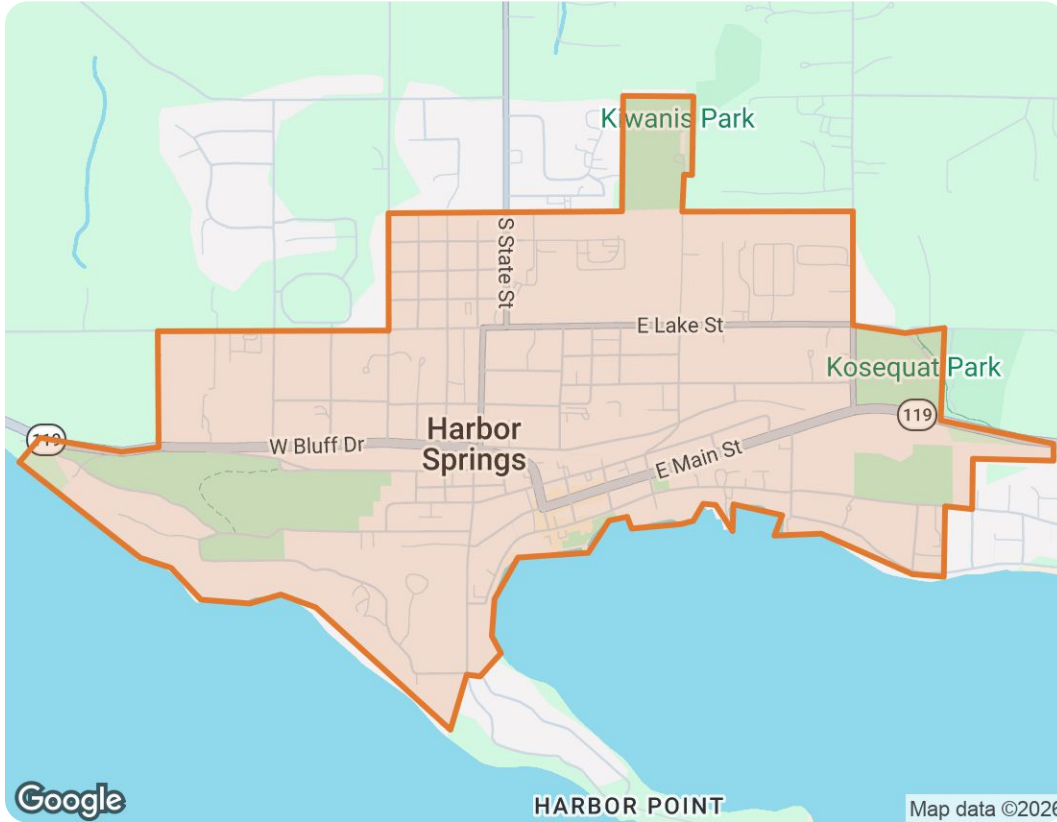


Harbor Springs, Michigan



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Harbor Springs, Michigan

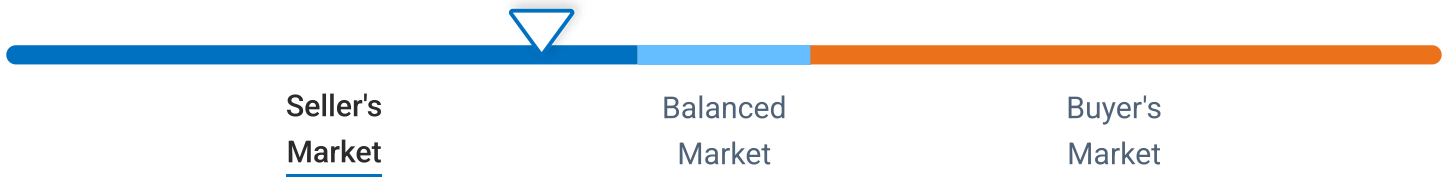
Market Trends

Market Trends for Harbor Springs, Michigan

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.47	100.1%	13	\$817,500
↑ 26.63% MoM	↑ 6.56% MoM	↓ 85.71% MoM	↑ 95.11% MoM

