



HOUSING

report

Reinhart
REALTORS

JULY 2026
GREATER WASHTENAW REGION

12% Fewer Listings, but Same Number of Sales?

Greater Washtenaw's housing market keeps defying the math. Through the first half of 2026, new listings are down 12% from a year ago — the kind of drop that would normally drag sales down with it. Instead, closed sales held steady and the average sale price climbed 4%. Buyers simply absorbed nearly every well-priced home that hit the market.

Demand, in other words, never blinked. Just How Competitive? June made the point plainly:

- Nearly 7 in 10 sales closed at or above asking price.
- More than half sold above list price.

With supply running well below last year's pace, buyers are still competing hard for the homes worth having.

What the Second Half Holds

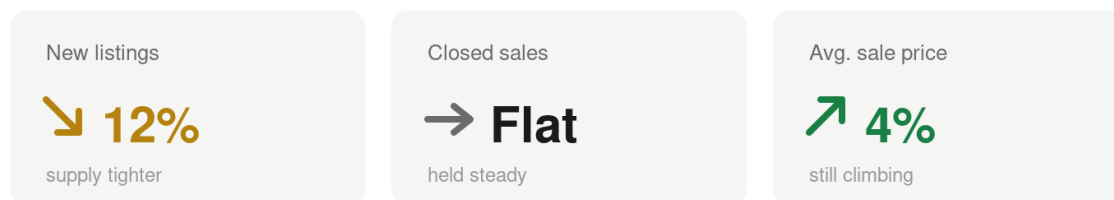
Expect the same tension: limited supply, not softening demand, will define the rest of the year. Unless listing activity picks up meaningfully, buyers should plan for continued competition on quality homes — while sellers who price accurately and prepare their homes well stay in an excellent position through the summer.

The Bottom Line

This isn't a market running on cheap inventory or fading interest. It's running on scarcity. The advantage belongs to buyers who move decisively and sellers who show up prepared.

Fewer Listings, Same Sales, Higher Prices

Greater Washtenaw · first half 2026 vs. 2025 · supply is down, demand hasn't blinked.



June demand held up — buyers competed on nearly every well-priced home



JULY 2026
HOUSING REPORT

Washtenaw County

Single-Family Homes

MONTHLY

458
JUN NEW LISTINGS
+10% from last month

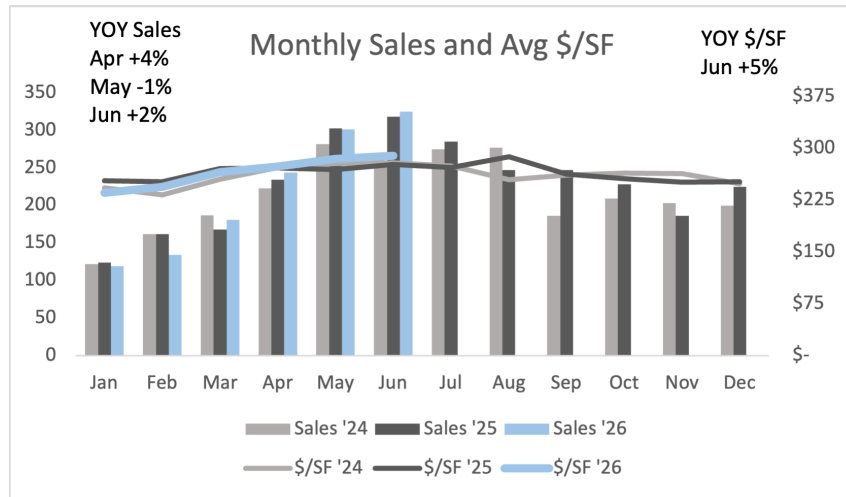
223
NEW PENDINGS
-36% from last month

325
CLOSED SALES
+8% from last month

\$289
PRICE PER SQ FT
+2% from last month

\$562K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	441	416	458	2,358	2,078	-12%
New Pendings	284	347	223	1,449	1,401	-3%
Closed Sales	244	301	325	1,309	1,304	0%
Price/SF	\$273	\$285	\$289	\$268	\$272	2%
Avg Price	\$532,215	\$568,738	\$561,514	\$512,696	\$532,407	4%

