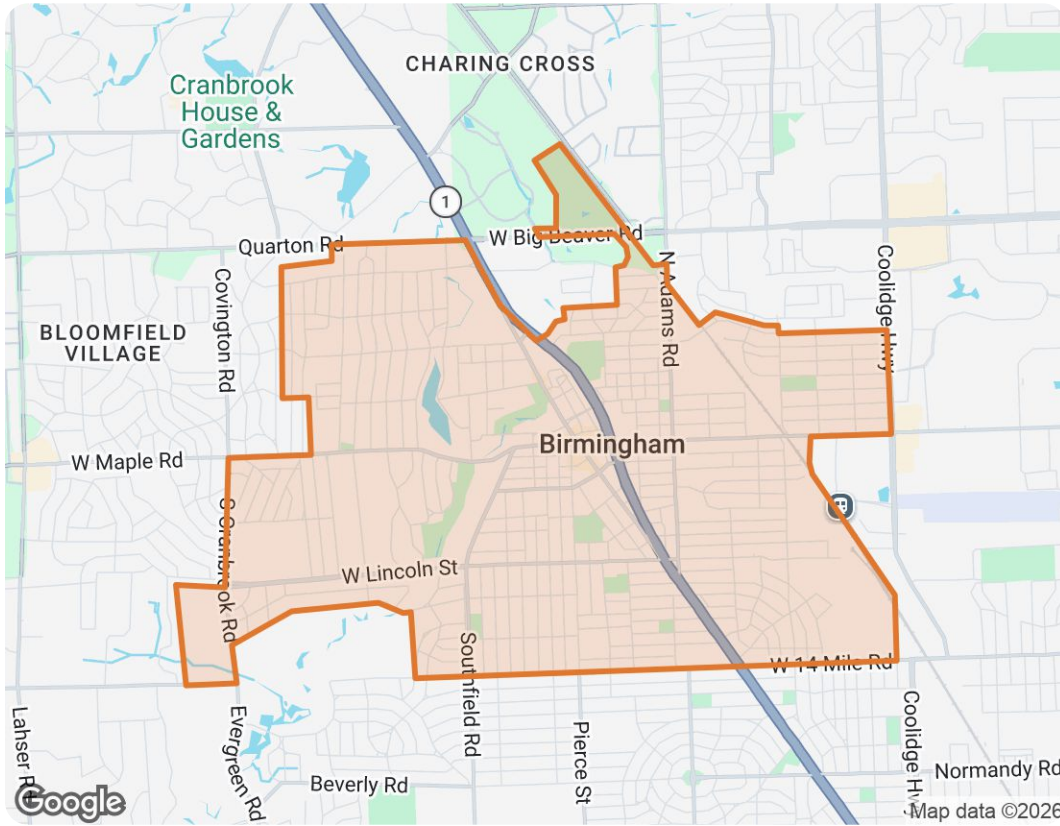


Birmingham, Michigan



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Market Trends

Market Trends for Birmingham, Michigan

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.49	100.3%	10	\$712,500
	↑ 0.66% MoM	↓ 56.52% MoM	↓ 12.9% 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

