Local Market Update – October 2026

A Research Tool Provided by Realcomp

Warren

Macomb County

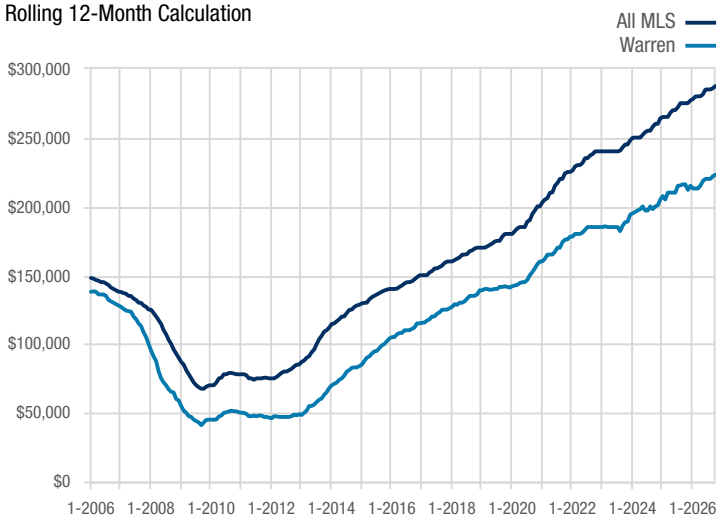
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	236	**207**	- 12.3%	2,030	**2,082**	+ 2.6%
Pending Sales	137	**102**	- 25.5%	1,394	**1,222**	- 12.3%
Closed Sales	143	**106**	- 25.9%	1,362	**1,173**	- 13.9%
Days on Market Until Sale	29	**31**	+ 6.9%	26	**29**	+ 11.5%
Median Sales Price*	$201,000	**$225,000**	+ 11.9%	$215,000	**$225,000**	+ 4.7%
Average Sales Price*	$199,812	**$211,833**	+ 6.0%	$204,855	**$212,952**	+ 4.0%
Percent of List Price Received*	98.3%	**98.1%**	- 0.2%	98.8%	**98.6%**	- 0.2%
Inventory of Homes for Sale	337	**413**	+ 22.6%	—	**—**	—
Months Supply of Inventory	2.5	**3.5**	+ 40.0%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	34	**25**	- 26.5%	281	**293**	+ 4.3%
Pending Sales	25	**20**	- 20.0%	210	**196**	- 6.7%
Closed Sales	27	**20**	- 25.9%	201	**189**	- 6.0%
Days on Market Until Sale	28	**43**	+ 53.6%	31	**37**	+ 19.4%
Median Sales Price*	$180,000	**$133,500**	- 25.8%	$163,000	**$165,000**	+ 1.2%
Average Sales Price*	$184,167	**$138,975**	- 24.5%	$166,791	**$174,129**	+ 4.4%
Percent of List Price Received*	98.8%	**95.6%**	- 3.2%	98.3%	**97.1%**	- 1.2%
Inventory of Homes for Sale	46	**64**	+ 39.1%	—	**—**	—
Months Supply of Inventory	2.3	**3.5**	+ 52.2%	—	**—**	—

* 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.

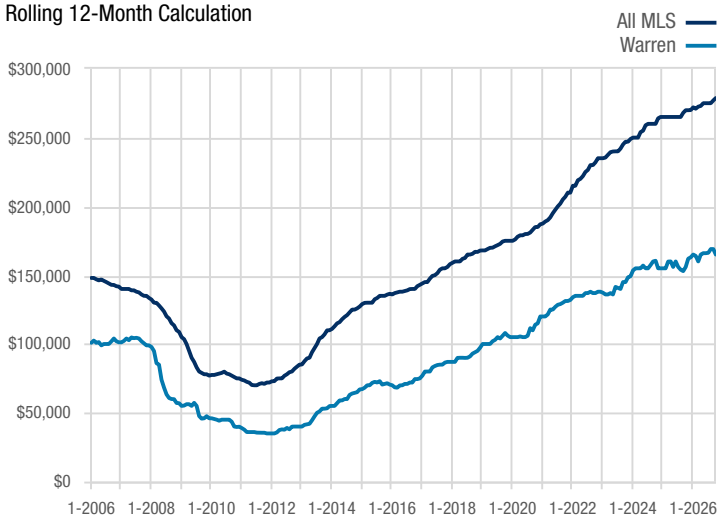
Median Sales Price - Residential

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.