<\$300k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	65	64	71	373	319	-14%
New Pendings	44	59	41	281	252	-10%
Closed Sales	41	36	47	262	226	-14%
Price/SF	\$194	\$177	\$182	\$188	\$177	-6%

\$300k-\$600k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	228	211	234	1,191	1,077	-10%
New Pendings	155	180	116	776	753	-3%
Closed Sales	130	163	169	677	693	2%
Price/SF	\$246	\$256	\$264	\$247	\$249	1%

>\$600k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	148	141	153	794	682	-14%
New Pendings	85	108	66	392	396	1%
Closed Sales	73	102	109	370	385	4%
Price/SF	\$324	\$330	\$333	\$317	\$323	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Washtenaw County

Condominiums

MONTHLY

123
JUN NEW LISTINGS
-11% from last month

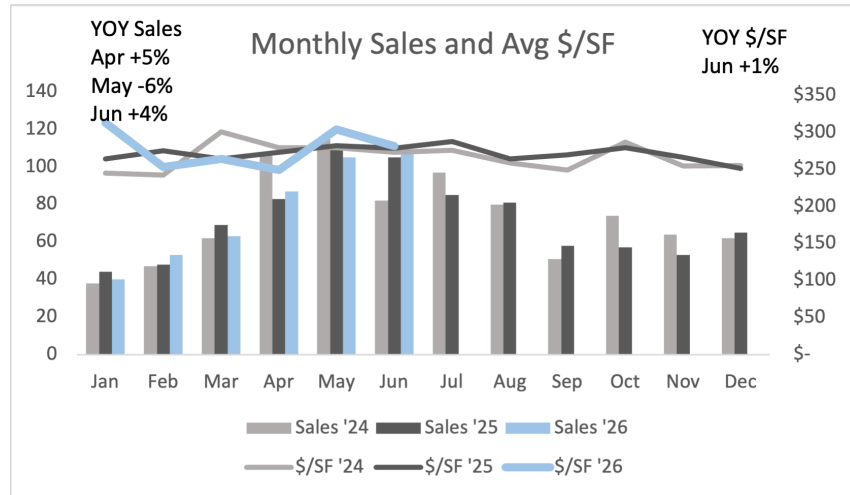
79
NEW PENDINGS
-13% from last month

109
CLOSED SALES
+4% from last month

\$282
PRICE PER SQ FT
-7% from last month

\$384K
AVG SALE PRICE
-15% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	136	138	123	776	726	-6%
New Pendings	94	91	79	496	477	-4%
Closed Sales	87	105	109	461	457	-1%
Price/SF	\$249	\$305	\$282	\$275	\$278	1%
Avg Price	\$361,170	\$451,921	\$383,705	\$384,290	\$400,025	4%

<\$250k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	36	29	30	153	169	10%
New Pendings	25	22	24	123	122	-1%
Closed Sales	23	25	30	107	119	11%
Price/SF	\$198	\$203	\$204	\$216	\$197	-9%

\$250k-\$500k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	72	76	67	433	387	-11%
New Pendings	50	51	43	280	265	-5%
Closed Sales	52	54	58	265	250	-6%
Price/SF	\$239	\$241	\$245	\$249	\$241	-3%

>\$500k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	28	33	26	190	170	-11%
New Pendings	19	18	12	93	90	-3%
Closed Sales	12	26	21	89	88	-1%
Price/SF	\$331	\$437	\$415	\$365	\$406	11%

Data source: Realtor MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Ann Arbor