May 2026 Median Estimated Property Value

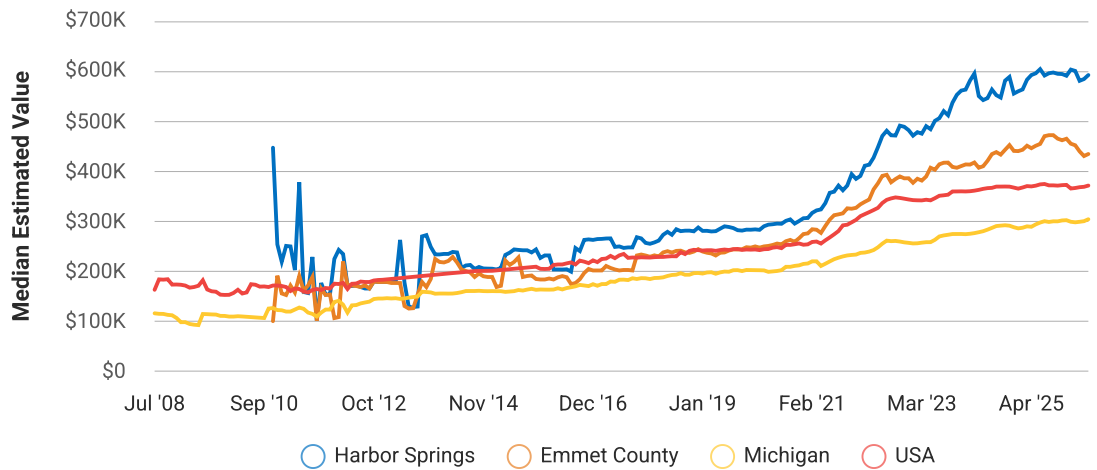
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value \$592,000	Last Month Change +1.4%	12 Month Change -0.6%
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Harbor Springs, Michigan

April 2026 Active Listings

Harbor Springs, Michigan

Single Family + Condo/Townhouse/Apt.

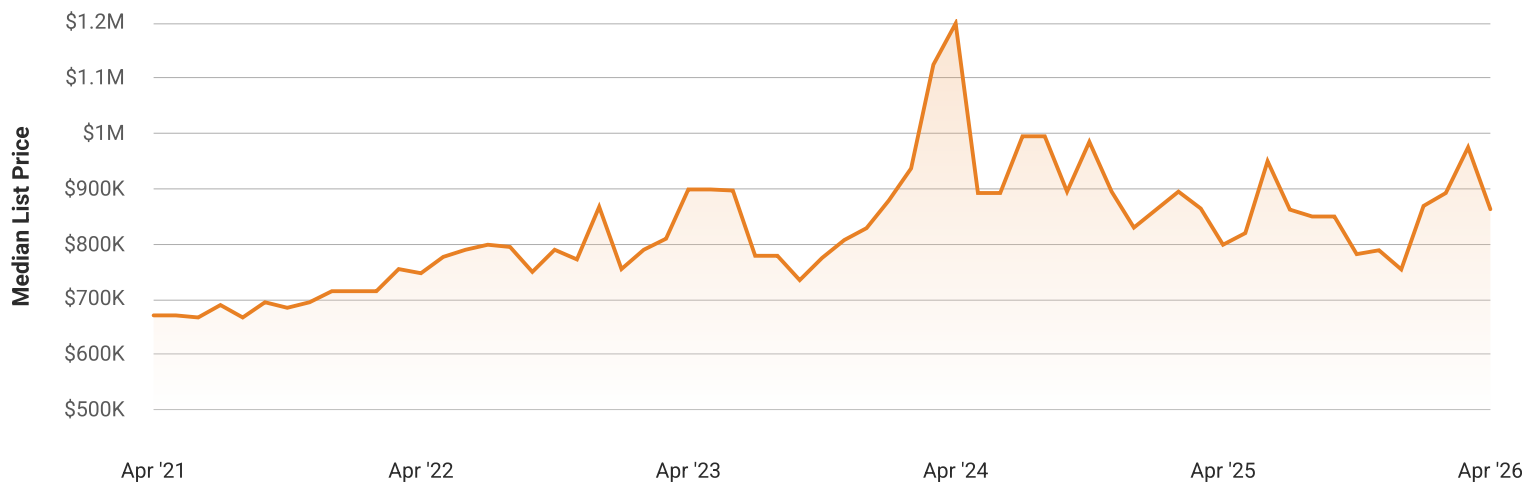
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$863,173

↓ 11.5% Month over Month



Harbor Springs, Michigan

April 2026 Sold Listings

Harbor Springs, Michigan

Single Family + Condo/Townhouse/Apt.

