



HOUSING

report

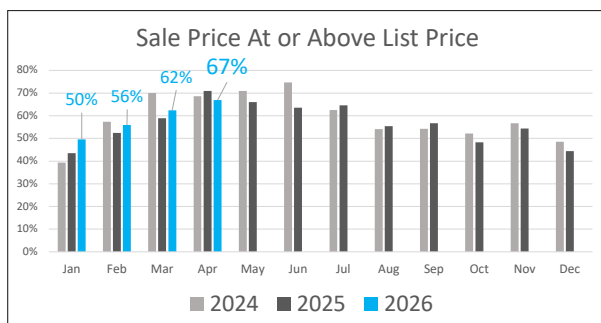


MAY 2026
GREATER WASHTENAW REGION

Limited Inventory Keeps Pressure on Buyers

The Washtenaw County housing market continues to move through spring with buyer demand remaining stronger than overall sales activity would suggest. New listings remain well below last year's pace, limiting buyer choices and constraining both pending and closed sales. While April listings rose seasonally from March, inventory levels remain tight compared to both last year and historical norms.

Despite fewer transactions, competition for high-quality homes remains intense. Well-prepared listings in established neighborhoods continue to attract strong activity and quick offers. In April, closed sales rose 32% from March, while average sale price climbed to \$533k. At the same time, nearly two-thirds of recent sales closed at or above asking price, reinforcing that buyers are still willing to compete aggressively for the right property.



Days on Market Tell the Story

April New Pendings: **31 days**

Unsold Active Listings: **85 days**

The challenge for many buyers is simply a lack of quality options. YTD new listings are down 16% from last year, while inventory entering May remained below 2025 levels. As a result, many buyers continue waiting for the right home rather than compromising on condition or location. Listings that are well-priced and well-presented are still moving quickly, while overpriced or outdated homes are seeing longer market times and increasing price sensitivity.

Looking ahead, the next two months should bring the highest level of new listing activity of the year, helping improve buyer selection somewhat through early summer. However, unless listing activity rises more substantially, inventory shortages will likely continue supporting price stability. Buyers should be prepared to move quickly when desirable homes hit the market, while sellers should recognize that strong early activity remains the clearest indicator that pricing and presentation are aligned with current market expectations.

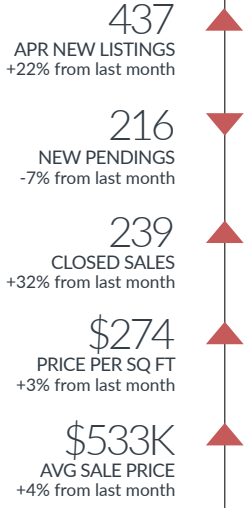


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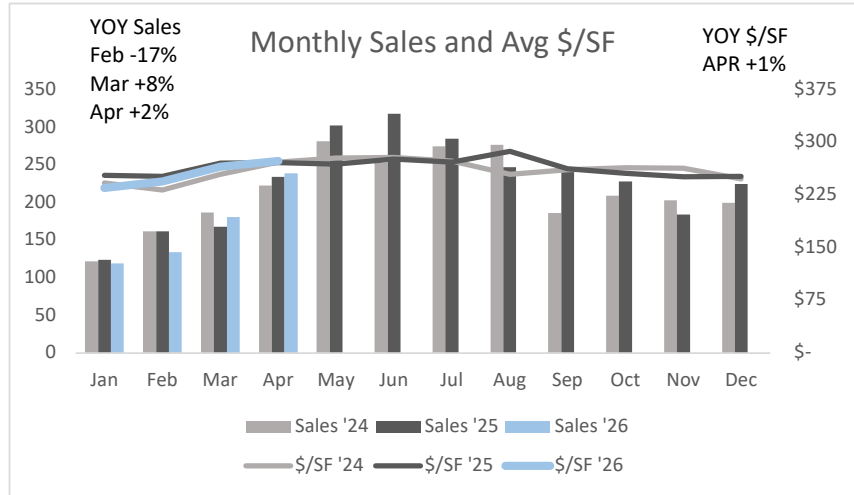
Washtenaw County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	192	358	437	1,404	1,179	-16%
New Pendings	166	233	216	862	757	-12%
Closed Sales	134	181	239	688	673	-2%
Price/SF	\$244	\$265	\$274	\$263	\$259	-2%
Avg Price	\$452,874	\$511,021	\$532,731	\$495,183	\$502,287	1%
<\$300k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	28	47	65	244	178	-27%
New Pendings	36	34	31	187	138	-26%
Closed Sales	35	36	40	156	142	-9%
Price/SF	\$176	\$168	\$194	\$186	\$176	-6%
\$300k-\$600k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	103	186	223	707	615	-13%
New Pendings	92	133	126	444	424	-5%
Closed Sales	75	96	128	348	359	3%
Price/SF	\$231	\$250	\$245	\$244	\$240	-2%
>\$600k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	61	125	149	453	386	-15%
New Pendings	38	66	59	231	195	-16%
Closed Sales	24	49	71	184	172	-7%
Price/SF	\$316	\$314	\$327	\$315	\$314	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2026
HOUSING REPORT