Single-Family Homes

MONTHLY

116
JUN NEW LISTINGS
+6% from last month

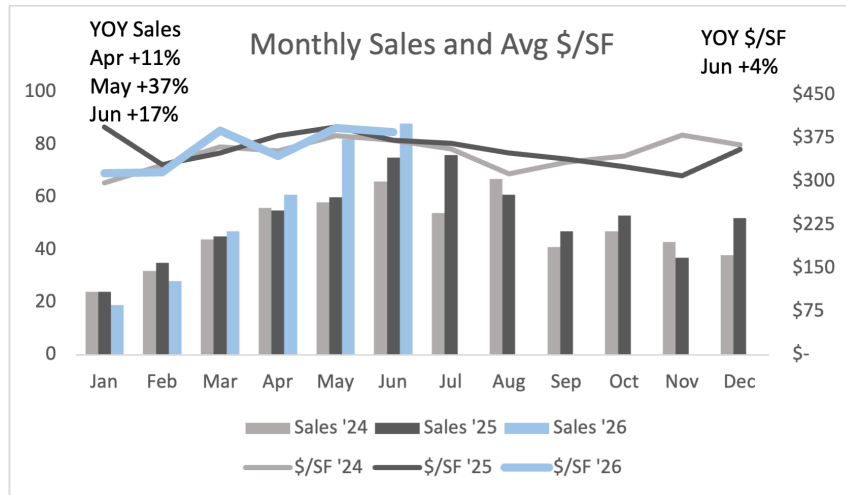
51
NEW PENDINGS
-45% from last month

88
CLOSED SALES
+7% from last month

\$386
PRICE PER SQ FT
-2% from last month

\$642K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	118	109	116	550	523	-5%
New Pendings	66	92	51	330	343	4%
Closed Sales	61	82	88	294	325	11%
Price/SF	\$344	\$393	\$386	\$371	\$369	-1%
Avg Price	\$634,903	\$689,056	\$642,178	\$653,376	\$653,111	0%

<\$400k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	24	16	18	79	91	15%
New Pendings	7	21	11	67	70	4%
Closed Sales	13	8	23	53	67	26%
Price/SF	\$296	\$310	\$311	\$291	\$298	2%

\$400k-\$800k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	73	67	86	316	339	7%
New Pendings	46	50	33	200	204	2%
Closed Sales	34	58	44	175	185	6%
Price/SF	\$317	\$363	\$361	\$345	\$346	0%

>\$800k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	21	26	12	155	93	-40%
New Pendings	13	21	7	63	69	10%
Closed Sales	14	16	21	66	73	11%
Price/SF	\$406	\$477	\$450	\$439	\$428	-3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026 HOUSING REPORT

Ann Arbor

Condominiums

MONTHLY

68
JUN NEW LISTINGS
-4% from last month

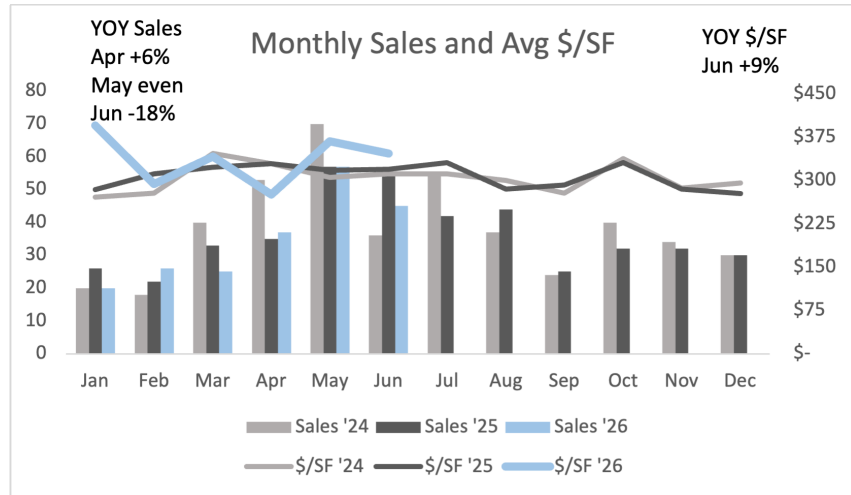
36
NEW PENDINGS
-22% from last month

45
CLOSED SALES
-21% from last month

\$346
PRICE PER SQ FT
-6% from last month

\$447K
AVG SALE PRICE
-18% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	66	71	68	442	377	-15%
New Pendings	38	46	36	239	217	-9%
Closed Sales	37	57	45	228	210	-8%
Price/SF	\$276	\$368	\$346	\$315	\$339	8%
Avg Price	\$365,869	\$543,872	\$446,873	\$422,698	\$464,196	10%

