Pendings	207	197	227	910	935	3%
Closed Sales	157	166	139	809	714	-12%
Price/SF	$113	$114	$113	$115	$113	-1%

>$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	40	64	63	243	253	4%
New Pendings	14	27	27	100	110	10%
Closed Sales	12	15	27	102	86	-16%
Price/SF	$180	$166	$164	$155	$147	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

70
MAY NEW LISTINGS
-9% from last month

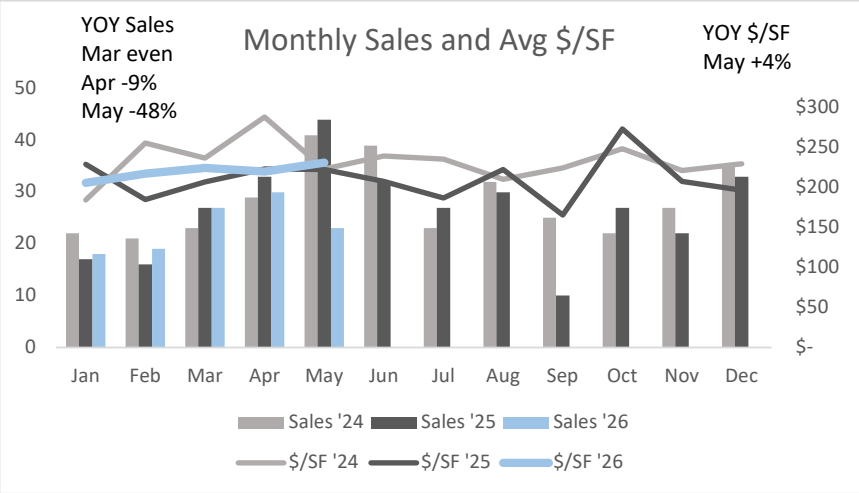
26
NEW PENDINGS
+8% from last month

23
CLOSED SALES
-23% from last month

$232
PRICE PER SQ FT
+5% from last month

$281K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	98	77	70	422	375	-11%
New Pendings	35	24	26	149	150	1%
Closed Sales	27	30	23	137	117	-15%
Price/SF	$225	$221	$232	$216	$221	2%
Avg Price	$281,190	$316,120	$280,874	$268,361	$284,616	6%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	30	23	13	141	105	-26%
New Pendings	12	8	9	68	48	-29%
Closed Sales	10	11	8	61	44	-28%
Price/SF	$146	$96	$111	$112	$112	0%

$200k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	46	38	37	145	180	24%
New Pendings	14	9	12	52	67	29%
Closed Sales	13	11	10	46	49	7%
Price/SF	$210	$187	$230	$226	$218	-3%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	22	16	20	136	90	-34%
New Pendings	9	7	5	29	35	21%
Closed Sales	4	8	5	30	24	-20%
Price/SF	$374	$327	$351	$326	$339	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

429
MAY NEW LISTINGS
+6% from last month

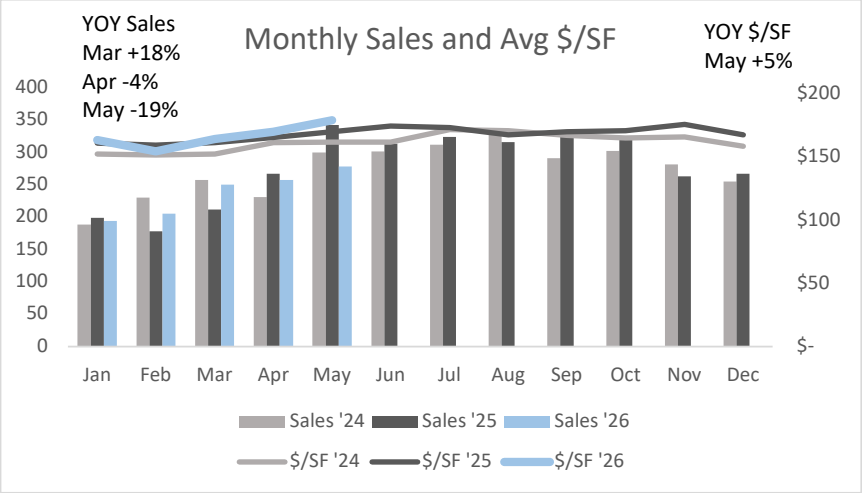
342
NEW PENDINGS
+18% from last month

278
CLOSED SALES
+8% from last month

$179
PRICE PER SQ FT
+5% from last month

$253K
AVG SALE PRICE
+16% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	346	405	429	1,917	1,726	-10%
New Pendings	285	289	342	1,315	1,383	5%
Closed Sales	250	257	278	1,198	1,184	-1%
Price/SF	$164	$170	$179	$164	$167	2%
Avg Price	$206,458	$217,496	$252,607	$215,850	$222,347	3%

<$150k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	92	82	63	486	382	-21%
New Pendings	59	65	47	311	296	-5%
Closed Sales	71	52	41	267	264	-1%
Price/SF	$115	$102	$101	$114	$109	-4%

$150k-$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	198	240	260	1,131	1,009	-11%
New Pendings	193	172	204	798	832	4%
Closed Sales	144	160	166	734	699	-5%
Price/SF	$172	$179	$180	$170	$174	2%

>$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	56	83	106	300	335	12%
New Pendings	33	52	91	206	255	24%
Closed Sales	35	45	71	197	221	12%
Price/SF	$194	$194	$200	$184	$189	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

