HOUSING
report

AUGUST 2026
SOUTHEAST REGION

AUGUST 2026
HOUSING REPORT

Table of Contents

3 **Featured Story**

4 **Southeast Michigan Overview**

5 **Oakland County**

6 Birmingham/Bloomfield

7 Clarkston

8 Commerce/White Lake

9 Farmington/Farmington Hills

10 Novi

11 Rochester/Rochester Hills

12 Royal Oak

13 Troy

14 Waterford

15 West Bloomfield

16 West Woodward Corridor

17 **Wayne County**

18 Grosse Pointe

19 Detroit Single Family

20 Detroit Condos

21 Downriver

22 Grosse Ile

23 Dearborn/Dearborn Heights

24 Livonia

25 Northville

26 Plymouth/Canton

27 **Macomb County**

28 Clinton Twp

29 Macomb Twp

30 Shelby Twp

31 Sterling Heights

32 St. Clair Shores

33 Warren

34 **Livingston County**

35 **St. Clair County**

36 **Genesee County**

37 **Monroe County**

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AUGUST 2026
HOUSING REPORT

Price to Entice

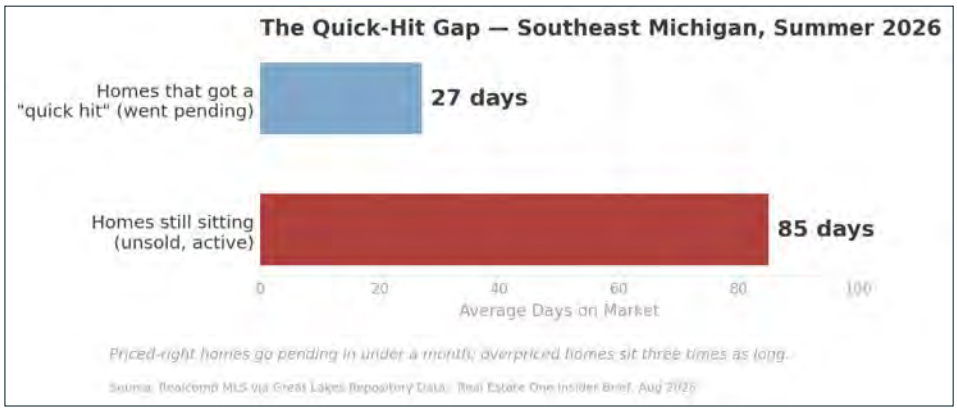
Heading into fall, the homes that sell will be the ones priced to move. Here is what the numbers are telling us.

The Market Has Been Split Into Two

The summer peak is behind us. New pendings, which are the best read on what buyers are actually doing right now, **dropped 12% from June to July** across the five-county market, even while sellers kept listing. New listings have carried this market all year, and that supply is expected to taper off through the rest of 2026. So we head into fall with fewer active buyers competing for a larger pool of available homes.

The averages hide what is really going on, because the market has split into two very different stories. Well-priced homes are still moving fast. The typical home that went pending in June did it in **25 days compared to 27 days in July.** Half of July's new pendings were under contract within **10 days** of listing, and **61% of July's closed sales sold at or above full asking price**.

The homes that miss that early rush are a different story. The average unsold listing has now been **on the market for 85 days.** Inventory is climbing mostly because the homes that don't draw an early offer sit longer.



Why Fall Raises the Stakes

Sales at or above asking peaked at **64% in June** and should cool off through the end of the year, the same way they did in 2025. Price cuts and days on market both bottomed out this summer and are already creeping back up. The deeper we get into fall, the more leverage shifts to buyers. The best listings will continue to sell quickly, but with fewer fall buyers, a home in average condition may take a little longer to sell in October.

The Consulting Conversation

Price is the fastest lever a seller controls, and how the home shows is a close second. When you sit down with a fall seller, aim for that first 10-day window where the offers and the over-asking premiums actually happen, instead of reaching for the summer's top number. **Price to entice**. Come in right at, or even a touch below, where comparable move-in-ready homes are landing offers, and let buyers compete the price up. Push for the peak number and you are likely looking at three months on the market, a string of price cuts, and a lower net in the end anyway.

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HOUSING REPORT

SEMI 5-County Summary

MONTHLY

6,596
JUL NEW LISTINGS
even with last month

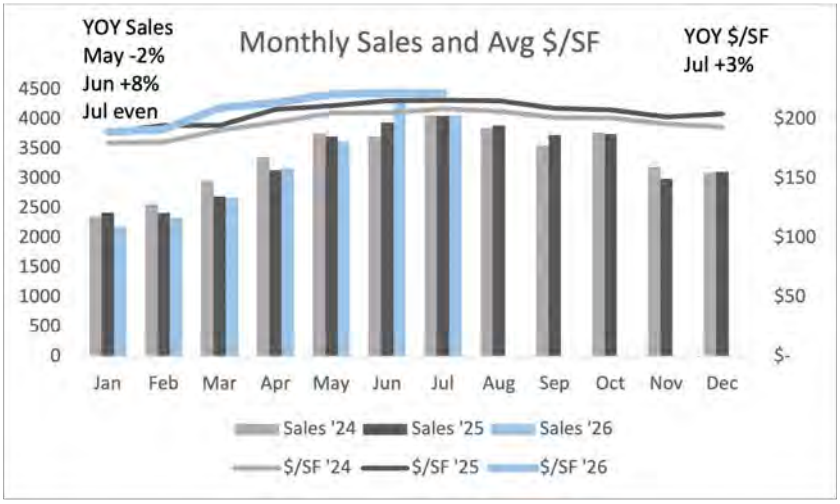
3,867
NEW PENDINGS
-12% from last month

4,068
CLOSED SALES
-5% from last month

$222
PRICE PER SQ FT
even with last month

$393K
AVG SALE PRICE
+2% from last month

Closed Single-Family Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	6,161	6,602	6,596	39,665	37,930	-4%
New Pendings	4,164	4,379	3,867	23,622	24,237	3%
Closed Sales	3,627	4,279	4,068	22,412	22,363	0%
Price/SF	$221	$222	$222	$207	$213	3%
Avg Price	$380,171	$383,021	$392,531	$347,994	$362,737	4%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	1,637	1,873	1,869	13,056	11,764	-10%
New Pendings	1,039	1,056	986	6,949	6,737	-3%
Closed Sales	860	997	909	6,592	6,078	-8%
Price/SF	$111	$115	$111	$111	$108	-2%

$200k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	2,318	2,379	2,476	14,283	13,951	-2%
New Pendings	1,727	1,810	1,589	9,825	10,001	2%
Closed Sales	1,504	1,753	1,679	9,168	9,148	0%
Price/SF	$208	$208	$206	$200	$203	2%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	2,206	2,350	2,251	12,326	12,215	-1%
New Pendings	1,398	1,513	1,292	6,848	7,499	10%
Closed Sales	1,263	1,529	1,480	6,652	7,137	7%
Price/SF	$263	$262	$262	$253	$260	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Oakland County

Single-Family Homes

MONTHLY

2,094
JUL NEW LISTINGS
-4% from last month

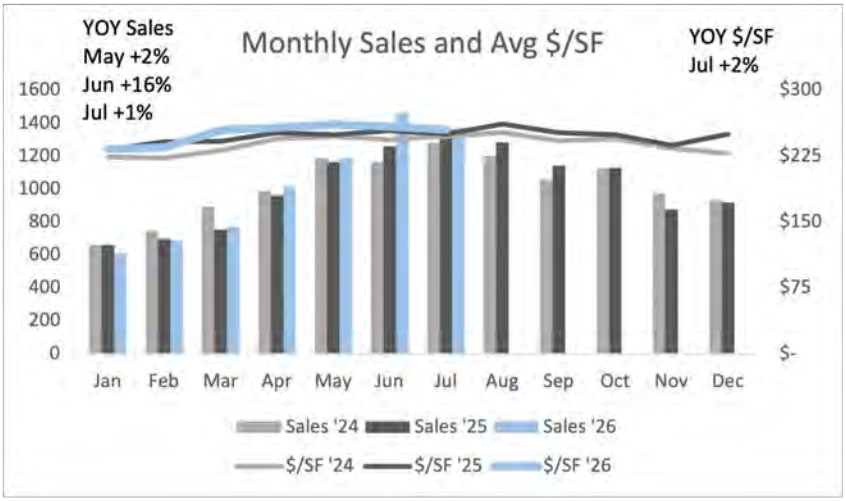
1,242
NEW PENDINGS
-15% from last month

1,372
CLOSED SALES
-6% from last month

$255
PRICE PER SQ FT
-1% from last month

$520K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	2,061	2,177	2,094	11,837	11,670	-1%
New Pendings	1,396	1,456	1,242	7,328	7,661	5%
Closed Sales	1,191	1,463	1,372	6,867	7,112	4%
Price/SF	$261	$259	$255	$248	$254	2%
Avg Price	$511,926	$502,191	$520,373	$482,094	$494,627	3%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	505	528	546	3,287	3,138	-5%
New Pendings	389	407	337	2,236	2,233	0%
Closed Sales	297	370	338	2,075	1,981	-5%
Price/SF	$193	$189	$189	$185	$184	-1%

$300k-$800k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	1,183	1,261	1,206	6,739	6,591	-2%
New Pendings	843	877	746	4,343	4,564	5%
Closed Sales	757	915	843	4,081	4,326	6%
Price/SF	$244	$246	$242	$234	$238	2%

>$800k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	373	388	342	1,811	1,941	7%
New Pendings	164	172	159	749	864	15%
Closed Sales	137	178	191	711	805	13%
Price/SF	$360	$346	$328	$350	$356	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

164
JUL NEW LISTINGS
+13% from last month

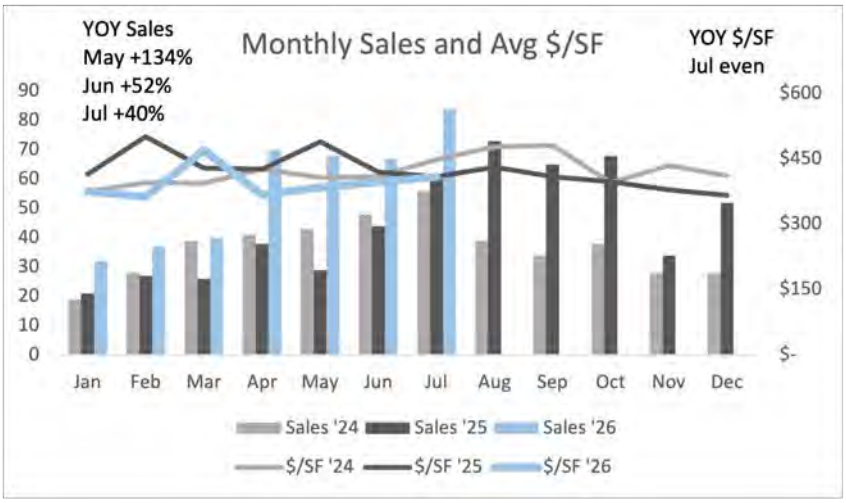
70
NEW PENDINGS
-9% from last month

84
CLOSED SALES
+25% from last month

$409
PRICE PER SQ FT
+3% from last month

$1.17M
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	151	145	164	648	852	31%
New Pendings	66	77	70	275	424	54%
Closed Sales	68	67	84	245	398	62%
Price/SF	$385	$397	$409	$436	$396	-9%
Avg Price	$1,059,749	$1,144,768	$1,166,800	$1,225,170	$1,136,918	-7%

