OCTOBER 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

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Median Sales Prices Drop Slightly for 4th Straight Month

Quick Facts October 2026	Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
	8,610	**7,715**	**$283,000**	**13,602**	**30,851**	**40**
September 2026	9,316	8,063	$295,000	14,119	30,295	37
Month-Over-Month Change	▼ 7.6%	▼ 4.3%	▼ 4.1%	▼ 3.7%	▲ 1.8%	▲ 3 days
October 2025	10,346	9,590	$275,000	14,057	26,173	38
Year-Over-Year Change	▼ 16.8%	▼19.6%	▲ 2.9%	▼ 3.2%	▲ 17.9%	▲ 2 days

Market Highlights

- **Buyers benefited from a lower price,** as the median sale price in October decreased 4.1% compared to September.
- **Sellers continue to accept competitive offers,** with homes selling for an average of 97.8% of their last asking price.
- **Newly entered listings sold quickly,** as 19% of the homes listed in October were placed under contract within the same month.
- **A steady flow of fresh listings provided more opportunities,** with 13,602 new listings added to the market in October.
- **Buyers had more options as inventory increased** 1.8% from September to 30,851, representing a 3.5-month supply.
- **Home values continued to rise year-over-year,** as the median sale price increased from $275,000 last year, to $283,000. The highest October median sale price in the past five years.

"While median sales prices remained at 5-year October highs YOY, they did drop slightly once again in October - as they have every month going back to July," said Karen Kage, CEO of Realcomp II Ltd. "A sign of increasing affordability now and for the months ahead? We will be watching closely, as will prospective home buyers."

October 5-Year Perspectives – Res & Condo Combined – All MLS

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	10,255	October-22	9,205	October-22	$235,000	October-22	23,947
October-23	9,458	October-23	8,979	October-23	$250,000	October-23	20,064
October-24	9,997	October-24	9,547	October-24	$265,000	October-24	22,968
October-25	*10,346	October-25	*9,590	October-25	$275,000	October-25	26,173
October-26	8,610	October-26	7,715	October-26	*$283,000	October-26	*30,851

October 5-Year Perspectives – Res & Condo Combined – City of Detroit

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	403	October-22	376	October-22	$84,500	October-22	2,624
October-23	493	October-23	490	October-23	$85,000	October-23	2,575
October-24	*581	October-24	*571	October-24	$89,000	October-24	2,522
October-25	474	October-25	487	October-25	$92,500	October-25	*3,034
October-26	376	October-26	447	October-26	*$100,000	October-26	2,932

October 5-Year Perspectives – Res & Condo Combined – Genessee County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	430	October-22	392	October-22	$175,000	October-22	1,284
October-23	400	October-23	*449	October-23	$180,000	October-23	1,019
October-24	443	October-24	397	October-24	$210,500	October-24	1,184
October-25	*476	October-25	*449	October-25	$211,500	October-25	1,302
October-26	400	October-26	411	October-26	*$230,000	October-26	*1,406

October 5-Year Perspectives — Res & Condo Combined — Lapeer County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	98	October-22	69	October-22	$249,000	October-22	264
October-23	94	October-23	96	October-23	$280,000	October-23	209
October-24	82	October-24	83	October-24	$293,950	October-24	257
October-25	*112	October-25	*99	October-25	*$330,213	October-25	*280
October-26	82	October-26	73	October-26	$285,000	October-26	274

October 5-Year Perspectives — Res & Condo Combined — Livingston County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	*242	October-22	*217	October-22	$353,750	October-22	519
October-23	193	October-23	210	October-23	$365,000	October-23	443
October-24	235	October-24	213	October-24	*$412,500	October-24	473
October-25	221	October-25	191	October-25	$390,000	October-25	511
October-26	193	October-26	180	October-26	$409,900	October-26	*637

October 5-Year Perspectives — Res & Condo Combined — Macomb County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	*1,102	October-22	931	October-22	$233,000	October-22	2,138
October-23	925	October-23	882	October-23	$240,000	October-23	1,570
October-24	987	October-24	883	October-24	$252,000	October-24	1,915
October-25	1,011	October-25	*935	October-25	$265,000	October-25	2,288
October-26	825	October-26	810	October-26	*$270,000	October-26	*2,682

October 5-Year Perspectives -- Res & Condo Combined -- Oakland County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	*1,472	October-22	1,338	October-22	$315,000	October-22	3,251
October-23	1,287	October-23	1,157	October-23	$320,245	October-23	2,519
October-24	1,453	October-24	*1,383	October-24	$355,000	October-24	2,746
October-25	1,440	October-25	1,340	October-25	$360,000	October-25	3,266
October-26	1,205	October-26	1,130	October-26	*$374,825	October-26	*4,250

October 5-Year Perspectives -- Res & Condo Combined – St. Clair County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	153	October-22	158	October-22	$209,900	October-22	443
October-23	172	October-23	160	October-23	$247,450	October-23	382
October-24	194	October-24	160	October-24	$240,000	October-24	373
October-25	*207	October-25	*192	October-25	$259,000	October-25	434
October-26	168	October-26	153	October-26	*$284,650	October-26	*491

