

Shelby Twp

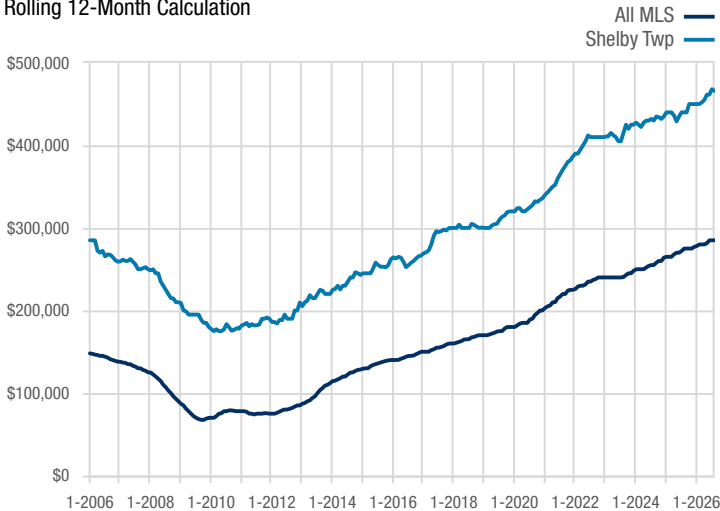
Macomb County

Residential	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	85	109	+ 28.2%	635	707	+ 11.3%
Pending Sales	52	71	+ 36.5%	411	442	+ 7.5%
Closed Sales	54	71	+ 31.5%	391	424	+ 8.4%
Days on Market Until Sale	22	30	+ 36.4%	38	36	- 5.3%
Median Sales Price*	\$463,775	\$465,000	+ 0.3%	\$450,000	\$469,850	+ 4.4%
Average Sales Price*	\$523,912	\$506,732	- 3.3%	\$491,400	\$506,601	+ 3.1%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	164	177	+ 7.9%	—	—	—
Months Supply of Inventory	3.3	3.4	+ 3.0%	—	—	—

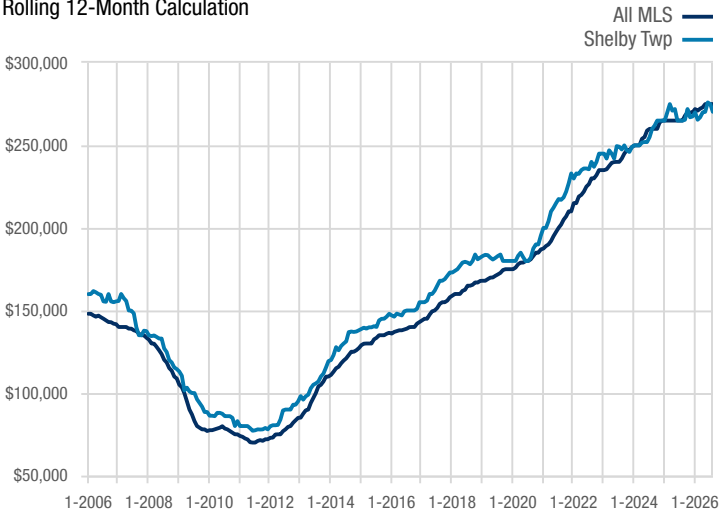
Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	31	34	+ 9.7%	213	272	+ 27.7%
Pending Sales	20	23	+ 15.0%	166	173	+ 4.2%
Closed Sales	16	19	+ 18.8%	155	158	+ 1.9%
Days on Market Until Sale	47	17	- 63.8%	37	30	- 18.9%
Median Sales Price*	\$309,950	\$257,000	- 17.1%	\$272,000	\$274,950	+ 1.1%
Average Sales Price*	\$356,574	\$293,716	- 17.6%	\$306,339	\$302,072	- 1.4%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	37	65	+ 75.7%	—	—	—
Months Supply of Inventory	1.9	3.3	+ 73.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Residential
Rolling 12-Month Calculation



Median Sales Price - Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.