# Local Market Update – July 2026

A Research Tool Provided by MiRealSource

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# Wayne County

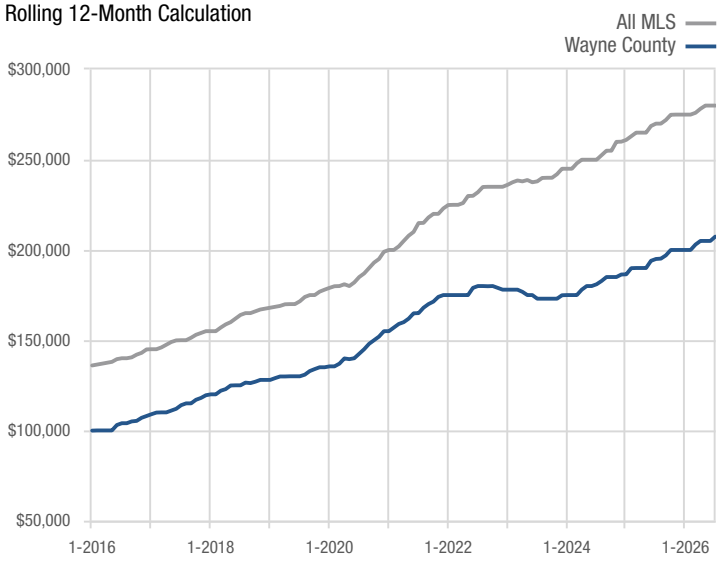
| Residential | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 2,550 | **2,522** | - 1.1% | 14,620 | **14,978** | + 2.4% |
| Pending Sales | 1,483 | **1,426** | - 3.8% | 9,358 | **9,389** | + 0.3% |
| Closed Sales | 1,500 | **1,444** | - 3.7% | 8,995 | **8,650** | - 3.8% |
| Days on Market Until Sale | 25 | **30** | + 20.0% | 33 | **36** | + 9.1% |
| Median Sales Price* | $223,600 | **$230,000** | + 2.9% | $199,900 | **$209,900** | + 5.0% |
| Average Sales Price* | $275,197 | **$289,018** | + 5.0% | $247,916 | **$259,589** | + 4.7% |
| Percent of List Price Received* | 99.9% | **99.1%** | - 0.8% | 98.9% | **98.6%** | - 0.3% |
| Inventory of Homes for Sale | 4,649 | **4,465** | - 4.0% | — | — | — |
| Months Supply of Inventory | 3.4 | **3.4** | 0.0% | — | — | — |

| Condo | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 290 | **292** | + 0.7% | 1,790 | **2,027** | + 13.2% |
| Pending Sales | 175 | **170** | - 2.9% | 1,192 | **1,249** | + 4.8% |
| Closed Sales | 174 | **188** | + 8.0% | 1,095 | **1,152** | + 5.2% |
| Days on Market Until Sale | 35 | **45** | + 28.6% | 38 | **45** | + 18.4% |
| Median Sales Price* | $230,000 | **$250,000** | + 8.7% | $231,500 | **$250,000** | + 8.0% |
| Average Sales Price* | $271,822 | **$285,320** | + 5.0% | $268,928 | **$288,606** | + 7.3% |
| Percent of List Price Received* | 99.1% | **98.4%** | - 0.7% | 98.8% | **98.2%** | - 0.6% |
| Inventory of Homes for Sale | 588 | **595** | + 1.2% | — | — | — |
| Months Supply of Inventory | 3.7 | **3.6** | - 2.7% | — | — | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

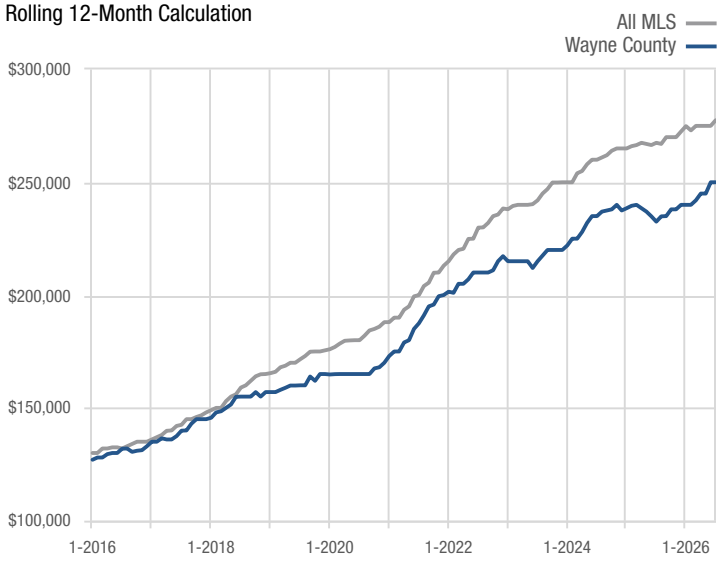
## Median Sales Price - Residential

Rolling 12-Month Calculation




## Median Sales Price - Condo

Rolling 12-Month Calculation




A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of August 7, 2026. All data from MiRealSource. Report © 2026 ShowingTime Plus, LLC.