Local Market Update – October 2026

A Research Tool Provided by Realcomp

Richmond

Macomb and St. Clair Counties

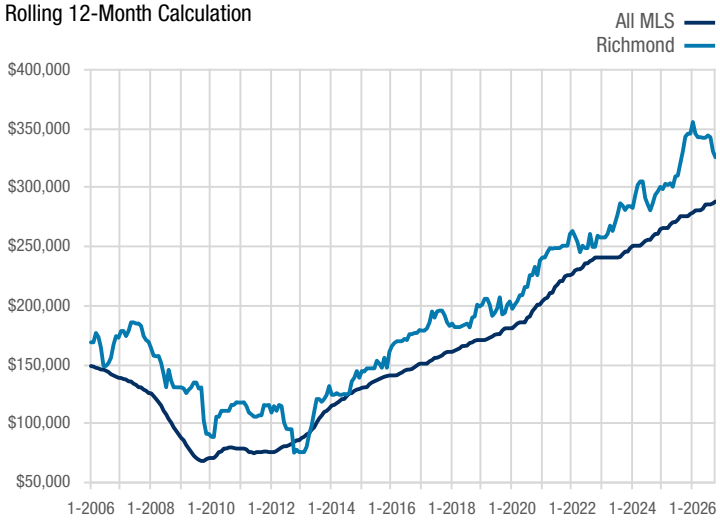
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**11**	+ 175.0%	85	**91**	+ 7.1%
Pending Sales	9	**3**	- 66.7%	59	**52**	- 11.9%
Closed Sales	7	**6**	- 14.3%	56	**51**	- 8.9%
Days on Market Until Sale	17	**18**	+ 5.9%	59	**45**	- 23.7%
Median Sales Price*	$375,000	**$322,000**	- 14.1%	$342,500	**$317,000**	- 7.4%
Average Sales Price*	$384,143	**$378,243**	- 1.5%	$366,355	**$342,316**	- 6.6%
Percent of List Price Received*	102.3%	**100.1%**	- 2.2%	99.9%	**99.2%**	- 0.7%
Inventory of Homes for Sale	20	**27**	+ 35.0%	—	**—**	—
Months Supply of Inventory	3.4	**5.1**	+ 50.0%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**2**	0.0%	24	**28**	+ 16.7%
Pending Sales	1	**0**	- 100.0%	20	**11**	- 45.0%
Closed Sales	2	**2**	0.0%	19	**12**	- 36.8%
Days on Market Until Sale	16	**24**	+ 50.0%	18	**40**	+ 122.2%
Median Sales Price*	$171,250	**$225,500**	+ 31.7%	$226,000	**$182,950**	- 19.0%
Average Sales Price*	$171,250	**$225,500**	+ 31.7%	$227,153	**$202,442**	- 10.9%
Percent of List Price Received*	97.8%	**97.7%**	- 0.1%	99.0%	**98.2%**	- 0.8%
Inventory of Homes for Sale	4	**6**	+ 50.0%	—	**—**	—
Months Supply of Inventory	1.8	**2.6**	+ 44.4%	—	**—**	—

* 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.

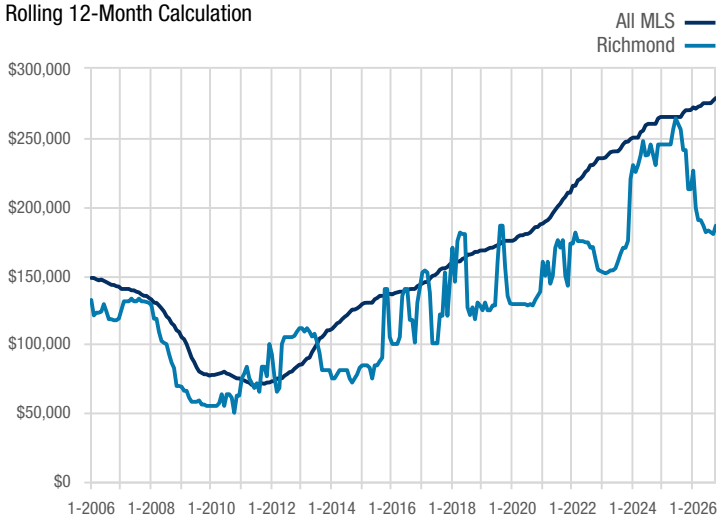
Median Sales Price - Residential

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.