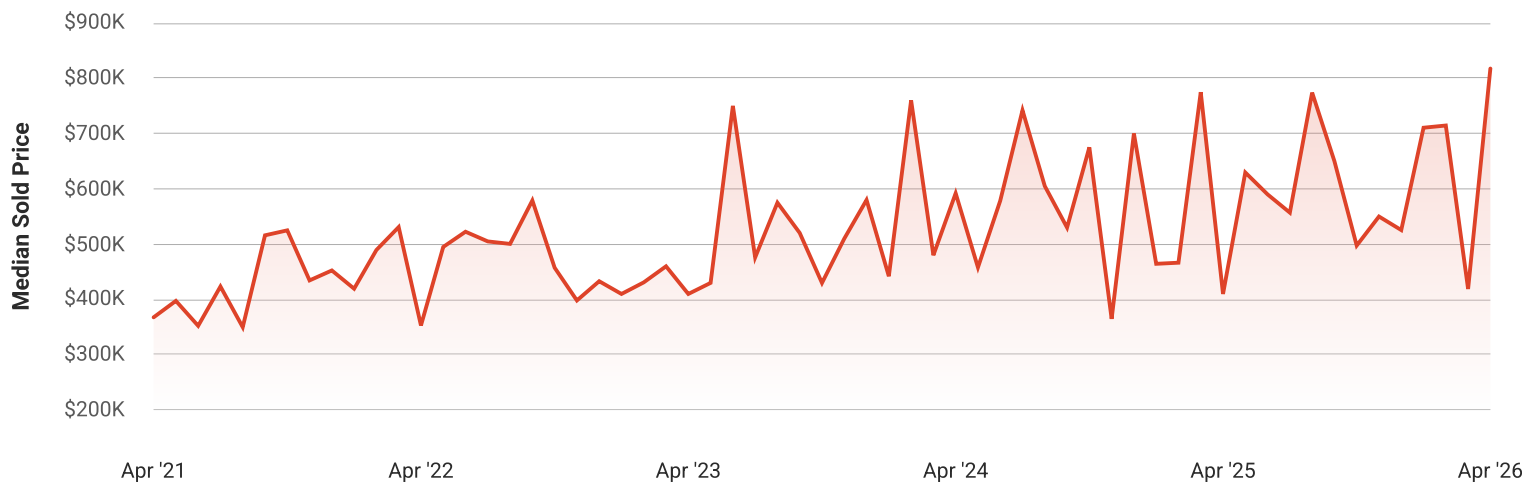
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$817,500

↑ 95.1% Month over Month



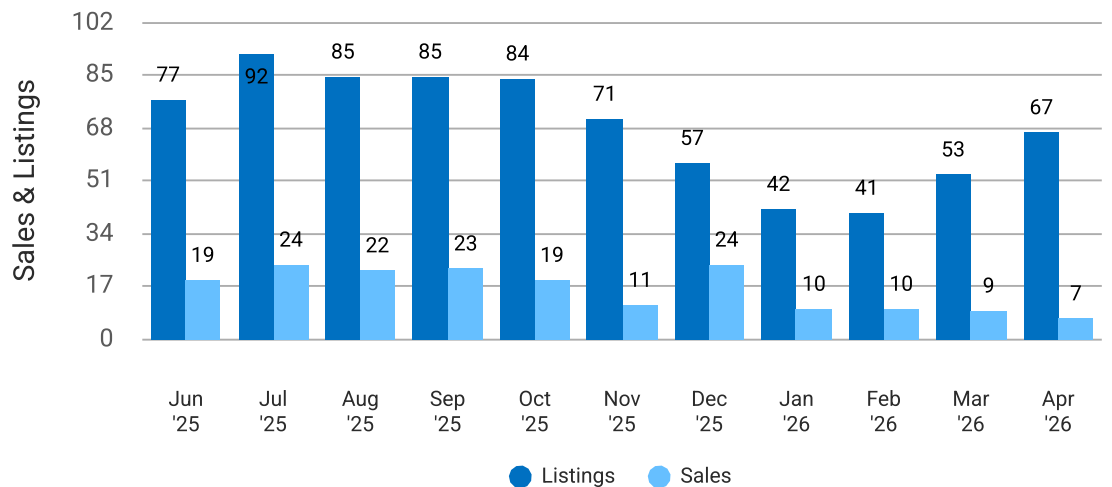
Total Sales and Active Listings in Harbor Springs, Michigan

