

Realcomp II Ltd.

Michigan's Largest MLS

APRIL 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

Statistics Contact: Julie Fisher, Realcomp [248-553-3003, ext. 119], jfisher@corp.realcomp.com

Closed Sales Up 17.4% Over March

April also sees 20% more listings on market from previous month

Quick Facts April 2026	Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
	8,281	9,149	\$286,950	14,638	21,992	43
March 2026	7,052	8,521	\$272,000	12,125	19,643	50
Month-Over-Month Change	▲ 17.4%	▲ 7.4%	▲ 5.5%	▲ 20.7%	▲ 12%	▼ 7 days
April 2025	8,670	9,805	\$272,500	14,231	19,402	39
Year-Over-Year Change	▼ 4.5%	▼ 6.7%	▲ 5.3%	▲ 2.9%	▲ 13.3%	▲ 4 days

Key Market Takeaways

- ❖ Spring market activity accelerated sharply month-over-month, with closed sales increasing 17.4%.
- ❖ Buyer activity remains steady, with more than 9,100 pending sales recorded in April.
- ❖ Sellers brought more homes to market as new listings climbed 20.7% from March.
- ❖ Strong buyer demand continued in April, as nearly one in three new listings went pending within the month and homes sold for 99.1% of asking price.

April Market Comparisons (Residential + Condo) — All MLS

All comparisons are shown as Year-Over-Year (YOY) and Month-Over-Month (MOM).

Sales Activity

- Pending Sales decreased by 6.7% from 9,805 to 9,149 YOY. Pending sales increased from 8,521 MOM, an increase of 7.4%.
- Closed Sales decreased 4.5% from 8,670 to 8,281 YOY. Closed sales increased from 7,052 MOM, an increase of 17.4%.

Listings & Inventory

- New Listings increased by 2.9% from 14,231 to 14,638 YOY. New Listings increased from 12,125 MOM, an increase of 20.7%.
- Inventory of Homes for Sale increased by 13.3% from 19,402 to 21,992 YOY. Inventory of Homes for Sale increased from 19,643 MOM, an increase of 12%.
- Month's Supply of Inventory increased by 13.6% from 2.2 to 2.5 YOY. Month's Supply of Inventory increased 13.6% from 2.2, MOM.

Pricing

- Median Sale Price increased by 5.3% from \$272,500 to \$286,950 YOY. Median Sale price increased from \$272,000 MOM, an increase of 5.5%.
- Percentage of Last List Price Received decreased slightly by 0.2% from 99.3% to 99.1% YOY. Percentage of Last List Price Received increased by 0.6%, MOM.

Market Pace & Buyer Activity

- Average Days on Market (DOM) increased by 4 days from 39 to 43 YOY. Average Days on Market decreased from 50 days MOM.
- Average Showings per Home decreased from 7.1 to 6.7 YOY. Average Showings increased from 6.6 MOM, a difference of 0.1 showings.
- Listings that were both listed and pended in the same month were at 4,591. This represents 31.4% of the new listings for the month and 50.2% of the pended listings. Listings that were both listed and pended in the same month increased from 3,872 MOM.

"Market momentum continued from March into April in significant ways with closed sales up into the double digits and more pending sales coming down the pipeline," said Karen Kage, CEO, Realcomp II Ltd. "That progress is supported with many more homes coming to market."

April 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
April-22	*10,281	April-22	*10,986	April-22	\$242,300	April-22	15,333
April-23	7,746	April-23	9,245	April-23	\$243,300	April-23	14,910
April-24	9,106	April-24	9,825	April-24	\$260,000	April-24	15,952
April-25	8,670	April-25	9,805	April-25	\$272,500	April-25	19,402
April-26	8,281	April-26	9,149	April-26	*\$286,950	April-26	*21,992

April 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
April-22	478	April-22	510	April-22	\$80,700	April-22	1,898
April-23	434	April-23	490	April-23	\$75,000	April-23	2,056
April-24	*520	April-24	*571	April-24	\$85,500	April-24	2,336
April-25	469	April-25	486	April-25	\$96,750	April-25	2,411
April-26	381	April-26	509	April-26	*\$105,000	April-26	*2,639

April 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
April-22	*461	April-22	481	April-22	\$194,000	April-22	783
April-23	329	April-23	407	April-23	\$189,900	April-23	773
April-24	429	April-24	459	April-24	\$210,000	April-24	831
April-25	395	April-25	467	April-25	\$198,500	April-25	947
April-26	352	April-26	*482	April-26	*\$219,000	April-26	*963

April 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
April-22	*98	April-22	*94	April-22	\$257,495	April-22	*220
April-23	50	April-23	79	April-23	\$279,200	April-23	147
April-24	84	April-24	69	April-24	\$280,000	April-24	170
April-25	63	April-25	62	April-25	*\$344,900	April-25	219
April-26	66	April-26	83	April-26	\$299,500	April-26	205

April 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
April-22	*260	April-22	*257	April-22	\$349,000	April-22	350
April-23	172	April-23	209	April-23	\$383,000	April-23	338
April-24	202	April-24	221	April-24	\$387,500	April-24	381
April-25	193	April-25	205	April-25	\$390,000	April-25	360
April-26	171	April-26	201	April-26	*\$413,250	April-26	*434

April 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
April-22	*1,077	April-22	*1,169	April-22	\$235,000	April-22	1,237
April-23	855	April-23	939	April-23	\$240,000	April-23	1,206
April-24	923	April-24	980	April-24	\$256,000	April-24	1,237
April-25	876	April-25	971	April-25	\$261,750	April-25	1,690
April-26	845	April-26	1,020	April-26	*\$271,500	April-26	*1,948