14
MAY NEW LISTINGS
+17% from last month

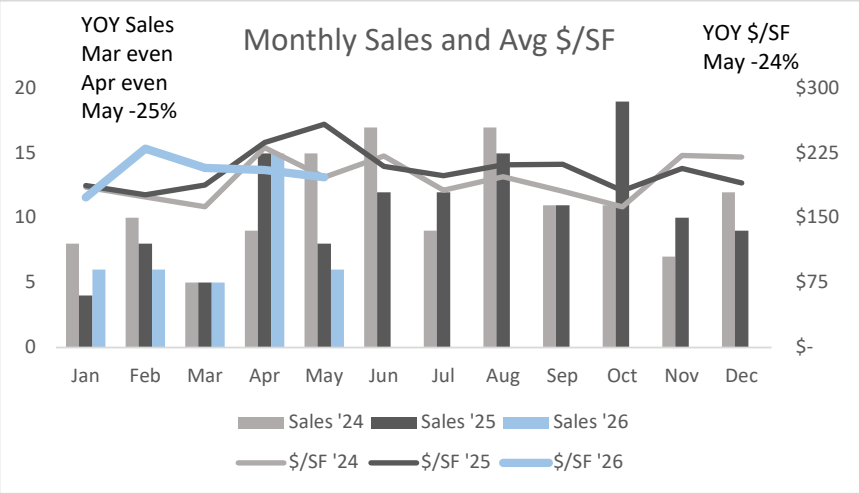
8
NEW PENDINGS
-11% from last month

6
CLOSED SALES
-60% from last month

$197
PRICE PER SQ FT
-4% from last month

$579K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	9	12	14	86	57	-34%
New Pendings	10	9	8	48	44	-8%
Closed Sales	5	15	6	40	38	-5%
Price/SF	$208	$205	$197	$218	$204	-6%
Avg Price	$456,000	$551,100	$579,167	$528,749	$552,500	4%

<$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	2	2	3	27	14	-48%
New Pendings	3	2	3	15	11	-27%
Closed Sales	2	3	1	12	9	-25%
Price/SF	$229	$204	$166	$165	$196	18%

$350k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	4	6	8	42	29	-31%
New Pendings	5	3	4	25	20	-20%
Closed Sales	2	8	2	23	16	-30%
Price/SF	$158	$178	$212	$182	$174	-4%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	3	4	3	17	14	-18%
New Pendings	2	4	1	8	13	63%
Closed Sales	1	4	3	5	13	160%
Price/SF	$373	$244	$197	$399	$234	-41%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

181
MAY NEW LISTINGS
-7% from last month

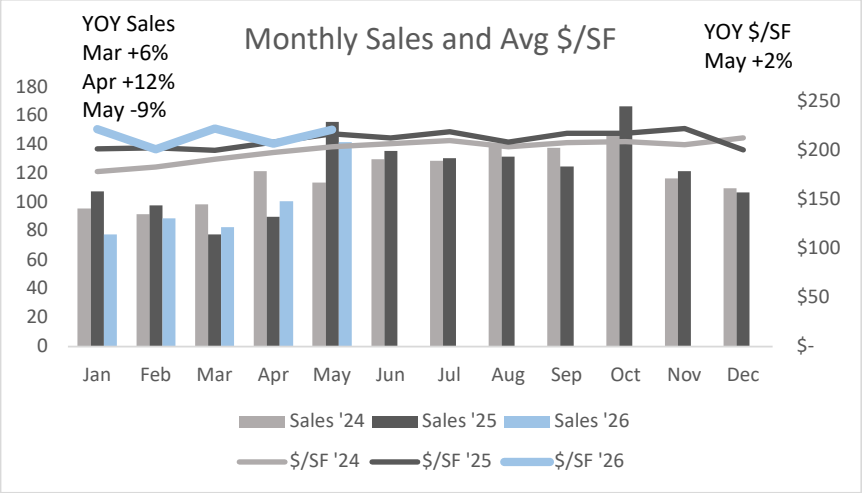
133
NEW PENDINGS
-4% from last month

142
CLOSED SALES
+41% from last month

$222
PRICE PER SQ FT
+7% from last month

$300K
AVG SALE PRICE
+14% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	156	194	181	883	808	-8%
New Pendings	89	139	133	553	540	-2%
Closed Sales	83	101	142	530	493	-7%
Price/SF	$223	$207	$222	$208	$216	4%
Avg Price	$300,261	$262,484	$300,489	$279,470	$289,017	3%

<$175k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	30	25	31	135	134	-1%
New Pendings	23	24	22	97	103	6%
Closed Sales	20	22	22	93	102	10%
Price/SF	$164	$143	$134	$146	$143	-2%

$175k-$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	74	97	86	436	406	-7%
New Pendings	45	65	65	293	272	-7%
Closed Sales	37	51	66	273	238	-13%
Price/SF	$201	$203	$198	$194	$199	3%

>$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	52	72	64	312	268	-14%
New Pendings	21	50	46	163	165	1%
Closed Sales	26	28	54	164	153	-7%
Price/SF	$262	$242	$263	$244	$261	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

128
MAY NEW LISTINGS
-1% from last month

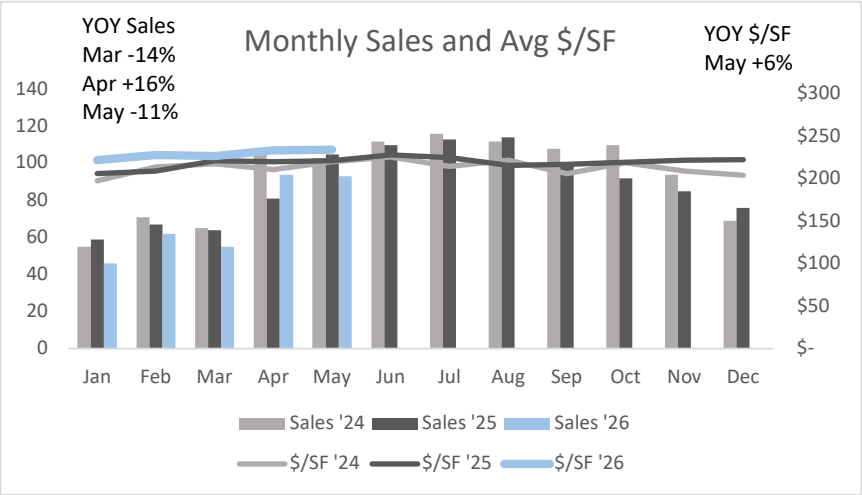
120
NEW PENDINGS
+36% from last month

93
CLOSED SALES
-1% from last month

$234
PRICE PER SQ FT
even with last month

$354K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	93	129	128	500	483	-3%
New Pendings	94	88	120	411	414	1%
Closed Sales	55	94	93	376	350	-7%
Price/SF	$227	$233	$234	$216	$230	6%
Avg Price	$358,505	$351,015	$354,115	$326,590	$346,247	6%

