

Realcomp II Ltd.

Michigan's Largest MLS

MAY 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

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Closed and Pending Sales Remained Strong Month over Month with Inventory at a 5-year May High

Quick Facts May 2026	Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
	9,507	10,401	\$300,000	15,863	24,197	35
April 2026	8,281	9,149	\$286,950	14,638	21,992	43
Month-Over-Month Change	▲ 14.8%	▲ 13.7%	▲ 4.5%	▲ 8.4%	▲ 10%	▼ 8 days
May 2025	10,261	10,818	\$285,000	15,790	21,670	34
Year-Over-Year Change	▼ 7.3%	▼ 3.9%	▲ 5.3%	▲ 0.5%	▲ 11.7%	▲ 1 day

Market Highlights

- ❖ Spring market strengthened in May with closed sales increasing 14.8% month-over-month.
- ❖ Home values across the Realcomp MLS area remained resilient, with the median sale price reaching a record high of \$300,000.
- ❖ With new listings added, inventory increased 10% month-over-month, giving buyers greater selection.
- ❖ Strong buyer demand continued in May, as nearly one-third of new listings secured a buyer within the same month, and sellers received 99.6% of their asking price on average.
- ❖ Month's Supply of Inventory increased 8% month-over-month to 2.7.
- ❖ Homes averaged 6.3 showings, down from 6.9 last year.

"Closed and pending sales continued their upward trending April into May with more homes being put up for sale," said Karen Kage, CEO, Realcomp II Ltd. "That has further elevated inventory to their highest May levels in 5-years and positioned the market well moving into summer."

May 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
May-22	*11,489	May-22	*12,622	May-22	\$252,750	May-22	17,735
May-23	9,946	May-23	10,935	May-23	\$259,000	May-23	16,148
May-24	10,199	May-24	10,328	May-24	\$275,000	May-24	18,423
May-25	10,261	May-25	10,818	May-25	\$285,000	May-25	21,670
May-26	9,507	May-26	10,401	May-26	*\$300,000	May-26	*24,197

May 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
May-22	471	May-22	445	May-22	\$82,000	May-22	2,039
May-23	495	May-23	539	May-23	\$80,000	May-23	2,161
May-24	*553	May-24	*545	May-24	\$93,250	May-24	2,384
May-25	496	May-25	499	May-25	*\$106,750	May-25	2,466
May-26	373	May-26	492	May-26	\$97,000	May-26	*2,721

May 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
May-22	*519	May-22	*556	May-22	\$190,050	May-22	841
May-23	440	May-23	501	May-23	\$205,000	May-23	822
May-24	477	May-24	465	May-24	\$220,000	May-24	939
May-25	467	May-25	444	May-25	\$220,050	May-25	1,047
May-26	426	May-26	484	May-26	*\$241,750	May-26	*1,069

May 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
May-22	*102	May-22	*117	May-22	\$267,750	May-22	248
May-23	80	May-23	95	May-23	\$261,750	May-23	154
May-24	82	May-24	88	May-24	\$297,450	May-24	186
May-25	70	May-25	103	May-25	\$303,500	May-25	*253
May-26	85	May-26	103	May-26	*\$309,900	May-26	230

May 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
May-22	*253	May-22	*305	May-22	\$377,450	May-22	430
May-23	232	May-23	244	May-23	\$379,450	May-23	393
May-24	232	May-24	265	May-24	\$385,500	May-24	414
May-25	204	May-25	230	May-25	*\$417,000	May-25	461
May-26	232	May-26	279	May-26	\$415,000	May-26	*515

May 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
May-22	*1,196	May-22	*1,262	May-22	\$235,000	May-22	1,440
May-23	990	May-23	1,107	May-23	\$240,000	May-23	1,266
May-24	997	May-24	1,043	May-24	\$251,000	May-24	1,399
May-25	976	May-25	1,086	May-25	\$275,000	May-25	1,839
May-26	985	May-26	1,127	May-26	*\$285,000	May-26	*1,996

May 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
May-22	*1,796	May-22	*1,954	May-22	\$340,000	May-22	2,507
May-23	1,454	May-23	1,562	May-23	\$352,350	May-23	2,082
May-24	1,523	May-24	1,471	May-24	\$365,000	May-24	2,253
May-25	1,501	May-25	1,524	May-25	\$375,500	May-25	2,823
May-26	1,447	May-26	1,672	May-26	*\$385,500	May-26	*3,193

May 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
May-22	*205	May-22	*212	May-22	\$210,000	May-22	347
May-23	170	May-23	185	May-23	\$230,950	May-23	337
May-24	157	May-24	160	May-24	\$230,000	May-24	310
May-25	142	May-25	172	May-25	*\$259,000	May-25	369
May-26	141	May-26	178	May-26	\$240,000	May-26	*416