Washtenaw County

Condominiums

MONTHLY

136
APR NEW LISTINGS
-10% from last month

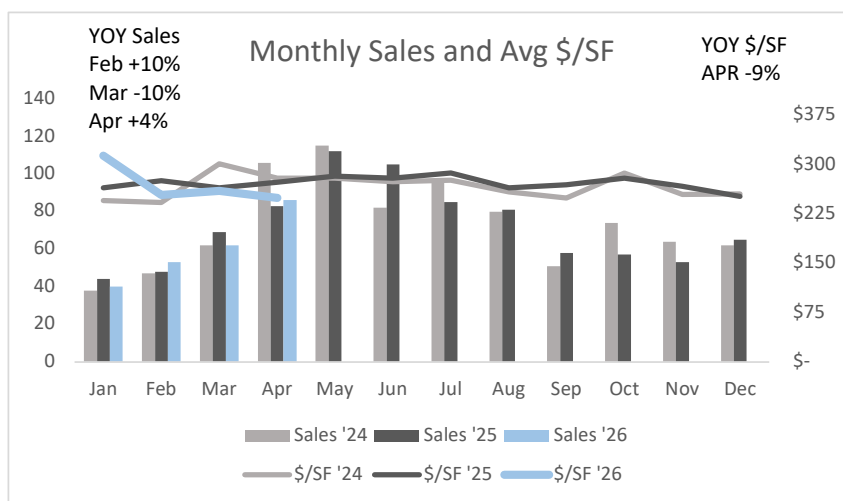
62
NEW PENDINGS
-34% from last month

86
CLOSED SALES
+39% from last month

\$250
PRICE PER SQ FT
-4% from last month

\$362K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	78	151	136	463	456	-2%
New Pendings	55	94	62	301	272	-10%
Closed Sales	53	62	86	244	241	-1%
Price/SF	\$253	\$260	\$250	\$270	\$264	-2%
Avg Price	\$355,554	\$384,894	\$362,143	\$381,192	\$383,468	1%
<\$250k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	17	31	36	95	109	15%
New Pendings	10	25	19	82	70	-15%
Closed Sales	17	13	23	67	64	-4%
Price/SF	\$210	\$178	\$198	\$218	\$191	-12%
\$250k-\$500k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	47	79	71	243	238	-2%
New Pendings	35	50	30	160	149	-7%
Closed Sales	28	37	51	125	137	10%
Price/SF	\$241	\$238	\$239	\$243	\$239	-2%
>\$500k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	14	41	29	125	109	-13%
New Pendings	10	19	13	59	53	-10%
Closed Sales	8	12	12	52	40	-23%
Price/SF	\$317	\$354	\$331	\$347	\$379	9%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2026
HOUSING REPORT