<$250k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	12	24	20	85	81	-5%
New Pendings	9	17	18	75	63	-16%
Closed Sales	9	16	12	60	57	-5%
Price/SF	$150	$171	$185	$184	$175	-5%

$250k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	57	75	75	311	284	-9%
New Pendings	60	51	81	259	259	0%
Closed Sales	28	48	53	239	195	-18%
Price/SF	$235	$250	$240	$223	$241	8%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	24	30	33	104	118	13%
New Pendings	25	20	21	77	92	19%
Closed Sales	18	30	28	77	98	27%
Price/SF	$242	$235	$238	$216	$233	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

47
MAY NEW LISTINGS
+24% from last month

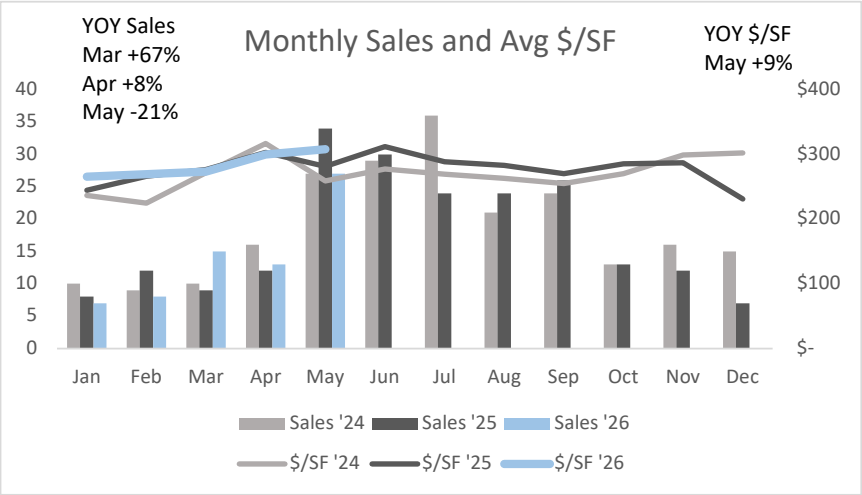
26
NEW PENDINGS
-4% from last month

27
CLOSED SALES
+108% from last month

$308
PRICE PER SQ FT
+3% from last month

$910K
AVG SALE PRICE
+14% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	20	38	47	143	144	1%
New Pendings	10	27	26	85	84	-1%
Closed Sales	15	13	27	75	70	-7%
Price/SF	$273	$300	$308	$278	$290	4%
Avg Price	$800,067	$800,077	$909,587	$864,517	$851,169	-2%

<$700k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	6	19	15	58	48	-17%
New Pendings	2	16	10	29	36	24%
Closed Sales	6	4	11	20	27	35%
Price/SF	$234	$345	$248	$252	$255	1%

$700k-$1m

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	9	7	14	42	41	-2%
New Pendings	5	5	6	28	23	-18%
Closed Sales	6	6	10	35	27	-23%
Price/SF	$274	$278	$280	$254	$266	5%

>$1m

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	5	12	18	43	55	28%
New Pendings	3	6	10	28	25	-11%
Closed Sales	3	3	6	20	16	-20%
Price/SF	$306	$309	$408	$325	$353	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

146
MAY NEW LISTINGS
+2% from last month

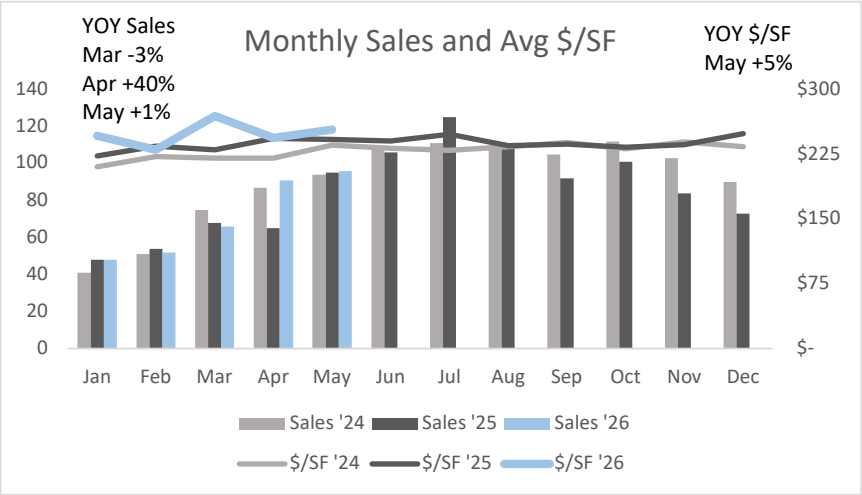
113
NEW PENDINGS
+22% from last month

96
CLOSED SALES
+5% from last month

$254
PRICE PER SQ FT
+4% from last month

$544K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	111	143	146	469	558	19%
New Pendings	98	93	113	350	411	17%
Closed Sales	66	91	96	330	353	7%
Price/SF	$269	$244	$254	$236	$250	6%
Avg Price	$600,209	$525,054	$543,507	$493,721	$548,110	11%