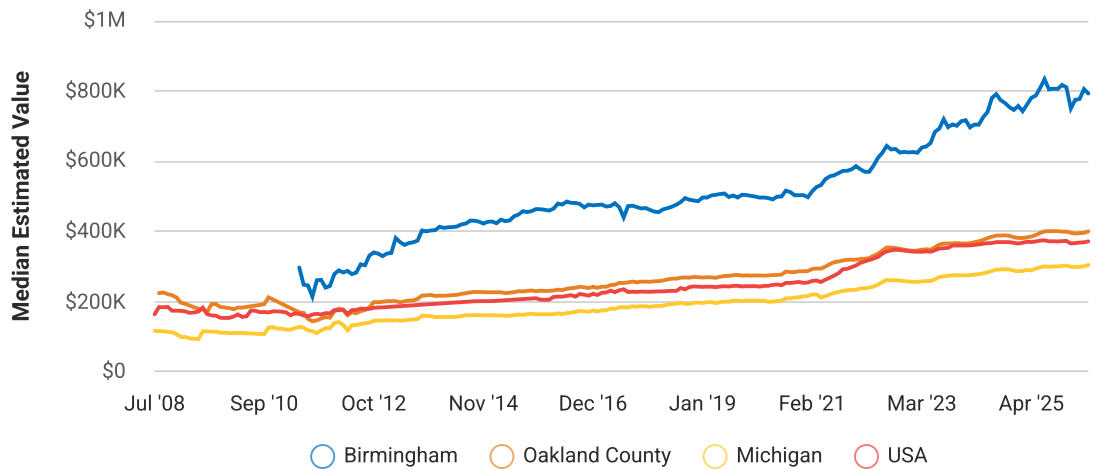
\$793,110

Last Month Change

-1.6%

12 Month Change

+0.8%



Birmingham, Michigan

May 2026 Active Listings

Birmingham, Michigan

Single Family + Condo/Townhouse/Apt.

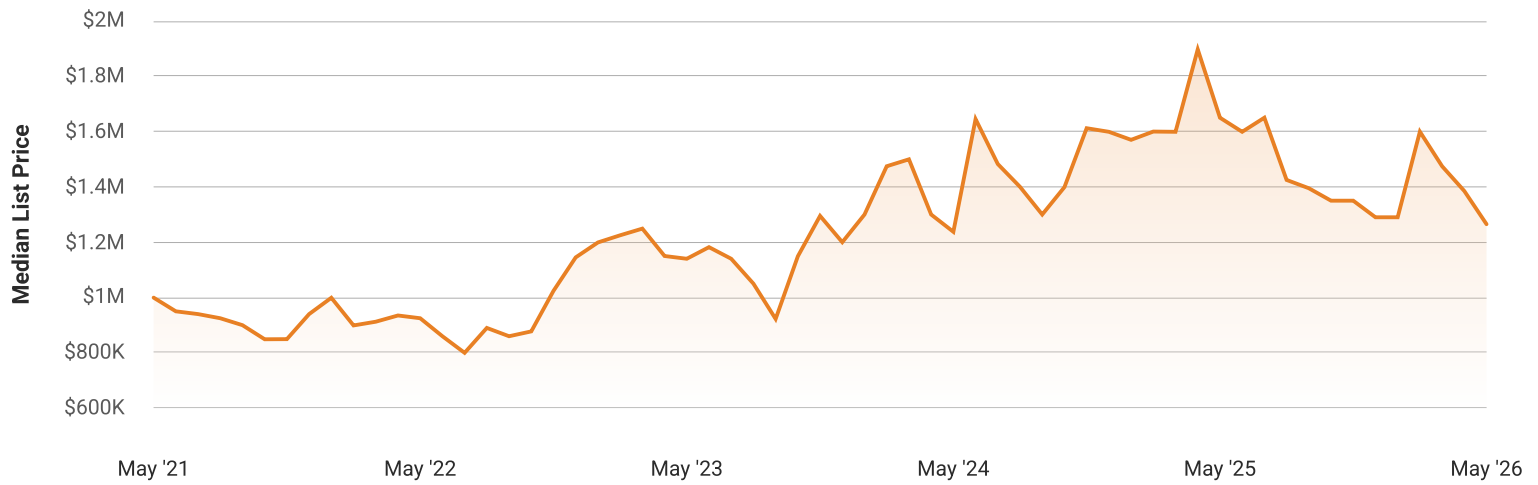
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,265,000

↓ 8.7% Month over Month



Birmingham, Michigan

May 2026 Sold Listings

Birmingham, Michigan

Single Family + Condo/Townhouse/Apt.

