Local Market Update – October 2026

A Research Tool Provided by Realcomp

Macomb Twp

Macomb County

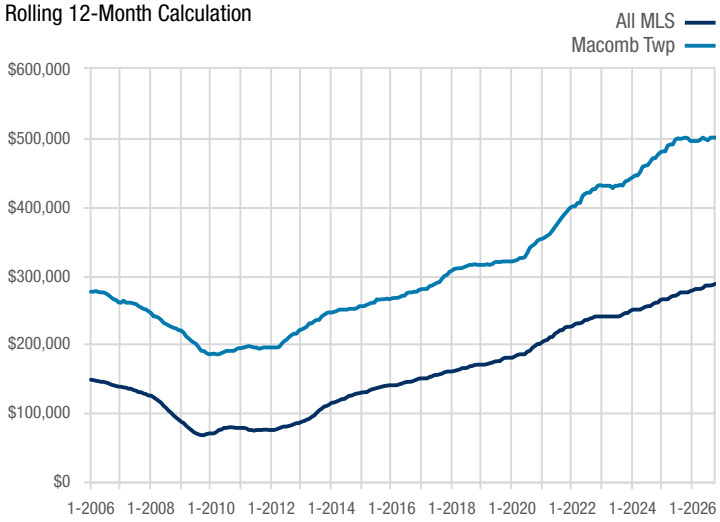
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	128	**101**	- 21.1%	1,082	**1,087**	+ 0.5%
Pending Sales	77	**56**	- 27.3%	695	**701**	+ 0.9%
Closed Sales	81	**51**	- 37.0%	659	**708**	+ 7.4%
Days on Market Until Sale	31	**38**	+ 22.6%	38	**40**	+ 5.3%
Median Sales Price*	$468,000	**$504,500**	+ 7.8%	$500,000	**$504,000**	+ 0.8%
Average Sales Price*	$486,385	**$493,745**	+ 1.5%	$492,781	**$504,669**	+ 2.4%
Percent of List Price Received*	99.3%	**99.4%**	+ 0.1%	99.7%	**99.8%**	+ 0.1%
Inventory of Homes for Sale	224	**245**	+ 9.4%	—	**—**	—
Months Supply of Inventory	3.4	**3.5**	+ 2.9%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	34	**24**	- 29.4%	297	**267**	- 10.1%
Pending Sales	18	**16**	- 11.1%	211	**213**	+ 0.9%
Closed Sales	25	**17**	- 32.0%	203	**199**	- 2.0%
Days on Market Until Sale	24	**56**	+ 133.3%	30	**38**	+ 26.7%
Median Sales Price*	$310,000	**$320,000**	+ 3.2%	$315,000	**$305,000**	- 3.2%
Average Sales Price*	$312,208	**$317,096**	+ 1.6%	$316,762	**$311,076**	- 1.8%
Percent of List Price Received*	99.2%	**98.9%**	- 0.3%	99.6%	**98.7%**	- 0.9%
Inventory of Homes for Sale	48	**41**	- 14.6%	—	**—**	—
Months Supply of Inventory	2.4	**2.1**	- 12.5%	—	**—**	—

* 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.

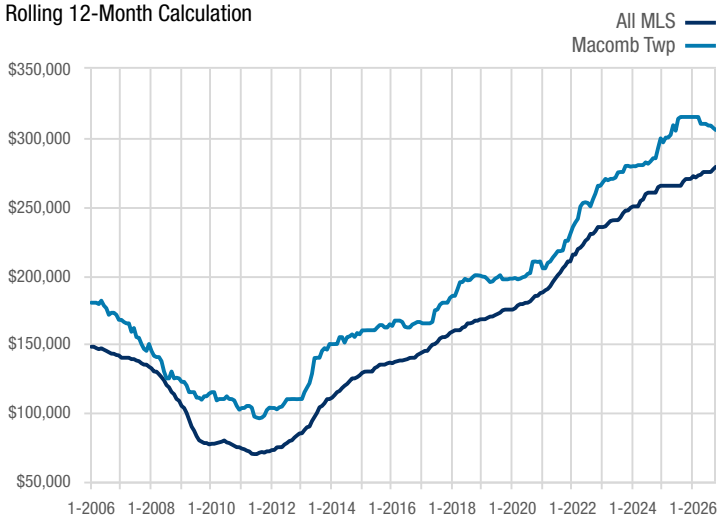
Median Sales Price - Residential

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.