<$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	18	19	19	100	77	-23%
New Pendings	13	10	19	76	55	-28%
Closed Sales	5	10	9	62	38	-39%
Price/SF	$202	$241	$211	$210	$224	6%

$350k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	45	71	80	245	277	13%
New Pendings	45	56	55	195	218	12%
Closed Sales	35	50	52	191	188	-2%
Price/SF	$239	$235	$242	$236	$233	-1%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	48	53	47	124	204	65%
New Pendings	40	27	39	79	138	75%
Closed Sales	26	31	35	77	127	65%
Price/SF	$302	$254	$270	$246	$270	10%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,163
MAY NEW LISTINGS
-4% from last month

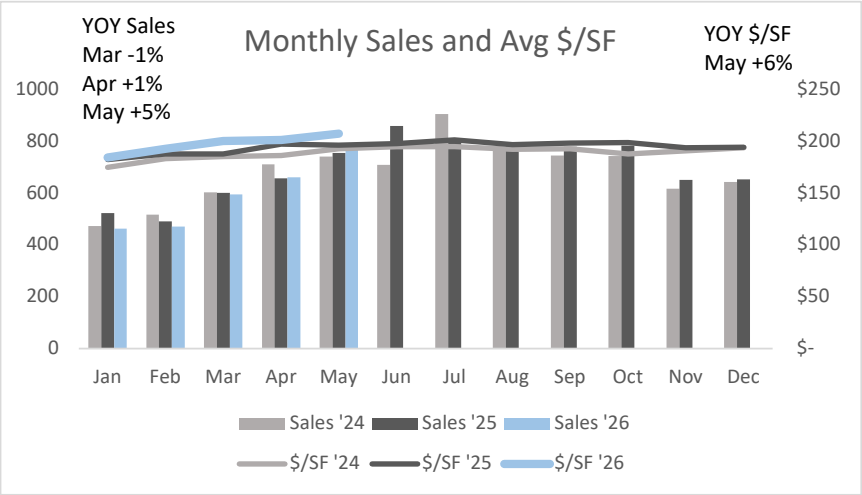
876
NEW PENDINGS
+13% from last month

793
CLOSED SALES
+20% from last month

$207
PRICE PER SQ FT
+3% from last month

$345K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	1,029	1,214	1,163	5,233	4,815	-8%
New Pendings	745	774	876	3,350	3,386	1%
Closed Sales	596	661	793	3,028	2,982	-2%
Price/SF	$200	$201	$207	$191	$199	4%
Avg Price	$316,978	$335,771	$344,517	$310,145	$327,030	5%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	252	246	229	1,294	1,105	-15%
New Pendings	169	164	172	836	775	-7%
Closed Sales	151	138	144	771	681	-12%
Price/SF	$133	$125	$131	$129	$127	-1%

$200k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	490	607	566	2,454	2,328	-5%
New Pendings	381	412	468	1,741	1,757	1%
Closed Sales	301	345	422	1,572	1,526	-3%
Price/SF	$200	$200	$205	$194	$199	3%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	287	361	368	1,485	1,382	-7%
New Pendings	195	198	236	773	854	10%
Closed Sales	144	178	227	685	775	13%
Price/SF	$230	$229	$230	$217	$225	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

98
MAY NEW LISTINGS
+5% from last month

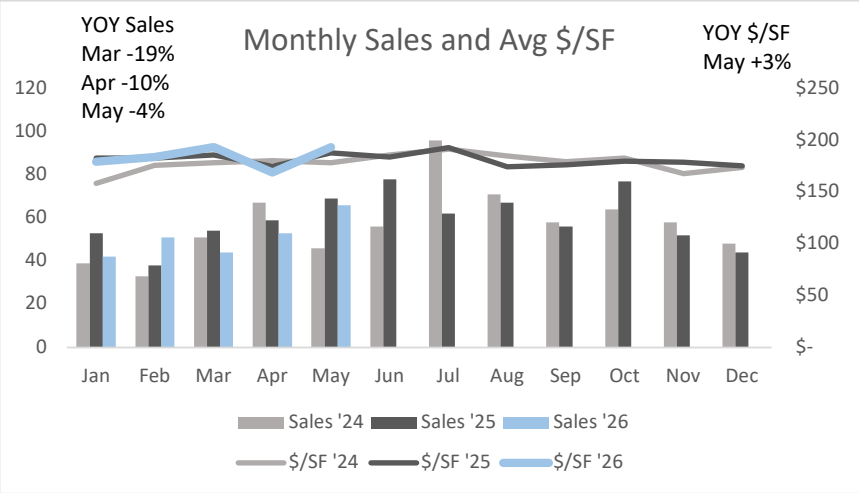
69
NEW PENDINGS
+10% from last month

66
CLOSED SALES
+25% from last month

$193
PRICE PER SQ FT
+14% from last month

$318K
AVG SALE PRICE
+10% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	75	93	98	429	378	-12%
New Pendings	52	63	69	297	281	-5%
Closed Sales	44	53	66	273	256	-6%
Price/SF	$193	$169	$193	$183	$184	1%
Avg Price	$312,813	$288,467	$317,974	$310,895	$310,349	0%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	15	17	20	71	72	1%
New Pendings	7	12	16	46	50	9%
Closed Sales	5	13	9	45	37	-18%
Price/SF	$120	$91	$104	$134	$106	-21%

$200k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	42	57	47	255	218	-15%
New Pendings	35	41	40	196	173	-12%
Closed Sales	28	30	42	168	162	-4%
Price/SF	$198	$188	$203	$188	$193	3%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	18	19	31	103	88	-15%
New Pendings	10	10	13	55	58	5%
Closed Sales	11	10	15	60	57	-5%
Price/SF	$204	$184	$202	$190	$193	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