<$700k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	43	38	46	178	250	40%
New Pendings	22	31	18	98	156	59%
Closed Sales	28	21	28	89	146	64%
Price/SF	$278	$259	$266	$312	$265	-15%

$700k-$1.4m

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	45	61	63	167	280	68%
New Pendings	23	32	28	88	155	76%
Closed Sales	24	27	31	80	148	85%
Price/SF	$336	$352	$365	$375	$346	-8%

>$1.4m

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	63	46	55	303	322	6%
New Pendings	21	14	24	89	113	27%
Closed Sales	16	19	25	76	104	37%
Price/SF	$526	$532	$520	$525	$531	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Clarkston School District

Single-Family Homes

MONTHLY

66
JUL NEW LISTINGS
-27% from last month

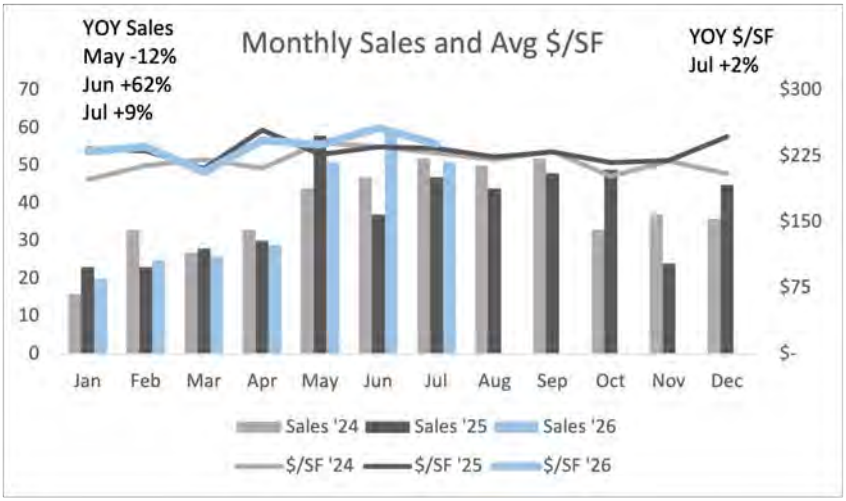
50
NEW PENDINGS
-19% from last month

51
CLOSED SALES
-15% from last month

$239
PRICE PER SQ FT
-7% from last month

$540K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	64	91	66	400	374	-7%
New Pendings	50	62	50	271	285	5%
Closed Sales	51	60	51	246	262	7%
Price/SF	$238	$257	$239	$233	$239	3%
Avg Price	$474,666	$513,507	$539,702	$500,230	$500,303	0%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	9	8	13	74	61	-18%
New Pendings	12	9	5	57	52	-9%
Closed Sales	9	8	6	45	40	-11%
Price/SF	$217	$197	$189	$201	$173	-14%

$300k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	31	48	32	192	193	1%
New Pendings	25	36	27	143	158	10%
Closed Sales	32	35	28	128	153	20%
Price/SF	$224	$233	$233	$224	$226	1%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	24	35	21	134	120	-10%
New Pendings	13	17	18	71	75	6%
Closed Sales	10	17	17	73	69	-5%
Price/SF	$270	$303	$251	$250	$272	9%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Commerce/White Lake

Single-Family Homes

MONTHLY

129
JUL NEW LISTINGS
+3% from last month

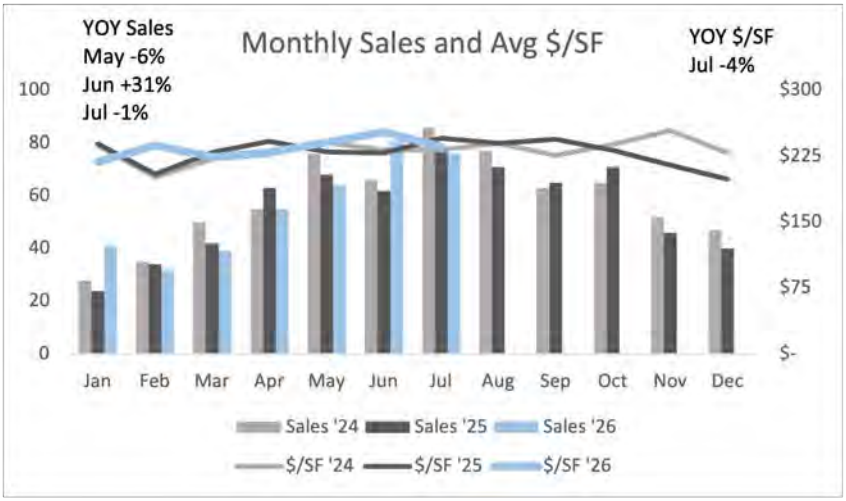
83
NEW PENDINGS
even with last month

76
CLOSED SALES
-6% from last month

$236
PRICE PER SQ FT
-7% from last month

$453K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	140	125	129	679	711	5%
New Pendings	78	83	83	402	432	7%
Closed Sales	64	81	76	370	388	5%
Price/SF	$241	$253	$236	$234	$237	1%
Avg Price	$531,075	$511,463	$452,739	$470,463	$484,305	3%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	25	26	27	106	129	22%
New Pendings	12	21	16	85	92	8%
Closed Sales	9	15	18	78	81	4%
Price/SF	$253	$183	$200	$192	$197	2%

$300k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	65	57	62	374	331	-11%
New Pendings	43	47	47	238	231	-3%
Closed Sales	35	38	41	215	202	-6%
Price/SF	$214	$241	$242	$219	$227	4%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	50	42	40	199	251	26%
New Pendings	23	15	20	79	109	38%
Closed Sales	20	28	17	77	105	36%
Price/SF	$274	$282	$242	$281	$262	-7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Farmington/Farmington Hills

Single-Family Homes

MONTHLY

114
JUL NEW LISTINGS
-16% from last month

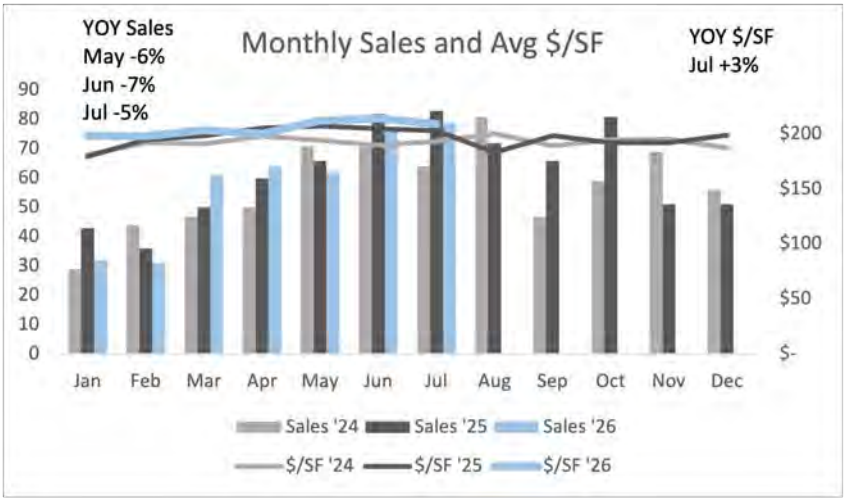
69
NEW PENDINGS
-18% from last month

79
CLOSED SALES
+4% from last month

$209
PRICE PER SQ FT
-2% from last month

$447K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	110	136	114	650	637	-2%
New Pendings	72	84	69	436	431	-1%
Closed Sales	62	76	79	420	405	-4%
Price/SF	$212	$214	$209	$201	$207	3%
Avg Price	$420,161	$452,210	$447,099	$409,823	$424,494	4%

<$250k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	7	10	10	82	58	-29%
New Pendings	8	4	5	53	42	-21%
Closed Sales	7	6	4	52	42	-19%
Price/SF	$191	$186	$169	$173	$181	5%

$250k-$500k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	59	74	62	398	373	-6%
New Pendings	49	45	47	299	278	-7%
Closed Sales	43	46	49	277	253	-9%
Price/SF	$202	$205	$206	$198	$203	2%

>$500k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	44	52	42	170	206	21%
New Pendings	15	35	17	84	111	32%
Closed Sales	12	24	26	91	110	21%
Price/SF	$247	$229	$215	$214	$217	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

54
JUL NEW LISTINGS
-29% from last month

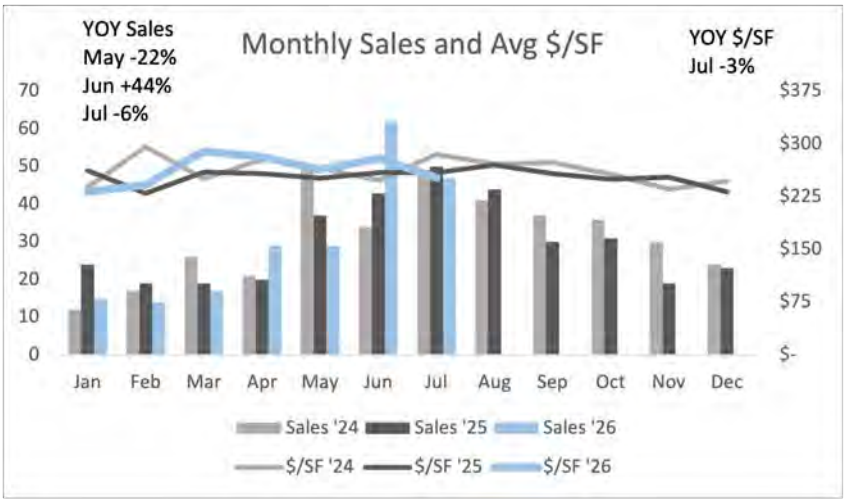
38
NEW PENDINGS
-24% from last month

47
CLOSED SALES
-24% from last month

$253
PRICE PER SQ FT
-10% from last month

$648K
AVG SALE PRICE
-17% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	64	76	54	347	331	-5%
New Pendings	51	50	38	234	232	-1%
Closed Sales	29	62	47	212	213	0%
Price/SF	$264	$280	$253	$255	$268	5%
Avg Price	$705,615	$778,162	$648,158	$669,699	$698,498	4%

<$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	12	13	7	59	55	-7%
New Pendings	6	6	5	53	28	-47%
Closed Sales	3	5	5	38	29	-24%
Price/SF	$250	$231	$244	$223	$221	-1%

$400k-$750k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	29	34	28	182	152	-16%
New Pendings	29	23	23	119	124	4%
Closed Sales	17	28	29	112	112	0%
Price/SF	$238	$238	$244	$233	$241	4%

>$750k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	23	29	19	106	124	17%
New Pendings	16	21	10	62	80	29%
Closed Sales	9	29	13	62	72	16%
Price/SF	$294	$310	$267	$290	$302	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Rochester/Rochester Hills

