Local Market Update – October 2026

A Research Tool Provided by Realcomp

Van Buren Twp

Wayne County

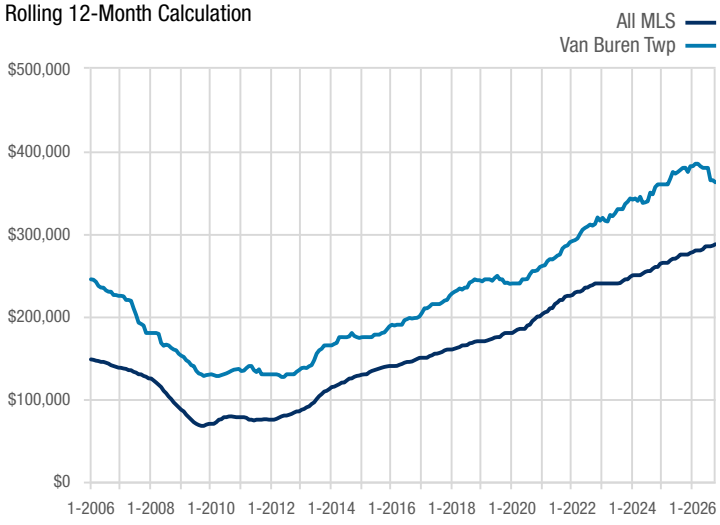
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	35	**21**	- 40.0%	278	**278**	0.0%
Pending Sales	26	**12**	- 53.8%	225	**200**	- 11.1%
Closed Sales	24	**14**	- 41.7%	208	**206**	- 1.0%
Days on Market Until Sale	34	**30**	- 11.8%	33	**32**	- 3.0%
Median Sales Price*	$398,500	**$237,500**	- 40.4%	$381,173	**$354,500**	- 7.0%
Average Sales Price*	$362,801	**$228,200**	- 37.1%	$366,001	**$344,168**	- 6.0%
Percent of List Price Received*	99.5%	**99.3%**	- 0.2%	99.7%	**98.7%**	- 1.0%
Inventory of Homes for Sale	46	**43**	- 6.5%	—	**—**	—
Months Supply of Inventory	2.2	**2.3**	+ 4.5%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**2**	- 50.0%	46	**58**	+ 26.1%
Pending Sales	3	**3**	0.0%	37	**37**	0.0%
Closed Sales	2	**4**	+ 100.0%	37	**38**	+ 2.7%
Days on Market Until Sale	54	**33**	- 38.9%	21	**37**	+ 76.2%
Median Sales Price*	$130,000	**$158,950**	+ 22.3%	$166,500	**$215,000**	+ 29.1%
Average Sales Price*	$130,000	**$170,725**	+ 31.3%	$209,774	**$212,018**	+ 1.1%
Percent of List Price Received*	98.2%	**98.3%**	+ 0.1%	99.2%	**98.5%**	- 0.7%
Inventory of Homes for Sale	6	**12**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.6	**3.3**	+ 106.3%	—	**—**	—

* 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.

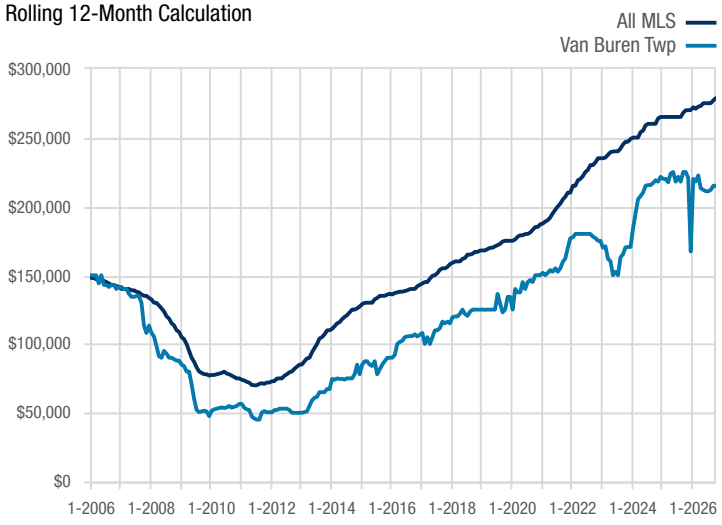
Median Sales Price - Residential

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.