117
MAY NEW LISTINGS
-13% from last month

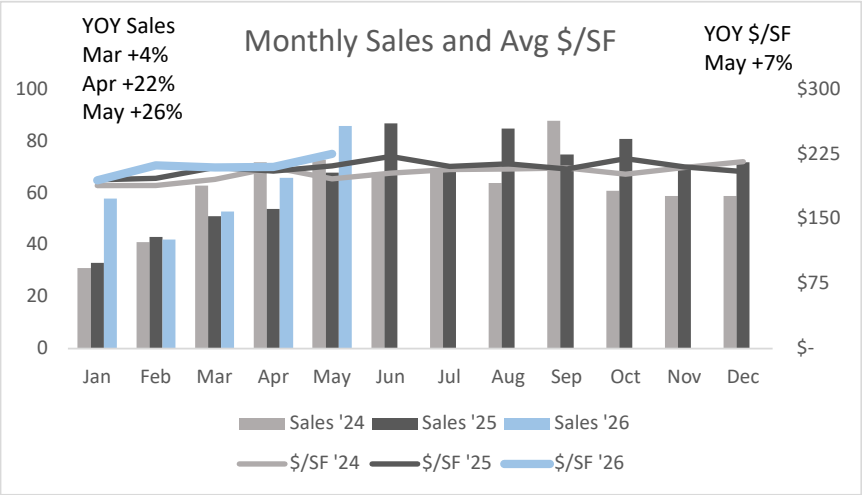
90
NEW PENDINGS
+25% last month

86
CLOSED SALES
+30% from last month

$226
PRICE PER SQ FT
+7% from last month

$514K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	103	135	117	497	479	-4%
New Pendings	74	72	90	307	326	6%
Closed Sales	53	66	86	249	305	22%
Price/SF	$210	$210	$226	$205	$212	3%
Avg Price	$513,127	$504,247	$513,508	$494,297	$500,399	1%

<$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	9	10	8	37	41	11%
New Pendings	6	5	6	31	29	-6%
Closed Sales	6	5	7	24	32	33%
Price/SF	$170	$159	$241	$134	$174	30%

$350k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	64	82	69	323	297	-8%
New Pendings	56	51	56	203	225	11%
Closed Sales	36	52	57	168	213	27%
Price/SF	$207	$212	$219	$205	$211	3%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	30	43	40	137	141	3%
New Pendings	12	16	28	73	72	-1%
Closed Sales	11	9	22	57	60	5%
Price/SF	$231	$216	$237	$220	$225	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

104
MAY NEW LISTINGS
+7% from last month

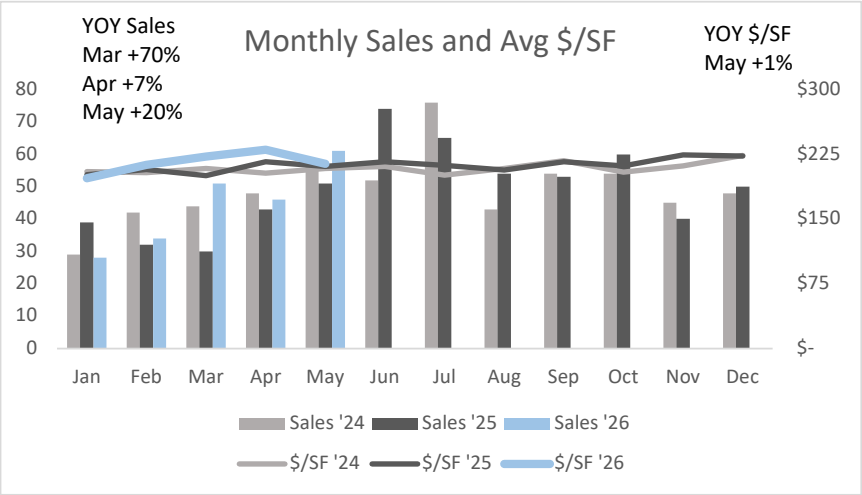
67
NEW PENDINGS
+24% from last month

61
CLOSED SALES
+33% from last month

$214
PRICE PER SQ FT
-7% from last month

$494K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	74	97	104	396	370	-7%
New Pendings	56	54	67	231	243	5%
Closed Sales	51	46	61	195	220	13%
Price/SF	$222	$231	$214	$208	$217	4%
Avg Price	$486,666	$555,231	$493,685	$460,725	$493,718	7%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	17	23	12	63	67	6%
New Pendings	8	16	11	51	48	-6%
Closed Sales	12	5	11	40	41	3%
Price/SF	$199	$166	$154	$171	$169	-1%

$300k-$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	25	44	45	161	153	-5%
New Pendings	29	24	27	110	116	5%
Closed Sales	23	22	30	105	112	7%
Price/SF	$208	$217	$194	$203	$204	0%

>$600k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	32	30	47	172	150	-13%
New Pendings	19	14	29	70	79	13%
Closed Sales	16	19	20	50	67	34%
Price/SF	$242	$248	$251	$227	$245	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