<\$250k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	10	10	9	76	62	-18%
New Pendings	10	8	9	57	47	-18%
Closed Sales	11	10	8	50	45	-10%
Price/SF	\$230	\$245	\$293	\$266	\$247	-7%

\$250k-\$500k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	35	39	42	235	200	-15%
New Pendings	18	27	20	128	121	-5%
Closed Sales	20	29	27	125	115	-8%
Price/SF	\$248	\$253	\$259	\$270	\$255	-6%

>\$500k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	21	22	17	131	115	-12%
New Pendings	10	11	7	54	49	-9%
Closed Sales	6	18	10	53	50	-6%
Price/SF	\$378	\$515	\$537	\$408	\$504	24%

Data source: Realtor MLS using Great Lakes Repository Data.

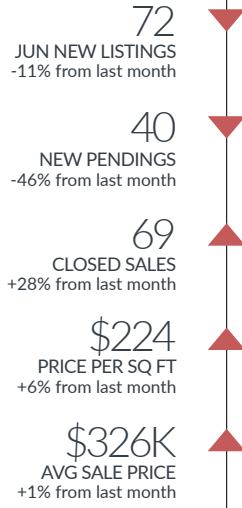
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JULY 2026
HOUSING REPORT

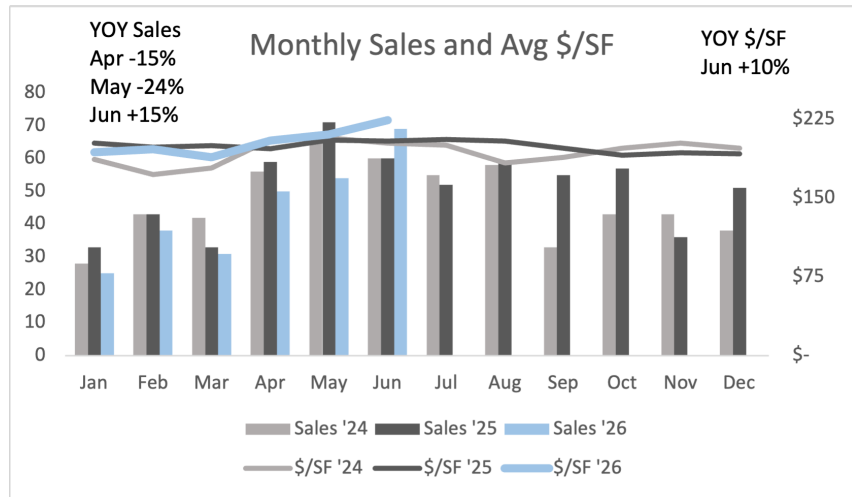
Ypsilanti and Ypsilanti Twp

Single-Family Homes

MONTHLY



Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	78	81	72	407	360	-12%
New Pendings	62	74	40	313	285	-9%
Closed Sales	50	54	69	299	267	-11%
Price/SF	\$204	\$210	\$224	\$201	\$207	3%
Avg Price	\$308,880	\$322,328	\$325,639	\$285,967	\$306,520	7%

<\$200k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	11	20	14	91	80	-12%
New Pendings	8	13	10	69	60	-13%
Closed Sales	8	9	9	66	49	-26%
Price/SF	\$168	\$159	\$195	\$160	\$160	0%

\$200k-\$350k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	38	32	28	187	152	-19%
New Pendings	32	35	20	159	136	-14%
Closed Sales	25	23	28	153	119	-22%
Price/SF	\$203	\$211	\$226	\$207	\$208	1%

>\$350k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	29	29	30	129	128	-1%
New Pendings	22	26	10	85	89	5%
Closed Sales	17	22	32	80	99	24%
Price/SF	\$213	\$220	\$226	\$212	\$217	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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JULY 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

