Local Market Update – October 2026

A Research Tool Provided by Realcomp

Macomb County

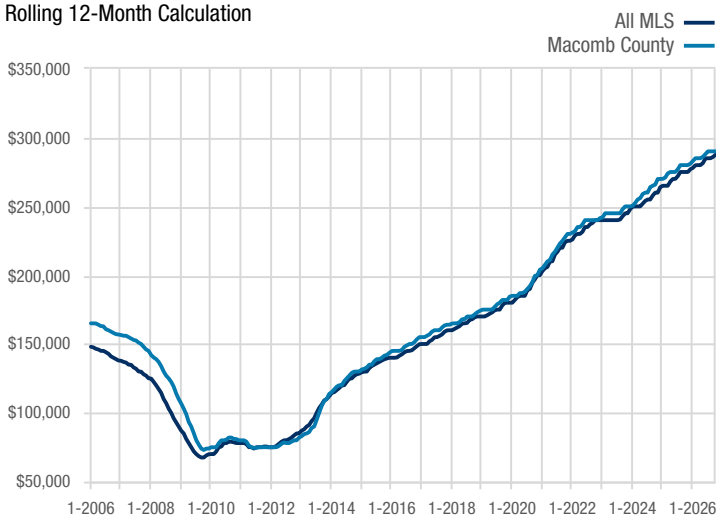
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,134	**1,059**	- 6.6%	10,587	**10,952**	+ 3.4%
Pending Sales	744	**625**	- 16.0%	7,356	**7,125**	- 3.1%
Closed Sales	796	**638**	- 19.8%	7,179	**6,929**	- 3.5%
Days on Market Until Sale	32	**32**	0.0%	31	**32**	+ 3.2%
Median Sales Price*	$280,000	**$285,000**	+ 1.8%	$283,000	**$294,000**	+ 3.9%
Average Sales Price*	$321,935	**$326,971**	+ 1.6%	$321,808	**$335,267**	+ 4.2%
Percent of List Price Received*	99.0%	**98.7%**	- 0.3%	99.4%	**99.5%**	+ 0.1%
Inventory of Homes for Sale	1,806	**2,131**	+ 18.0%	—	—	—
Months Supply of Inventory	2.5	**3.1**	+ 24.0%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	307	**279**	- 9.1%	2,768	**2,869**	+ 3.6%
Pending Sales	191	**185**	- 3.1%	1,990	**1,983**	- 0.4%
Closed Sales	215	**187**	- 13.0%	1,934	**1,906**	- 1.4%
Days on Market Until Sale	33	**38**	+ 15.2%	31	**37**	+ 19.4%
Median Sales Price*	$215,000	**$218,000**	+ 1.4%	$220,500	**$220,000**	- 0.2%
Average Sales Price*	$234,400	**$228,195**	- 2.6%	$233,796	**$235,483**	+ 0.7%
Percent of List Price Received*	98.8%	**97.9%**	- 0.9%	98.7%	**98.0%**	- 0.7%
Inventory of Homes for Sale	482	**551**	+ 14.3%	—	—	—
Months Supply of Inventory	2.5	**2.9**	+ 16.0%	—	—	—

* 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.

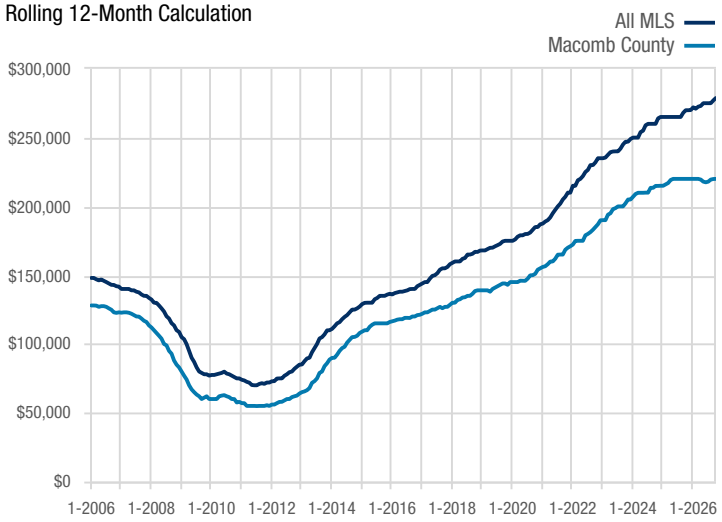
Median Sales Price - Residential

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.