

# Local Market Update – February 2026

A Research Tool Provided by Realcomp



## Dearborn

Wayne County

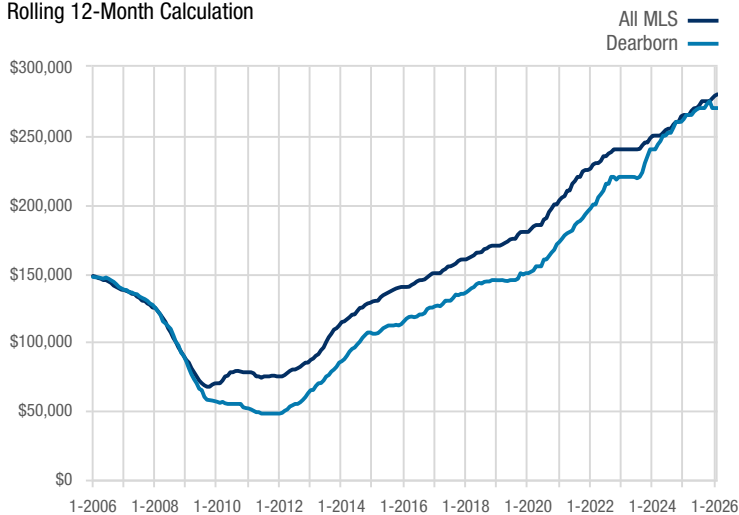
Residential Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	59	72	+ 22.0%	125	141	+ 12.8%
Pending Sales	37	54	+ 45.9%	87	100	+ 14.9%
Closed Sales	51	49	- 3.9%	102	89	- 12.7%
Days on Market Until Sale	29	29	0.0%	26	30	+ 15.4%
Median Sales Price*	\$280,000	\$270,000	- 3.6%	\$275,000	\$280,000	+ 1.8%
Average Sales Price*	\$298,208	\$310,061	+ 4.0%	\$294,144	\$344,449	+ 17.1%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	68	81	+ 19.1%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Condo Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	12	7	- 41.7%	24	11	- 54.2%
Pending Sales	2	5	+ 150.0%	6	10	+ 66.7%
Closed Sales	5	4	- 20.0%	9	9	0.0%
Days on Market Until Sale	47	118	+ 151.1%	57	82	+ 43.9%
Median Sales Price*	\$380,000	\$106,500	- 72.0%	\$282,000	\$150,000	- 46.8%
Average Sales Price*	\$384,400	\$124,750	- 67.5%	\$265,478	\$181,444	- 31.7%
Percent of List Price Received*	97.5%	97.5%	0.0%	97.5%	96.1%	- 1.4%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	3.0	1.9	- 36.7%	—	—	—

\* 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.

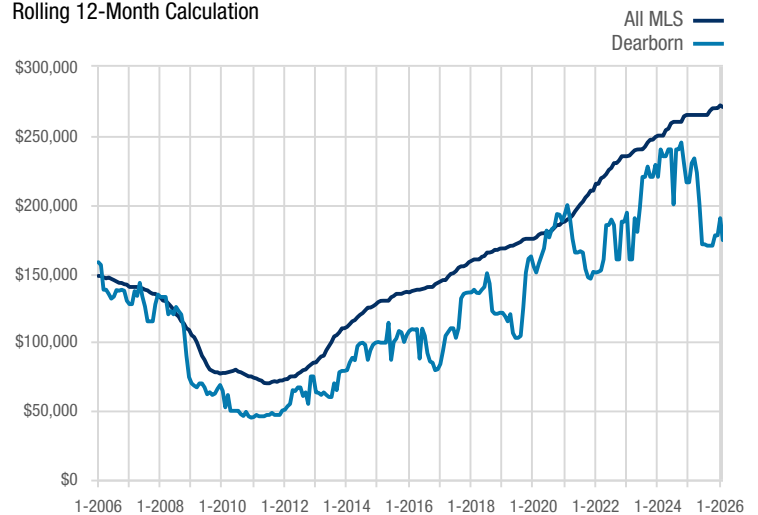
### Median Sales Price - Residential

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.