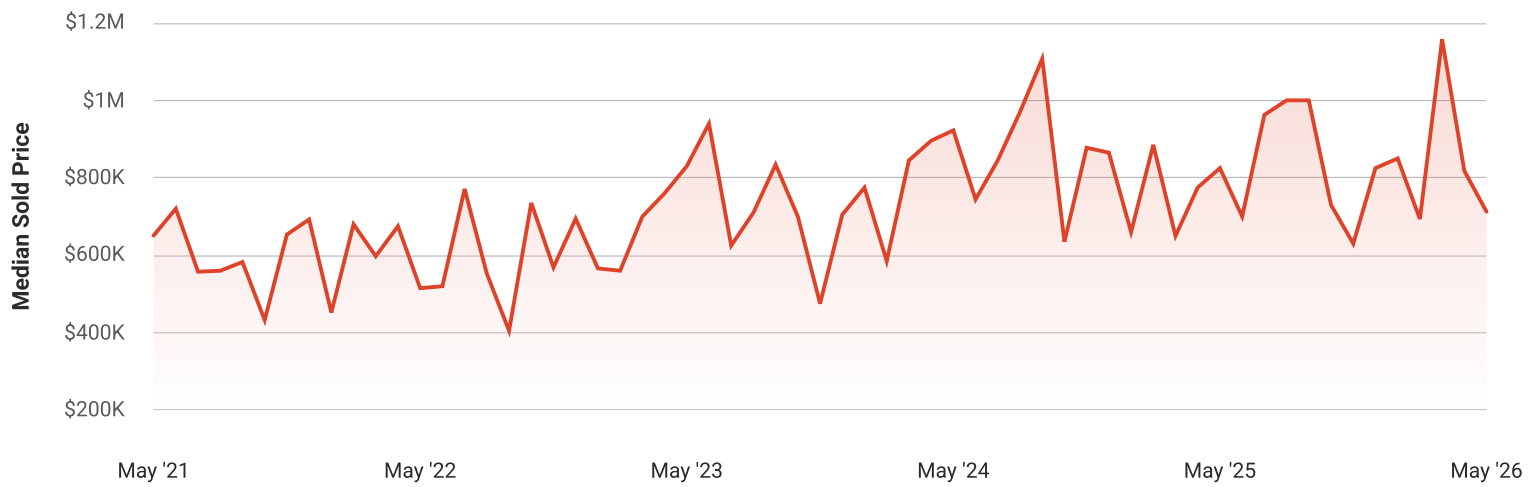
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$712,500

↓ 12.9% Month over Month



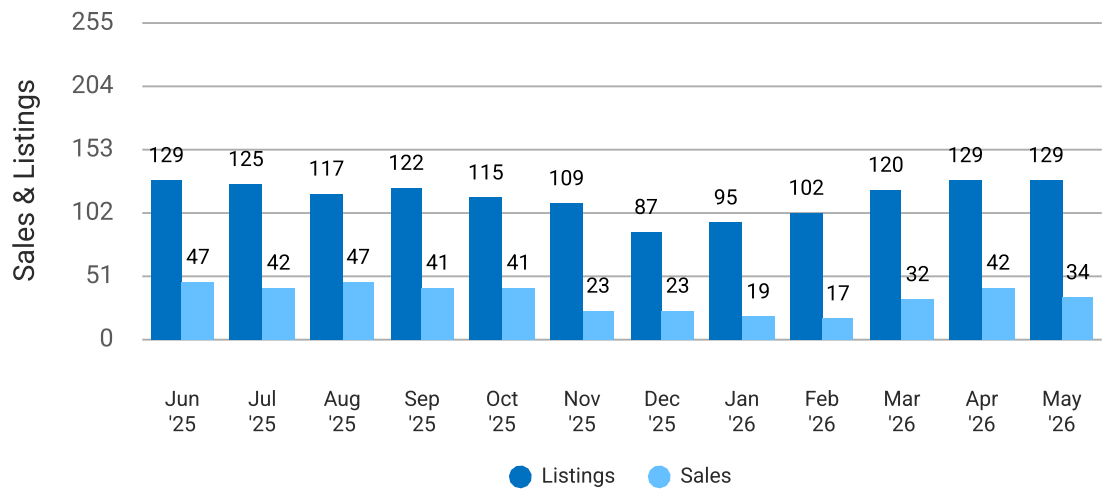
Total Sales and Active Listings in Birmingham, Michigan