October 5-Year Perspectives -- Res & Condo Combined — Washtenaw County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	304	October-22	290	October-22	$340,000	October-22	1,139
October-23	*315	October-23	298	October-23	$365,544	October-23	899
October-24	292	October-24	*299	October-24	*$424,000	October-24	700
October-25	291	October-25	285	October-25	$419,500	October-25	840
October-26	256	October-26	192	October-26	$389,950	October-26	*1,142

October 5-Year Perspectives -- Res & Condo Combined -- Wayne County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
October-22	1,644	October-22	1,546	October-22	$180,000	October-22	5,030
October-23	1,626	October-23	1,537	October-23	$185,000	October-23	4,205
October-24	*1,737	October-24	*1,707	October-24	$191,500	October-24	4,366
October-25	1,685	October-25	1,620	October-25	$209,997	October-25	5,396
October-26	1,374	October-26	1,406	October-26	*$213,000	October-26	*5,553

*High points noted with an asterisk

Note: These numbers represent real estate market activity primarily in the lower peninsula of Michigan. Be sure to contact a REALTOR® for their expertise about local markets. Find a REALTOR® in your market at www.MoveInMichigan.com.

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Listing and Sales Summary Report

October 2026

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	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change
All MLS (All Inclusive)	**8,610**	**10,346**	**-16.8%**	**$283,000**	**$275,000**	**+2.9%**	**40**	**38**	**+5.3%**	**30,851**	**26,173**	**+17.9%**
City of Detroit*	376	474	-20.7%	$100,000	$92,500	+8.1%	53	51	+3.9%	2,932	3,034	-3.4%
Dearborn/Dearborn Heights*	135	179	-24.6%	$240,000	$260,000	-7.7%	21	20	+5.0%	307	263	+16.7%
Downriver Area*	305	388	-21.4%	$222,000	$215,000	+3.3%	26	25	+4.0%	780	796	-2.0%
Genesee County	400	476	-16.0%	$230,000	$211,500	+8.7%	36	37	-2.7%	1,406	1,302	+8.0%
Greater Wayne*	998	1,211	-17.6%	$250,000	$250,000	0.0%	26	23	+13.0%	2,621	2,362	+11.0%
Grosse Pointe Areas*	66	65	+1.5%	$442,500	$370,000	+19.6%	38	35	+8.6%	188	161	+16.8%
Hillsdale County	43	45	-4.4%	$224,000	$217,000	+3.2%	60	59	+1.7%	165	170	-2.9%
Huron County	18	16	+12.5%	$227,500	$217,500	+4.6%	81	72	+12.5%	56	71	-21.1%
Jackson County	170	191	-11.0%	$212,500	$226,000	-6.0%	56	65	-13.8%	589	397	+48.4%
Lapeer County	82	112	-26.8%	$285,000	$330,213	-13.7%	33	51	-35.3%	274	280	-2.1%
Lenawee County	96	116	-17.2%	$275,000	$248,000	+10.9%	63	59	+6.8%	358	286	+25.2%
Livingston County	193	221	-12.7%	$409,900	$390,000	+5.1%	32	37	-13.5%	637	511	+24.7%
Macomb County	825	1,011	-18.4%	$270,000	$265,000	+1.9%	33	32	+3.1%	2,682	2,288	+17.2%
Metro Detroit Area*	3,597	4,357	-17.4%	$280,388	$280,000	+0.1%	32	31	+3.2%	13,122	11,461	+14.5%
Monroe County	135	177	-23.7%	$276,100	$282,200	-2.2%	35	43	-18.6%	373	367	+1.6%
Montcalm County	57	83	-31.3%	$245,000	$233,000	+5.2%	38	25	+52.0%	236	161	+46.6%
Oakland County	1,205	1,440	-16.3%	$374,825	$360,000	+4.1%	31	28	+10.7%	4,250	3,266	+30.1%
Saginaw County	156	176	-11.4%	$185,000	$180,000	+2.8%	40	37	+8.1%	492	478	+2.9%
Sanilac County	42	42	0.0%	$189,500	$228,000	-16.9%	51	71	-28.2%	177	150	+18.0%
Shiawassee County	70	73	-4.1%	$215,000	$220,000	-2.3%	22	32	-31.3%	188	136	+38.2%
St. Clair County	168	207	-18.8%	$284,650	$259,000	+9.9%	46	39	+17.9%	491	434	+13.1%
Tuscola County	27	41	-34.1%	$226,497	$193,000	+17.4%	29	38	-23.7%	116	116	0.0%
Washtenaw County	256	291	-12.0%	$389,950	$419,500	-7.0%	50	45	+11.1%	1,142	840	+36.0%
Wayne County	1,374	1,685	-18.5%	$213,000	$209,997	+1.4%	33	31	+6.5%	5,553	5,396	+2.9%

* Included in county numbers.

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