

JULY 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

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More Homes on Market: Inventory at 5-Year July High

Quick Facts July 2026	Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
	10,863	9,719	\$305,000	16,489	28,247	33
June 2026	11,132	10,593	\$309,000	16,465	25,885	32
Month-Over-Month Change	▼ 2.4%	▼ 8.3%	▼ 1.3%	▲ 0.1%	▲ 9.1%	▼ 1 day
July 2025	11,023	10,539	\$295,000	15,557	24,632	31
Year-Over-Year Change	▼ 1.5%	▼ 7.8%	▲ 3.4%	▲ 6.0%	▲ 14.7%	▲ 2 day

Market Highlights

- ❖ **Homeowners continued to bring properties to market**, as 16,489 listings were added to the Realcomp MLS in July.
- ❖ **Buyers had more choices as inventory was at its top July level in 5 years**, with the on-market inventory at 28,247 homes for sale.
- ❖ **Buyer demand stayed strong**, as more than ¼ of all properties listed in July secured a buyer within the same month. In July, 10,863 homes closed, a decrease of just 1.5% year-over-year.
- ❖ **Buyers continued to act quickly, even with more inventory available.** In July, homes sold in an average of 33 days.
- ❖ **Home values remained high in July**, with the median sale price of \$305,000, up 3.4% from last year.
- ❖ **Sellers continued to receive over 99% of their asking price**, as homes sold for an average of 99.2% of their last asking price, reflecting strong competition for well-priced homes.

"More homes coming to market in July led to double-digit increases in inventory levels," said Karen Kage, CEO, Realcomp II Ltd. "The housing inventory is at a 5-year high for the month of July, which continues to give buyers more options. With the sales prices remaining steady, this market offers positive outcomes on both sides."

July 5-Year Perspectives – Res & Condo Combined – All MLS

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*11,921	July-22	*11,634	July-22	\$255,000	July-22	23,973
July-23	9,689	July-23	10,116	July-23	\$265,000	July-23	18,144
July-24	10,491	July-24	10,190	July-24	\$277,590	July-24	21,011
July-25	11,023	July-25	10,539	July-25	\$295,000	July-25	24,632
July-26	10,863	July-26	9,719	July-26	*\$305,000	July-26	*28,247

July 5-Year Perspectives – Res & Condo Combined – City of Detroit

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	384	July-22	330	July-22	\$100,000	July-22	2,364
July-23	*474	July-23	*534	July-23	\$90,000	July-23	2,361
July-24	453	July-24	462	July-24	\$94,900	July-24	2,441
July-25	433	July-25	443	July-25	\$105,000	July-25	2,651
July-26	430	July-26	439	July-26	*\$114,000	July-26	*2,861

July 5-Year Perspectives – Res & Condo Combined – Genessee County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	475	July-22	472	July-22	\$200,000	July-22	1,192
July-23	419	July-23	402	July-23	\$200,000	July-23	847
July-24	479	July-24	455	July-24	\$200,000	July-24	1,045
July-25	*488	July-25	*478	July-25	\$221,000	July-25	1,177
July-26	482	July-26	462	July-26	*\$230,500	July-26	*1,227

July 5-Year Perspectives – Res & Condo Combined – Lapeer County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*108	July-22	109	July-22	\$275,500	July-22	*289
July-23	84	July-23	72	July-23	\$288,000	July-23	185
July-24	81	July-24	85	July-24	\$290,000	July-24	248
July-25	107	July-25	99	July-25	\$300,000	July-25	287
July-26	100	July-26	*110	July-26	*\$317,950	July-26	251

July 5-Year Perspectives — Res & Condo Combined — Livingston County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*289	July-22	268	July-22	\$352,500	July-22	*583
July-23	258	July-23	233	July-23	\$376,500	July-23	399
July-24	226	July-24	239	July-24	\$404,825	July-24	465
July-25	278	July-25	218	July-25	\$422,450	July-25	528
July-26	287	July-26	*283	July-26	*\$425,000	July-26	553

July 5-Year Perspectives — Res & Condo Combined — Macomb County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*1,169	July-22	*1,207	July-22	\$245,000	July-22	2,135
July-23	952	July-23	1,005	July-23	\$248,500	July-23	1,409
July-24	1,081	July-24	965	July-24	\$265,000	July-24	1,684
July-25	1,030	July-25	997	July-25	\$280,000	July-25	2,107
July-26	1,013	July-26	977	July-26	*\$295,500	July-26	*2,455

July 5-Year Perspectives -- Res & Condo Combined -- Oakland County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*1,749	July-22	*1,722	July-22	\$345,000	July-22	3,489
July-23	1,390	July-23	1,466	July-23	\$348,450	July-23	2,330
July-24	1,546	July-24	1,444	July-24	\$366,000	July-24	2,579
July-25	1,667	July-25	1,560	July-25	\$385,000	July-25	3,187
July-26	1,620	July-26	1,492	July-26	*\$400,200	July-26	*3,796