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Harbor Springs, Michigan

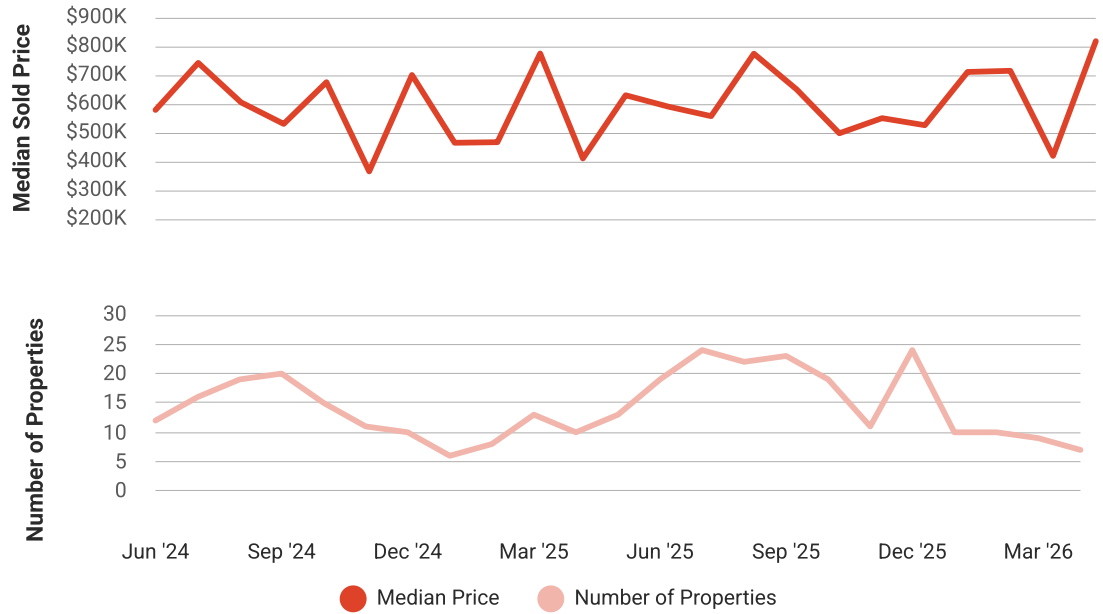
Median Sold Price vs Sold Listings in Harbor Springs, Michigan

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



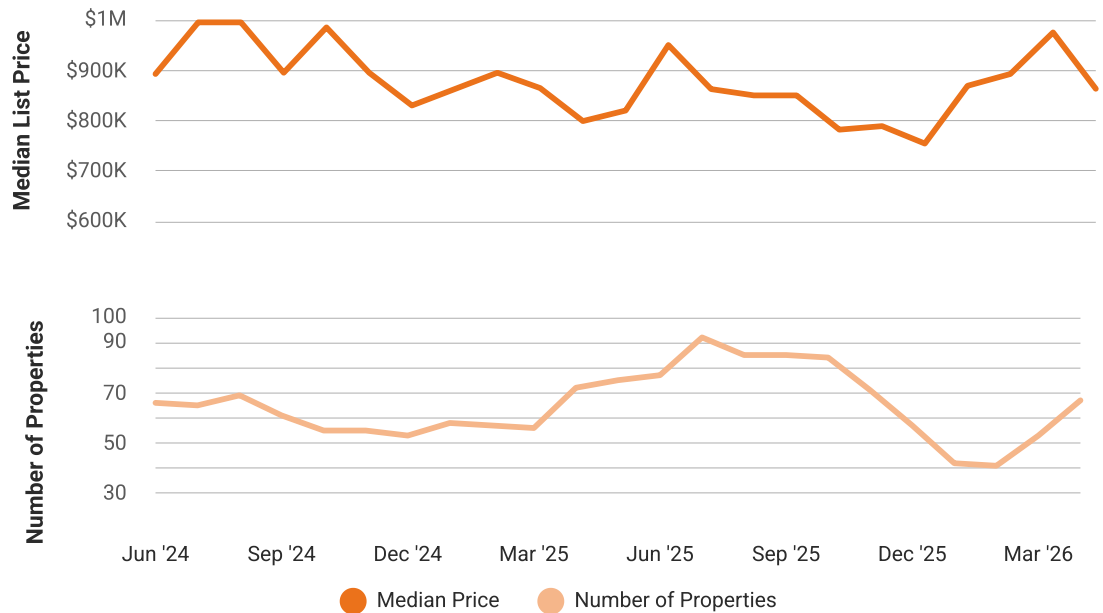
Median List Price vs Active Listings in Harbor Springs, Michigan