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



Birmingham, Michigan

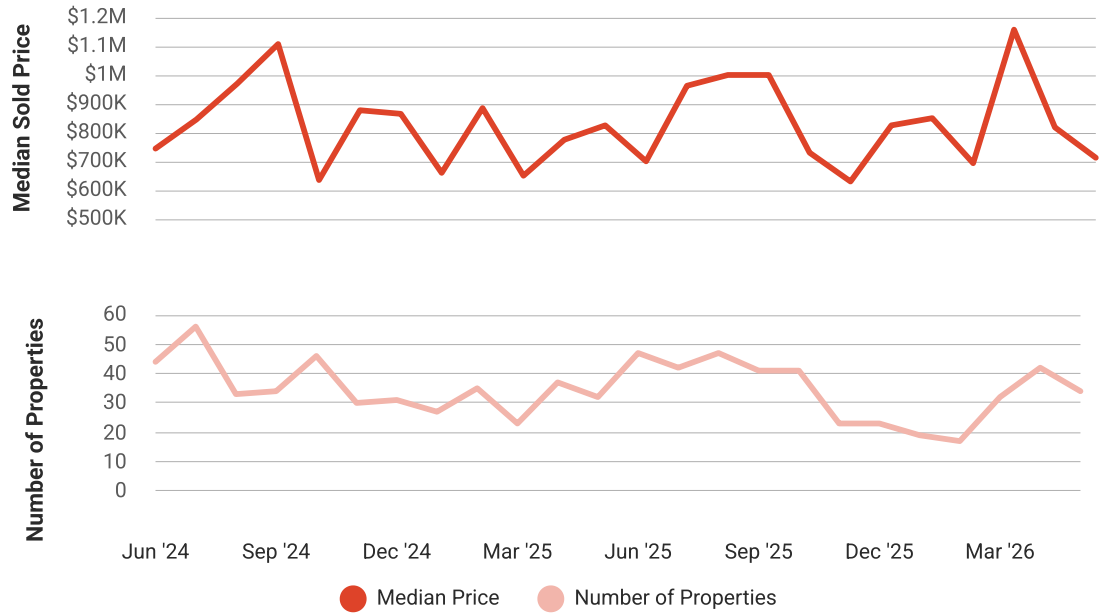
Median Sold Price vs Sold Listings in Birmingham, Michigan

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



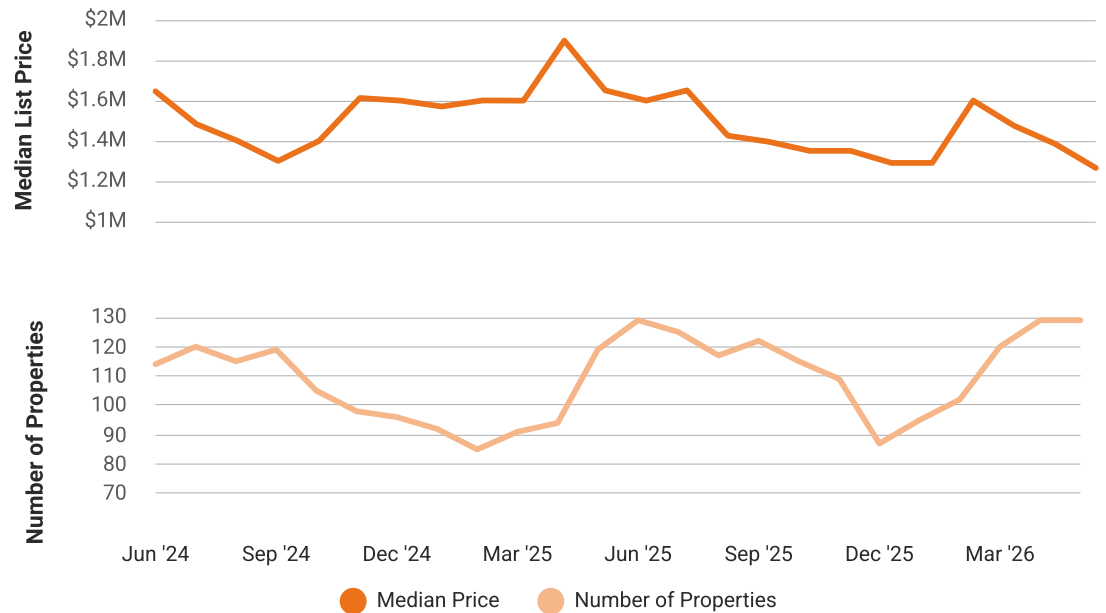
Median List Price vs Active Listings in Birmingham, Michigan

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	\$793,110	\$805,630 -1.55%	\$775,110 +2.32%	\$787,000 +0.78%	\$725,470 +9.32%	\$651,850 +21.67%
Median Sold Price Last Updated: 5/31/2026	\$712,500	\$818,000 -12.9%	\$693,500 +2.74%	\$825,000 -13.64%	\$922,500 -22.76%	\$830,000 -14.16%
Median List Price Last Updated: 5/31/2026	\$1,265,000	\$1,384,900 -8.66%	\$1,599,500 -20.91%	\$1,650,000 -23.33%	\$1,237,500 +2.22%	\$1,140,000 +10.96%