July 5-Year Perspectives -- Res & Condo Combined – St. Clair County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*208	July-22	177	July-22	\$225,000	July-22	448
July-23	198	July-23	188	July-23	\$209,950	July-23	369
July-24	179	July-24	176	July-24	\$250,000	July-24	330
July-25	*208	July-25	183	July-25	\$260,000	July-25	428
July-26	195	July-26	*190	July-26	*\$272,500	July-26	*486

July 5-Year Perspectives -- Res & Condo Combined — Washtenaw County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*477	July-22	*439	July-22	\$390,000	July-22	*1,162
July-23	366	July-23	356	July-23	\$400,500	July-23	881
July-24	377	July-24	356	July-24	\$437,000	July-24	664
July-25	373	July-25	354	July-25	*\$440,000	July-25	820
July-26	399	July-26	256	July-26	\$435,000	July-26	1,048

July 5-Year Perspectives -- Res & Condo Combined -- Wayne County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
July-22	*1,804	July-22	1,694	July-22	\$200,000	July-22	4,716
July-23	1,560	July-23	*1,748	July-23	\$190,000	July-23	3,863
July-24	1,635	July-24	1,610	July-24	\$210,000	July-24	4,160
July-25	1,679	July-25	1,663	July-25	\$225,000	July-25	4,681
July-26	1,638	July-26	1,601	July-26	*\$230,000	July-26	*5,091

*High points noted with an asterisk

Note: These numbers represent real estate market activity primarily in the lower peninsula of Michigan. Be sure to contact a REALTOR® for their expertise about local markets. Find a REALTOR® in your market at www.MoveInMichigan.com.

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Listing and Sales Summary Report

July 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change
All MLS (All Inclusive)	10,863	11,023	-1.5%	\$305,000	\$295,000	+3.4%	33	31	+6.5%	28,247	24,632	+14.7%
City of Detroit*	430	433	-0.7%	\$114,000	\$105,000	+8.6%	53	44	+20.5%	2,861	2,651	+7.9%
Dearborn/Dearborn Heights*	141	139	+1.4%	\$265,000	\$250,000	+6.0%	23	17	+35.3%	259	232	+11.6%
Downriver Area*	375	377	-0.5%	\$225,000	\$213,000	+5.6%	24	22	+9.1%	619	652	-5.1%
Genesee County	482	488	-1.2%	\$230,500	\$221,000	+4.3%	35	28	+25.0%	1,227	1,177	+4.2%
Greater Wayne*	1,208	1,246	-3.0%	\$265,000	\$258,000	+2.7%	23	20	+15.0%	2,230	2,030	+9.9%
Grosse Pointe Areas*	82	77	+6.5%	\$445,000	\$408,400	+9.0%	34	19	+78.9%	167	165	+1.2%
Hillsdale County	54	55	-1.8%	\$287,000	\$264,900	+8.3%	74	71	+4.2%	179	158	+13.3%
Huron County	22	16	+37.5%	\$177,500	\$180,000	-1.4%	43	27	+59.3%	63	70	-10.0%
Jackson County	205	180	+13.9%	\$245,000	\$235,000	+4.3%	64	48	+33.3%	564	401	+40.6%
Lapeer County	100	107	-6.5%	\$317,950	\$300,000	+6.0%	26	27	-3.7%	251	287	-12.5%
Lenawee County	123	115	+7.0%	\$235,000	\$220,000	+6.8%	57	44	+29.5%	340	279	+21.9%
Livingston County	287	278	+3.2%	\$425,000	\$422,450	+0.6%	26	25	+4.0%	553	528	+4.7%
Macomb County	1,013	1,030	-1.7%	\$295,500	\$280,000	+5.5%	28	24	+16.7%	2,455	2,107	+16.5%
Metro Detroit Area*	4,558	4,654	-2.1%	\$315,000	\$302,000	+4.3%	27	24	+12.5%	11,895	10,503	+13.3%
Monroe County	146	169	-13.6%	\$282,500	\$260,000	+8.7%	34	35	-2.9%	324	345	-6.1%
Montcalm County	87	82	+6.1%	\$269,950	\$235,750	+14.5%	26	40	-35.0%	190	171	+11.1%
Oakland County	1,620	1,667	-2.8%	\$400,200	\$385,000	+3.9%	22	22	0.0%	3,796	3,187	+19.1%
Saginaw County	165	178	-7.3%	\$199,900	\$220,000	-9.1%	27	34	-20.6%	492	409	+20.3%
Sanilac County	31	37	-16.2%	\$190,000	\$230,000	-17.4%	77	81	-4.9%	172	170	+1.2%
Shiawassee County	69	95	-27.4%	\$200,000	\$196,500	+1.8%	22	23	-4.3%	149	135	+10.4%
St. Clair County	195	208	-6.3%	\$272,500	\$260,000	+4.8%	32	28	+14.3%	486	428	+13.6%
Tuscola County	34	39	-12.8%	\$231,450	\$177,000	+30.8%	30	40	-25.0%	103	93	+10.8%
Washtenaw County	399	373	+7.0%	\$435,000	\$440,000	-1.1%	44	37	+18.9%	1,048	820	+27.8%
Wayne County	1,638	1,679	-2.4%	\$230,000	\$225,000	+2.2%	31	26	+19.2%	5,091	4,681	+8.8%

* Included in county numbers.