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$592,000	\$584,000 +1.37%	\$600,170 -1.36%	\$595,500 -0.59%	\$541,990 +9.23%	\$483,890 +22.34%
Median Sold Price Last Updated: 4/30/2026	\$817,500	\$419,000 +95.11%	\$710,500 +15.06%	\$410,000 +99.39%	\$592,000 +38.09%	\$410,000 +99.39%
Median List Price Last Updated: 4/30/2026	\$863,173	\$975,000 -11.47%	\$869,086 -0.68%	\$799,000 +8.03%	\$1,199,000 -28.01%	\$898,900 -3.97%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

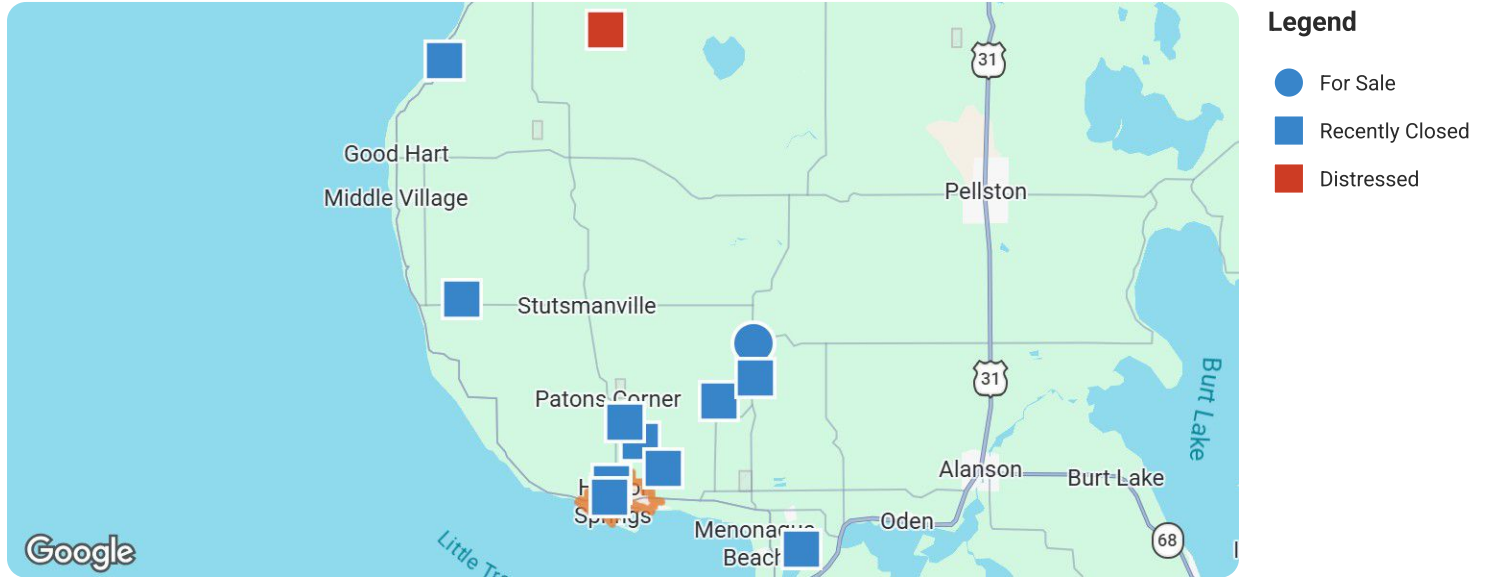
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Harbor Springs, Michigan