Single-Family Homes

MONTHLY

118
JUL NEW LISTINGS
-12% from last month

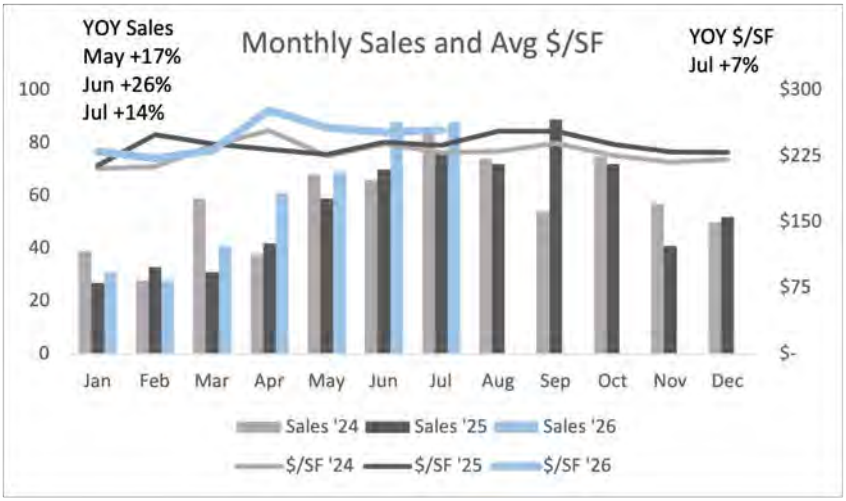
87
NEW PENDINGS
+2% from last month

88
CLOSED SALES
even with last month

$255
PRICE PER SQ FT
+1% last month

$595K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	113	134	118	636	649	2%
New Pendings	74	85	87	376	447	19%
Closed Sales	69	88	88	339	406	20%
Price/SF	$258	$252	$255	$235	$251	7%
Avg Price	$627,749	$563,149	$594,870	$551,775	$586,015	6%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	8	16	7	69	73	6%
New Pendings	6	13	9	43	48	12%
Closed Sales	4	10	8	39	39	0%
Price/SF	$212	$176	$161	$202	$187	-7%

$300k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	52	59	59	300	310	3%
New Pendings	42	39	48	209	243	16%
Closed Sales	37	47	40	188	213	13%
Price/SF	$243	$237	$251	$224	$235	5%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	53	59	52	267	266	0%
New Pendings	26	33	30	124	156	26%
Closed Sales	28	31	40	112	154	38%
Price/SF	$273	$279	$264	$252	$272	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Royal Oak

Single-Family Homes

MONTHLY

165
JUL NEW LISTINGS
+1% from last month

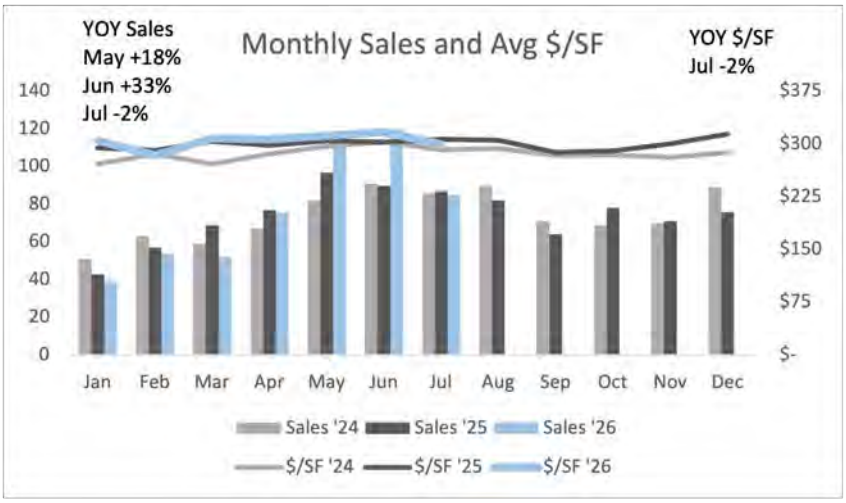
60
NEW PENDINGS
-49% from last month

85
CLOSED SALES
-29% from last month

$300
PRICE PER SQ FT
-5% from last month

$431K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	150	164	165	785	887	13%
New Pendings	114	117	60	548	567	3%
Closed Sales	114	120	85	520	540	4%
Price/SF	$312	$317	$300	$302	$307	2%
Avg Price	$470,710	$483,586	$430,858	$443,493	$456,226	3%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	29	29	28	151	147	-3%
New Pendings	18	27	18	124	112	-10%
Closed Sales	18	17	14	112	91	-19%
Price/SF	$265	$260	$257	$245	$253	3%

$300k-$450k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	69	70	80	400	415	4%
New Pendings	54	54	29	271	281	4%
Closed Sales	52	61	49	246	278	13%
Price/SF	$301	$305	$289	$297	$298	0%

>$450k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	52	65	57	234	325	39%
New Pendings	42	36	13	153	174	14%
Closed Sales	44	42	22	162	171	6%
Price/SF	$329	$337	$328	$324	$329	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

103
JUL NEW LISTINGS
-21% from last month

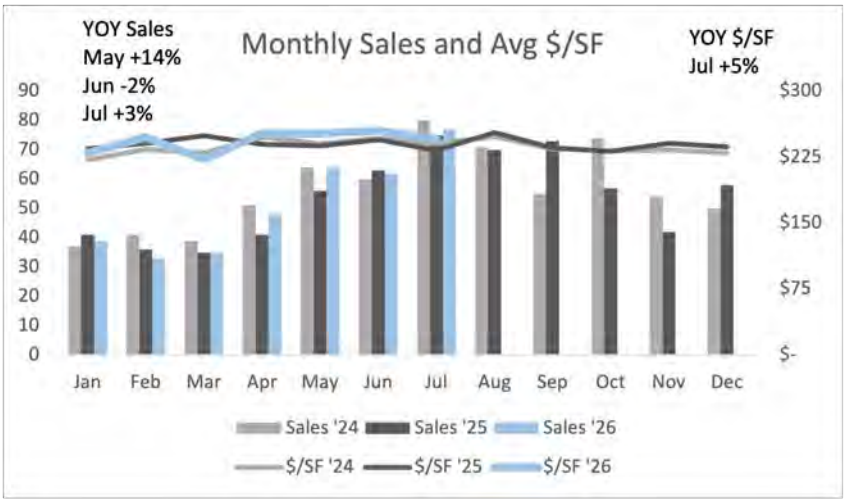
68
NEW PENDINGS
-8% from last month

77
CLOSED SALES
+24% from last month

$246
PRICE PER SQ FT
-4% from last month

$569K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	103	130	103	573	563	-2%
New Pendings	69	74	68	360	377	5%
Closed Sales	64	62	77	347	358	3%
Price/SF	$252	$256	$246	$240	$246	3%
Avg Price	$587,375	$548,031	$568,608	$521,091	$542,137	4%

<$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	23	28	23	167	145	-13%
New Pendings	15	17	15	109	106	-3%
Closed Sales	9	17	16	92	96	4%
Price/SF	$216	$236	$194	$221	$218	-1%

$400k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	42	49	32	238	204	-14%
New Pendings	30	26	31	160	152	-5%
Closed Sales	27	27	27	155	147	-5%
Price/SF	$242	$245	$246	$235	$238	1%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	38	53	48	168	214	27%
New Pendings	24	31	22	91	119	31%
Closed Sales	28	18	34	100	115	15%
Price/SF	$265	$275	$259	$252	$264	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

114
JUL NEW LISTINGS
+9% from last month

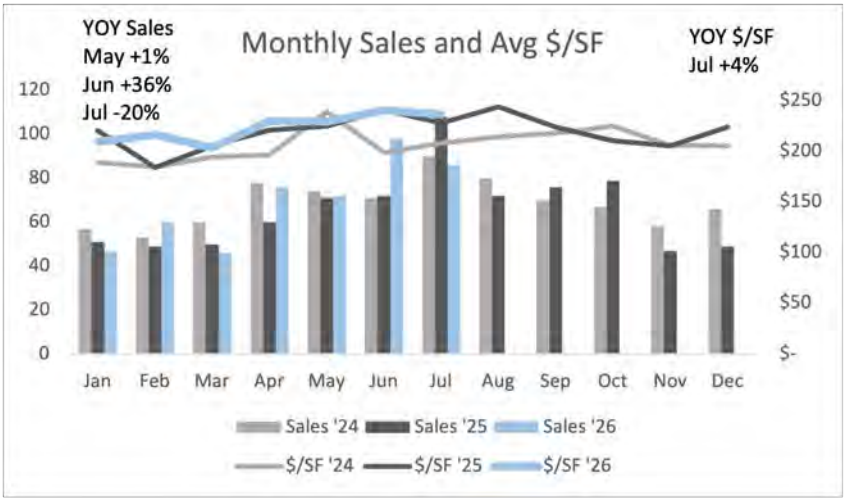
73
NEW PENDINGS
-27% from last month

86
CLOSED SALES
-12% from last month

$237
PRICE PER SQ FT
-2% from last month

$358K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	142	105	114	706	678	-4%
New Pendings	96	100	73	475	521	10%
Closed Sales	72	98	86	461	485	5%
Price/SF	$229	$240	$237	$220	$227	3%
Avg Price	$331,896	$358,240	$357,606	$330,841	$336,641	2%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	11	12	13	71	63	-11%
New Pendings	12	9	13	50	48	-4%
Closed Sales	8	6	7	42	46	10%
Price/SF	$173	$167	$149	$167	$158	-5%

$200k-$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	87	57	65	385	394	2%
New Pendings	53	61	41	302	333	10%
Closed Sales	39	57	50	292	296	1%
Price/SF	$214	$213	$214	$199	$206	3%

>$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	44	36	36	250	221	-12%
New Pendings	31	30	19	123	140	14%
Closed Sales	25	35	29	127	143	13%
Price/SF	$255	$277	$271	$264	$269	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

West Bloomfield

Single-Family Homes

MONTHLY

120
JUL NEW LISTINGS
-7% from last month

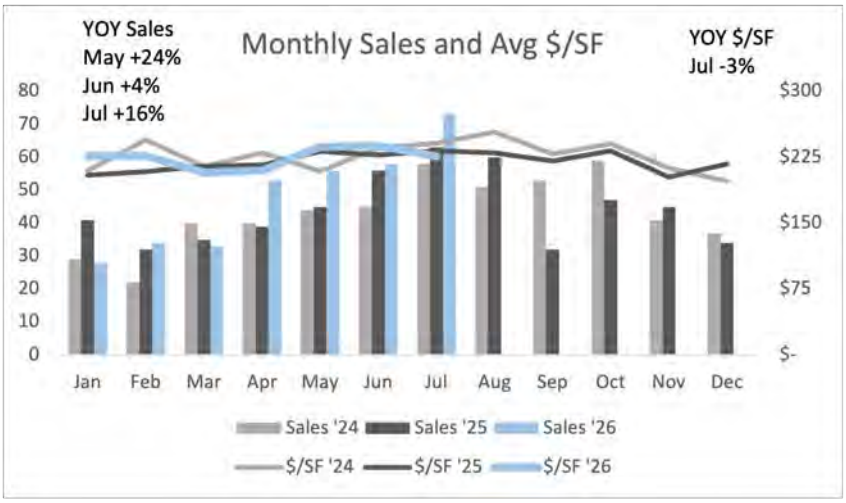
70
NEW PENDINGS
-3% from last month

73
CLOSED SALES
+26% last month

$226
PRICE PER SQ FT
-5% from last month

$549K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	102	129	120	596	615	3%
New Pendings	53	72	70	332	363	9%
Closed Sales	56	58	73	311	335	8%
Price/SF	$237	$239	$226	$221	$226	2%
Avg Price	$586,467	$555,629	$549,273	$587,049	$559,108	-5%

