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***New Year Continues Market Trends with 5-Year Highs
For Median Sales Prices and Inventory for January YOY***

Realcomp Y-O-Y Quick Facts for January 2026

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
			<i>NEW!</i>		
5,518	5,971	\$259,000	8,410	19,440	50
Down by 12.7%	Down by 14.2%	Up by 5.3%	Down by 5.3%	Up by 10.2%	Up by 1 day

National Real Estate Commentary

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the [+ 10.2%] strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

January – Local Activity

Closed Sales decreased 12.8 percent for Residential homes and 12.0 percent for Condo homes. Pending Sales decreased 14.9 percent for Residential homes and 9.5 percent for Condo homes. Inventory increased 8.3 percent for Residential homes and 21.0 percent for Condo homes.

The Median Sales Price increased 5.1 percent to \$257,500 for Residential homes and 4.0 percent to \$265,000 for Condo homes. Days on Market increased 2.0 percent for Residential homes and 6.0 percent for Condo homes. Months Supply of Inventory increased 10.5 percent for Residential homes and 21.7 percent for Condo homes.

January Comparisons – Res & Condo Combined - All MLS

- New Listings decreased by 5.3% from 8,880 to 8,410 Year-Over-Year (YOY). New Listings increased from 6,621 Month-Over-Month (MOM), an increase of 27% showing that sellers are ready to put their homes on the market after the holidays
- Pending Sales decreased by 14.2% from 6,960 to 5,971 YOY. Pending sales increased from 5,716 MOM, an increase of 4.5%.
- Closed Sales decreased 12.7% from 6,318 to 5,518 YOY.
- Average Days on Market (DOM) increased by 1 day from 49 to 50 YOY. Average Days on Market increased from 43 days MOM.
- Median Sale Price increased by 5.3% from \$245,950 to \$259,000 YOY. Median Sale price decreased from \$270,000 MOM, a decrease of 4.1%.
- Percentage of Last List Price Received decreased slightly by 0.1% from 97.5% to 97.4% YOY. Percentage of Last List Price Received decreased by 0.5%, MOM.
- Inventory of Homes for Sale increased by 10.2% from 17,646 to 19,440 YOY. Inventory of Homes for Sale decreased from 20,440 MOM, a decrease of 4.9%.
- Month's Supply of Inventory increased by 10% from 2.0 to 2.2 YOY. Month's Supply of Inventory decreased 4.3% from 2.3, MOM.
- Average Showings per Home decreased from 7.9 to 5.2 YOY. Average Showings decreased from 3.6 MOM, a difference of 1.6 showings.
- **Listings that were both listed and pended in the same month were at 2,132. This represents 25.4% of the new listings for the month and 35.7% of the pended listings.**

“Activity in the marketplace for the month was encouraging, said Karen Kage, CEO, Realcomp II Ltd. “With 25% of the listings put on the market in January also placed under contract in January.”

January 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
January-22	*7,970	January-22	*8,373	January-22	\$210,000	January-22	13,797
January-23	5,930	January-23	7,451	January-23	\$210,000	January-23	16,538
January-24	6,102	January-24	6,891	January-24	\$227,700	January-24	15,262
January-25	6,318	January-25	6,960	January-25	\$245,950	January-25	17,646
January-26	5,518	January-26	5,971	January-26	*\$259,000	January-26	*19,440

January 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
January-22	335	January-22	351	January-22	\$73,250	January-22	1,831
January-23	319	January-23	377	January-23	\$75,650	January-23	2,190
January-24	415	January-24	*463	January-24	\$79,200	January-24	2,310
January-25	*423	January-25	417	January-25	*\$90,000	January-25	2,299
January-26	346	January-26	458	January-26	*\$90,000	January-26	*2,514

January 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
January-22	*350	January-22	359	January-22	\$171,750	January-22	712
January-23	312	January-23	*379	January-23	\$170,000	January-23	945
January-24	328	January-24	344	January-24	\$170,000	January-24	835
January-25	289	January-25	350	January-25	\$186,500	January-25	*994
January-26	267	January-26	292	January-26	*\$195,000	January-26	928