Summary

For Sale Activity in the Last 3 Months



	New	Closed	Distressed
Number of Properties	1	10	1
Lowest Listing Price / Est.Value	\$639,000	\$4,404	\$246,000
Median Listing Price / Est.Value	\$639,000	\$185,646	\$246,000
Highest Listing Price / Est.Value	\$639,000	\$605,000	\$246,000
Average Price / sqft	\$450	\$196	\$244
Median Price / sqft	\$450	\$196	\$244
Average Days in RPR	43	-	-
Median Days in RPR	43	-	-
Total Volume	\$639,000	\$2,189,705	\$246,000
Source	Listings	Public Records & Listings	Public Records & Listings

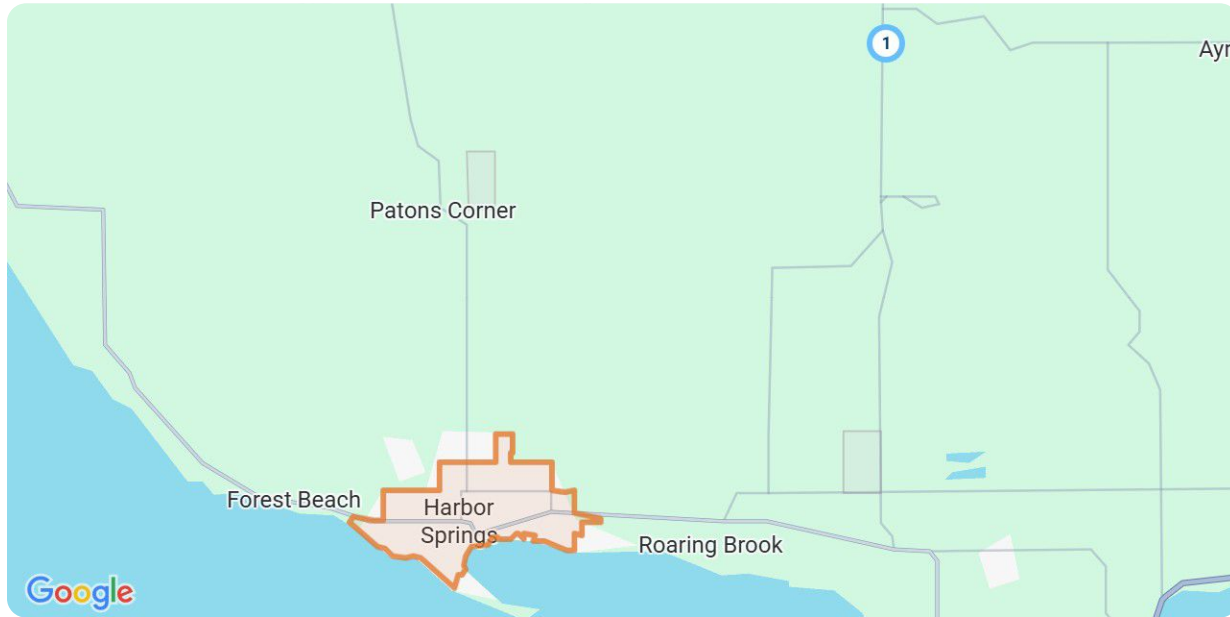


Harbor Springs, Michigan

Market Activity Breakdown

New


Source: Listings



Legend

● Active For Sale

New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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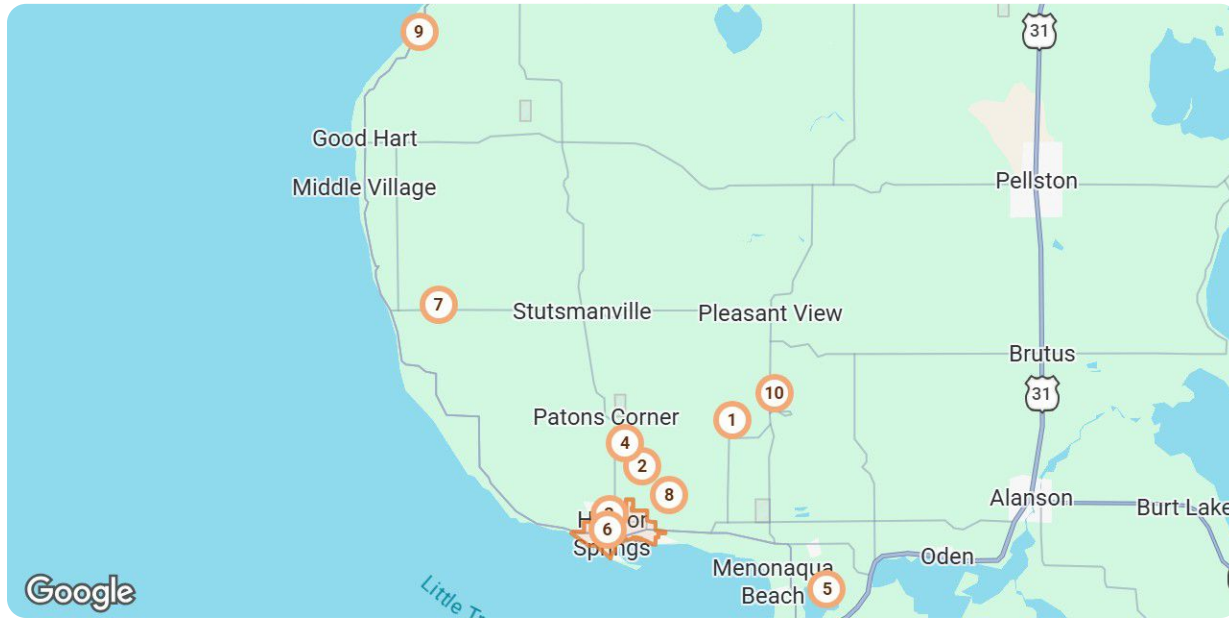
	4037 S Pleasantview Rd Harbor Springs, MI 49740 MLS ID: 20261027774	Single Family	3/2	1,420	1.37 acres	2026	4/23/2026 43 days	\$639,000 \$450/sq ft
	● Active / For Sale							

Listing Courtesy of Luxury Living Real Estate

Harbor Springs, Michigan

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>5620 Highlands Dr, #645 Harbor Springs, MI 49740 Closed / Public Record</p>	Condo/Townhouse/Apt.	-/-	-	-	5/22/2026 - days	\$196,000 -/sq ft	-
