

GMAR® Report

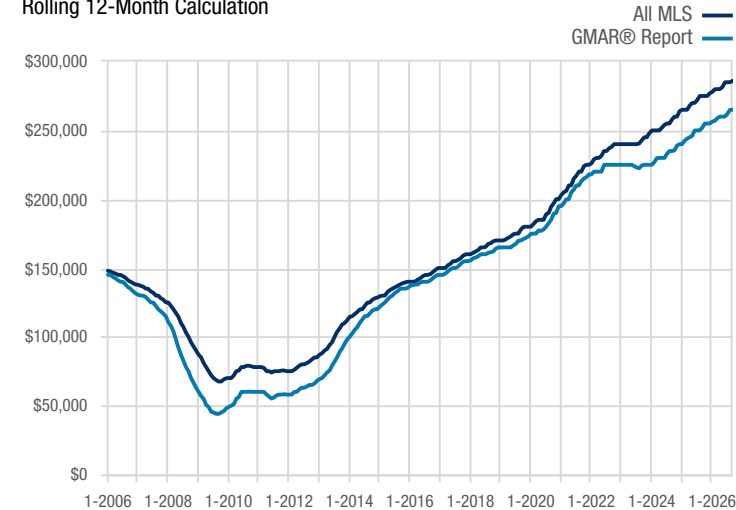
Covers the Greater Metropolitan Area of Detroit, including but not limited to locales in Lapeer, Macomb, Oakland, Washtenaw and Wayne Counties.

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5,702	5,183	- 9.1%	44,663	45,117	+ 1.0%
Pending Sales	3,467	2,807	- 19.0%	29,952	28,956	- 3.3%
Closed Sales	3,529	3,056	- 13.4%	28,888	27,916	- 3.4%
Days on Market Until Sale	29	30	+ 3.4%	31	33	+ 6.5%
Median Sales Price*	\$265,000	\$274,000	+ 3.4%	\$258,000	\$269,900	+ 4.6%
Average Sales Price*	\$334,763	\$341,302	+ 2.0%	\$322,943	\$336,168	+ 4.1%
Percent of List Price Received*	98.8%	98.8%	0.0%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	9,399	10,344	+ 10.1%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

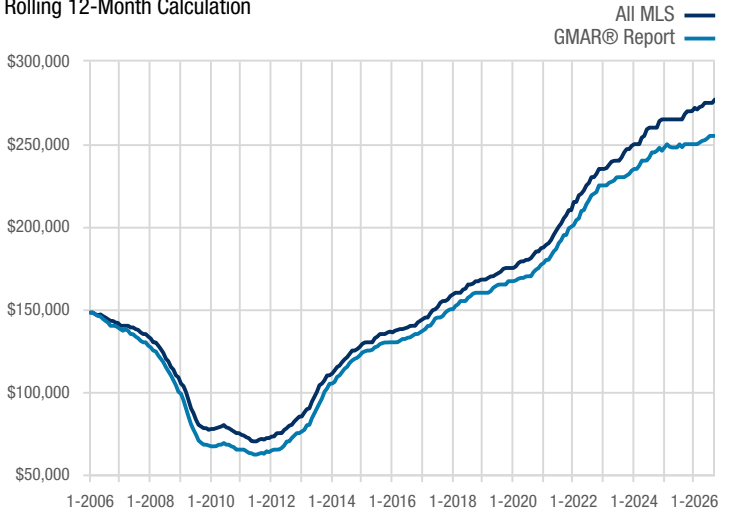
Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1,044	1,109	+ 6.2%	8,670	9,434	+ 8.8%
Pending Sales	610	538	- 11.8%	5,859	5,820	- 0.7%
Closed Sales	648	599	- 7.6%	5,635	5,608	- 0.5%
Days on Market Until Sale	33	40	+ 21.2%	36	43	+ 19.4%
Median Sales Price*	\$260,000	\$260,000	0.0%	\$251,000	\$258,000	+ 2.8%
Average Sales Price*	\$290,581	\$313,799	+ 8.0%	\$288,363	\$300,297	+ 4.1%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	1,912	2,398	+ 25.4%	—	—	—
Months Supply of Inventory	3.1	3.9	+ 25.8%	—	—	—

* 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.
Current as of October 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.