May 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
May-22	*489	May-22	*537	May-22	\$401,900	May-22	*980
May-23	414	May-23	432	May-23	\$417,000	May-23	918
May-24	401	May-24	352	May-24	\$427,000	May-24	658
May-25	421	May-25	410	May-25	\$420,000	May-25	759
May-26	389	May-26	290	May-26	*\$456,000	May-26	931

May 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
May-22	*1,859	May-22	*1,972	May-22	\$189,950	May-22	3,708
May-23	1,713	May-23	1,784	May-23	\$185,000	May-23	3,488
May-24	1,732	May-24	1,764	May-24	\$203,000	May-24	3,768
May-25	1,719	May-25	1,748	May-25	\$220,000	May-25	4,122
May-26	1,438	May-26	1,759	May-26	*\$228,250	May-26	*4,688

*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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For more than 30 years, Realcomp II Ltd. has supported real estate professionals with accurate data and the tools they rely on to navigate the market. As Michigan's largest MLS, Realcomp provides market statistics compiled from its MLS database of listing and sales activity. To learn more about Realcomp and access additional market data, visit www.Realcomp.com.

Listing and Sales Summary Report

May 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change
All MLS (All Inclusive)	9,507	10,261	-7.3%	\$300,000	\$285,000	+5.3%	35	34	+2.9%	24,197	21,670	+11.7%
City of Detroit*	373	496	-24.8%	\$97,000	\$106,750	-9.1%	59	52	+13.5%	2,721	2,466	+10.3%
Dearborn/Dearborn Heights*	154	171	-9.9%	\$255,000	\$260,000	-1.9%	19	16	+18.8%	223	179	+24.6%
Downriver Area*	305	397	-23.2%	\$225,000	\$215,000	+4.7%	24	21	+14.3%	570	549	+3.8%
Genesee County	426	467	-8.8%	\$241,750	\$220,050	+9.9%	35	34	+2.9%	1,069	1,047	+2.1%
Greater Wayne*	1,065	1,223	-12.9%	\$260,000	\$260,000	0.0%	24	19	+26.3%	1,967	1,656	+18.8%
Grosse Pointe Areas*	57	85	-32.9%	\$385,000	\$521,000	-26.1%	32	22	+45.5%	140	142	-1.4%
Hillsdale County	47	56	-16.1%	\$285,000	\$214,500	+32.9%	72	63	+14.3%	177	133	+33.1%
Huron County	15	10	+50.0%	\$192,000	\$119,375	+60.8%	100	67	+49.3%	69	53	+30.2%
Jackson County	160	181	-11.6%	\$235,000	\$245,000	-4.1%	54	52	+3.8%	493	336	+46.7%
Lapeer County	85	70	+21.4%	\$309,900	\$303,500	+2.1%	38	39	-2.6%	230	253	-9.1%
Lenawee County	98	94	+4.3%	\$250,500	\$236,500	+5.9%	57	62	-8.1%	298	240	+24.2%
Livingston County	232	204	+13.7%	\$415,000	\$417,000	-0.5%	33	32	+3.1%	515	461	+11.7%
Macomb County	985	976	+0.9%	\$285,000	\$275,000	+3.6%	29	26	+11.5%	1,996	1,839	+8.5%
Metro Detroit Area*	4,102	4,400	-6.8%	\$308,000	\$288,000	+6.9%	28	27	+3.7%	10,392	9,245	+12.4%
Monroe County	143	169	-15.4%	\$275,000	\$265,000	+3.8%	41	40	+2.5%	297	319	-6.9%
Montcalm County	66	81	-18.5%	\$239,000	\$228,000	+4.8%	27	35	-22.9%	148	159	-6.9%
Oakland County	1,447	1,501	-3.6%	\$385,500	\$375,500	+2.7%	22	24	-8.3%	3,193	2,823	+13.1%
Saginaw County	151	165	-8.5%	\$205,000	\$180,000	+13.9%	38	34	+11.8%	396	340	+16.5%
Sanilac County	22	43	-48.8%	\$191,500	\$220,000	-13.0%	57	62	-8.1%	138	133	+3.8%
Shiawassee County	83	69	+20.3%	\$199,900	\$198,000	+1.0%	36	33	+9.1%	116	110	+5.5%
St. Clair County	141	142	-0.7%	\$240,000	\$259,000	-7.3%	43	30	+43.3%	416	369	+12.7%
Tuscola County	48	30	+60.0%	\$200,500	\$182,500	+9.9%	45	65	-30.8%	83	83	0.0%
Washtenaw County	389	421	-7.6%	\$456,000	\$420,000	+8.6%	38	40	-5.0%	931	759	+22.7%
Wayne County	1,438	1,719	-16.3%	\$228,250	\$220,000	+3.8%	33	29	+13.8%	4,688	4,122	+13.7%

* Included in county numbers.