<$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	19	19	25	122	136	11%
New Pendings	19	15	13	77	94	22%
Closed Sales	17	14	19	74	91	23%
Price/SF	$188	$196	$211	$196	$195	0%

$400k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	39	48	46	203	222	9%
New Pendings	23	34	30	127	154	21%
Closed Sales	16	29	31	123	135	10%
Price/SF	$223	$210	$206	$194	$202	4%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	44	62	49	271	257	-5%
New Pendings	11	23	27	128	115	-10%
Closed Sales	23	15	23	114	109	-4%
Price/SF	$258	$301	$252	$250	$259	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

132
JUL NEW LISTINGS
+5% from last month

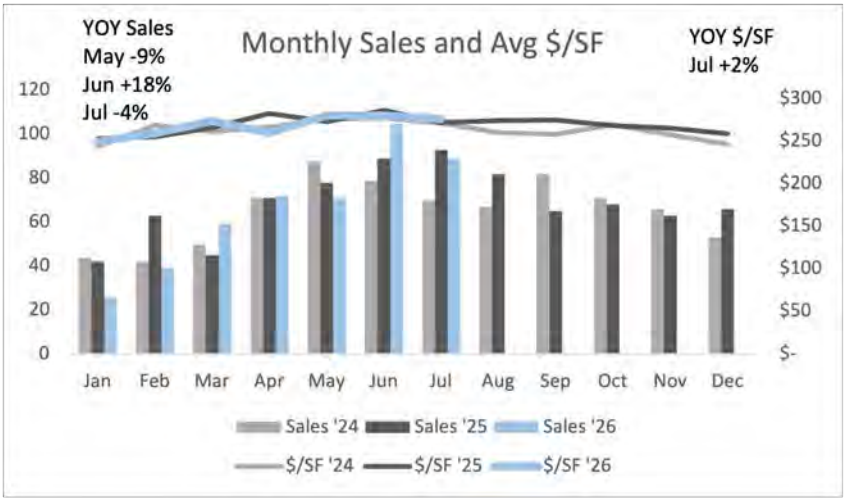
82
NEW PENDINGS
-1% from last month

89
CLOSED SALES
-15% from last month

$277
PRICE PER SQ FT
-2% from last month

$379K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	115	126	132	751	718	-4%
New Pendings	89	83	82	509	495	-3%
Closed Sales	71	105	89	481	461	-4%
Price/SF	$281	$281	$277	$272	$272	0%
Avg Price	$355,848	$350,789	$379,184	$355,381	$350,091	-1%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	13	16	12	91	83	-9%
New Pendings	9	5	7	55	50	-9%
Closed Sales	7	8	7	54	49	-9%
Price/SF	$195	$190	$179	$195	$168	-14%

$200k-$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	58	57	71	380	357	-6%
New Pendings	48	44	34	265	242	-9%
Closed Sales	32	54	39	233	222	-5%
Price/SF	$266	$264	$250	$255	$257	1%

>$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	44	53	49	280	278	-1%
New Pendings	32	34	41	189	203	7%
Closed Sales	32	43	43	194	190	-2%
Price/SF	$300	$303	$301	$297	$300	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,533
JUL NEW LISTINGS
-1% from last month

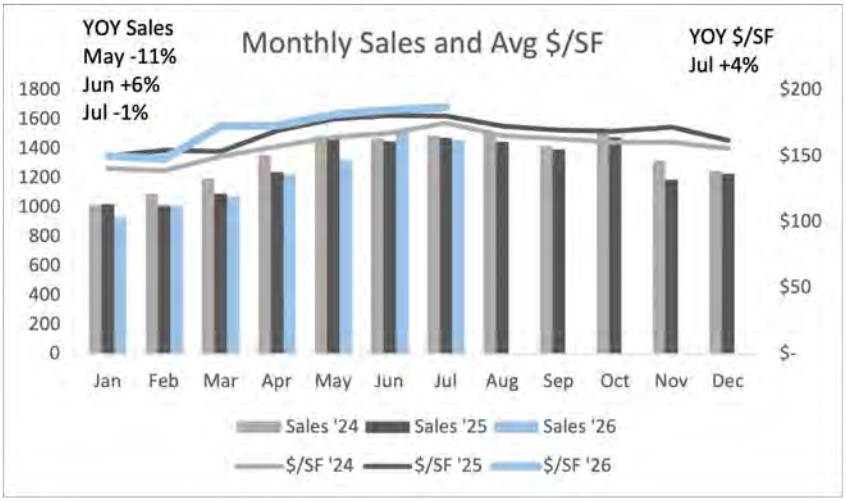
1,430
NEW PENDINGS
-10% from last month

1,460
CLOSED SALES
-5% from last month

$187
PRICE PER SQ FT
+1% from last month

$287K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	2,311	2,550	2,533	16,516	15,449	-6%
New Pendings	1,522	1,592	1,430	9,175	9,337	2%
Closed Sales	1,322	1,539	1,460	8,798	8,565	-3%
Price/SF	$182	$185	$187	$169	$174	3%
Avg Price	$274,605	$280,858	$287,120	$249,075	$259,464	4%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	1,158	1,339	1,290	9,346	8,400	-10%
New Pendings	689	695	652	4,615	4,526	-2%
Closed Sales	565	656	595	4,390	4,050	-8%
Price/SF	$101	$105	$104	$102	$99	-3%

$200k-$500k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	928	943	993	5,889	5,689	-3%
New Pendings	688	718	637	3,817	3,958	4%
Closed Sales	607	709	683	3,644	3,675	1%
Price/SF	$202	$203	$203	$194	$199	2%

>$500k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	225	268	250	1,281	1,360	6%
New Pendings	145	179	141	743	853	15%
Closed Sales	150	174	182	764	840	10%
Price/SF	$257	$261	$265	$253	$259	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

105
JUL NEW LISTINGS
+5% last month

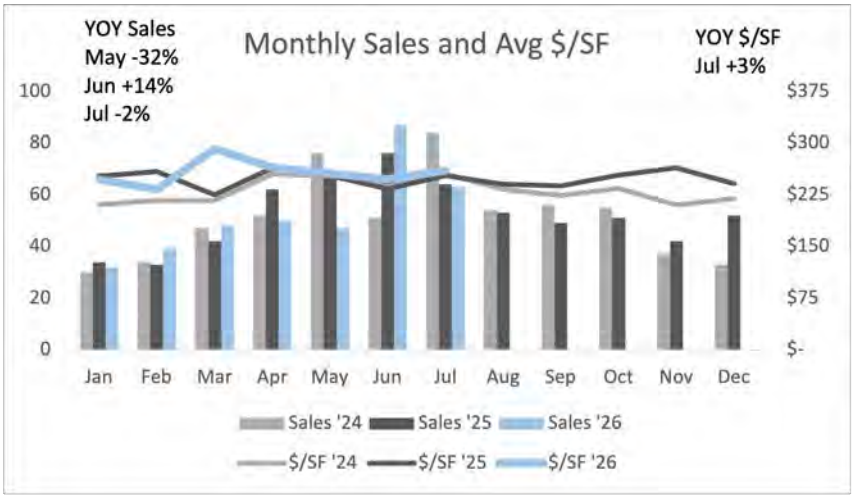
63
NEW PENDINGS
-3% from last month

63
CLOSED SALES
-28% from last month

$260
PRICE PER SQ FT
+5% from last month

$605K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	87	100	105	575	526	-9%
New Pendings	72	65	63	397	382	-4%
Closed Sales	47	87	63	380	366	-4%
Price/SF	$256	$248	$260	$249	$258	4%
Avg Price	$614,916	$638,428	$604,522	$599,357	$610,449	2%

<$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	21	15	23	186	123	-34%
New Pendings	23	8	10	110	94	-15%
Closed Sales	12	19	12	103	95	-8%
Price/SF	$215	$211	$200	$209	$207	-1%

$350k-$750k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	39	58	57	272	263	-3%
New Pendings	31	37	35	197	193	-2%
Closed Sales	22	41	36	195	185	-5%
Price/SF	$250	$241	$257	$239	$243	2%

>$750k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	27	27	25	117	140	20%
New Pendings	18	20	18	90	95	6%
Closed Sales	13	27	15	82	86	5%
Price/SF	$273	$262	$280	$276	$292	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

970
JUL NEW LISTINGS
-10% from last month

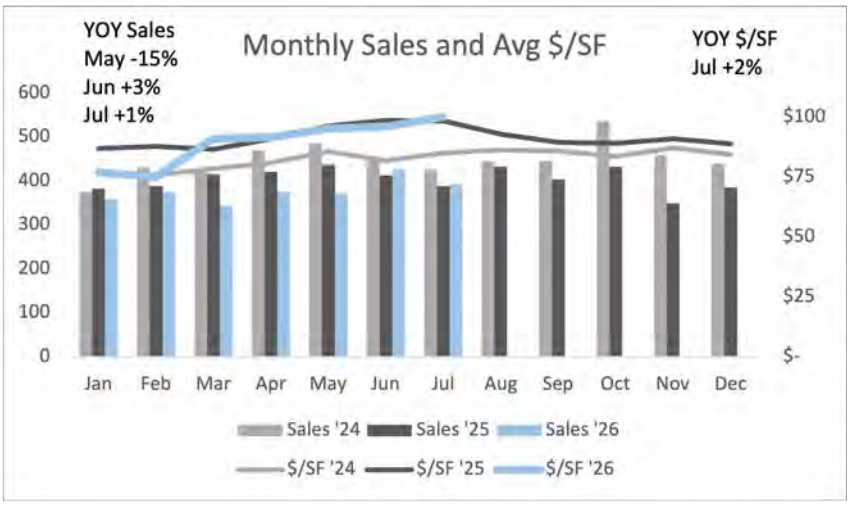
426
NEW PENDINGS
-7% from last month

393
CLOSED SALES
-8% from last month

$100
PRICE PER SQ FT
+4% from last month

$140K
AVG SALE PRICE
+8% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	886	1,074	970	7,082	6,595	-7%
New Pendings	445	456	426	2,899	2,945	2%
Closed Sales	371	425	393	2,846	2,642	-7%
Price/SF	$95	$96	$100	$92	$90	-3%
Avg Price	$133,825	$129,906	$139,783	$124,098	$124,262	0%

<$100k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	450	525	473	3,457	3,261	-6%
New Pendings	209	235	230	1,481	1,519	3%
Closed Sales	200	208	188	1,511	1,415	-6%
Price/SF	$51	$52	$54	$53	$49	-8%

$100k-$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	374	490	436	3,275	2,958	-10%
New Pendings	210	198	171	1,265	1,270	0%
Closed Sales	144	189	174	1,171	1,082	-8%
Price/SF	$113	$113	$110	$114	$113	-1%

>$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	62	59	61	350	376	7%
New Pendings	26	23	25	153	156	2%
Closed Sales	27	28	31	164	145	-12%
Price/SF	$164	$164	$183	$157	$157	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Detroit Condos

