

SEPTEMBER 2026 HOUSING MARKET REPORT

FOR IMMEDIATE RELEASE

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More Than 14,000 Properties Come to Market as Home Values Remain Strong

Quick Facts September 2026	Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
	9,316	8,063	\$295,000	14,119	30,295	37
August 2026	10,033	9,572	\$300,000	15,426	29,374	34
Month-Over-Month Change	▼ 7.1%	▼ 15.8%	▼ 1.7%	▼ 8.5%	▲ 3.1%	▲ 3 days
September 2025	10,149	9,580	\$285,000	14,128	25,863	36
Year-Over-Year Change	▼ 8.2%	▼ 15.8%	▲ 3.5%	▼ 0.1%	▲ 17.1%	▲ 1 day

Market Highlights

- ❖ **Home values maintained a strong trend**, as the median sale price reached \$295,000, the highest September level recorded in the past five years.
- ❖ **New selections were made available for buyers**, as 14,119 properties were added in September.
- ❖ **Newly entered listings sold quickly**, as nearly one in five (19.9%) homes listed in September closed in the same month.
- ❖ **Sellers continue to accept strong offers**, as homes sold for an average of 98.3% of their last asking price, reflecting positive results for well-priced homes.
- ❖ **Buyers had more homes to consider**, as inventory grew 3.1% from August to 30,295 in September, bringing the supply to 3.4 months.

"September brought a welcome increase in housing inventory, with more than 14,000 new listings entering the market," said Karen Kage, CEO of Realcomp II Ltd. "Buyers benefited from a broader selection of homes, while median sale prices remained among the strongest September levels we've seen. These trends point to a market that continues to support both buyers and sellers."

September 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
September-22	*11,855	September-22	*10,200	September-22	\$240,000	September-22	24,411
September-23	9,760	September-23	9,088	September-23	\$255,000	September-23	19,909
September-24	9,462	September-24	9,202	September-24	\$269,900	September-24	22,934
September-25	10,149	September-25	9,580	September-25	\$285,000	September-25	25,863
September-26	9,316	September-26	8,063	September-26	*\$295,000	September-26	*30,295

September 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
September-22	406	September-22	368	September-22	\$80,000	September-22	2,593
September-23	*494	September-23	464	September-23	\$85,000	September-23	2,550
September-24	491	September-24	*497	September-24	\$91,000	September-24	2,586
September-25	427	September-25	447	September-25	\$95,000	September-25	2,965
September-26	396	September-26	408	September-26	*\$100,500	September-26	*2,998

September 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
September-22	*500	September-22	*452	September-22	\$193,000	September-22	1,255
September-23	422	September-23	366	September-23	\$202,500	September-23	981
September-24	451	September-24	411	September-24	\$212,000	September-24	1,098
September-25	477	September-25	443	September-25	\$230,000	September-25	1,239
September-26	407	September-26	416	September-26	*\$237,500	September-26	*1,389

September 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
September-22	*110	September-22	*96	September-22	\$254,950	September-22	255
September-23	71	September-23	73	September-23	\$262,500	September-23	216
September-24	82	September-24	78	September-24	\$276,950	September-24	244
September-25	93	September-25	93	September-25	*\$289,900	September-25	*294
September-26	92	September-26	78	September-26	\$288,950	September-26	254

September 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
September-22	*282	September-22	216	September-22	\$349,950	September-22	551
September-23	200	September-23	179	September-23	\$370,000	September-23	467
September-24	218	September-24	211	September-24	\$365,000	September-24	500
September-25	238	September-25	*224	September-25	\$405,000	September-25	493
September-26	249	September-26	203	September-26	*\$415,000	September-26	*612

September 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
September-22	*1,209	September-22	*1,040	September-22	\$235,000	September-22	2,156
September-23	983	September-23	898	September-23	\$252,000	September-23	1,445
September-24	969	September-24	958	September-24	\$260,000	September-24	1,864
September-25	1,005	September-25	964	September-25	\$273,750	September-25	2,193
September-26	871	September-26	809	September-26	*\$281,500	September-26	*2,657

September 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
September-22	*1,709	September-22	*1,490	September-22	\$318,500	September-22	3,414
September-23	1,381	September-23	1,267	September-23	\$335,000	September-23	2,500
September-24	1,321	September-24	1,314	September-24	\$360,000	September-24	2,804
September-25	1,410	September-25	1,318	September-25	\$375,000	September-25	3,256
September-26	1,349	September-26	1,213	September-26	*\$383,500	September-26	*4,084

September 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
September-22	199	September-22	174	September-22	\$200,000	September-22	441
September-23	187	September-23	157	September-23	\$240,000	September-23	371
September-24	163	September-24	173	September-24	\$230,000	September-24	366
September-25	*221	September-25	*212	September-25	\$260,000	September-25	428
September-26	198	September-26	171	September-26	*\$265,000	September-26	*463

