



Single Family Real Estate Market Statistics

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Market in Motion:

New Listings Up Nearly 4% Year-Over-Year in February

Realcomp Y-O-Y Quick Facts for February 2026

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
			<i>NEW!</i>		
5,794	6,327	\$262,000	8,516	18,967	52
Down by 10.1%	Down by 7.5%	Up by 2.9%	Up by 3.6%	Up by 12.3%	Up by 2 days

National Real Estate Commentary

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

February Comparisons – Res & Condo Combined - All MLS

- New Listings increased by 3.6% from 8,224 to 8,516 Year-Over-Year (YOY). New Listings increased from 8,410 Month-Over-Month (MOM), an increase of 1.3%.
- Pending Sales decreased by 7.5% from 6,842 to 6,327 YOY. Pending sales increased from 5,971 MOM, an increase of 6%.
- Closed Sales decreased 10.1% from 6,443 to 5,794 YOY. Closed sales increased from 5,518 MOM, an increase of 5.0%.
- Average Days on Market (DOM) increased by 2 days from 50 to 52 YOY. Average Days on Market increased from 50 days MOM.
- Median Sale Price increased by 2.9% from \$254,500 to \$262,000 YOY. Median Sale price increased from \$259,000 MOM, an increase of 1.2%.
- Percentage of Last List Price Received decreased slightly by 0.2% from 98% to 97.8% YOY. Percentage of Last List Price Received increased by 0.4%, MOM.
- Inventory of Homes for Sale increased by 12.3% from 16,894 to 18,967 YOY. Inventory of Homes for Sale decreased from 19,440 MOM, a decrease of 2.4%.
- Month's Supply of Inventory increased by 10.5% from 1.9 to 2.1 YOY. Month's Supply of Inventory decreased 4.5% from 2.2, MOM.
- Average Showings per Home decreased from 8.1 to 5.5 YOY. Average Showings increased from 5.2 MOM, a difference of 0.3 showings.
- Listings that were both listed and pended in the same month were at 2,211. This represents 26% of the new listings for the month and 34.9% of the pended listings. Listings that were both listed and pended in the same month increased from 2,132 MOM.

"It was heartening to see more homes entering the marketplace in February," said Karen Kage, CEO, Realcomp II Ltd. "With Spring fast approaching we are hopeful it is a positive sign for good things to come."

February 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
February-22	*7,634	February-22	*8,175	February-22	\$217,000	February-22	13,076
February-23	6,727	February-23	7,348	February-23	\$222,000	February-23	14,840
February-24	6,661	February-24	7,540	February-24	\$240,000	February-24	14,933
February-25	6,443	February-25	6,842	February-25	\$254,500	February-25	16,894
February-26	5,794	February-26	6,327	February-26	*\$262,000	February-26	*18,967

February 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
February-22	362	February-22	378	February-22	\$72,250	February-22	1,809
February-23	344	February-23	393	February-23	\$70,000	February-23	2,115
February-24	*474	February-24	*467	February-24	\$80,000	February-24	2,347
February-25	425	February-25	446	February-25	*\$88,500	February-25	2,231
February-26	375	February-26	434	February-26	\$77,200	February-26	*2,486

February 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
February-22	*327	February-22	373	February-22	\$165,900	February-22	696
February-23	321	February-23	*380	February-23	\$171,500	February-23	823
February-24	311	February-24	360	February-24	\$180,500	February-24	801
February-25	321	February-25	321	February-25	\$184,900	February-25	*955
February-26	262	February-26	319	February-26	*\$204,000	February-26	920

February 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
February-22	66	February-22	*76	February-22	\$237,450	February-22	174
February-23	59	February-23	53	February-23	\$237,000	February-23	158
February-24	49	February-24	68	February-24	*\$299,900	February-24	161
February-25	*68	February-25	60	February-25	\$248,500	February-25	*195
February-26	43	February-26	51	February-26	\$290,000	February-26	183

February 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
February-22	*179	February-22	*182	February-22	\$350,000	February-22	275
February-23	138	February-23	164	February-23	\$350,000	February-23	*344
February-24	131	February-24	148	February-24	\$349,000	February-24	293
February-25	157	February-25	163	February-25	*\$387,500	February-25	302
February-26	111	February-26	131	February-26	\$379,000	February-26	342

February 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
February-22	*847	February-22	*913	February-22	\$197,700	February-22	974
February-23	747	February-23	811	February-23	\$221,000	February-23	1,270
February-24	678	February-24	745	February-24	\$240,000	February-24	1,147
February-25	648	February-25	694	February-25	\$252,500	February-25	1,421
February-26	611	February-26	703	February-26	*\$260,000	February-26	*1,703

February 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
February-22	*1,137	February-22	*1,273	February-22	\$290,000	February-22	1,617
February-23	948	February-23	1,080	February-23	\$300,000	February-23	1,806
February-24	970	February-24	1,061	February-24	\$325,000	February-24	1,707
February-25	906	February-25	906	February-25	\$335,000	February-25	1,927
February-26	837	February-26	873	February-26	*\$338,000	February-26	*2,310

February 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
February-22	104	February-22	131	February-22	\$199,900	February-22	237
February-23	*133	February-23	*132	February-23	\$219,500	February-23	304
February-24	104	February-24	128	February-24	\$229,000	February-24	269
February-25	98	February-25	95	February-25	\$226,500	February-25	282
February-26	86	February-26	94	February-26	*\$246,950	February-26	*316

