Local Market Update – October 2026

A Research Tool Provided by Realcomp

Metro Detroit

Covers Livingston, Macomb, Oakland and Wayne Counties.

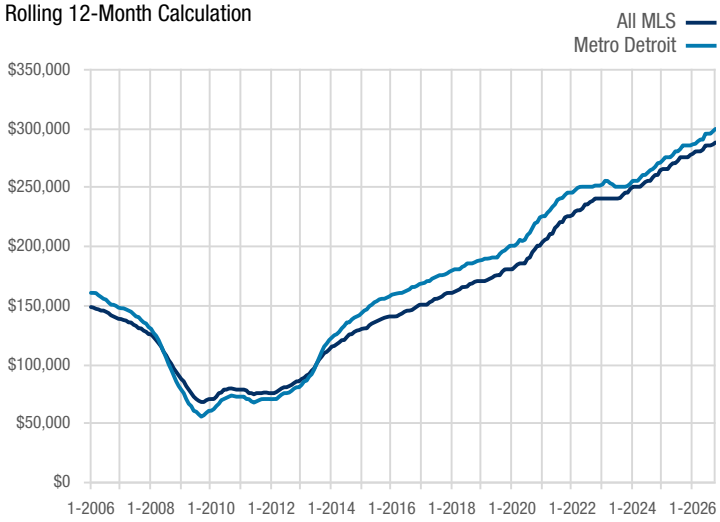
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5,434	**5,272**	- 3.0%	51,076	**52,517**	+ 2.8%
Pending Sales	3,433	**2,947**	- 14.2%	33,679	**33,101**	- 1.7%
Closed Sales	3,637	**2,994**	- 17.7%	32,980	**32,049**	- 2.8%
Days on Market Until Sale	30	**31**	+ 3.3%	29	**31**	+ 6.9%
Median Sales Price*	$285,000	**$288,000**	+ 1.1%	$288,500	**$300,000**	+ 4.0%
Average Sales Price*	$347,977	**$363,570**	+ 4.5%	$354,095	**$368,136**	+ 4.0%
Percent of List Price Received*	98.5%	**98.1%**	- 0.4%	99.3%	**99.1%**	- 0.2%
Inventory of Homes for Sale	9,527	**10,584**	+ 11.1%	—	**—**	—
Months Supply of Inventory	2.9	**3.3**	+ 13.8%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,089	**1,054**	- 3.2%	9,956	**11,003**	+ 10.5%
Pending Sales	653	**579**	- 11.3%	6,656	**6,703**	+ 0.7%
Closed Sales	720	**603**	- 16.3%	6,457	**6,470**	+ 0.2%
Days on Market Until Sale	36	**39**	+ 8.3%	34	**40**	+ 17.6%
Median Sales Price*	$259,900	**$264,250**	+ 1.7%	$251,000	**$259,900**	+ 3.5%
Average Sales Price*	$299,302	**$307,456**	+ 2.7%	$284,371	**$296,414**	+ 4.2%
Percent of List Price Received*	98.4%	**97.7%**	- 0.7%	98.7%	**98.2%**	- 0.5%
Inventory of Homes for Sale	1,934	**2,538**	+ 31.2%	—	**—**	—
Months Supply of Inventory	3.1	**4.0**	+ 29.0%	—	**—**	—

* 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.

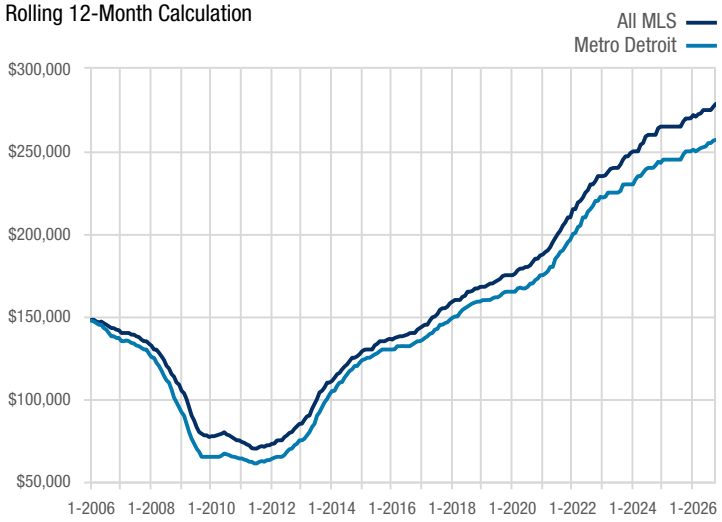
Median Sales Price - Residential

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.