

JUNE 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

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June Closed Sales Surge, Inventory Again at 5-Year High

Quick Facts June 2026	Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
	11,132	10,593	\$309,000	16,465	25,885	32
May 2026	9,507	10,401	\$300,000	15,863	24,197	35
Month-Over-Month Change	▲ 17.1%	▲ 1.8%	▲ 3.0%	▲ 3.8%	▲ 7%	▼ 3 days
June 2025	10,817	11,117	\$294,900	15,452	22,984	31
Year-Over-Year Change	▲ 2.9%	▼ 4.7%	▲ 4.8%	▲ 6.6%	▲ 12.6%	▲ 1 day

Market Highlights

- ❖ **Closed home sales reached their highest June level in three years**, rising 17.1% from May and 2.9% year-over-year, reflecting strong buyer demand.
- ❖ **Home values across the Realcomp MLS area continued setting records in June**, with the median sale price reaching an all-time high of \$309,000, up 4.8% from last year.
- ❖ **Homes moved quickly** as nearly three of every ten properties listed in June secured a buyer within the same month.
- ❖ **Housing inventory climbed, giving buyers more choices.** Active listings increased 7% since May while the supply of inventory rose to 2.9 months, an increase of 7.4% month-over-month.
- ❖ **Sellers continued to receive top dollar**, averaging 99.7% of their asking price, reflecting strong competition for well-priced homes.

“More homes coming to market led to homes selling in June at significant levels once again,” said Karen Kage, CEO, Realcomp II Ltd. “And the increase in more homeowners entering the marketplace will provide buyers with more options as we enter the busy summer season.”

June 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
June-22	*12,827	June-22	*12,445	June-22	\$260,000	June-22	21,483
June-23	11,435	June-23	10,782	June-23	\$265,000	June-23	17,304
June-24	9,988	June-24	10,358	June-24	\$280,000	June-24	19,306
June-25	10,817	June-25	11,117	June-25	\$294,900	June-25	22,984
June-26	11,132	June-26	10,593	June-26	*\$309,000	June-26	*25,885

June 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
June-22	448	June-22	424	June-22	\$98,250	June-22	2,179
June-23	520	June-23	466	June-23	\$78,000	June-23	2,315
June-24	*522	June-24	*520	June-24	\$85,000	June-24	2,391
June-25	475	June-25	454	June-25	\$104,900	June-25	2,540
June-26	429	June-26	501	June-26	*\$105,500	June-26	*2,815

June 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
June-22	544	June-22	494	June-22	\$195,000	June-22	1,031
June-23	*554	June-23	485	June-23	\$203,000	June-23	794
June-24	444	June-24	462	June-24	\$213,900	June-24	975
June-25	434	June-25	480	June-25	\$216,500	June-25	*1,136
June-26	491	June-26	*504	June-26	*\$250,000	June-26	1,056

June 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
June-22	*122	June-22	*120	June-22	\$284,207	June-22	281
June-23	104	June-23	96	June-23	\$285,000	June-23	182
June-24	85	June-24	81	June-24	*\$325,000	June-24	215
June-25	89	June-25	89	June-25	\$280,000	June-25	*292
June-26	114	June-26	106	June-26	\$304,500	June-26	241

June 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
June-22	*308	June-22	*308	June-22	\$355,000	June-22	*513
June-23	248	June-23	273	June-23	\$394,000	June-23	397
June-24	246	June-24	217	June-24	\$410,500	June-24	434
June-25	257	June-25	300	June-25	\$405,000	June-25	483
June-26	292	June-26	299	June-26	*\$425,000	June-26	512

June 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
June-22	*1,351	June-22	*1,195	June-22	\$251,000	June-22	1,913
June-23	1,157	June-23	1,064	June-23	\$250,000	June-23	1,313
June-24	962	June-24	1,058	June-24	\$267,900	June-24	1,461
June-25	1,073	June-25	1,032	June-25	\$270,000	June-25	1,953
June-26	1,063	June-26	1,096	June-26	*\$279,000	June-26	*2,210

June 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
June-22	*1,987	June-22	*1,850	June-22	\$350,000	June-22	3,077
June-23	1,687	June-23	1,568	June-23	\$347,500	June-23	2,131
June-24	1,451	June-24	1,574	June-24	\$365,000	June-24	2,339
June-25	1,591	June-25	1,708	June-25	\$380,000	June-25	2,964
June-26	1,735	June-26	1,740	June-26	*\$395,000	June-26	*3,414

June 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
June-22	*226	June-22	*225	June-22	\$220,000	June-22	414
June-23	196	June-23	217	June-23	\$239,500	June-23	353
June-24	187	June-24	180	June-24	\$249,900	June-24	328
June-25	182	June-25	198	June-25	*\$283,500	June-25	399
June-26	187	June-26	221	June-26	\$269,500	June-26	*432