Condos/Lofts

MONTHLY

66
JUL NEW LISTINGS
-8% from last month

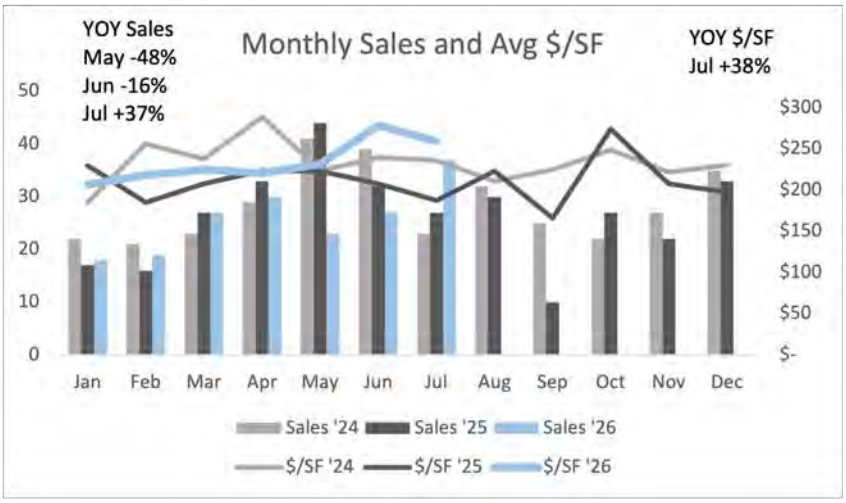
15
NEW PENDINGS
-56% from last month

37
CLOSED SALES
+37% from last month

$259
PRICE PER SQ FT
-7% from last month

$301K
AVG SALE PRICE
-17% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	70	72	66	590	526	-11%
New Pendings	27	34	15	205	194	-5%
Closed Sales	23	27	37	196	181	-8%
Price/SF	$232	$279	$259	$211	$237	12%
Avg Price	$280,874	$362,120	$300,560	$254,119	$299,437	18%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	13	21	20	191	150	-21%
New Pendings	9	12	4	96	61	-36%
Closed Sales	8	8	11	94	63	-33%
Price/SF	$111	$92	$129	$111	$112	1%

$200k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	37	32	23	222	245	10%
New Pendings	12	15	4	68	85	25%
Closed Sales	10	10	20	63	79	25%
Price/SF	$230	$275	$280	$229	$239	4%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	20	19	23	177	131	-26%
New Pendings	6	7	7	41	48	17%
Closed Sales	5	9	6	39	39	0%
Price/SF	$351	$367	$350	$322	$347	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Downriver

Single-Family Homes

MONTHLY

437
JUL NEW LISTINGS
+22% from last month

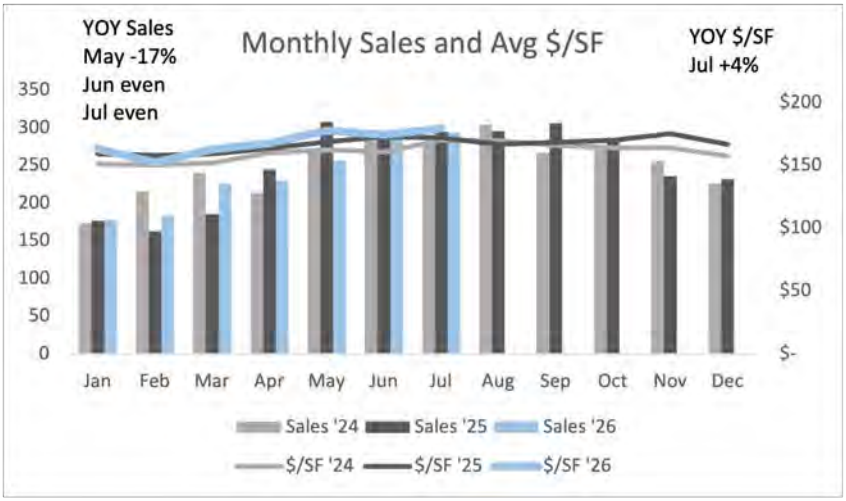
291
NEW PENDINGS
-3% from last month

294
CLOSED SALES
+3% from last month

$180
PRICE PER SQ FT
+3% from last month

$243K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	381	357	437	2,715	2,394	-12%
New Pendings	292	300	291	1,783	1,813	2%
Closed Sales	257	286	294	1,659	1,655	0%
Price/SF	$178	$175	$180	$167	$170	2%
Avg Price	$252,815	$233,245	$243,067	$219,997	$227,935	4%

<$150k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	65	73	86	660	540	-18%
New Pendings	43	54	55	406	385	-5%
Closed Sales	39	52	51	363	351	-3%
Price/SF	$100	$105	$111	$111	$108	-3%

$150k-$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	217	214	238	1,572	1,354	-14%
New Pendings	168	182	175	1,080	1,074	-1%
Closed Sales	152	164	171	1,002	960	-4%
Price/SF	$179	$181	$185	$173	$176	2%

>$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	99	70	113	483	500	4%
New Pendings	81	64	61	297	354	19%
Closed Sales	66	70	72	294	344	17%
Price/SF	$200	$195	$196	$187	$192	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

16
JUL NEW LISTINGS
even with last month

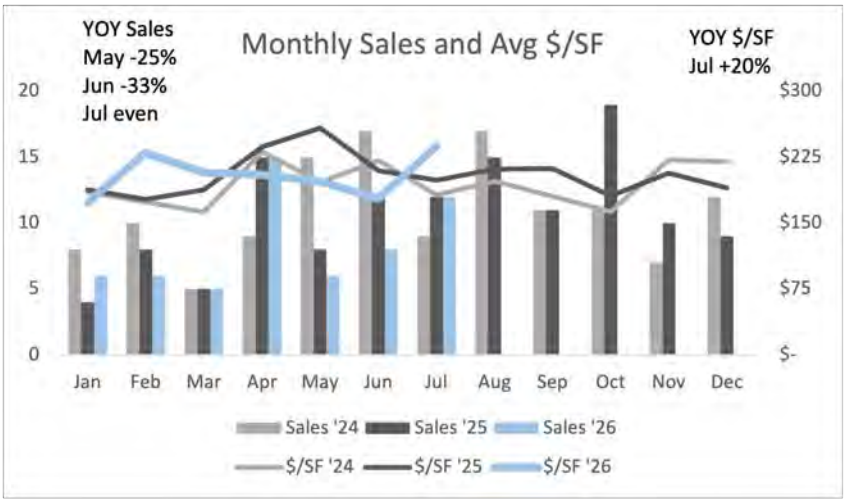
12
NEW PENDINGS
+50% from last month

12
CLOSED SALES
+50% from last month

$238
PRICE PER SQ FT
+33% from last month

$562K
AVG SALE PRICE
+40% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	14	16	16	137	89	-35%
New Pendings	8	8	12	73	64	-12%
Closed Sales	6	8	12	64	58	-9%
Price/SF	$197	$178	$238	$213	$207	-3%
Avg Price	$579,167	$400,500	$561,983	$524,670	$533,497	2%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	1	3	3	31	10	-68%
New Pendings	-	1	3	17	6	-65%
Closed Sales	-	1	2	12	7	-42%
Price/SF	-	$173	$198	$163	$187	15%

$300k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	10	7	9	75	55	-27%
New Pendings	7	3	7	42	39	-7%
Closed Sales	3	7	6	41	34	-17%
Price/SF	$197	$179	$214	$187	$184	-1%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	3	6	4	31	24	-23%
New Pendings	1	4	2	14	19	36%
Closed Sales	3	-	4	11	17	55%
Price/SF	$197	-	$267	$294	$241	-18%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Dearborn/Deaborn Heights

Single-Family Homes

MONTHLY

198
JUL NEW LISTINGS
+10% from last month

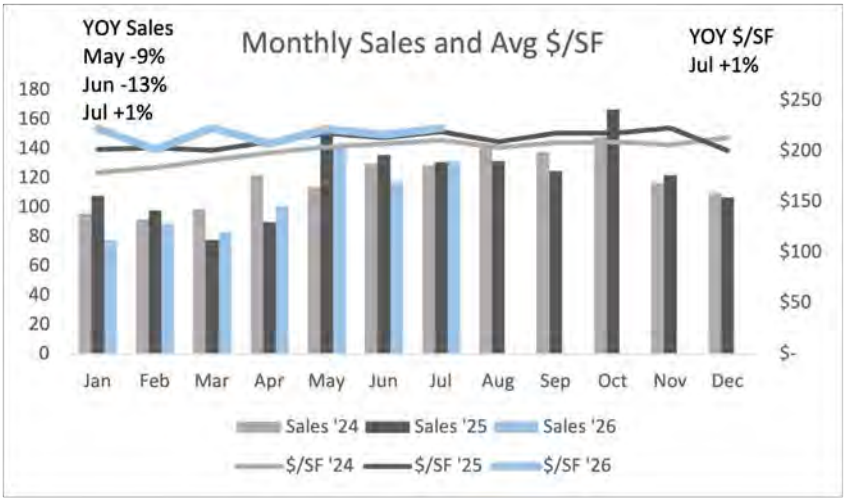
121
NEW PENDINGS
-5% from last month

132
CLOSED SALES
+12% from last month

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

$309K
AVG SALE PRICE
+10% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	183	180	198	1,378	1,212	-12%
New Pendings	131	127	121	824	782	-5%
Closed Sales	142	118	132	797	743	-7%
Price/SF	$222	$216	$223	$211	$217	3%
Avg Price	$300,489	$282,384	$309,292	$283,390	$291,565	3%

<$175k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	32	33	33	202	208	3%
New Pendings	23	24	22	143	150	5%
Closed Sales	22	30	25	146	157	8%
Price/SF	$134	$146	$140	$143	$143	0%

$175k-$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	88	91	96	693	607	-12%
New Pendings	63	61	58	444	385	-13%
Closed Sales	66	47	61	395	346	-12%
Price/SF	$198	$212	$204	$196	$201	3%

>$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	63	56	69	483	397	-18%
New Pendings	45	42	41	237	247	4%
Closed Sales	54	41	46	256	240	-6%
Price/SF	$263	$248	$265	$248	$259	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

143
JUL NEW LISTINGS
-8% from last month

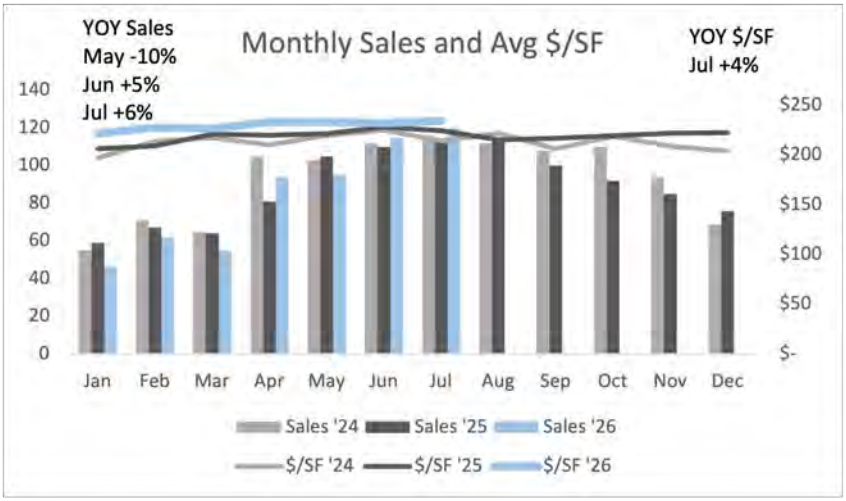
101
NEW PENDINGS
-17% from last month

120
CLOSED SALES
+4% from last month

$235
PRICE PER SQ FT
+1% from last month

$371K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	129	155	143	807	784	-3%
New Pendings	120	122	101	644	635	-1%
Closed Sales	95	115	120	599	587	-2%
Price/SF	$233	$232	$235	$220	$231	5%
Avg Price	$354,554	$348,868	$370,603	$336,373	$351,837	5%