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

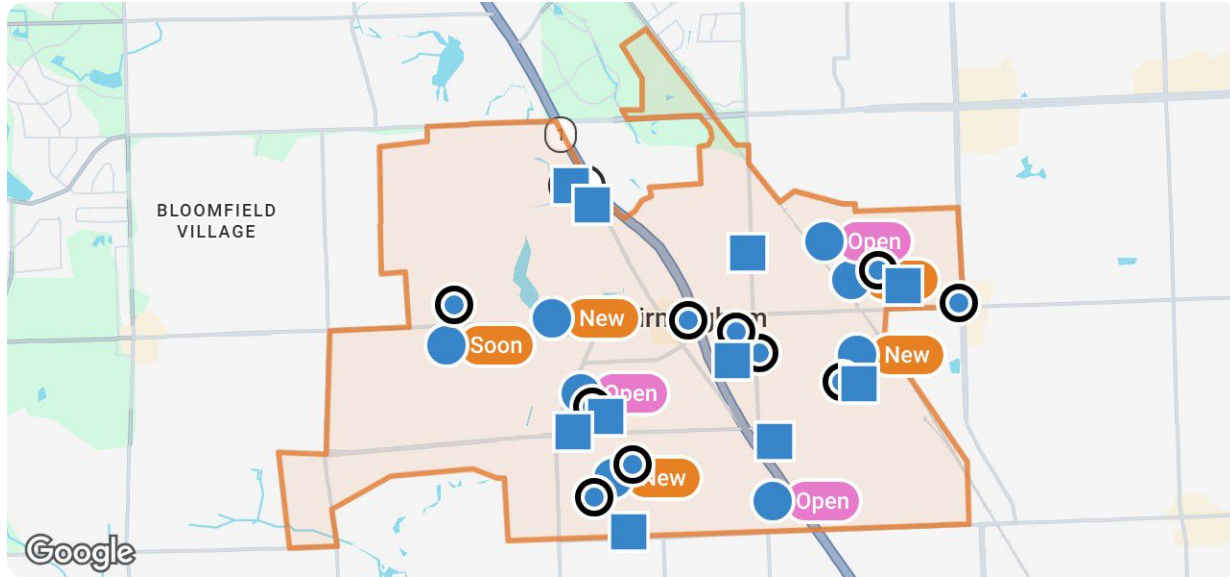
Property Types: Single Family, Condo/Townhouse/Apt

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

Birmingham, Michigan

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

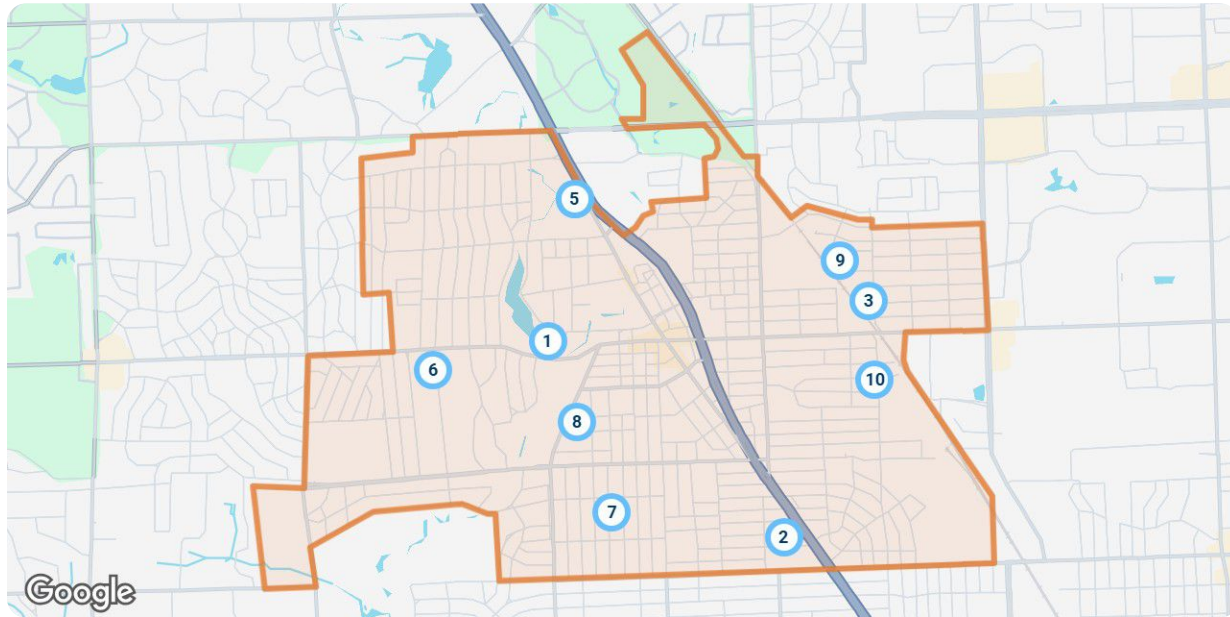
	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	\$195,000	\$179,900	\$190,000
Median Listing Price / Est.Value	\$772,000	\$897,750	\$597,750
Highest Listing Price / Est.Value	\$3,500,000	\$2,249,900	\$1,000,000
Average Price / sqft	\$439	\$399	\$376
Median Price / sqft	\$398	\$408	\$355
Average Days in RPR	9	34	-
Median Days in RPR	5	23	-
Total Volume	\$11,598,000	\$9,309,100	\$5,871,750
Source	Listings	Listings	Public Records & Listings