February 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
February-22	*265	February-22	*285	February-22	\$362,000	February-22	785
February-23	214	February-23	223	February-23	\$355,000	February-23	*833
February-24	209	February-24	251	February-24	\$374,793	February-24	486
February-25	219	February-25	242	February-25	*\$387,500	February-25	538
February-26	178	February-26	153	February-26	\$382,500	February-26	611

February 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
February-22	*1,312	February-22	*1,378	February-22	\$165,750	February-22	3,072
February-23	1,172	February-23	1,307	February-23	\$160,000	February-23	3,459
February-24	1,267	February-24	1,357	February-24	\$160,000	February-24	3,574
February-25	1,148	February-25	1,212	February-25	\$185,000	February-25	3,501
February-26	1,072	February-26	1,241	February-26	*\$185,400	February-26	*4,183

*High points noted with an asterisk

Note: These numbers represent real estate market activity in the lower part 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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- LUTAR, 810-664-0271
- LCAR, Terri Fratacangeli, EVP, 810-225-1100
- NOCBOR, Patricia Jacobs, EVP, 248-674-4080

All Residential and Condos Combined Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		8,224	8,516	+ 3.6%	17,104	16,977	- 0.7%
Pending Sales		6,842	6,327	- 7.5%	13,801	12,649	- 8.3%
Closed Sales		6,443	5,794	- 10.1%	12,762	11,534	- 9.6%
Days on Market Until Sale		50	52	+ 4.0%	50	51	+ 2.0%
Median Sales Price		\$254,500	\$262,000	+ 2.9%	\$250,000	\$260,000	+ 4.0%
Average Sales Price		\$302,722	\$310,136	+ 2.4%	\$302,729	\$309,382	+ 2.2%
Percent of List Price Received		98.0%	97.8%	- 0.2%	97.7%	97.6%	- 0.1%
Housing Affordability Index		135	140	+ 3.7%	137	141	+ 2.9%
Inventory of Homes for Sale		16,894	18,967	+ 12.3%	--	--	--
Months Supply of Inventory		1.9	2.1	+ 10.5%	--	--	--

Listing and Sales Summary Report

February 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change
All MLS (All Inclusive)	5,794	6,443	-10.1%	\$262,000	\$254,500	+2.9%	52	50	+4.0%	18,967	16,894	+12.3%
City of Detroit*	375	425	-11.8%	\$77,200	\$88,500	-12.8%	54	59	-8.5%	2,486	2,231	+11.4%
Dearborn/Dearborn Heights*	91	106	-14.2%	\$237,500	\$265,000	-10.4%	38	24	+58.3%	200	150	+33.3%
Downriver Area*	225	208	+8.2%	\$185,000	\$205,000	-9.8%	45	34	+32.4%	515	426	+20.9%
Genesee County	262	321	-18.4%	\$204,000	\$184,900	+10.3%	53	54	-1.9%	920	955	-3.7%
Greater Wayne*	697	723	-3.6%	\$230,000	\$240,000	-4.2%	40	33	+21.2%	1,697	1,270	+33.6%
Grosse Pointe Areas*	44	40	+10.0%	\$362,500	\$393,700	-7.9%	49	41	+19.5%	107	98	+9.2%
Hillsdale County	37	26	+42.3%	\$243,000	\$248,250	-2.1%	73	76	-3.9%	133	125	+6.4%
Huron County	8	5	+60.0%	\$225,000	\$196,000	+14.8%	163	65	+150.8%	51	39	+30.8%
Jackson County	101	116	-12.9%	\$199,900	\$199,950	-0.0%	63	86	-26.7%	388	312	+24.4%
Lapeer County	43	68	-36.8%	\$290,000	\$248,500	+16.7%	46	49	-6.1%	183	195	-6.2%
Lenawee County	53	61	-13.1%	\$259,000	\$248,900	+4.1%	78	90	-13.3%	223	208	+7.2%
Livingston County	111	157	-29.3%	\$379,000	\$387,500	-2.2%	43	49	-12.2%	342	302	+13.2%
Macomb County	611	648	-5.7%	\$260,000	\$252,500	+3.0%	43	41	+4.9%	1,703	1,421	+19.8%
Metro Detroit Area*	2,631	2,859	-8.0%	\$255,000	\$258,500	-1.4%	43	40	+7.5%	8,538	7,151	+19.4%
Monroe County	75	97	-22.7%	\$263,500	\$252,950	+4.2%	62	56	+10.7%	263	262	+0.4%
Montcalm County	39	45	-13.3%	\$245,000	\$219,000	+11.9%	73	33	+121.2%	100	135	-25.9%
Oakland County	837	906	-7.6%	\$338,000	\$335,000	+0.9%	41	36	+13.9%	2,310	1,927	+19.9%
Saginaw County	107	117	-8.5%	\$170,000	\$177,000	-4.0%	58	55	+5.5%	385	342	+12.6%
Sanilac County	21	18	+16.7%	\$187,000	\$164,950	+13.4%	56	120	-53.3%	107	106	+0.9%
Shiawassee County	44	43	+2.3%	\$179,750	\$185,000	-2.8%	38	51	-25.5%	102	97	+5.2%
St. Clair County	86	98	-12.2%	\$246,950	\$226,500	+9.0%	50	61	-18.0%	316	282	+12.1%
Tuscola County	17	25	-32.0%	\$150,000	\$185,000	-18.9%	50	48	+4.2%	69	72	-4.2%
Washtenaw County	178	219	-18.7%	\$382,500	\$387,500	-1.3%	60	57	+5.3%	611	538	+13.6%
Wayne County	1,072	1,148	-6.6%	\$185,400	\$185,000	+0.2%	45	43	+4.7%	4,183	3,501	+19.5%

* Included in county numbers.