303
JUN NEW LISTINGS
-12% from last month

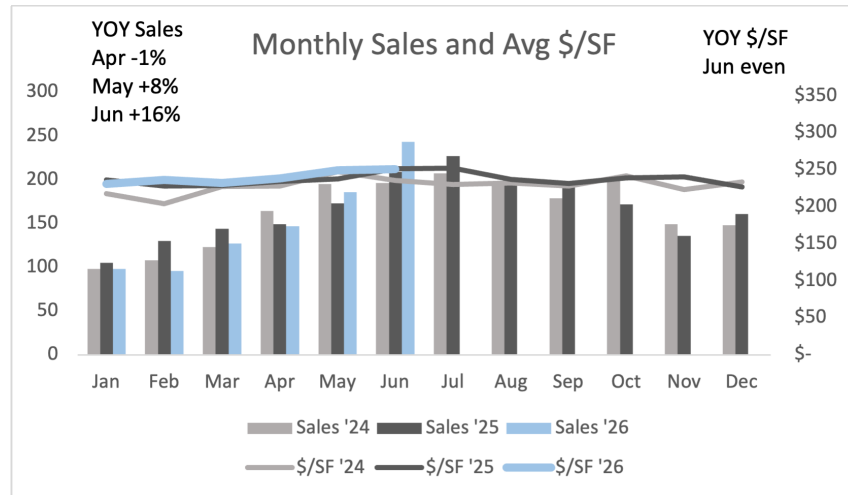
252
NEW PENDINGS
+5% from last month

243
CLOSED SALES
+31% from last month

\$251
PRICE PER SQ FT
+1% from last month

\$493K
AVG SALE PRICE
+1% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	272	346	303	1,426	1,403	-2%
New Pendings	175	239	252	1,004	1,029	2%
Closed Sales	147	186	243	910	897	-1%
Price/SF	\$239	\$249	\$251	\$237	\$242	2%
Avg Price	\$477,267	\$489,034	\$492,989	\$469,047	\$473,960	1%

<\$300k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	34	52	39	231	218	-6%
New Pendings	20	29	42	190	160	-16%
Closed Sales	20	21	28	164	127	-23%
Price/SF	\$185	\$180	\$162	\$156	\$169	9%

\$300k-\$500k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	139	158	148	651	662	2%
New Pendings	88	122	113	484	511	6%
Closed Sales	71	95	117	438	451	3%
Price/SF	\$221	\$232	\$231	\$223	\$222	0%

>\$500k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	99	136	116	544	523	-4%
New Pendings	67	88	97	330	358	8%
Closed Sales	56	70	98	308	319	4%
Price/SF	\$263	\$275	\$282	\$274	\$277	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

Reinhart
REALTORS

JULY 2026
HOUSING REPORT

Jackson County

Single-Family Homes

MONTHLY

251
JUN NEW LISTINGS
+6% from last month

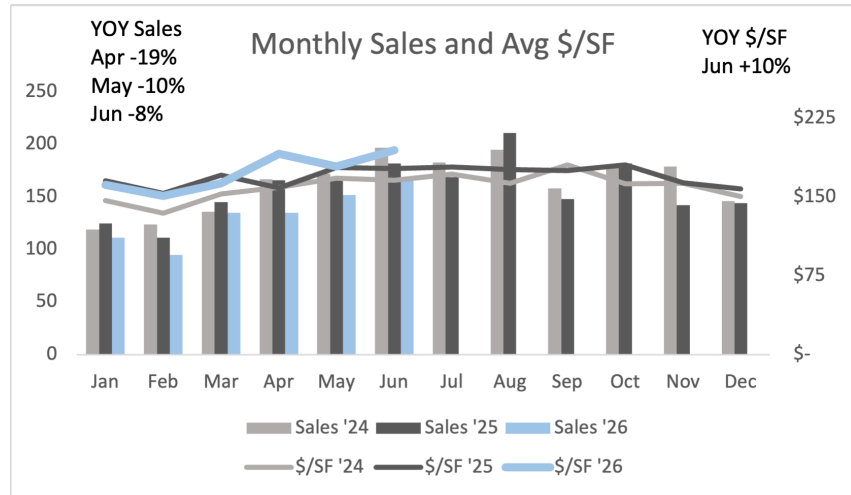
118
NEW PENDINGS
-25% from last month

168
CLOSED SALES
+11% from last month

\$194
PRICE PER SQ FT
+9% from last month

\$307K
AVG SALE PRICE
+18% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	231	236	251	1,291	1,167	-10%
New Pendings	152	157	118	978	802	-18%
Closed Sales	135	152	168	898	796	-11%
Price/SF	\$191	\$179	\$194	\$168	\$176	5%
Avg Price	\$309,465	\$260,626	\$307,276	\$258,929	\$265,953	3%