Market Activity Breakdown






New


Source: Listings



Legend

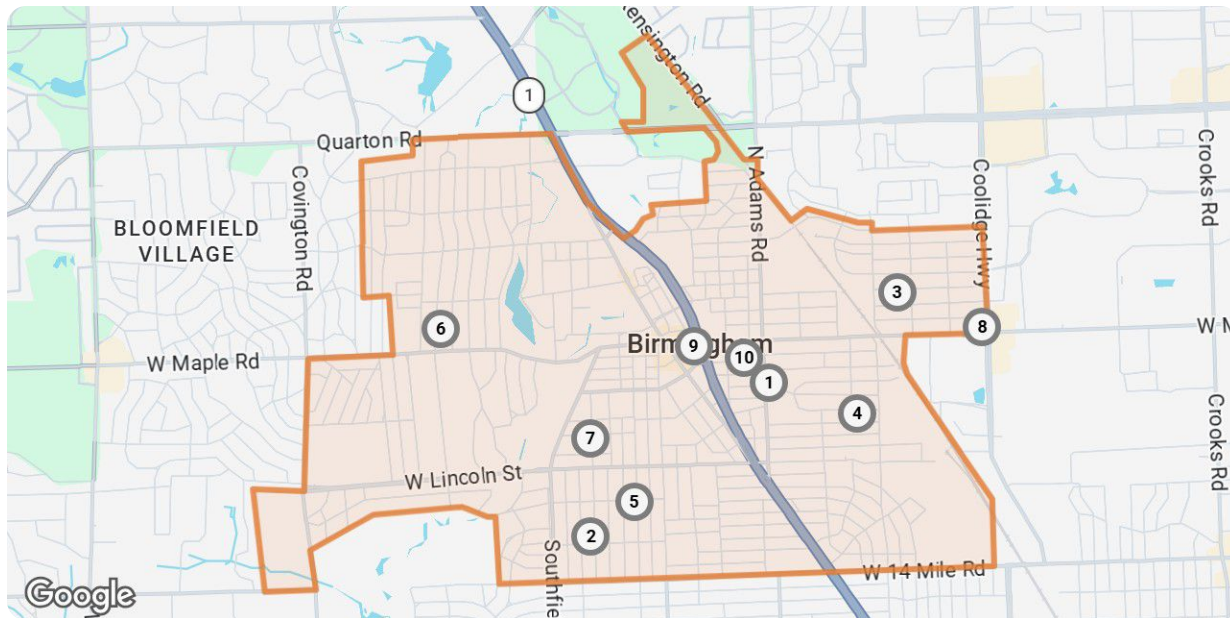
- Active For Sale
- Active Under Contract