146
MAY NEW LISTINGS
-9% from last month

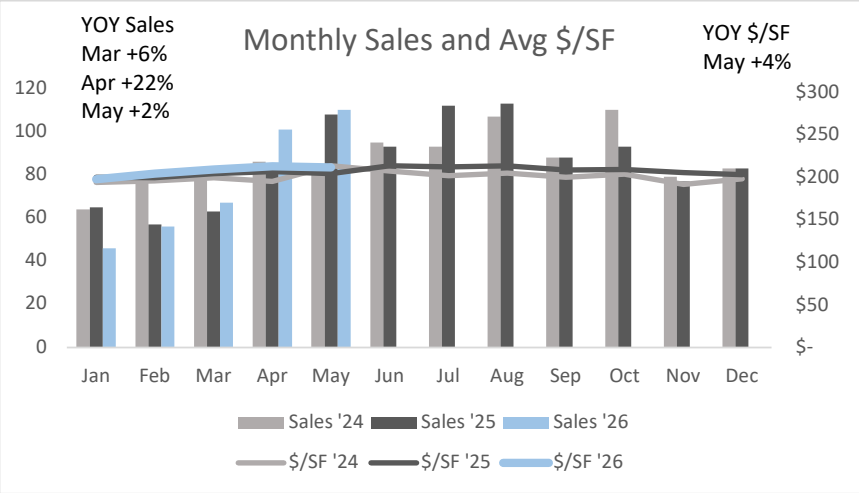
118
NEW PENDINGS
+9% from last month

110
CLOSED SALES
+9% from last month

$212
PRICE PER SQ FT
-1% from last month

$349K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	127	160	146	572	588	3%
New Pendings	97	108	118	396	439	11%
Closed Sales	67	101	110	376	380	1%
Price/SF	$210	$213	$212	$204	$209	3%
Avg Price	$348,063	$363,608	$349,209	$339,805	$348,640	3%

<$250k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	7	12	7	41	37	-10%
New Pendings	2	12	8	31	31	0%
Closed Sales	5	4	10	31	31	0%
Price/SF	$170	$209	$167	$172	$184	7%

$250k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	91	115	108	420	421	0%
New Pendings	71	83	92	307	336	9%
Closed Sales	46	78	82	288	283	-2%
Price/SF	$206	$210	$214	$203	$208	2%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	29	33	31	111	130	17%
New Pendings	24	13	18	58	72	24%
Closed Sales	16	19	18	57	66	16%
Price/SF	$224	$223	$218	$214	$218	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

121
MAY NEW LISTINGS
-5% from last month

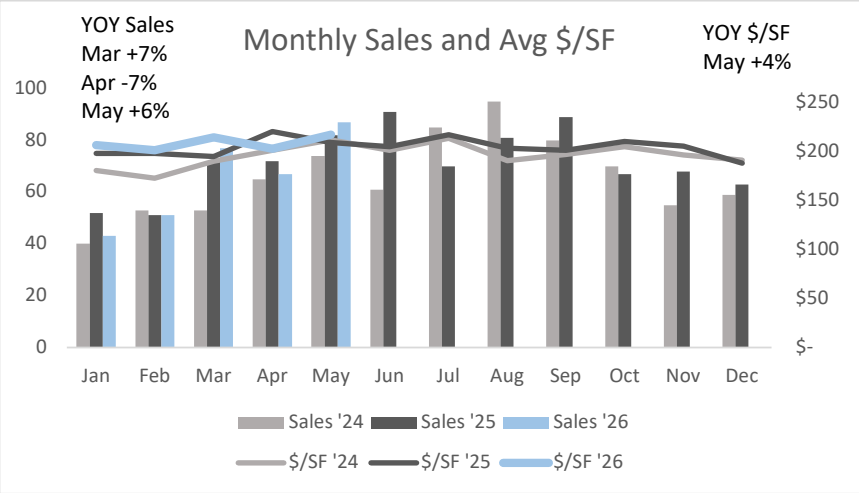
97
NEW PENDINGS
+17% from last month

87
CLOSED SALES
+30% from last month

$218
PRICE PER SQ FT
+7% from last month

$266K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	110	128	121	512	492	-4%
New Pendings	83	83	97	353	364	3%
Closed Sales	77	67	87	329	325	-1%
Price/SF	$215	$203	$218	$206	$210	2%
Avg Price	$262,432	$262,439	$266,044	$260,286	$262,484	1%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	21	17	20	67	76	13%
New Pendings	9	13	16	52	52	0%
Closed Sales	8	9	16	58	53	-9%
Price/SF	$160	$149	$172	$155	$161	4%

$200k-$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	71	82	63	347	313	-10%
New Pendings	65	55	50	251	235	-6%
Closed Sales	53	43	53	215	207	-4%
Price/SF	$214	$210	$211	$212	$210	-1%

>$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	18	29	38	98	103	5%
New Pendings	9	15	31	50	77	54%
Closed Sales	16	15	18	56	65	16%
Price/SF	$235	$208	$260	$221	$235	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

209
MAY NEW LISTINGS
even with last month

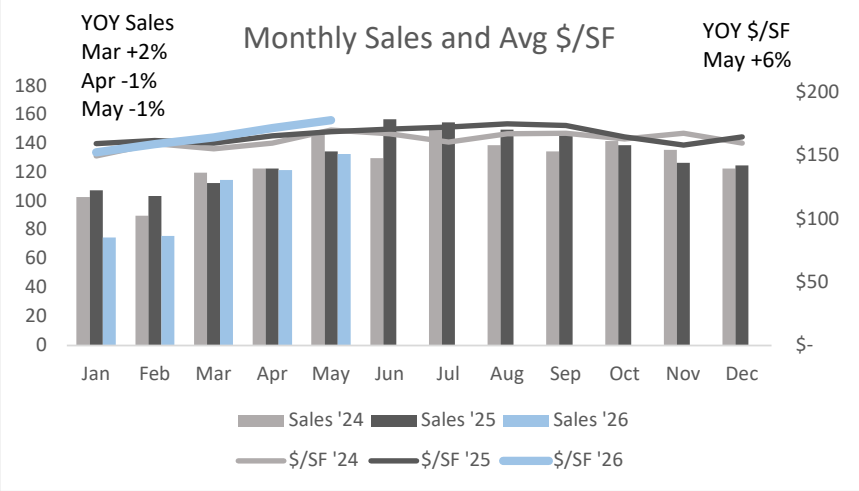
153
NEW PENDINGS
+15% from last month

133
CLOSED SALES
+9% from last month

$178
PRICE PER SQ FT
+4% from last month

$222K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	213	208	209	1,036	936	-10%
New Pendings	152	133	153	641	615	-4%
Closed Sales	115	122	133	583	521	-11%
Price/SF	$164	$172	$178	$164	$167	2%
Avg Price	$198,909	$204,964	$221,728	$198,707	$202,986	2%