<$250k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	21	17	24	129	124	-4%
New Pendings	17	17	17	107	96	-10%
Closed Sales	12	17	15	93	89	-4%
Price/SF	$185	$194	$191	$187	$182	-3%

$250k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	75	87	91	489	463	-5%
New Pendings	81	73	59	407	389	-4%
Closed Sales	54	67	68	363	331	-9%
Price/SF	$238	$243	$239	$227	$240	6%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	33	51	28	189	197	4%
New Pendings	22	32	25	130	150	15%
Closed Sales	29	31	37	143	167	17%
Price/SF	$238	$229	$239	$220	$234	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

42
JUL NEW LISTINGS
even with last month

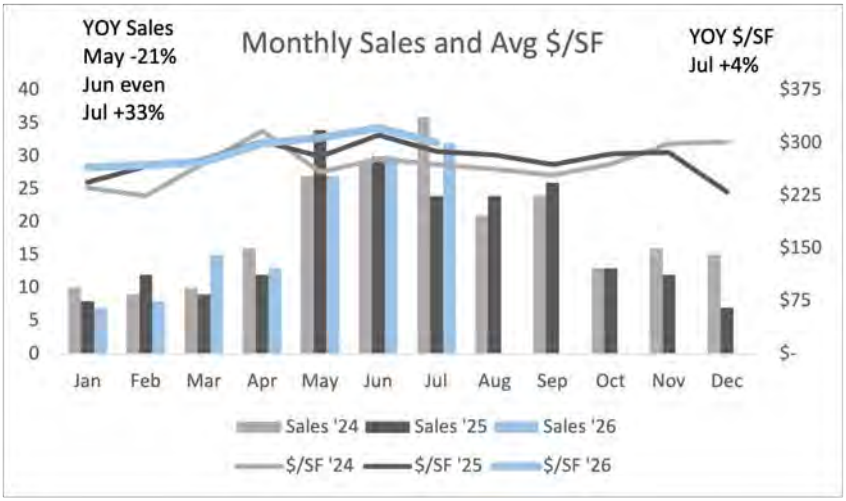
20
NEW PENDINGS
-44% from last month

32
CLOSED SALES
+7% from last month

$301
PRICE PER SQ FT
-6% from last month

$874K
AVG SALE PRICE
-14% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	48	42	42	227	232	2%
New Pendings	24	36	20	138	138	0%
Closed Sales	27	30	32	129	132	2%
Price/SF	$308	$321	$301	$288	$300	4%
Avg Price	$909,587	$1,011,137	$873,606	$894,104	$892,965	0%

<$700k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	16	12	11	81	74	-9%
New Pendings	10	11	7	46	54	17%
Closed Sales	11	10	10	35	47	34%
Price/SF	$248	$294	$267	$256	$265	4%

$700k-$1m

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	14	17	11	71	70	-1%
New Pendings	6	13	4	50	40	-20%
Closed Sales	10	5	13	54	45	-17%
Price/SF	$280	$280	$282	$265	$272	3%

>$1m

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	18	13	20	75	88	17%
New Pendings	8	12	9	42	44	5%
Closed Sales	6	15	9	40	40	0%
Price/SF	$408	$340	$342	$327	$346	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Plymouth/Canton

Single-Family Homes

MONTHLY

160
JUL NEW LISTINGS
-8% from last month

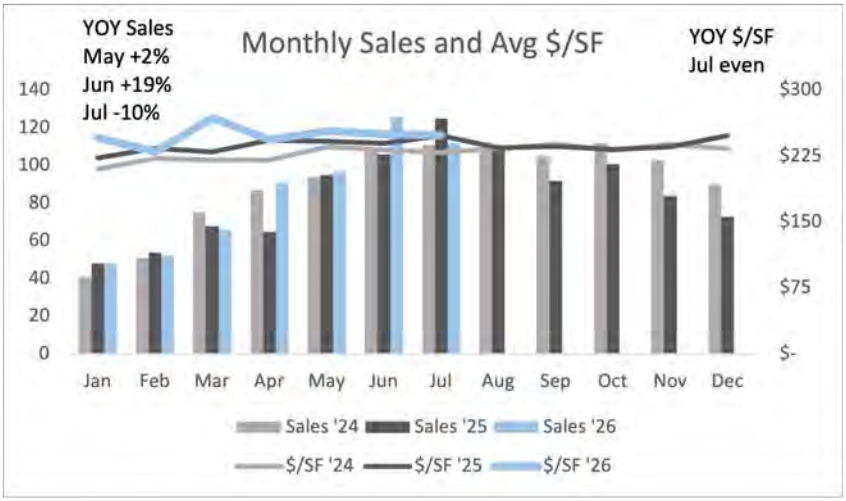
106
NEW PENDINGS
-16% from last month

112
CLOSED SALES
-11% from last month

$249
PRICE PER SQ FT
even with last month

$572K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	147	174	160	833	904	9%
New Pendings	119	126	106	577	648	12%
Closed Sales	97	126	112	561	592	6%
Price/SF	$254	$250	$249	$240	$250	4%
Avg Price	$543,597	$537,243	$571,963	$514,141	$550,317	7%

<$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	22	28	17	144	125	-13%
New Pendings	21	18	20	107	95	-11%
Closed Sales	9	17	12	86	67	-22%
Price/SF	$211	$221	$250	$213	$228	7%

$350k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	77	72	83	407	432	6%
New Pendings	57	63	49	317	332	5%
Closed Sales	53	68	53	330	310	-6%
Price/SF	$243	$243	$226	$236	$234	-1%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	48	74	60	282	347	23%
New Pendings	41	45	37	153	221	44%
Closed Sales	35	41	47	145	215	48%
Price/SF	$270	$263	$266	$252	$268	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Macomb County

Single-Family Homes

MONTHLY

1,340
JUL NEW LISTINGS
+1% from last month

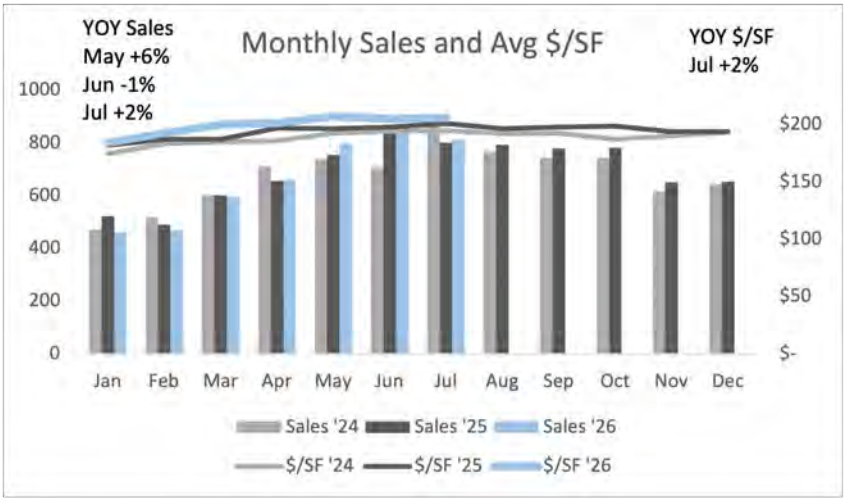
788
NEW PENDINGS
-9% from last month

815
CLOSED SALES
-4% from last month

$206
PRICE PER SQ FT
even with last month

$355K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	1,177	1,326	1,340	8,009	7,622	-5%
New Pendings	852	868	788	4,948	5,003	1%
Closed Sales	800	853	815	4,689	4,657	-1%
Price/SF	$207	$205	$206	$194	$201	4%
Avg Price	$344,331	$345,481	$355,166	$318,276	$335,328	5%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	239	288	263	1,892	1,704	-10%
New Pendings	164	176	158	1,190	1,093	-8%
Closed Sales	146	159	154	1,127	996	-12%
Price/SF	$131	$135	$130	$129	$129	0%

$200k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	573	660	674	3,786	3,719	-2%
New Pendings	455	460	407	2,574	2,605	1%
Closed Sales	425	451	428	2,428	2,408	-1%
Price/SF	$206	$203	$200	$196	$200	2%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	365	378	403	2,331	2,199	-6%
New Pendings	233	232	223	1,184	1,305	10%
Closed Sales	229	243	233	1,134	1,253	10%
Price/SF	$230	$227	$234	$219	$227	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

115
JUL NEW LISTINGS
+16% from last month

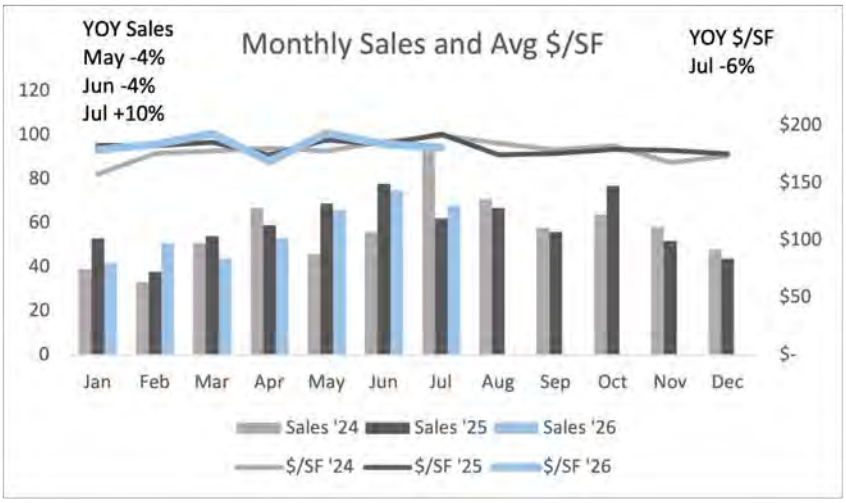
82
NEW PENDINGS
+6% from last month

68
CLOSED SALES
-9% from last month

$181
PRICE PER SQ FT
-1% from last month

$295K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	99	99	115	648	597	-8%
New Pendings	69	77	82	425	439	3%
Closed Sales	66	75	68	413	399	-3%
Price/SF	$194	$184	$181	$184	$184	0%
Avg Price	$316,309	$315,040	$294,883	$313,600	$308,319	-2%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	21	17	16	110	108	-2%
New Pendings	16	16	13	66	79	20%
Closed Sales	9	14	12	60	63	5%
Price/SF	$104	$108	$114	$131	$108	-18%

$200k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	48	69	75	381	365	-4%
New Pendings	41	48	55	281	276	-2%
Closed Sales	42	45	46	269	253	-6%
Price/SF	$203	$197	$195	$189	$194	2%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	30	13	24	157	124	-21%
New Pendings	12	13	14	78	84	8%
Closed Sales	15	16	10	84	83	-1%
Price/SF	$202	$195	$179	$191	$191	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Macomb Twp