January 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
January-22	*73	January-22	*77	January-22	\$219,000	January-22	196
January-23	51	January-23	70	January-23	\$200,000	January-23	167
January-24	52	January-24	61	January-24	\$243,750	January-24	168
January-25	44	January-25	60	January-25	\$280,000	January-25	*204
January-26	53	January-26	59	January-26	*\$313,000	January-26	179

January 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
January-22	*164	January-22	*197	January-22	\$302,500	January-22	272
January-23	100	January-23	145	January-23	\$335,000	January-23	*380
January-24	114	January-24	130	January-24	\$367,950	January-24	295
January-25	127	January-25	161	January-25	\$385,000	January-25	331
January-26	111	January-26	114	January-26	*\$395,000	January-26	347

January 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
January-22	*934	January-22	*1,000	January-22	\$200,500	January-22	1,039
January-23	721	January-23	876	January-23	\$209,900	January-23	1,451
January-24	611	January-24	737	January-24	\$225,000	January-24	1,207
January-25	683	January-25	744	January-25	\$248,000	January-25	1,469
January-26	568	January-26	668	January-26	*\$250,000	January-26	*1,759

January 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
January-22	*1,183	January-22	*1,268	January-22	\$280,000	January-22	1,747
January-23	800	January-23	1,013	January-23	\$290,000	January-23	2,058
January-24	853	January-24	1,029	January-24	\$312,000	January-24	1,812
January-25	852	January-25	956	January-25	\$334,825	January-25	1,988
January-26	732	January-26	893	January-26	*\$350,000	January-26	*2,286

January 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
January-22	*126	January-22	131	January-22	\$207,000	January-22	252
January-23	97	January-23	*132	January-23	\$197,000	January-23	*332
January-24	118	January-24	112	January-24	\$202,500	January-24	285
January-25	124	January-25	127	January-25	\$230,000	January-25	275
January-26	99	January-26	98	January-26	*\$269,000	January-26	299

January 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
January-22	*231	January-22	*270	January-22	\$315,000	January-22	775
January-23	187	January-23	214	January-23	\$312,500	January-23	*838
January-24	161	January-24	201	January-24	\$375,000	January-24	469
January-25	170	January-25	205	January-25	*\$393,000	January-25	518
January-26	151	January-26	140	January-26	\$379,000	January-26	612

January 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
January-22	*1,384	January-22	*1,412	January-22	\$165,000	January-22	3,131
January-23	1,031	January-23	1,242	January-23	\$155,000	January-23	3,741
January-24	1,163	January-24	1,323	January-24	\$174,900	January-24	3,550
January-25	1,149	January-25	1,196	January-25	\$175,000	January-25	3,629
January-26	979	January-26	1,232	January-26	*\$185,000	January-26	*4,301

*High points noted with an asterisk

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

Realcomp Shareholder Boards & Associations of REALTORS®:

- DABOR, Chastity Townsend, AE, 313-278-2220
- DAR, Sharon Armour, EVP, 313-962-1313
- ETAR, Laura VanHouteghen, 810-982-6889
- GPBR, Bob Taylor, CEO, 313-882-8000
- LUTAR, 810-664-0271
- LCAR, Terri Fratarcangeli, EVP, 810-225-1100
- NOCBOR, Patricia Jacobs, EVP, 248-674-4080

All Residential and Condos Combined Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		8,880	8,410	- 5.3%	8,880	8,410	- 5.3%
Pending Sales		6,960	5,971	- 14.2%	6,960	5,971	- 14.2%
Closed Sales		6,318	5,518	- 12.7%	6,318	5,518	- 12.7%
Days on Market Until Sale		49	50	+ 2.0%	49	50	+ 2.0%
Median Sales Price		\$245,950	\$259,000	+ 5.3%	\$245,950	\$259,000	+ 5.3%
Average Sales Price		\$302,762	\$309,400	+ 2.2%	\$302,762	\$309,400	+ 2.2%
Percent of List Price Received		97.5%	97.4%	- 0.1%	97.5%	97.4%	- 0.1%
Housing Affordability Index		137	140	+ 2.2%	137	140	+ 2.2%
Inventory of Homes for Sale		17,646	19,440	+ 10.2%	--	--	--
Months Supply of Inventory		2.0	2.2	+ 10.0%	--	--	--