Ann Arbor

Single-Family Homes

MONTHLY

116
APR NEW LISTINGS
+35% from last month

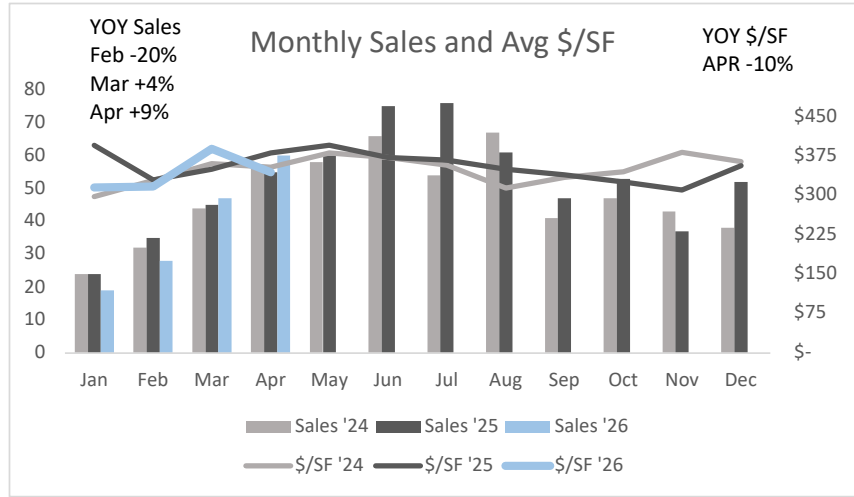
54
NEW PENDING
-13% from last month

60
CLOSED SALES
+28% from last month

\$344
PRICE PER SQ FT
-12% from last month

\$629K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	48	86	116	288	292	1%
New Pendings	42	62	54	183	186	2%
Closed Sales	28	47	60	159	154	-3%
Price/SF	\$316	\$388	\$344	\$362	\$347	-4%
Avg Price	\$617,016	\$672,136	\$629,485	\$642,196	\$638,226	-1%
<\$400k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	10	13	22	43	55	28%
New Pendings	8	16	6	33	37	12%
Closed Sales	9	10	13	29	36	24%
Price/SF	\$270	\$308	\$296	\$287	\$288	1%
\$400k-\$800k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	31	55	71	163	180	10%
New Pendings	24	32	40	113	113	0%
Closed Sales	13	24	34	95	83	-13%
Price/SF	\$337	\$351	\$317	\$337	\$328	-3%
>\$800k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	7	18	23	82	57	-30%
New Pendings	10	14	8	37	36	-3%
Closed Sales	6	13	13	35	35	0%
Price/SF	\$321	\$453	\$410	\$434	\$397	-8%

Data source: Realcomp MLS using Great Lakes Repository Data.

