Local Market Update – October 2026

A Research Tool Provided by Realcomp

Shelby Twp

Macomb County

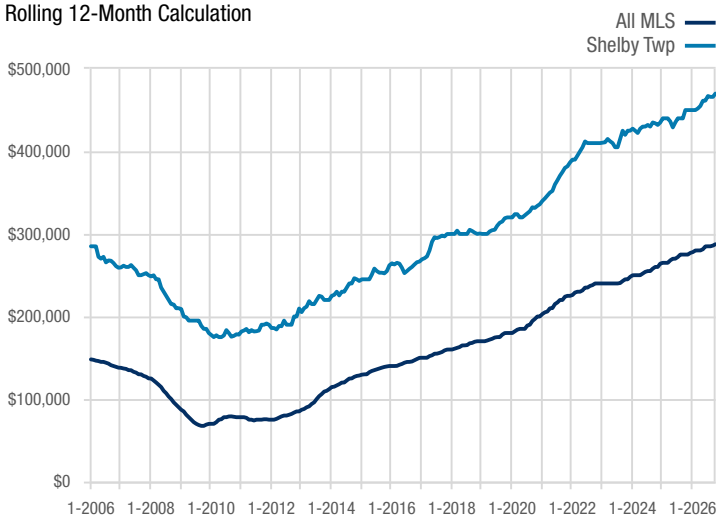
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	76	**70**	- 7.9%	792	**875**	+ 10.5%
Pending Sales	47	**55**	+ 17.0%	521	**552**	+ 6.0%
Closed Sales	61	**55**	- 9.8%	505	**547**	+ 8.3%
Days on Market Until Sale	63	**35**	- 44.4%	41	**34**	- 17.1%
Median Sales Price*	$435,900	**$465,000**	+ 6.7%	$450,000	**$469,900**	+ 4.4%
Average Sales Price*	$476,785	**$486,180**	+ 2.0%	$488,119	**$502,974**	+ 3.0%
Percent of List Price Received*	99.0%	**97.7%**	- 1.3%	99.4%	**99.6%**	+ 0.2%
Inventory of Homes for Sale	154	**166**	+ 7.8%	—	**—**	—
Months Supply of Inventory	3.1	**3.2**	+ 3.2%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**40**	+ 8.1%	285	**340**	+ 19.3%
Pending Sales	17	**33**	+ 94.1%	204	**228**	+ 11.8%
Closed Sales	18	**21**	+ 16.7%	196	**211**	+ 7.7%
Days on Market Until Sale	28	**34**	+ 21.4%	34	**33**	- 2.9%
Median Sales Price*	$315,000	**$260,000**	- 17.5%	$276,750	**$270,000**	- 2.4%
Average Sales Price*	$338,158	**$306,211**	- 9.4%	$310,507	**$303,557**	- 2.2%
Percent of List Price Received*	98.6%	**99.6%**	+ 1.0%	99.0%	**99.1%**	+ 0.1%
Inventory of Homes for Sale	54	**57**	+ 5.6%	—	**—**	—
Months Supply of Inventory	2.8	**2.7**	- 3.6%	—	**—**	—

* 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.

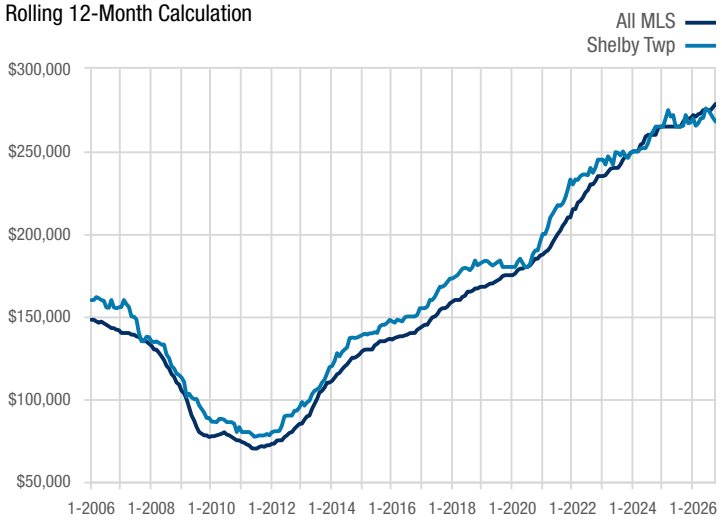
Median Sales Price - Residential

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.