

Local Market Update – September 2026

A Research Tool Provided by Realcomp



Detroit – South of Grand River Ave

Wayne County

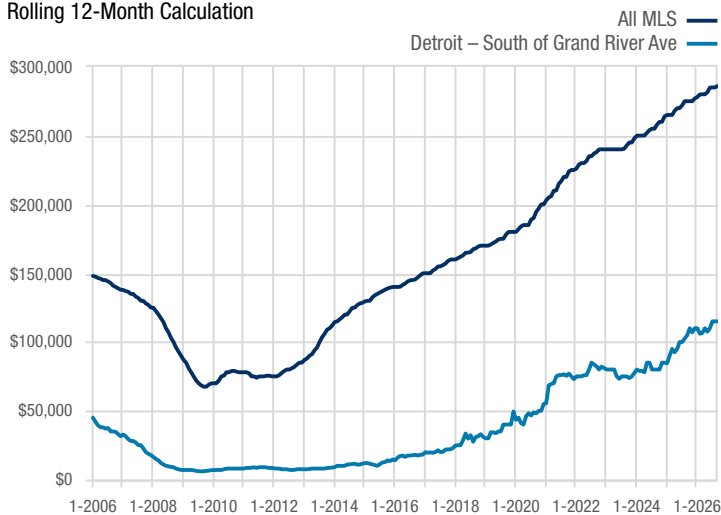
Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	47	45	- 4.3%	282	342	+ 21.3%
Pending Sales	19	21	+ 10.5%	128	179	+ 39.8%
Closed Sales	10	21	+ 110.0%	125	170	+ 36.0%
Days on Market Until Sale	53	33	- 37.7%	50	40	- 20.0%
Median Sales Price*	\$122,450	\$99,000	- 19.2%	\$110,000	\$115,250	+ 4.8%
Average Sales Price*	\$143,930	\$138,083	- 4.1%	\$122,371	\$131,962	+ 7.8%
Percent of List Price Received*	90.5%	97.2%	+ 7.4%	97.3%	95.9%	- 1.4%
Inventory of Homes for Sale	93	113	+ 21.5%	—	—	—
Months Supply of Inventory	6.1	6.0	- 1.6%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	11	- 15.4%	82	69	- 15.9%
Pending Sales	3	4	+ 33.3%	34	20	- 41.2%
Closed Sales	1	3	+ 200.0%	30	23	- 23.3%
Days on Market Until Sale	11	70	+ 536.4%	115	90	- 21.7%
Median Sales Price*	\$153,000	\$317,500	+ 107.5%	\$399,375	\$318,750	- 20.2%
Average Sales Price*	\$153,000	\$334,167	+ 118.4%	\$410,896	\$370,018	- 9.9%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.2%	95.1%	- 3.2%
Inventory of Homes for Sale	36	37	+ 2.8%	—	—	—
Months Supply of Inventory	9.8	13.1	+ 33.7%	—	—	—

* 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.

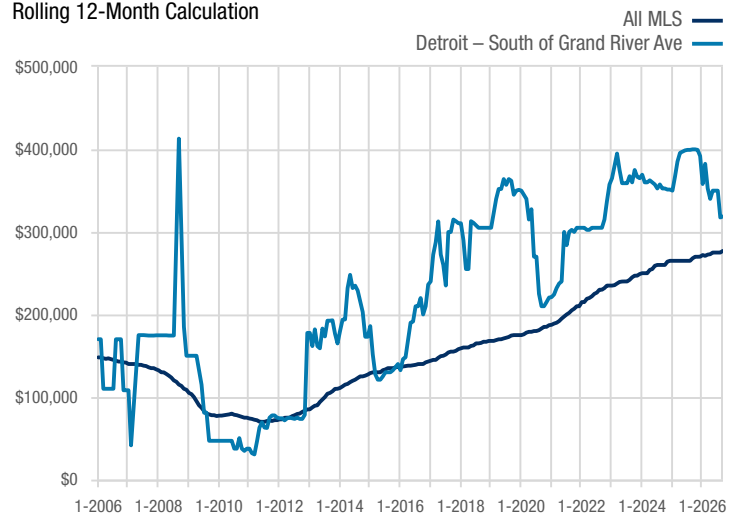
Median Sales Price - Residential

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.