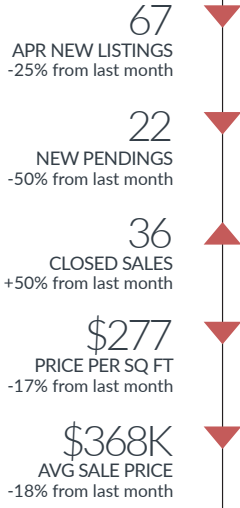


MAY 2026
HOUSING REPORT

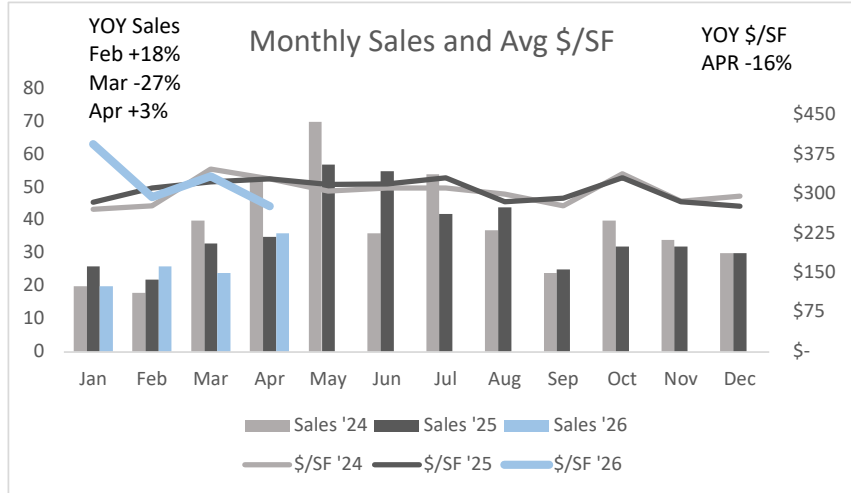
Ann Arbor

Condominiums

MONTHLY



Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	41	89	67	246	235	-4%
New Pendings	22	44	22	139	117	-16%
Closed Sales	26	24	36	116	106	-9%
Price/SF	\$294	\$334	\$277	\$313	\$319	2%
Avg Price	\$359,884	\$447,539	\$368,324	\$431,216	\$426,898	-1%
<\$250k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	9	18	10	44	42	-5%
New Pendings	3	11	6	36	26	-28%
Closed Sales	9	2	11	30	27	-10%
Price/SF	\$258	\$254	\$230	\$276	\$237	-14%
\$250k-\$500k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	22	43	34	118	116	-2%
New Pendings	15	23	9	71	64	-10%
Closed Sales	14	16	19	51	58	14%
Price/SF	\$262	\$273	\$248	\$265	\$255	-4%
>\$500k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	10	28	23	84	77	-8%
New Pendings	4	10	7	32	27	-16%
Closed Sales	3	6	6	35	21	-40%
Price/SF	\$425	\$440	\$378	\$373	\$481	29%

Data source: Realcomp MLS using Great Lakes Repository Data.

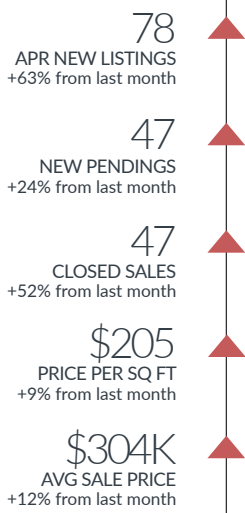


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HOUSING REPORT

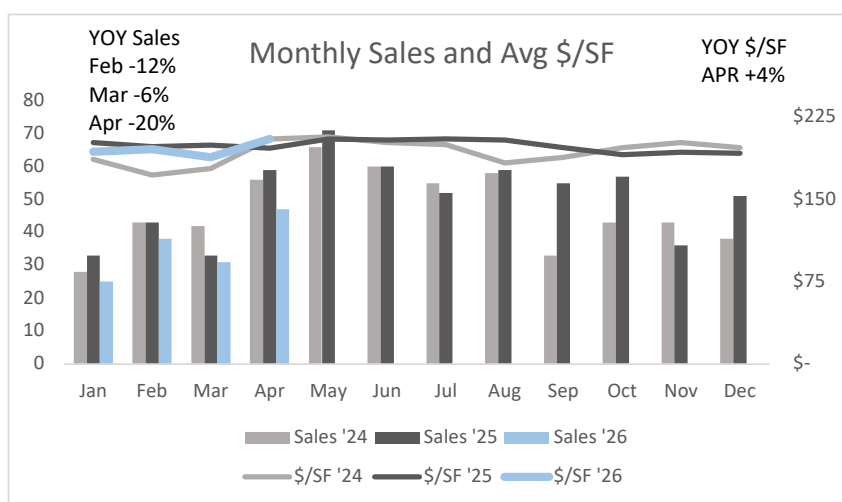
Ypsilanti and Ypsilanti Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	35	48	78	255	200	-22%
New Pending	33	38	47	208	155	-25%
Closed Sales	38	31	47	168	141	-16%
Price/SF	\$196	\$189	\$205	\$199	\$197	-1%
Avg Price	\$297,445	\$270,852	\$303,537	\$274,333	\$289,279	5%
<\$200k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	11	9	11	63	41	-35%
New Pending	6	11	7	51	36	-29%
Closed Sales	6	11	7	40	30	-25%
Price/SF	\$134	\$152	\$163	\$160	\$152	-5%
\$200k-\$350k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	10	25	38	122	90	-26%
New Pending	16	16	23	110	71	-35%
Closed Sales	20	10	24	96	67	-30%
Price/SF	\$212	\$177	\$199	\$206	\$198	-4%
>\$350k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	14	14	29	70	69	-1%
New Pending	11	11	17	47	48	2%
Closed Sales	12	10	16	32	44	38%
Price/SF	\$197	\$220	\$220	\$208	\$213	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