<$125k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	39	30	30	231	168	-27%
New Pendings	30	15	24	132	104	-21%
Closed Sales	22	21	22	131	104	-21%
Price/SF	$101	$112	$102	$102	$102	0%

$125k-$250k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	103	103	102	471	463	-2%
New Pendings	78	65	63	309	306	-1%
Closed Sales	61	61	56	274	251	-8%
Price/SF	$163	$164	$179	$165	$166	1%

>$250k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	71	75	77	334	305	-9%
New Pendings	44	53	66	200	205	3%
Closed Sales	32	40	55	178	166	-7%
Price/SF	$191	$202	$195	$188	$193	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

345
MAY NEW LISTINGS
+28% from last month

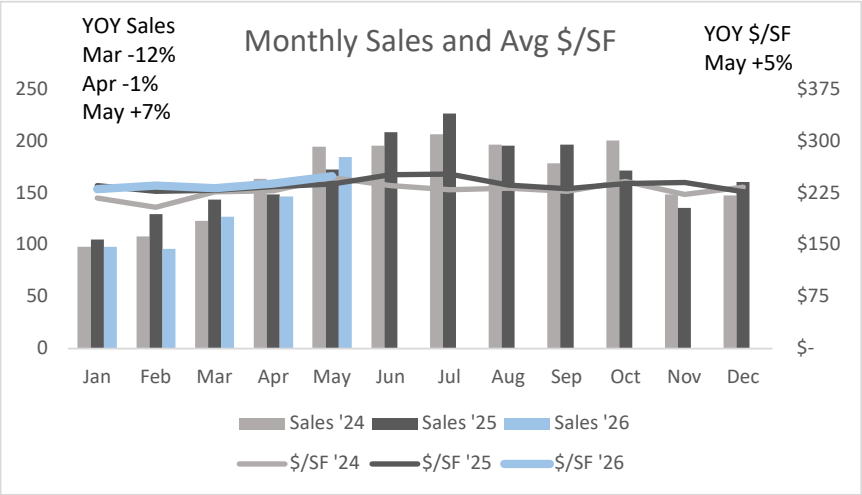
232
NEW PENDINGS
+32% from last month

185
CLOSED SALES
+26% from last month

$249
PRICE PER SQ FT
+5% from last month

$489K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	211	270	345	1,080	1,093	1%
New Pendings	152	176	232	759	771	2%
Closed Sales	127	147	185	701	653	-7%
Price/SF	$232	$239	$249	$233	$239	2%
Avg Price	$461,388	$477,267	$489,272	$463,961	$466,923	1%

<$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	37	34	50	187	175	-6%
New Pendings	23	21	29	152	119	-22%
Closed Sales	18	20	21	129	99	-23%
Price/SF	$174	$185	$180	$155	$171	11%

$300k-$500k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	84	137	160	495	512	3%
New Pendings	76	88	116	361	392	9%
Closed Sales	71	71	94	344	333	-3%
Price/SF	$207	$221	$232	$221	$219	-1%

>$500k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	90	99	135	398	406	2%
New Pendings	53	67	87	246	260	6%
Closed Sales	38	56	70	228	221	-3%
Price/SF	$282	$263	$275	$269	$275	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

263
MAY NEW LISTINGS
+35% from last month

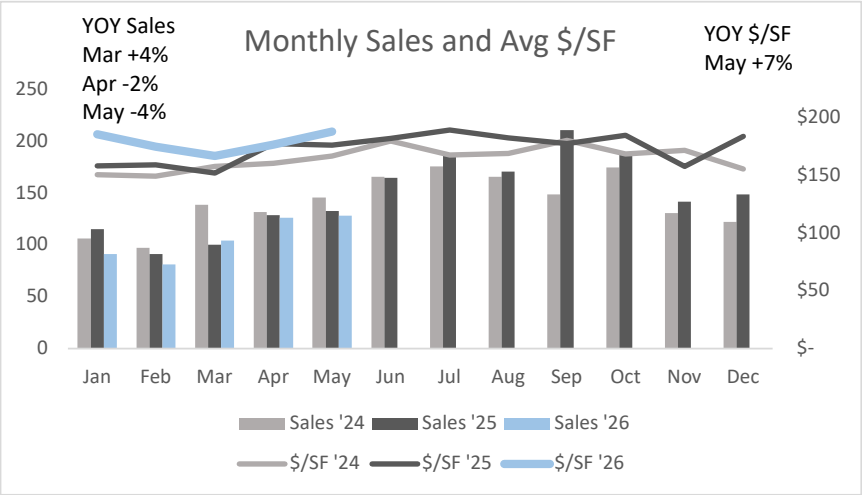
165
NEW PENDINGS
+26% from last month

128
CLOSED SALES
+2% from last month

$188
PRICE PER SQ FT
+6% from last month

$310K
AVG SALE PRICE
+13% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	180	195	263	991	897	-9%
New Pendings	135	131	165	636	604	-5%
Closed Sales	104	126	128	568	530	-7%
Price/SF	$167	$177	$188	$167	$179	8%
Avg Price	$262,933	$275,367	$310,339	$269,853	$289,272	7%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	50	53	62	304	247	-19%
New Pendings	49	41	44	228	190	-17%
Closed Sales	34	43	39	209	167	-20%
Price/SF	$97	$105	$105	$107	$102	-5%