Single-Family Homes

MONTHLY

130
JUL NEW LISTINGS
-7% from last month

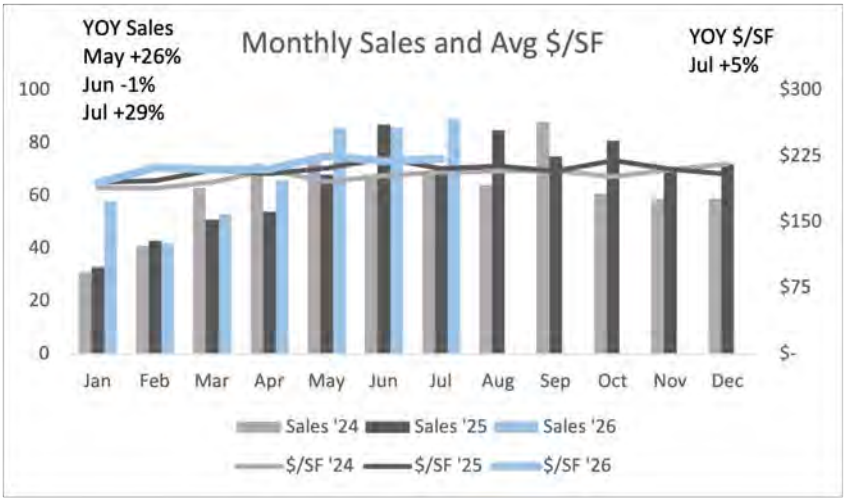
73
NEW PENDINGS
-26% from last month

89
CLOSED SALES
+3% from last month

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

$522K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	117	140	130	797	765	-4%
New Pendings	89	99	73	453	497	10%
Closed Sales	86	86	89	405	480	19%
Price/SF	$226	$220	$222	$210	$215	3%
Avg Price	$513,508	$513,034	$521,522	$497,357	$506,580	2%

<$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	8	12	17	76	71	-7%
New Pendings	6	10	7	48	46	-4%
Closed Sales	7	9	5	39	46	18%
Price/SF	$241	$209	$179	$147	$180	22%

$350k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	69	99	85	505	492	-3%
New Pendings	55	61	52	298	337	13%
Closed Sales	57	54	61	268	328	22%
Price/SF	$219	$216	$217	$207	$213	3%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	40	29	28	216	202	-6%
New Pendings	28	28	14	107	114	7%
Closed Sales	22	23	23	98	106	8%
Price/SF	$237	$228	$237	$227	$229	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Shelby Twp

Single-Family Homes

MONTHLY

124
JUL NEW LISTINGS
+13% from last month

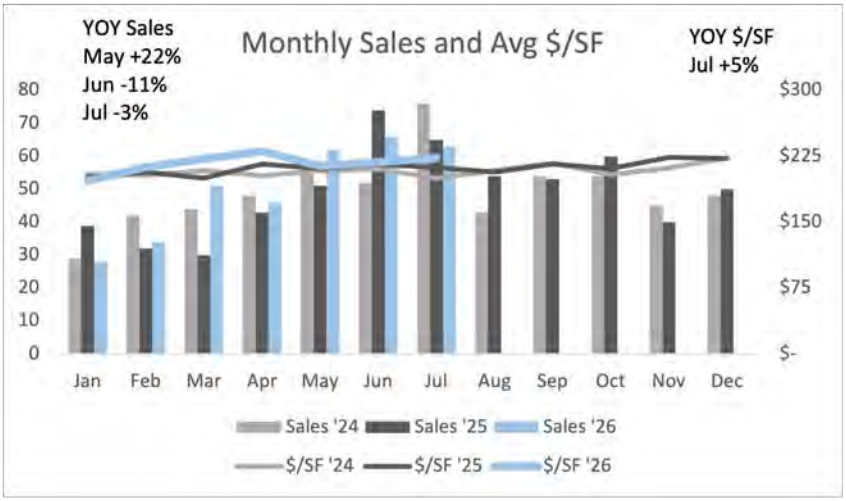
64
NEW PENDINGS
-2% from last month

63
CLOSED SALES
-5% from last month

$223
PRICE PER SQ FT
+2% from last month

$519K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	106	110	124	629	619	-2%
New Pendings	65	65	64	355	369	4%
Closed Sales	62	66	63	334	350	5%
Price/SF	$214	$219	$223	$211	$219	4%
Avg Price	$500,158	$526,744	$519,264	$485,855	$505,691	4%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	12	16	17	89	102	15%
New Pendings	11	10	5	71	63	-11%
Closed Sales	11	11	6	62	58	-6%
Price/SF	$154	$148	$158	$167	$164	-2%

$300k-$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	47	52	70	255	281	10%
New Pendings	27	32	45	175	192	10%
Closed Sales	30	29	38	170	179	5%
Price/SF	$194	$203	$215	$202	$206	2%

>$600k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	47	42	37	285	236	-17%
New Pendings	27	23	14	109	114	5%
Closed Sales	21	26	19	102	113	11%
Price/SF	$247	$243	$242	$231	$243	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Sterling Heights

Single-Family Homes

MONTHLY

188
JUL NEW LISTINGS
+21% from last month

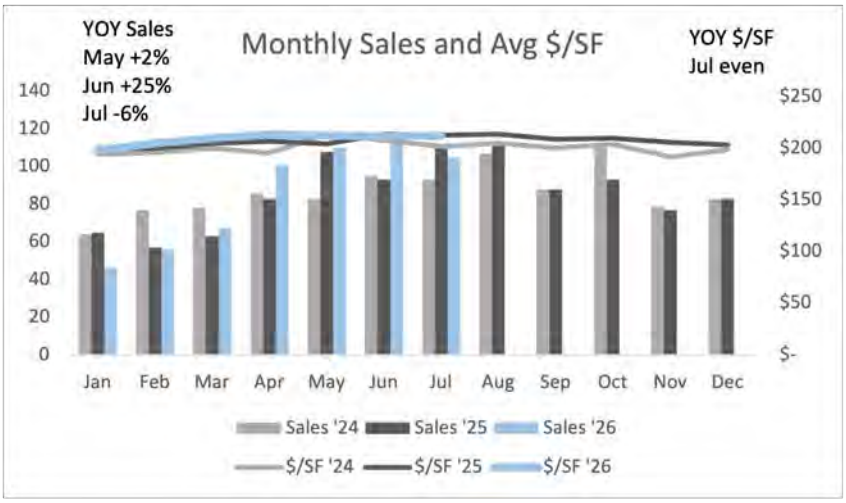
91
NEW PENDINGS
-24% from last month

105
CLOSED SALES
-9% from last month

$212
PRICE PER SQ FT
even with last month

$356K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	146	155	188	916	942	3%
New Pendings	117	119	91	606	647	7%
Closed Sales	110	116	105	581	601	3%
Price/SF	$212	$212	$212	$207	$210	1%
Avg Price	$349,209	$359,359	$356,257	$346,607	$352,040	2%

<$250k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	7	15	10	63	64	2%
New Pendings	7	8	9	42	47	12%
Closed Sales	10	3	4	40	38	-5%
Price/SF	$167	$185	$209	$177	$186	5%

$250k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	109	120	130	672	680	1%
New Pendings	92	89	65	467	490	5%
Closed Sales	82	88	82	442	453	2%
Price/SF	$214	$214	$208	$207	$209	1%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	30	20	48	181	198	9%
New Pendings	18	22	17	97	110	13%
Closed Sales	18	25	19	99	110	11%
Price/SF	$218	$208	$225	$215	$216	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

©Real Estate One Family of Companies

AUGUST 2026
HOUSING REPORT

St. Clair Shores

Single-Family Homes

MONTHLY

138
JUL NEW LISTINGS
+5% from last month

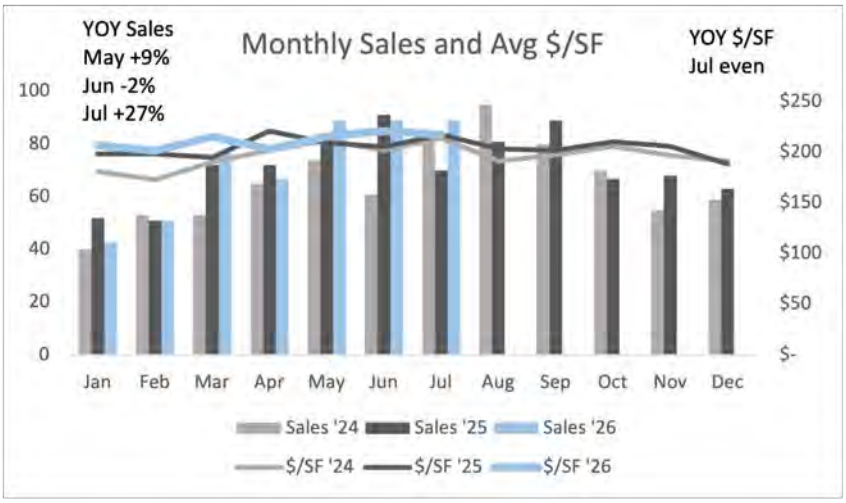
84
NEW PENDINGS
-12% from last month

89
CLOSED SALES
even with last month

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

$301K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	122	132	138	765	773	1%
New Pendings	91	95	84	518	535	3%
Closed Sales	89	89	89	490	505	3%
Price/SF	$216	$221	$218	$207	$213	3%
Avg Price	$263,886	$291,975	$300,674	$261,822	$274,046	5%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	22	17	17	106	117	10%
New Pendings	16	16	16	75	84	12%
Closed Sales	17	13	18	77	85	10%
Price/SF	$164	$171	$159	$159	$160	1%

$200k-$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	62	87	88	514	491	-4%
New Pendings	51	59	47	364	340	-7%
Closed Sales	54	53	45	327	306	-6%
Price/SF	$211	$221	$210	$211	$212	0%

>$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	38	28	33	145	165	14%
New Pendings	24	20	21	79	111	41%
Closed Sales	18	23	26	86	114	33%
Price/SF	$260	$235	$248	$223	$238	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

©Real Estate One Family of Companies

AUGUST 2026
HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

245
JUL NEW LISTINGS
+4% from last month

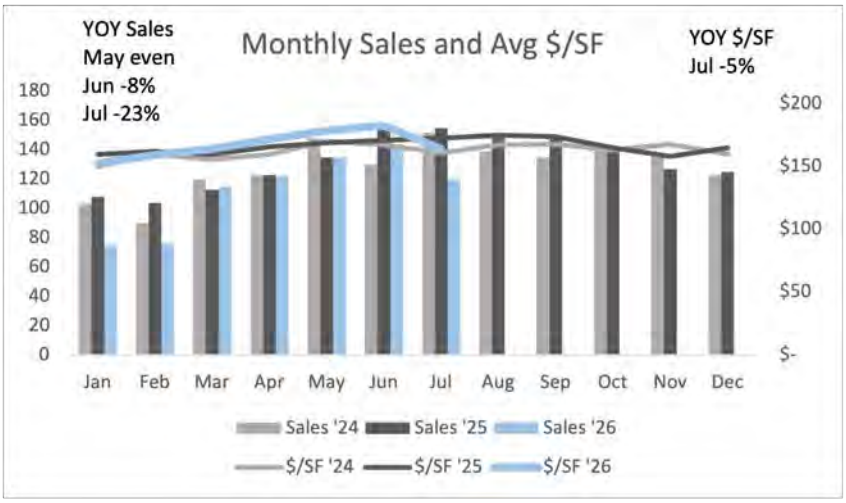
131
NEW PENDINGS
-3% from last month

120
CLOSED SALES
-17% from last month

$164
PRICE PER SQ FT
-10% from last month

$215K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	213	235	245	1,524	1,455	-5%
New Pendings	147	135	131	946	873	-8%
Closed Sales	135	144	120	895	787	-12%
Price/SF	$179	$183	$164	$167	$170	2%
Avg Price	$221,858	$232,177	$214,942	$202,481	$210,220	4%