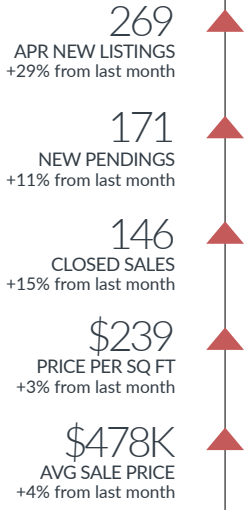


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HOUSING REPORT

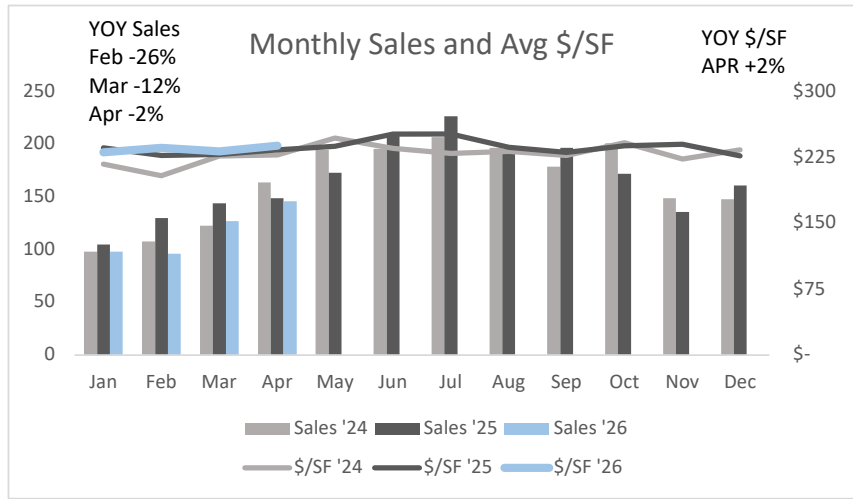
Livingston County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	128	209	269	752	741	-1%
New Pendings	112	154	171	573	539	-6%
Closed Sales	96	127	146	528	467	-12%
Price/SF	\$236	\$232	\$239	\$232	\$235	1%
Avg Price	\$445,838	\$461,388	\$477,626	\$462,106	\$458,159	-1%
<\$300k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	23	36	33	140	122	-13%
New Pendings	25	23	21	120	91	-24%
Closed Sales	19	18	20	102	78	-24%
Price/SF	\$161	\$174	\$185	\$159	\$169	6%
\$300k-\$500k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	66	83	137	350	348	-1%
New Pendings	60	77	84	274	274	0%
Closed Sales	46	71	71	260	239	-8%
Price/SF	\$213	\$207	\$221	\$219	\$215	-2%
>\$500k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	39	90	99	262	271	3%
New Pendings	27	54	66	179	174	-3%
Closed Sales	31	38	55	166	150	-10%
Price/SF	\$289	\$282	\$263	\$268	\$275	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

