Local Market Update – October 2026

A Research Tool Provided by Realcomp

Southgate

Wayne County

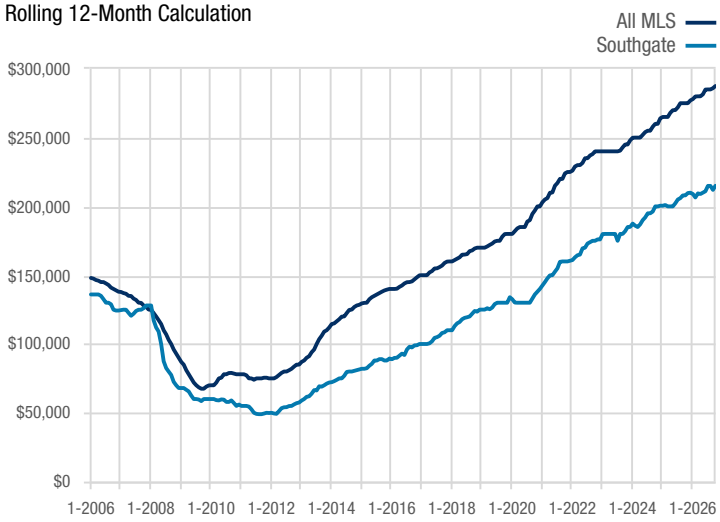
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	38	**29**	- 23.7%	366	**312**	- 14.8%
Pending Sales	30	**20**	- 33.3%	268	**273**	+ 1.9%
Closed Sales	36	**19**	- 47.2%	259	**265**	+ 2.3%
Days on Market Until Sale	22	**18**	- 18.2%	23	**23**	0.0%
Median Sales Price*	$206,500	**$229,900**	+ 11.3%	$212,000	**$220,000**	+ 3.8%
Average Sales Price*	$228,523	**$231,568**	+ 1.3%	$223,806	**$229,252**	+ 2.4%
Percent of List Price Received*	99.2%	**101.9%**	+ 2.7%	100.9%	**100.6%**	- 0.3%
Inventory of Homes for Sale	62	**33**	- 46.8%	—	**—**	—
Months Supply of Inventory	2.3	**1.2**	- 47.8%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**4**	- 33.3%	39	**26**	- 33.3%
Pending Sales	3	**2**	- 33.3%	31	**19**	- 38.7%
Closed Sales	3	**2**	- 33.3%	31	**20**	- 35.5%
Days on Market Until Sale	42	**5**	- 88.1%	21	**23**	+ 9.5%
Median Sales Price*	$162,000	**$195,000**	+ 20.4%	$160,000	**$165,000**	+ 3.1%
Average Sales Price*	$199,833	**$195,000**	- 2.4%	$179,843	**$187,873**	+ 4.5%
Percent of List Price Received*	96.5%	**103.4%**	+ 7.2%	99.8%	**98.5%**	- 1.3%
Inventory of Homes for Sale	6	**5**	- 16.7%	—	**—**	—
Months Supply of Inventory	1.9	**2.0**	+ 5.3%	—	**—**	—

* 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.

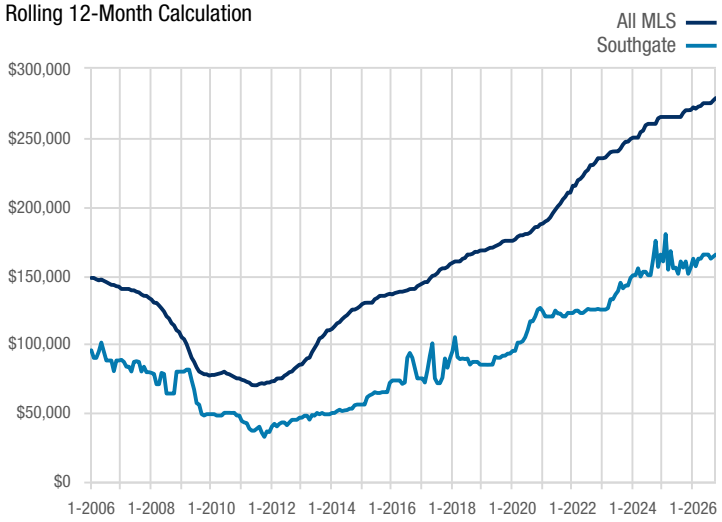
Median Sales Price - Residential

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.