2	 <p>6680 Hillside Dr Harbor Springs, MI 49740 Closed / Public Record</p>	Condo/Townhouse/Apt.	-/-	-	-	5/15/2026 - days	\$605,000 -/sq ft	-
3	 <p>315 W Fairview St Harbor Springs, MI 49740 Closed / Public Record</p>	Single Family	-/-	-	-	5/13/2026 - days	\$7,044 -/sq ft	-
4	 <p>3525 Middle Rd Harbor Springs, MI 49740 Closed / Public Record</p>	Single Family	-/-	-	40.02 acres	5/13/2026 - days	\$4,404 -/sq ft	-
5	 <p>117 Mishe Mokwa Dr Harbor Springs, MI 49740 Closed / Public Record</p>	Single Family	-/-	-	-	5/13/2026 - days	\$31,020 -/sq ft	-
6	 <p>291 W Summit St Harbor Springs, MI 49740 Closed / Public Record</p>	Single Family	-/-	-	-	5/13/2026 - days	\$5,945 -/sq ft	-
7	 <p>2859 Terpening Rd Harbor Springs, MI 49740 Closed / Public Record</p>	Single Family	-/2	1,512	5.79 acres	5/6/2026 - days	\$175,292 \$381/sq ft	-



Harbor Springs, Michigan


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	2354 Bester Rd Harbor Springs, MI 49740  Closed / Public Record	Single Family	-/2	1,668	13.35 acres -	4/30/2026 - days	\$460,000 \$281/sq ft	-
	3594 N Lake Shore Dr Harbor Springs, MI 49740  Closed / Public Record	Single Family	-/-	-	2 acres -	4/30/2026 - days	\$400,000 -/sq ft	-
	4749 S Pleasantview Rd, Unit 1 Harbor Springs, MI 49740  Closed / Public Record	Condo/Townhouse/Apt.	-/-	-	- -	4/30/2026 - days	\$305,000 -/sq ft	-