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>277 W Brown St Birmingham, MI 48009 MLS ID: 20261033254</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of The Agency Hall & Hunter</i></p>	Condo/Townhouse/Apt.	3/5	3,388	1 acre	2005	5/11/2026 29 days	\$2,499,000 \$738/sq ft
2	 <p>385 Golf View Blvd Birmingham, MI 48009 MLS ID: 20261040447</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Max Broock, REALTORS®@-Birmingham</i></p>	Single Family	4/4	2,374	0.36 acres	1948	6/8/2026 1 day	\$1,125,000 \$474/sq ft
3	 <p>2260 W Lincoln St Birmingham, MI 48009 MLS ID: 20261038218</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of KW Domain</i></p>	Single Family	3/2	1,506	9,583 sqft	1951	6/8/2026 1 day	\$550,000 \$365/sq ft
4	 <p>1748 Webster St Birmingham, MI 48009 MLS ID: 20261025261</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of @properties Christie's Int'l R.E. Birmingham</i></p>	Single Family	3/2	1,046	6,098 sqft	1944	5/15/2026 25 days	\$525,000 \$502/sq ft
5	 <p>2666 Windemere Rd Birmingham, MI 48009 MLS ID: 20261041784</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Professionals-Birm</i></p>	Single Family	4/3	2,442	6,534 sqft	1948	6/8/2026 1 day	\$775,000 \$317/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>1276 Hillside Dr Birmingham, MI 48009 MLS ID: 20261040157 ● Active / For Sale</p> <p><i>Listing Courtesy of Valentino M Trabucchi</i></p>	Single Family	3/2	1,900	0.66 acres	1952	6/7/2026 2 days	\$769,000 \$405/sq ft
7	 <p>826 Larchlea Dr Birmingham, MI 48009 MLS ID: 20261032437 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of RE/MAX Showcase Homes</i></p>	Single Family	4/4	3,008	9,583 sqft	1951	5/20/2026 20 days	\$1,175,000 \$391/sq ft
8	 <p>195 Baldwin Rd Birmingham, MI 48009 MLS ID: 20261041396 ● Active / For Sale</p> <p><i>Listing Courtesy of Real Broker, LLC Troy</i></p>	Single Family	5/6	5,588	0.33 acres	2014	6/4/2026 5 days	\$3,500,000 \$626/sq ft
9	 <p>1268 Davis Ave Birmingham, MI 48009 MLS ID: 20261041291 ● Active / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Kee Realty Bham</i></p>	Single Family	2/3	1,325	4,791 sqft	1928	6/4/2026 5 days	\$485,000 \$366/sq ft
10	 <p>361 N Eton St, Unit 5 Birmingham, MI 48009 MLS ID: 20261041567 ● Active / For Sale</p> <p><i>Listing Courtesy of National Realty Centers, Inc</i></p>	Condo/Townhouse/Apt.	2/2	963	2,178 sqft	1958	6/4/2026 5 days	\$195,000 \$202/sq ft