Listing and Sales Summary Report

January 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change
All MLS (All Inclusive)	5,518	6,318	-12.7%	\$259,000	\$245,950	+5.3%	50	49	+2.0%	19,440	17,646	+10.2%
City of Detroit*	346	423	-18.2%	\$90,000	\$90,000	0.0%	56	58	-3.4%	2,514	2,299	+9.4%
Dearborn/Dearborn Heights*	84	114	-26.3%	\$249,500	\$222,500	+12.1%	32	25	+28.0%	204	144	+41.7%
Downriver Area*	209	218	-4.1%	\$190,000	\$180,625	+5.2%	34	30	+13.3%	585	466	+25.5%
Genesee County	267	289	-7.6%	\$195,000	\$186,500	+4.6%	53	50	+6.0%	928	994	-6.6%
Greater Wayne*	633	726	-12.8%	\$235,000	\$215,000	+9.3%	35	32	+9.4%	1,787	1,330	+34.4%
Grosse Pointe Areas*	43	38	+13.2%	\$364,250	\$380,000	-4.1%	46	41	+12.2%	113	106	+6.6%
Hillsdale County	26	24	+8.3%	\$240,000	\$175,000	+37.1%	80	75	+6.7%	132	124	+6.5%
Huron County	3	5	-40.0%	\$180,000	\$150,000	+20.0%	62	26	+138.5%	53	42	+26.2%
Jackson County	119	133	-10.5%	\$199,000	\$209,900	-5.2%	70	67	+4.5%	399	334	+19.5%
Lapeer County	53	44	+20.5%	\$313,000	\$280,000	+11.8%	45	61	-26.2%	179	204	-12.3%
Lenawee County	86	70	+22.9%	\$217,500	\$214,150	+1.6%	68	90	-24.4%	234	194	+20.6%
Livingston County	111	127	-12.6%	\$395,000	\$385,000	+2.6%	59	58	+1.7%	347	331	+4.8%
Macomb County	568	683	-16.8%	\$250,000	\$248,000	+0.8%	42	42	0.0%	1,759	1,469	+19.7%
Metro Detroit Area*	2,390	2,811	-15.0%	\$255,000	\$243,000	+4.9%	43	41	+4.9%	8,693	7,417	+17.2%
Monroe County	94	98	-4.1%	\$257,500	\$229,250	+12.3%	65	51	+27.5%	277	266	+4.1%
Montcalm County	38	57	-33.3%	\$210,000	\$220,000	-4.5%	36	45	-20.0%	105	159	-34.0%
Oakland County	732	852	-14.1%	\$350,000	\$334,825	+4.5%	42	39	+7.7%	2,286	1,988	+15.0%
Saginaw County	100	101	-1.0%	\$156,000	\$140,000	+11.4%	49	42	+16.7%	395	321	+23.1%
Sanilac County	15	22	-31.8%	\$180,000	\$306,450	-41.3%	66	62	+6.5%	114	106	+7.5%
Shiawassee County	48	40	+20.0%	\$182,950	\$175,950	+4.0%	40	38	+5.3%	106	98	+8.2%
St. Clair County	99	124	-20.2%	\$269,000	\$230,000	+17.0%	45	40	+12.5%	299	275	+8.7%
Tuscola County	23	28	-17.9%	\$140,000	\$166,500	-15.9%	63	64	-1.6%	85	76	+11.8%
Washtenaw County	151	170	-11.2%	\$379,000	\$393,000	-3.6%	60	59	+1.7%	612	518	+18.1%
Wayne County	979	1,149	-14.8%	\$185,000	\$175,000	+5.7%	42	41	+2.4%	4,301	3,629	+18.5%

* Included in county numbers.