June 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
June-22	*500	June-22	*483	June-22	\$375,000	June-22	*1,104
June-23	443	June-23	406	June-23	\$405,000	June-23	911
June-24	338	June-24	352	June-24	\$404,500	June-24	692
June-25	429	June-25	383	June-25	*\$439,900	June-25	795
June-26	429	June-26	268	June-26	\$439,024	June-26	968

June 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
June-22	*1,944	June-22	*1,921	June-22	\$210,000	June-22	4,261
June-23	1,836	June-23	1,693	June-23	\$190,000	June-23	3,743
June-24	1,718	June-24	1,737	June-24	\$200,000	June-24	3,842
June-25	1,692	June-25	1,711	June-25	\$220,000	June-25	4,335
June-26	1,689	June-26	1,793	June-26	*\$232,000	June-26	*4,831

*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

June 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change
All MLS (All Inclusive)	11,132	10,817	+2.9%	\$309,000	\$294,900	+4.8%	32	31	+3.2%	25,885	22,984	+12.6%
City of Detroit*	429	475	-9.7%	\$105,500	\$104,900	+0.6%	50	49	+2.0%	2,815	2,540	+10.8%
Dearborn/Dearborn Heights*	128	155	-17.4%	\$259,500	\$240,000	+8.1%	20	13	+53.8%	236	187	+26.2%
Downriver Area*	364	384	-5.2%	\$221,250	\$202,450	+9.3%	25	25	0.0%	566	602	-6.0%
Genesee County	491	434	+13.1%	\$250,000	\$216,500	+15.5%	36	36	0.0%	1,056	1,136	-7.0%
Greater Wayne*	1,260	1,217	+3.5%	\$270,000	\$259,450	+4.1%	22	21	+4.8%	2,016	1,795	+12.3%
Grosse Pointe Areas*	107	90	+18.9%	\$438,145	\$441,000	-0.6%	29	26	+11.5%	162	167	-3.0%
Hillsdale County	51	54	-5.6%	\$253,000	\$260,000	-2.7%	65	73	-11.0%	173	147	+17.7%
Huron County	9	17	-47.1%	\$155,000	\$166,000	-6.6%	57	45	+26.7%	64	58	+10.3%
Jackson County	177	200	-11.5%	\$259,000	\$261,500	-1.0%	49	46	+6.5%	529	360	+46.9%
Lapeer County	114	89	+28.1%	\$304,500	\$280,000	+8.7%	30	24	+25.0%	241	292	-17.5%
Lenawee County	115	128	-10.2%	\$236,000	\$289,000	-18.3%	53	58	-8.6%	319	259	+23.2%
Livingston County	292	257	+13.6%	\$425,000	\$405,000	+4.9%	21	29	-27.6%	512	483	+6.0%
Macomb County	1,063	1,073	-0.9%	\$279,000	\$270,000	+3.3%	25	27	-7.4%	2,210	1,953	+13.2%
Metro Detroit Area*	4,779	4,613	+3.6%	\$310,000	\$294,000	+5.4%	26	26	0.0%	10,967	9,735	+12.7%
Monroe County	158	159	-0.6%	\$283,000	\$267,000	+6.0%	40	35	+14.3%	307	337	-8.9%
Montcalm County	83	80	+3.8%	\$265,000	\$235,000	+12.8%	28	34	-17.6%	160	160	0.0%
Oakland County	1,735	1,591	+9.1%	\$395,000	\$380,000	+3.9%	23	21	+9.5%	3,414	2,964	+15.2%
Saginaw County	164	192	-14.6%	\$210,000	\$208,000	+1.0%	34	41	-17.1%	453	366	+23.8%
Sanilac County	38	34	+11.8%	\$199,000	\$172,000	+15.7%	65	53	+22.6%	155	151	+2.6%
Shiawassee County	77	69	+11.6%	\$230,000	\$202,000	+13.9%	29	23	+26.1%	134	126	+6.3%
St. Clair County	187	182	+2.7%	\$269,500	\$283,500	-4.9%	33	32	+3.1%	432	399	+8.3%
Tuscola County	29	29	0.0%	\$225,000	\$217,500	+3.4%	35	47	-25.5%	92	97	-5.2%
Washtenaw County	429	429	0.0%	\$439,024	\$439,900	-0.2%	39	38	+2.6%	968	795	+21.8%
Wayne County	1,689	1,692	-0.2%	\$232,000	\$220,000	+5.5%	29	29	0.0%	4,831	4,335	+11.4%

* Included in county numbers.