

# AUGUST 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

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## Sellers Received 98% of Asking Price in August While Inventory Growth Continues

| Quick Facts<br>August 2026                  | Closed<br>Sales<br><br>10,033 | Pending<br>Sales<br><br>9,572 | Median Sale<br>Price<br><br>\$300,000 | New<br>Listings<br><br>15,426 | Homes On<br>Market<br><br>29,374 | Avg. Days<br>on Market<br><br>34 |
|---------------------------------------------|-------------------------------|-------------------------------|---------------------------------------|-------------------------------|----------------------------------|----------------------------------|
| July 2026<br><br>Month-Over-Month<br>Change | 10,863<br><br>▼ 7.6%          | 9,719<br><br>▼ 1.5%           | \$305,000<br><br>▼ 1.6%               | 16,489<br><br>▼ 6.4%          | 28,247<br><br>▲ 4%               | 33<br><br>▲ 1 day                |
| August 2025<br><br>Year-Over-Year<br>Change | 10,670<br><br>▼ 6%            | 10,609<br><br>▼ 9.8%          | \$287,000<br><br>▲ 4.5%               | 14,613<br><br>▲ 5.6%          | 25,249<br><br>▲ 16.3%            | 34<br><br>No change              |

### Market Highlights

- ❖ **More homes came onto the market**, with 15,426 listings added to the Realcomp MLS in August.
- ❖ **Buyers had more choices**, as the on-market inventory reached 29,374 homes for sale.
- ❖ **A significant share of newly entered listings quickly found buyers**, as 24.1% of properties listed in August secured a buyer within the same month. In August, 10,033 homes closed.
- ❖ **Homes continued to sell in about a month**. While inventory increased, homes continued to sell in an average of 34 days in August, matching August 2025.
- ❖ **Home values remained strong across the region**, with five-year August highs in median sale price recorded in Genesee, Lapeer, Livingston, Macomb, Oakland, St. Clair, and Wayne Counties.
- ❖ **Sellers received over 98% of their asking price**, as homes sold for an average of 98.7% of their last asking price, reflecting strong competition for well-priced homes.

“Month over month we again saw a slight decrease in median sales prices while the inventory uptick continued,” said Karen Kage, CEO, Realcomp II Ltd. “That dynamic, in turn, is boding quite well for asking prices.”

### August 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   |
| August-22    | *12,658 | August-22     | *12,219 | August-22          | \$249,900  | August-22         | 24,298  |
| August-23    | 10,902  | August-23     | 10,434  | August-23          | \$260,000  | August-23         | 19,377  |
| August-24    | 10,570  | August-24     | 10,379  | August-24          | \$275,000  | August-24         | 22,206  |
| August-25    | 10,670  | August-25     | 10,609  | August-25          | \$287,000  | August-25         | 25,249  |
| August-26    | 10,033  | August-26     | 9,572   | August-26          | *\$300,000 | August-26         | *29,374 |

### August 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  |
| August-22    | 392   | August-22     | 435   | August-22          | \$85,000   | August-22         | 2,487  |
| August-23    | *525  | August-23     | 520   | August-23          | \$83,000   | August-23         | 2,450  |
| August-24    | 494   | August-24     | *551  | August-24          | \$95,000   | August-24         | 2,481  |
| August-25    | 481   | August-25     | 447   | August-25          | *\$115,000 | August-25         | 2,822  |
| August-26    | 370   | August-26     | 438   | August-26          | \$95,000   | August-26         | *2,971 |

### August 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  |
| August-22    | *540  | August-22     | *527  | August-22          | \$199,950  | August-22         | 1,250  |
| August-23    | 423   | August-23     | 423   | August-23          | \$206,000  | August-23         | 948    |
| August-24    | 447   | August-24     | 460   | August-24          | \$212,500  | August-24         | 1,105  |
| August-25    | 512   | August-25     | 499   | August-25          | \$225,000  | August-25         | 1,211  |
| August-26    | 438   | August-26     | 479   | August-26          | *\$239,950 | August-26         | *1,326 |

### August 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 |
| August-22    | *119  | August-22     | 109   | August-22          | \$278,000  | August-22         | 276   |
| August-23    | 83    | August-23     | 74    | August-23          | \$275,000  | August-23         | 213   |
| August-24    | 86    | August-24     | 89    | August-24          | \$298,750  | August-24         | 252   |
| August-25    | 91    | August-25     | 89    | August-25          | \$319,900  | August-25         | *307  |
| August-26    | 106   | August-26     | *117  | August-26          | *\$310,000 | August-26         | 254   |