Distressed

Source: Public Records and Listings



Legend

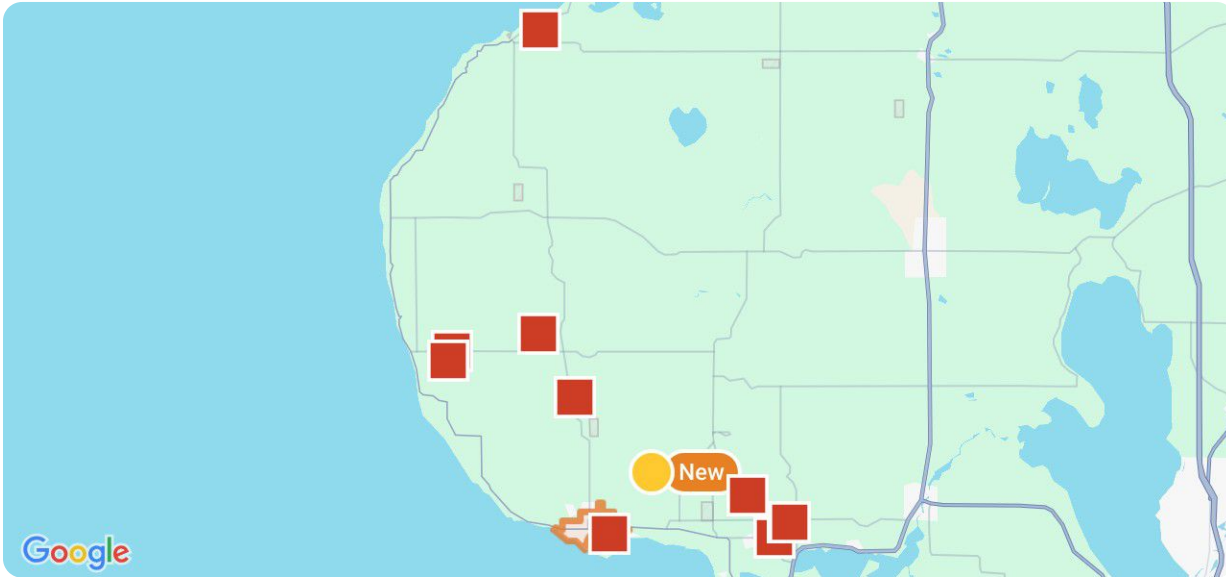
-  Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	4020 Beckon Rd Harbor Springs, MI 49740  Off Market / Public Record	Single Family	-/1	1,008	2.53 acres -	- - days	- \$244/sq ft	5/14/2026 Notice of Foreclosure Sale

Harbor Springs, Michigan

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed

	New	Distressed
Number of Properties	1	1
Lowest Listing Price / Est.Value	\$4,500	\$246,000
Median Listing Price / Est.Value	\$4,500	\$246,000
Highest Listing Price / Est.Value	\$4,500	\$246,000
Average Price / sqft	\$3	\$244
Median Price / sqft	\$3	\$244
Average Days in RPR	38	-
Median Days in RPR	38	-
Total Volume	\$4,500	\$246,000
Source	Listings	Public Records & Listings



Harbor Springs, Michigan

Market Activity Breakdown

New


Source: Listings



Legend

● Active For Lease

New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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1	 <p>1851 Catob Rd Harbor Springs, MI 49740 MLS ID: 20261027320</p> <p>● Active / For Lease</p>	Single Family	3/2	1,700	5.04 acres	1990	4/28/2026 38 days	\$4,500 mo. \$3/sq ft
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Courtesy of National Realty Centers, Inc



Harbor Springs, Michigan


Distressed

Source: Public Records and Listings



Legend

● Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>4020 Beckon Rd Harbor Springs, MI 49740 Off Market / Public Record</p>	Single Family	-/1	1,008	2.53 acres -	- - days	- \$244/sq ft	5/14/2026 Notice of Foreclosure Sale

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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