Local Market Update – October 2026

A Research Tool Provided by Realcomp

Detroit

Wayne County

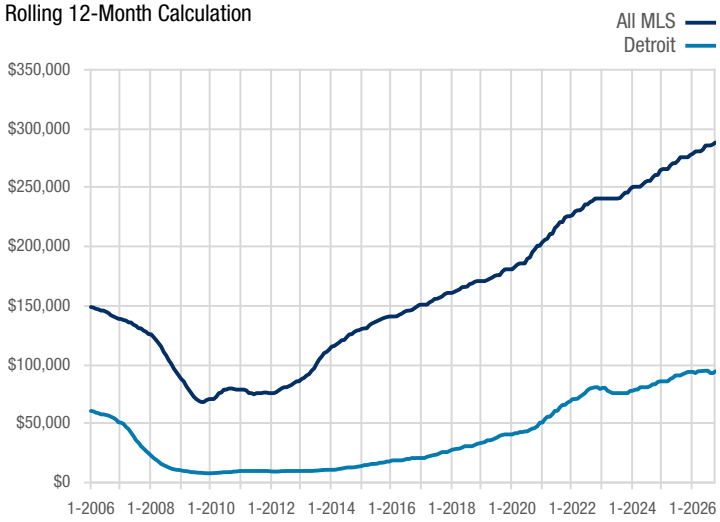
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,001	**870**	- 13.1%	9,249	**9,165**	- 0.9%
Pending Sales	462	**421**	- 8.9%	4,324	**4,122**	- 4.7%
Closed Sales	446	**352**	- 21.1%	4,289	**3,878**	- 9.6%
Days on Market Until Sale	50	**52**	+ 4.0%	49	**52**	+ 6.1%
Median Sales Price*	$88,000	**$100,000**	+ 13.6%	$93,500	**$94,500**	+ 1.1%
Average Sales Price*	$116,657	**$118,817**	+ 1.9%	$123,296	**$124,827**	+ 1.2%
Percent of List Price Received*	94.7%	**94.5%**	- 0.2%	95.6%	**95.1%**	- 0.5%
Inventory of Homes for Sale	2,768	**2,661**	- 3.9%	—	**—**	—
Months Supply of Inventory	6.4	**6.6**	+ 3.1%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	79	**60**	- 24.1%	728	**734**	+ 0.8%
Pending Sales	25	**26**	+ 4.0%	281	**268**	- 4.6%
Closed Sales	28	**24**	- 14.3%	277	**249**	- 10.1%
Days on Market Until Sale	68	**66**	- 2.9%	78	**76**	- 2.6%
Median Sales Price*	$293,263	**$255,000**	- 13.0%	$224,900	**$278,500**	+ 23.8%
Average Sales Price*	$355,408	**$302,328**	- 14.9%	$266,524	**$307,643**	+ 15.4%
Percent of List Price Received*	95.0%	**94.8%**	- 0.2%	96.4%	**95.7%**	- 0.7%
Inventory of Homes for Sale	266	**271**	+ 1.9%	—	**—**	—
Months Supply of Inventory	9.4	**10.0**	+ 6.4%	—	**—**	—

* 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.

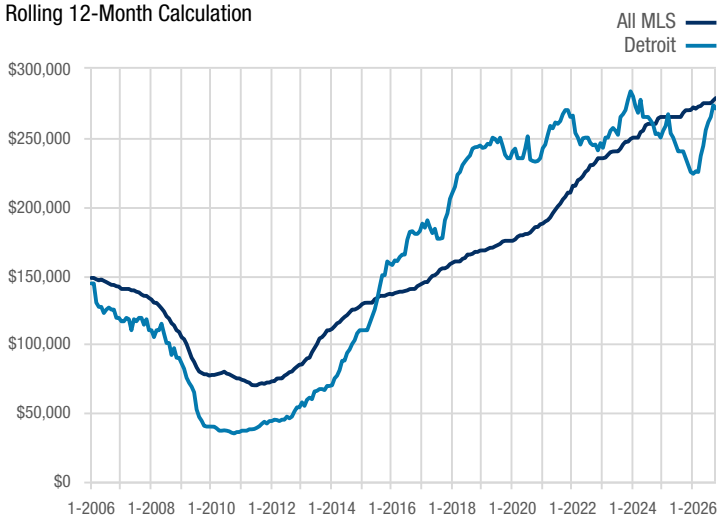
Median Sales Price - Residential

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 November 6, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.