April 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
April-22	*1,580	April-22	*1,732	April-22	\$319,950	April-22	2,099
April-23	1,099	April-23	1,328	April-23	\$319,750	April-23	1,927
April-24	1,287	April-24	1,419	April-24	\$332,000	April-24	1,855
April-25	1,221	April-25	1,412	April-25	\$355,000	April-25	2,420
April-26	1,261	April-26	1,455	April-26	*\$370,000	April-26	*2,855

April 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
April-22	*169	April-22	*179	April-22	\$210,000	April-22	296
April-23	144	April-23	162	April-23	\$222,450	April-23	295
April-24	144	April-24	155	April-24	\$237,500	April-24	284
April-25	142	April-25	159	April-25	*\$255,000	April-25	334
April-26	131	April-26	140	April-26	\$246,000	April-26	*343

April 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
April-22	*396	April-22	403	April-22	\$375,000	April-22	*967
April-23	330	April-23	385	April-23	\$401,000	April-23	902
April-24	329	April-24	374	April-24	\$405,000	April-24	546
April-25	321	April-25	*404	April-25	\$410,075	April-25	703
April-26	320	April-26	250	April-26	*\$433,495	April-26	894

April 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
April-22	*1,757	April-22	*1,795	April-22	\$180,000	April-22	3,339
April-23	1,393	April-23	1,626	April-23	\$170,000	April-23	3,303
April-24	1,567	April-24	1,692	April-24	\$191,500	April-24	3,553
April-25	1,458	April-25	1,608	April-25	\$198,500	April-25	3,908
April-26	1,318	April-26	1,642	April-26	*\$215,000	April-26	*4,567

*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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- LUTAR, 810-664-0271
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Listing and Sales Summary Report

April 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change
All MLS (All Inclusive)	8,281	8,670	-4.5%	\$286,950	\$272,500	+5.3%	43	39	+10.3%	21,992	19,402	+13.3%
City of Detroit*	381	469	-18.8%	\$105,000	\$96,750	+8.5%	55	49	+12.2%	2,639	2,411	+9.5%
Dearborn/Dearborn Heights*	106	106	0.0%	\$241,500	\$247,500	-2.4%	31	19	+63.2%	234	163	+43.6%
Downriver Area*	280	320	-12.5%	\$212,000	\$195,000	+8.7%	35	27	+29.6%	544	502	+8.4%
Genesee County	352	395	-10.9%	\$219,000	\$198,500	+10.3%	40	45	-11.1%	963	947	+1.7%
Greater Wayne*	937	989	-5.3%	\$260,000	\$240,600	+8.1%	32	25	+28.0%	1,928	1,497	+28.8%
Grosse Pointe Areas*	64	74	-13.5%	\$444,500	\$424,950	+4.6%	33	36	-8.3%	134	112	+19.6%
Hillsdale County	56	46	+21.7%	\$238,500	\$238,500	0.0%	77	73	+5.5%	162	132	+22.7%
Huron County	10	9	+11.1%	\$137,500	\$159,000	-13.5%	79	109	-27.5%	54	51	+5.9%
Jackson County	137	183	-25.1%	\$264,900	\$217,650	+21.7%	66	57	+15.8%	457	327	+39.8%
Lapeer County	66	63	+4.8%	\$299,500	\$344,900	-13.2%	40	55	-27.3%	205	219	-6.4%
Lenawee County	79	87	-9.2%	\$241,000	\$215,000	+12.1%	74	63	+17.5%	283	220	+28.6%
Livingston County	171	193	-11.4%	\$413,250	\$390,000	+6.0%	33	38	-13.2%	434	360	+20.6%
Macomb County	845	876	-3.5%	\$271,500	\$261,750	+3.7%	36	26	+38.5%	1,948	1,690	+15.3%
Metro Detroit Area*	3,595	3,748	-4.1%	\$290,000	\$275,000	+5.5%	34	29	+17.2%	9,804	8,378	+17.0%
Monroe County	142	144	-1.4%	\$261,500	\$254,500	+2.8%	57	42	+35.7%	264	275	-4.0%
Montcalm County	60	61	-1.6%	\$256,500	\$250,000	+2.6%	41	50	-18.0%	123	140	-12.1%
Oakland County	1,261	1,221	+3.3%	\$370,000	\$355,000	+4.2%	28	27	+3.7%	2,855	2,420	+18.0%
Saginaw County	148	174	-14.9%	\$186,250	\$158,750	+17.3%	50	44	+13.6%	369	321	+15.0%
Sanilac County	30	19	+57.9%	\$207,450	\$195,000	+6.4%	91	65	+40.0%	121	123	-1.6%
Shiawassee County	55	55	0.0%	\$217,000	\$195,000	+11.3%	36	55	-34.5%	99	97	+2.1%
St. Clair County	131	142	-7.7%	\$246,000	\$255,000	-3.5%	42	50	-16.0%	343	334	+2.7%
Tuscola County	28	24	+16.7%	\$172,400	\$187,000	-7.8%	46	55	-16.4%	74	78	-5.1%
Washtenaw County	320	321	-0.3%	\$433,495	\$410,075	+5.7%	42	37	+13.5%	894	703	+27.2%
Wayne County	1,318	1,458	-9.6%	\$215,000	\$198,500	+8.3%	39	33	+18.2%	4,567	3,908	+16.9%

* Included in county numbers.