<\$200k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	73	91	84	559	455	-19%
New Pendings	63	51	41	406	328	-19%
Closed Sales	47	57	51	366	330	-10%
Price/SF	\$124	\$109	\$121	\$104	\$112	8%

\$200k-\$350k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	87	78	92	386	399	3%
New Pendings	53	59	43	361	289	-20%
Closed Sales	52	56	67	341	289	-15%
Price/SF	\$167	\$177	\$177	\$175	\$175	0%

>\$350k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	71	67	75	346	313	-10%
New Pendings	36	47	34	211	185	-12%
Closed Sales	36	39	50	191	177	-7%
Price/SF	\$265	\$240	\$251	\$233	\$247	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

Reinhart
REALTORS

JULY 2026
HOUSING REPORT

Lenawee County

Single-Family Homes

MONTHLY

140
JUN NEW LISTINGS
+4% from last month

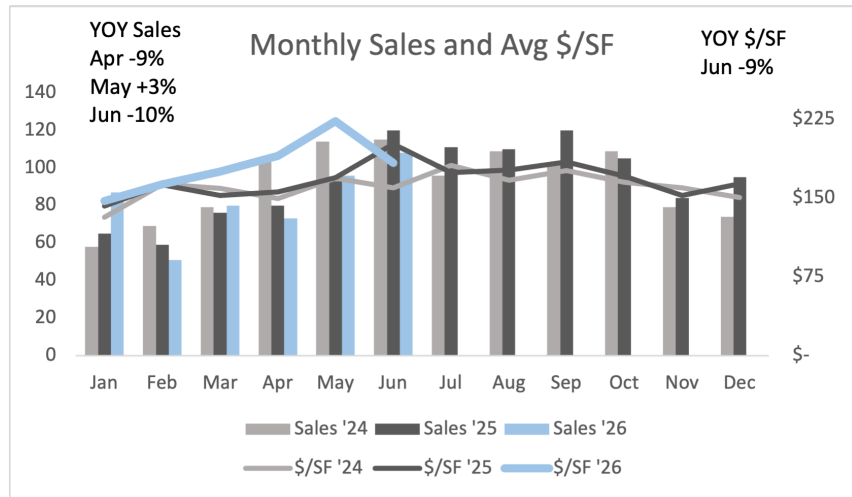
69
NEW PENDINGS
-39% from last month

108
CLOSED SALES
+13% from last month

\$183
PRICE PER SQ FT
-18% from last month

\$292K
AVG SALE PRICE
-16% from last month

Closed Sales



All Price Ranges

	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	136	134	140	727	695	-4%
New Pendings	92	113	69	541	496	-8%
Closed Sales	73	96	108	493	495	0%
Price/SF	\$190	\$223	\$183	\$168	\$182	8%
Avg Price	\$282,144	\$347,457	\$292,362	\$271,477	\$283,639	4%

<\$200k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	47	46	41	263	226	-14%
New Pendings	31	39	26	207	174	-16%
Closed Sales	24	26	40	184	172	-7%
Price/SF	\$112	\$103	\$100	\$103	\$101	-1%

\$200k-\$350k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	55	39	55	249	277	11%
New Pendings	38	47	27	210	208	-1%
Closed Sales	32	46	41	196	215	10%
Price/SF	\$173	\$193	\$180	\$162	\$174	7%

>\$350k						
	Apr '26	May '26	Jun '26	YTD through June 30th		
				2025	2026	(+/-)
Listings Taken	34	49	44	215	192	-11%
New Pendings	23	27	16	124	114	-8%
Closed Sales	17	24	27	113	108	-4%
Price/SF	\$288	\$344	\$269	\$242	\$281	16%

Data source: Realtor MLS using Great Lakes Repository Data.

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REALTORS