### August 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 |
| August-22    | *327  | August-22     | *300  | August-22          | \$354,000  | August-22         | *564  |
| August-23    | 230   | August-23     | 203   | August-23          | \$375,000  | August-23         | 447   |
| August-24    | 235   | August-24     | 246   | August-24          | \$385,000  | August-24         | 488   |
| August-25    | 240   | August-25     | 236   | August-25          | \$389,250  | August-25         | 520   |
| August-26    | 300   | August-26     | 285   | August-26          | *\$439,000 | August-26         | 540   |

### August 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  |
| August-22    | *1,273 | August-22     | *1,242 | August-22          | \$230,000  | August-22         | 2,174  |
| August-23    | 1,060  | August-23     | 1,022  | August-23          | \$240,100  | August-23         | 1,447  |
| August-24    | 1,008  | August-24     | 1,000  | August-24          | \$263,500  | August-24         | 1,812  |
| August-25    | 1,021  | August-25     | 1,038  | August-25          | \$279,200  | August-25         | 2,104  |
| August-26    | 979    | August-26     | 1,064  | August-26          | *\$280,000 | August-26         | *2,534 |

### August 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  |
| August-22    | *1,978 | August-22     | *1,835 | August-22          | \$325,000  | August-22         | 3,396  |
| August-23    | 1,579  | August-23     | 1,470  | August-23          | \$354,450  | August-23         | 2,443  |
| August-24    | 1,497  | August-24     | 1,442  | August-24          | \$371,500  | August-24         | 2,691  |
| August-25    | 1,589  | August-25     | 1,513  | August-25          | \$385,000  | August-25         | 3,139  |
| August-26    | 1,489  | August-26     | 1,445  | August-26          | *\$395,000 | August-26         | *3,903 |

### August 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 |
| August-22    | *211  | August-22     | *216  | August-22          | \$215,500  | August-22         | 429   |
| August-23    | 198   | August-23     | 194   | August-23          | \$258,500  | August-23         | 375   |
| August-24    | 177   | August-24     | 187   | August-24          | \$244,500  | August-24         | 355   |
| August-25    | 180   | August-25     | 203   | August-25          | \$245,500  | August-25         | 456   |
| August-26    | 198   | August-26     | 212   | August-26          | *\$283,500 | August-26         | *481  |

### August 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  |
| August-22    | *426  | August-22     | *369  | August-22          | \$375,500  | August-22         | *1,156 |
| August-23    | 330   | August-23     | 309   | August-23          | \$385,000  | August-23         | 941    |
| August-24    | 360   | August-24     | 311   | August-24          | \$400,000  | August-24         | 681    |
| August-25    | 336   | August-25     | 315   | August-25          | *\$435,000 | August-25         | 821    |
| August-26    | 314   | August-26     | 205   | August-26          | \$430,000  | August-26         | 1,085  |

### August 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  |
| August-22    | *1,893 | August-22     | *1,886 | August-22          | \$190,000  | August-22         | 4,898  |
| August-23    | 1,840  | August-23     | 1,836  | August-23          | \$196,000  | August-23         | 3,936  |
| August-24    | 1,733  | August-24     | 1,808  | August-24          | \$204,950  | August-24         | 4,259  |
| August-25    | 1,672  | August-25     | 1,620  | August-25          | \$220,000  | August-25         | 5,006  |
| August-26    | 1,480  | August-26     | 1,574  | August-26          | *\$230,000 | August-26         | *5,383 |

\*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](http://www.MoveInMichigan.com).

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# Listing and Sales Summary Report