September 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
September-22	*367	September-22	*331	September-22	\$350,000	September-22	*1,168
September-23	319	September-23	313	September-23	\$385,000	September-23	936
September-24	238	September-24	269	September-24	\$389,500	September-24	715
September-25	310	September-25	291	September-25	*\$440,000	September-25	838
September-26	271	September-26	187	September-26	\$406,000	September-26	1,124

September 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
September-22	*1,843	September-22	1,569	September-22	\$185,000	September-22	5,097
September-23	1,661	September-23	1,505	September-23	\$186,750	September-23	4,120
September-24	1,632	September-24	1,538	September-24	\$200,000	September-24	4,423
September-25	1,583	September-25	*1,590	September-25	\$215,000	September-25	5,301
September-26	1,425	September-26	1,385	September-26	*\$219,950	September-26	*5,520

*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

September 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change
All MLS (All Inclusive)	9,316	10,149	-8.2%	\$295,000	\$285,000	+3.5%	37	36	+2.8%	30,295	25,863	+17.1%
City of Detroit*	396	427	-7.3%	\$100,500	\$95,000	+5.8%	45	48	-6.3%	2,998	2,965	+1.1%
Dearborn/Dearborn Heights*	125	131	-4.6%	\$265,000	\$260,000	+1.9%	24	18	+33.3%	322	293	+9.9%
Downriver Area*	330	376	-12.2%	\$215,000	\$210,000	+2.4%	22	23	-4.3%	685	769	-10.9%
Genesee County	407	477	-14.7%	\$237,500	\$230,000	+3.3%	32	32	0.0%	1,389	1,239	+12.1%
Greater Wayne*	1,029	1,156	-11.0%	\$254,900	\$250,000	+2.0%	28	23	+21.7%	2,522	2,336	+8.0%
Grosse Pointe Areas*	54	68	-20.6%	\$450,000	\$409,500	+9.9%	47	40	+17.5%	191	165	+15.8%
Hillsdale County	54	56	-3.6%	\$260,000	\$232,000	+12.1%	72	57	+26.3%	170	167	+1.8%
Huron County	22	11	+100.0%	\$257,500	\$195,000	+32.1%	57	26	+119.2%	61	69	-11.6%
Jackson County	159	163	-2.5%	\$242,450	\$228,500	+6.1%	55	52	+5.8%	607	402	+51.0%
Lapeer County	92	93	-1.1%	\$288,950	\$289,900	-0.3%	31	38	-18.4%	254	294	-13.6%
Lenawee County	111	126	-11.9%	\$237,500	\$255,900	-7.2%	58	56	+3.6%	358	293	+22.2%
Livingston County	249	238	+4.6%	\$415,000	\$405,000	+2.5%	26	38	-31.6%	612	493	+24.1%
Macomb County	871	1,005	-13.3%	\$281,500	\$273,750	+2.8%	30	29	+3.4%	2,657	2,193	+21.2%
Metro Detroit Area*	3,894	4,236	-8.1%	\$300,000	\$287,700	+4.3%	30	28	+7.1%	12,873	11,243	+14.5%
Monroe County	179	149	+20.1%	\$277,000	\$276,600	+0.1%	41	37	+10.8%	340	331	+2.7%
Montcalm County	66	76	-13.2%	\$276,950	\$250,000	+10.8%	26	39	-33.3%	227	174	+30.5%
Oakland County	1,349	1,410	-4.3%	\$383,500	\$375,000	+2.3%	28	26	+7.7%	4,084	3,256	+25.4%
Saginaw County	154	169	-8.9%	\$200,000	\$191,000	+4.7%	41	39	+5.1%	471	468	+0.6%
Sanilac County	36	45	-20.0%	\$217,500	\$210,000	+3.6%	65	49	+32.7%	163	153	+6.5%
Shiawassee County	65	78	-16.7%	\$260,000	\$182,500	+42.5%	28	27	+3.7%	170	136	+25.0%
St. Clair County	198	221	-10.4%	\$265,000	\$260,000	+1.9%	37	37	0.0%	463	428	+8.2%
Tuscola County	39	41	-4.9%	\$192,000	\$200,000	-4.0%	41	45	-8.9%	114	117	-2.6%
Washtenaw County	271	310	-12.6%	\$406,000	\$440,000	-7.7%	47	45	+4.4%	1,124	838	+34.1%
Wayne County	1,425	1,583	-10.0%	\$219,950	\$215,000	+2.3%	32	29	+10.3%	5,520	5,301	+4.1%

* Included in county numbers.