$200k-$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	96	93	130	440	448	2%
New Pendings	73	61	92	297	309	4%
Closed Sales	54	63	60	270	260	-4%
Price/SF	$181	$182	$190	$175	$183	4%

>$400k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	34	49	71	247	202	-18%
New Pendings	13	29	29	111	105	-5%
Closed Sales	16	20	29	89	103	16%
Price/SF	$223	$252	$244	$222	$242	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

632
MAY NEW LISTINGS
+18% from last month

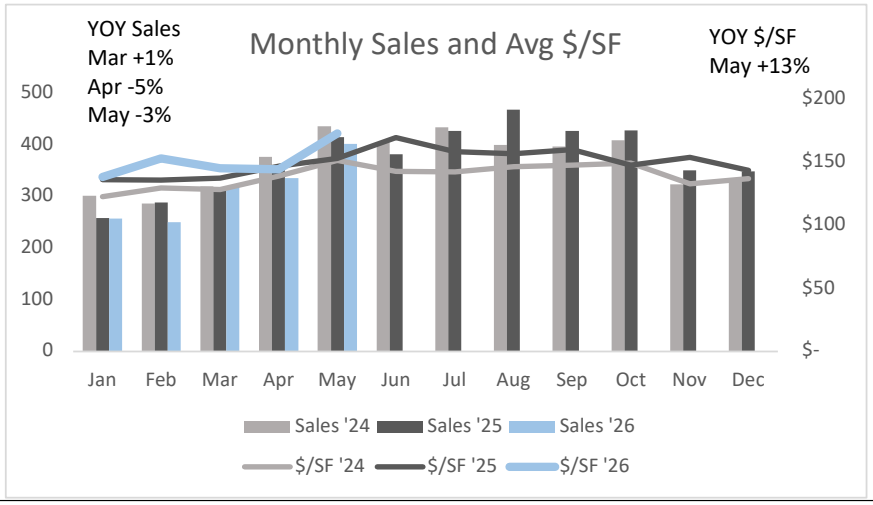
439
NEW PENDINGS
+3% from last month

401
CLOSED SALES
+20% from last month

$172
PRICE PER SQ FT
+20% from last month

$265K
AVG SALE PRICE
+18% from last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	485	537	632	2,497	2,361	-5%
New Pendings	376	425	439	1,782	1,780	0%
Closed Sales	319	335	401	1,630	1,560	-4%
Price/SF	$145	$144	$172	$143	$152	6%
Avg Price	$215,823	$223,905	$265,311	$213,900	$231,184	8%

<$150k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	173	169	203	916	823	-10%
New Pendings	129	119	115	624	569	-9%
Closed Sales	120	109	107	607	530	-13%
Price/SF	$60	$61	$74	$68	$64	-6%

$150k-$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	165	188	224	868	835	-4%
New Pendings	150	176	185	710	721	2%
Closed Sales	126	133	159	648	598	-8%
Price/SF	$153	$149	$164	$148	$153	4%

>$300k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	147	180	205	713	703	-1%
New Pendings	97	130	139	448	490	9%
Closed Sales	73	93	135	375	432	15%
Price/SF	$210	$193	$217	$200	$208	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JUNE 2026
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

197
MAY NEW LISTINGS
+16% from last month

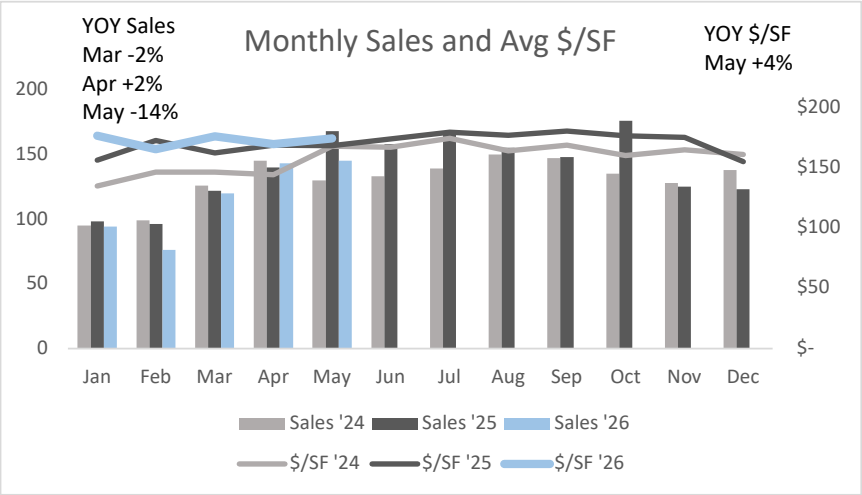
149
NEW PENDINGS
+16% from last month

145
CLOSED SALES
+1% from last month

$174
PRICE PER SQ FT
+3% from last month

$283K
AVG SALE PRICE
+1% last month

Closed Sales



All Price Ranges

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	159	170	197	858	747	-13%
New Pendings	142	129	149	654	605	-7%
Closed Sales	120	143	145	624	578	-7%
Price/SF	$176	$170	$174	$166	$173	4%
Avg Price	$284,639	$280,276	$282,903	$270,290	$282,520	5%

<$200k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	39	40	46	243	188	-23%
New Pendings	42	31	42	198	164	-17%
Closed Sales	28	44	34	187	158	-16%
Price/SF	$113	$110	$113	$111	$114	2%

$200k-$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	81	73	78	387	326	-16%
New Pendings	71	63	67	314	287	-9%
Closed Sales	64	65	71	304	277	-9%
Price/SF	$179	$170	$174	$169	$175	4%

>$350k

	Mar '26	Apr '26	May '26	YTD through May 31st 2025	2026	(+/-)
Listings Taken	39	57	73	228	233	2%
New Pendings	29	35	40	142	154	8%
Closed Sales	28	34	40	133	143	8%
Price/SF	$204	$213	$204	$204	$205	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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