## August 2026



|                            | Total Sales (Units) |        |          | Median Sales Prices |           |          | Average DOM |        |          | On-Market Listings (Ending Inventory) |        |          |
|----------------------------|---------------------|--------|----------|---------------------|-----------|----------|-------------|--------|----------|---------------------------------------|--------|----------|
|                            | Aug-26              | Aug-25 | % Change | Aug-26              | Aug-25    | % Change | Aug-26      | Aug-25 | % Change | Aug-26                                | Aug-25 | % Change |
| All MLS (All Inclusive)    | 10,033              | 10,670 | -6.0%    | \$300,000           | \$287,000 | +4.5%    | 34          | 34     | 0.0%     | 29,374                                | 25,249 | +16.3%   |
| City of Detroit*           | 370                 | 481    | -23.1%   | \$95,000            | \$115,000 | -17.4%   | 51          | 47     | +8.5%    | 2,971                                 | 2,822  | +5.3%    |
| Dearborn/Dearborn Heights* | 125                 | 141    | -11.3%   | \$250,000           | \$260,000 | -3.8%    | 22          | 17     | +29.4%   | 281                                   | 260    | +8.1%    |
| Downriver Area*            | 331                 | 377    | -12.2%   | \$229,900           | \$217,000 | +5.9%    | 24          | 21     | +14.3%   | 677                                   | 709    | -4.5%    |
| Genesee County             | 438                 | 512    | -14.5%   | \$239,950           | \$225,000 | +6.6%    | 34          | 34     | 0.0%     | 1,326                                 | 1,211  | +9.5%    |
| Greater Wayne*             | 1,110               | 1,191  | -6.8%    | \$261,000           | \$257,500 | +1.4%    | 23          | 20     | +15.0%   | 2,412                                 | 2,184  | +10.4%   |
| Grosse Pointe Areas*       | 87                  | 78     | +11.5%   | \$505,000           | \$402,950 | +25.3%   | 35          | 31     | +12.9%   | 188                                   | 160    | +17.5%   |
| Hillsdale County           | 52                  | 61     | -14.8%   | \$209,500           | \$227,500 | -7.9%    | 54          | 80     | -32.5%   | 180                                   | 160    | +12.5%   |
| Huron County               | 21                  | 20     | +5.0%    | \$220,000           | \$175,500 | +25.4%   | 76          | 48     | +58.3%   | 69                                    | 74     | -6.8%    |
| Jackson County             | 177                 | 230    | -23.0%   | \$220,000           | \$207,500 | +6.0%    | 54          | 53     | +1.9%    | 598                                   | 397    | +50.6%   |
| Lapeer County              | 106                 | 91     | +16.5%   | \$310,000           | \$319,900 | -3.1%    | 35          | 36     | -2.8%    | 254                                   | 307    | -17.3%   |
| Lenawee County             | 112                 | 116    | -3.4%    | \$259,500           | \$238,950 | +8.6%    | 57          | 54     | +5.6%    | 368                                   | 289    | +27.3%   |
| Livingston County          | 300                 | 240    | +25.0%   | \$439,000           | \$389,250 | +12.8%   | 27          | 30     | -10.0%   | 540                                   | 520    | +3.8%    |
| Macomb County              | 979                 | 1,021  | -4.1%    | \$280,000           | \$279,200 | +0.3%    | 29          | 30     | -3.3%    | 2,534                                 | 2,104  | +20.4%   |
| Metro Detroit Area*        | 4,248               | 4,522  | -6.1%    | \$306,000           | \$295,000 | +3.7%    | 28          | 27     | +3.7%    | 12,360                                | 10,769 | +14.8%   |
| Monroe County              | 156                 | 155    | +0.6%    | \$292,500           | \$265,000 | +10.4%   | 34          | 40     | -15.0%   | 310                                   | 349    | -11.2%   |
| Montcalm County            | 70                  | 85     | -17.6%   | \$250,000           | \$270,000 | -7.4%    | 26          | 27     | -3.7%    | 218                                   | 168    | +29.8%   |
| Oakland County             | 1,489               | 1,589  | -6.3%    | \$395,000           | \$385,000 | +2.6%    | 25          | 25     | 0.0%     | 3,903                                 | 3,139  | +24.3%   |
| Saginaw County             | 169                 | 183    | -7.7%    | \$200,000           | \$185,000 | +8.1%    | 34          | 29     | +17.2%   | 499                                   | 431    | +15.8%   |
| Sanilac County             | 41                  | 37     | +10.8%   | \$225,000           | \$210,000 | +7.1%    | 79          | 65     | +21.5%   | 172                                   | 169    | +1.8%    |
| Shiawassee County          | 71                  | 80     | -11.3%   | \$240,000           | \$215,000 | +11.6%   | 28          | 27     | +3.7%    | 176                                   | 130    | +35.4%   |
| St. Clair County           | 198                 | 180    | +10.0%   | \$283,500           | \$245,500 | +15.5%   | 35          | 36     | -2.8%    | 481                                   | 456    | +5.5%    |
| Tuscola County             | 29                  | 30     | -3.3%    | \$207,450           | \$183,000 | +13.4%   | 36          | 44     | -18.2%   | 102                                   | 115    | -11.3%   |
| Washtenaw County           | 314                 | 336    | -6.5%    | \$430,000           | \$435,000 | -1.1%    | 48          | 42     | +14.3%   | 1,085                                 | 821    | +32.2%   |
| Wayne County               | 1,480               | 1,672  | -11.5%   | \$230,000           | \$220,000 | +4.5%    | 30          | 28     | +7.1%    | 5,383                                 | 5,006  | +7.5%    |

\* Included in county numbers.