<$125k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	33	36	33	316	249	-21%
New Pendings	24	16	18	187	138	-26%
Closed Sales	22	14	24	192	142	-26%
Price/SF	$102	$96	$95	$103	$100	-3%

$125k-$250k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	100	104	111	703	690	-2%
New Pendings	58	67	58	453	425	-6%
Closed Sales	57	62	54	403	368	-9%
Price/SF	$179	$177	$169	$165	$168	2%

>$250k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	80	95	101	505	516	2%
New Pendings	65	52	55	306	310	1%
Closed Sales	56	68	42	300	277	-8%
Price/SF	$196	$199	$185	$192	$194	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

350
JUL NEW LISTINGS
+16% from last month

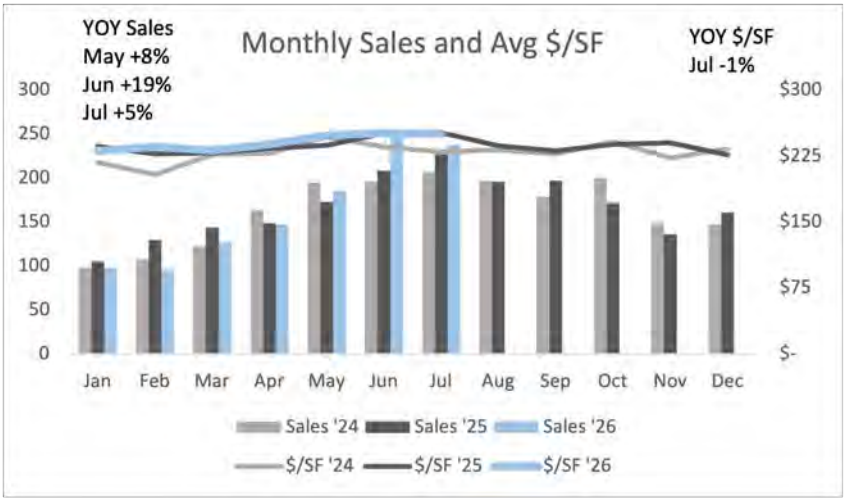
237
NEW PENDINGS
-11% from last month

238
CLOSED SALES
-4% from last month

$251
PRICE PER SQ FT
even with last month

$495K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	345	302	350	1,756	1,752	0%
New Pendings	237	266	237	1,184	1,276	8%
Closed Sales	186	248	238	1,137	1,140	0%
Price/SF	$249	$252	$251	$240	$244	2%
Avg Price	$489,034	$494,969	$495,131	$474,729	$478,894	1%

<$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	52	41	46	279	266	-5%
New Pendings	29	44	38	227	199	-12%
Closed Sales	21	28	35	198	162	-18%
Price/SF	$180	$162	$148	$159	$164	3%

$300k-$500k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	157	147	145	820	805	-2%
New Pendings	122	121	114	575	632	10%
Closed Sales	95	117	117	536	568	6%
Price/SF	$232	$232	$234	$223	$225	1%

>$500k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	136	114	159	657	681	4%
New Pendings	86	101	85	382	445	16%
Closed Sales	70	103	86	403	410	2%
Price/SF	$275	$281	$289	$278	$280	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

279
JUL NEW LISTINGS
+13% from last month

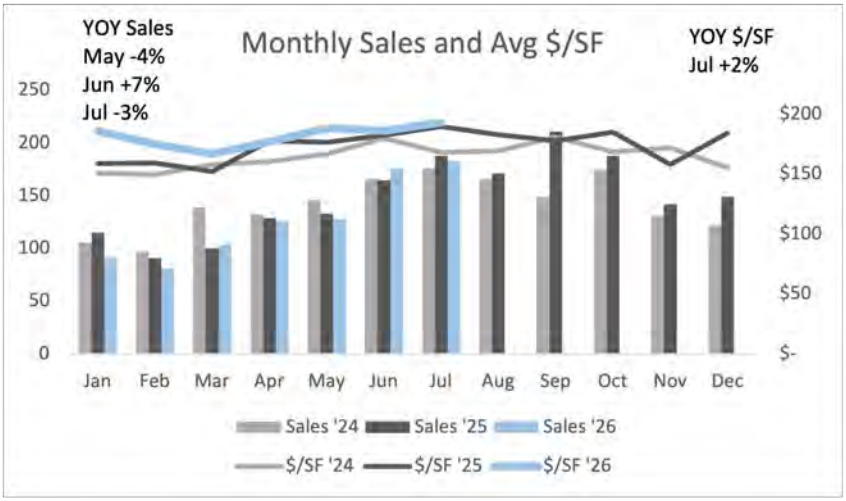
170
NEW PENDINGS
-14% from last month

183
CLOSED SALES
+4% from last month

$193
PRICE PER SQ FT
+4% from last month

$308K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	267	247	279	1,547	1,437	-7%
New Pendings	157	197	170	987	960	-3%
Closed Sales	128	176	183	921	889	-3%
Price/SF	$188	$186	$193	$174	$184	5%
Avg Price	$310,339	$309,950	$308,028	$287,917	$297,226	3%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	65	58	88	478	400	-16%
New Pendings	43	57	51	339	296	-13%
Closed Sales	39	48	47	310	262	-15%
Price/SF	$105	$132	$119	$111	$110	-1%

$200k-$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	134	118	120	671	691	3%
New Pendings	85	101	89	446	489	10%
Closed Sales	60	93	97	433	450	4%
Price/SF	$190	$175	$186	$177	$182	3%

>$400k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	68	71	71	398	346	-13%
New Pendings	29	39	30	202	175	-13%
Closed Sales	29	35	39	178	177	-1%
Price/SF	$244	$240	$255	$227	$244	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

671
JUL NEW LISTINGS
+25% from last month

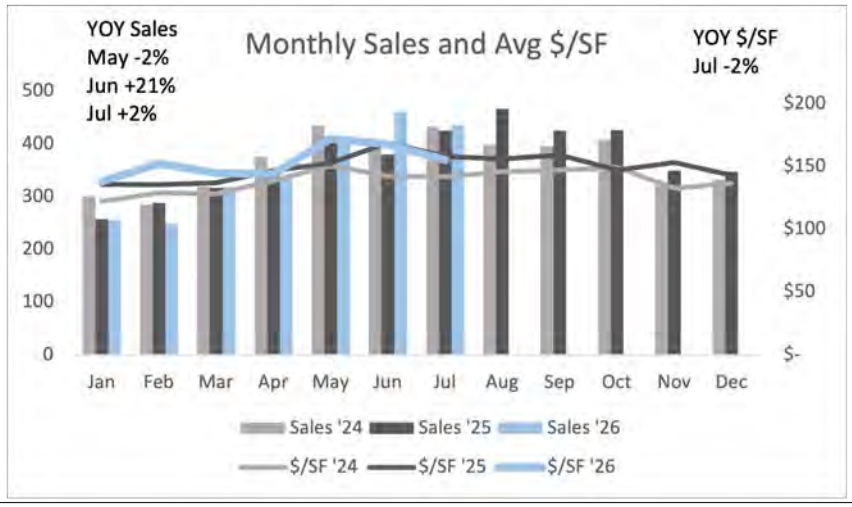
404
NEW PENDINGS
-13% from last month

436
CLOSED SALES
-5% from last month

$156
PRICE PER SQ FT
-7% from last month

$240K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	634	538	671	3,866	3,606	-7%
New Pendings	439	466	404	2,635	2,636	0%
Closed Sales	405	461	436	2,437	2,461	1%
Price/SF	$172	$168	$156	$150	$156	4%
Avg Price	$265,639	$268,259	$240,424	$227,366	$239,875	6%

<$150k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	204	155	217	1,383	1,211	-12%
New Pendings	113	143	131	891	835	-6%
Closed Sales	107	113	128	847	771	-9%
Price/SF	$74	$69	$64	$69	$65	-6%

$150k-$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	228	203	234	1,373	1,289	-6%
New Pendings	187	185	153	1,066	1,056	-1%
Closed Sales	161	185	187	973	972	0%
Price/SF	$164	$157	$154	$150	$154	3%

>$300k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	202	180	220	1,110	1,106	0%
New Pendings	139	138	120	678	745	10%
Closed Sales	137	163	121	617	718	16%
Price/SF	$216	$210	$207	$206	$208	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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AUGUST 2026
HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

194
JUL NEW LISTINGS
+5% from last month

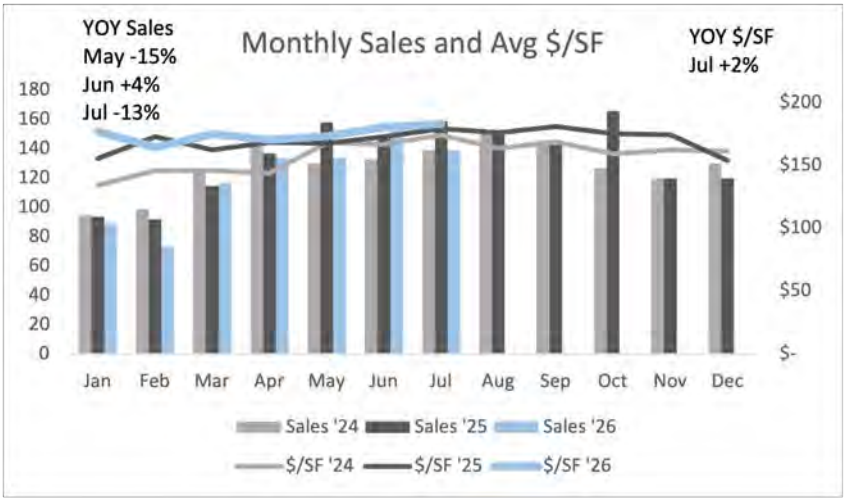
161
NEW PENDINGS
+10% from last month

139
CLOSED SALES
-10% from last month

$183
PRICE PER SQ FT
+1% from last month

$314K
AVG SALE PRICE
+1% last month

Closed Sales



All Price Ranges

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	191	185	194	1,220	1,083	-11%
New Pendings	138	146	161	938	881	-6%
Closed Sales	134	154	139	903	840	-7%
Price/SF	$173	$181	$183	$170	$176	4%
Avg Price	$286,233	$311,929	$313,652	$278,195	$295,392	6%

<$200k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	45	37	57	355	277	-22%
New Pendings	36	28	35	265	216	-18%
Closed Sales	29	35	24	245	205	-16%
Price/SF	$105	$116	$101	$112	$111	-1%

$200k-$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	74	81	78	527	454	-14%
New Pendings	62	61	71	451	402	-11%
Closed Sales	67	60	64	447	385	-14%
Price/SF	$172	$176	$173	$171	$174	2%

>$350k

	May '26	Jun '26	Jul '26	YTD through July 31st 2025	2026	(+/-)
Listings Taken	72	67	59	338	352	4%
New Pendings	40	57	55	222	263	18%
Closed Sales	38	59	51	211	250	18%
Price/SF	$204	$203	$216	$204	$207	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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