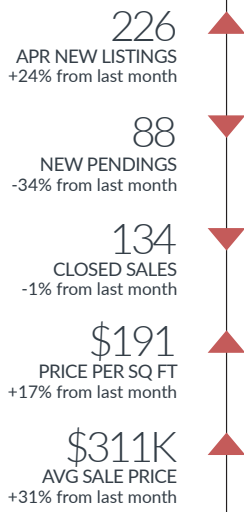


MAY 2026
HOUSING REPORT

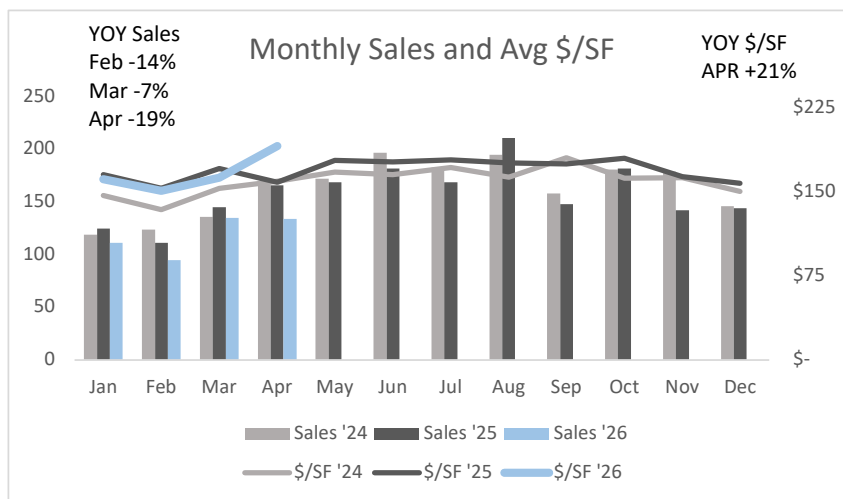
Jackson County

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	127	182	226	771	668	-13%
New Pendings	113	133	88	605	448	-26%
Closed Sales	95	135	134	547	475	-13%
Price/SF	\$151	\$163	\$191	\$162	\$169	4%
Avg Price	\$221,321	\$236,422	\$310,790	\$242,901	\$253,324	4%
<\$200k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	56	75	70	338	273	-19%
New Pendings	59	49	42	263	206	-22%
Closed Sales	48	70	46	249	221	-11%
Price/SF	\$103	\$108	\$124	\$103	\$110	7%
\$200k-\$350k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	45	57	88	243	228	-6%
New Pendings	35	49	29	228	159	-30%
Closed Sales	33	40	52	199	166	-17%
Price/SF	\$180	\$170	\$167	\$173	\$173	0%
>\$350k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	26	50	68	190	167	-12%
New Pendings	19	35	17	114	83	-27%
Closed Sales	14	25	36	99	88	-11%
Price/SF	\$199	\$245	\$265	\$235	\$247	5%

Data source: Realcomp MLS using Great Lakes Repository Data.



MAY 2026
HOUSING REPORT

Lenawee County

Single-Family Homes

MONTHLY

133
APR NEW LISTINGS
-1% from last month

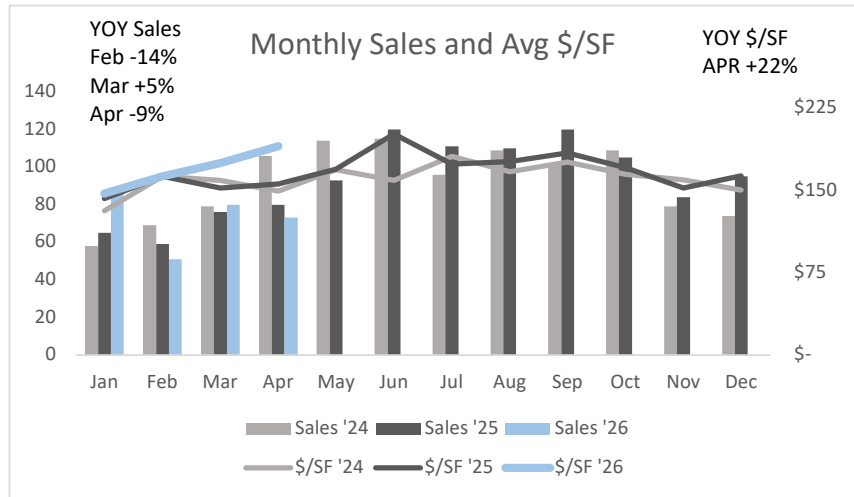
65
NEW PENDING
-16% from last month

73
CLOSED SALES
-9% from last month

\$190
PRICE PER SQ FT
+9% from last month

\$282K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	71	134	133	401	408	2%
New Pending	71	77	65	320	283	-12%
Closed Sales	51	80	73	280	291	4%
Price/SF	\$163	\$175	\$190	\$153	\$168	10%
Avg Price	\$272,523	\$258,329	\$282,144	\$246,143	\$259,349	5%
<\$200k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	26	36	45	155	133	-14%
New Pending	34	23	21	136	99	-27%
Closed Sales	19	27	24	118	106	-10%
Price/SF	\$87	\$118	\$112	\$100	\$101	1%
\$200k-\$350k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	36	54	56	131	178	36%
New Pending	27	35	27	121	121	0%
Closed Sales	19	38	32	110	128	16%
Price/SF	\$161	\$176	\$173	\$159	\$167	5%
>\$350k						
	Feb '26	Mar '26	Apr'26	YTD through Apr 30th		
				2025	2026	(+/-)
Listings Taken	9	44	32	115	97	-16%
New Pending	10	19	17	63	63	0%
Closed Sales	13	15	17	52	57	10%
Price/SF	\$258	\$242	\$288	\$216	\$257	19%

Data source: Realcomp MLS using Great Lakes Repository Data.