Pending











Source: Listings



Legend

● Pending

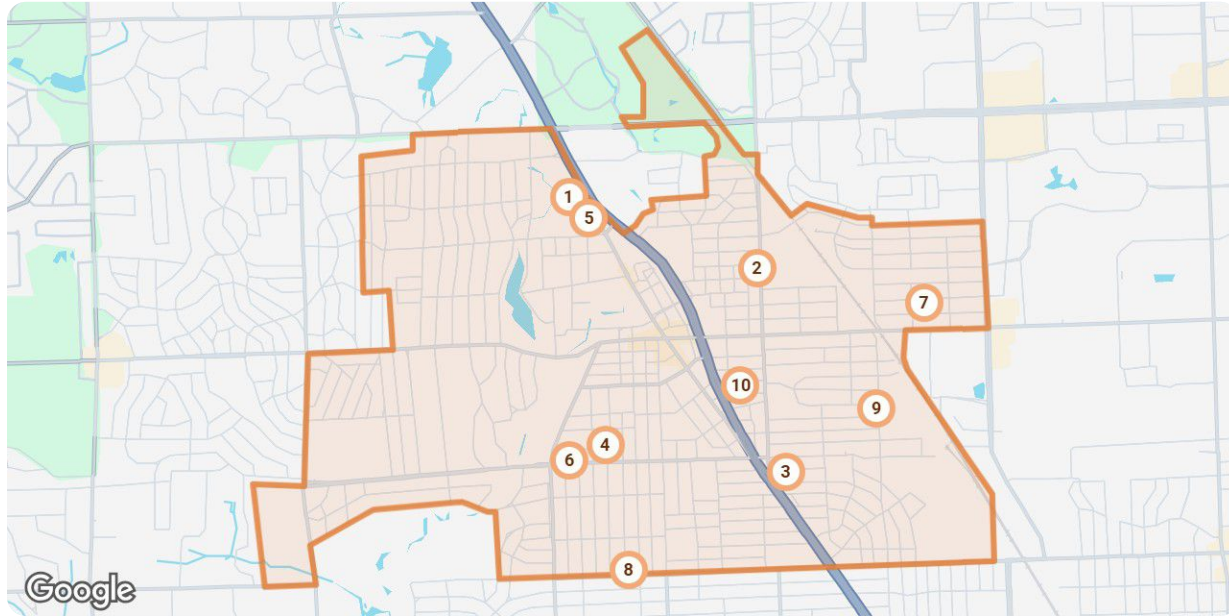


Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>691 W Frank St Birmingham, MI 48009 MLS ID: 20261040529 Pending / For Sale</p> <p><i>Listing Courtesy of The Agency Hall & Hunter</i></p>	Single Family	4/4	3,036	6,098 sqft 1925	6/3/2026	\$1,200,000 \$395/sq ft	6/7/2026 4 days
2	 <p>1476 Humphrey Ave Birmingham, MI 48009 MLS ID: 20261012801 Pending / For Sale</p> <p><i>Listing Courtesy of Baker & Assoc REALTORS®</i></p>	Single Family	3/4	2,070	4,791 sqft 2018	3/1/2026	\$998,500 \$482/sq ft	6/7/2026 98 days
3	 <p>1004 Wimbledon Dr Birmingham, MI 48009 MLS ID: 20261028306 Pending / For Sale</p> <p><i>Listing Courtesy of DOBI Real Estate</i></p>	Single Family	3/3	2,299	8,712 sqft 1954	4/24/2026	\$797,000 \$347/sq ft	6/7/2026 44 days
4	 <p>1171 Smith Ave Birmingham, MI 48009 MLS ID: 26024330 Pending / For Sale</p> <p><i>Listing Courtesy of Denovo Real Estate</i></p>	Single Family	2/2	1,286	4,792 sqft 1927	5/22/2026	\$419,000 \$326/sq ft	6/6/2026 15 days
5	 <p>475 S Adams Rd Birmingham, MI 48009 MLS ID: 20261024026 Pending / For Sale</p> <p><i>Listing Courtesy of EXP Realty - Northville</i></p>	Condo/Townhouse/Apt.	2/1	832	- 1980	4/10/2026	\$179,900 \$216/sq ft	6/4/2026 55 days
6	 <p>1662 Maryland Blvd Birmingham, MI 48009 MLS ID: 20261039494 Pending / For Sale</p> <p><i>Listing Courtesy of The Agency Hall & Hunter</i></p>	Single Family	3/3	1,580	6,534 sqft 1950	5/29/2026	\$765,900 \$485/sq ft	6/3/2026 5 days
7	 <p>2182 Buckingham Ave Birmingham, MI 48009 MLS ID: 20261018290 Pending / For Sale</p> <p><i>Listing Courtesy of KW Domain</i></p>	Single Family	4/5	4,160	9,147 sqft 2025	3/21/2026	\$2,249,900 \$541/sq ft	6/2/2026 73 days
8	 <p>1844 Haynes St Birmingham, MI 48009 MLS ID: 50206131 Pending / For Sale</p> <p><i>Listing Courtesy of Century 21 Professionals Sterling Heights</i></p>	Single Family	4/2	1,394	5,227 sqft 1947	5/1/2026	\$499,900 \$359/sq ft	6/1/2026 31 days
9	 <p>1408 S Bates St Birmingham, MI 48009 MLS ID: 20261029225 Pending / For Sale</p> <p><i>Listing Courtesy of The Agency Hall & Hunter</i></p>	Single Family	4/4	2,600	7,405 sqft 2000	5/18/2026	\$1,099,000 \$423/sq ft	5/29/2026 11 days
10	 <p>292 Fairfax St Birmingham, MI 48009 MLS ID: 20261038288 Pending / For Sale</p> <p><i>Listing Courtesy of Max Broock, REALTORS®-Birmingham</i></p>	Single Family	3/3	2,610	0.29 acres 1941	5/27/2026	\$1,100,000 \$421/sq ft	5/29/2026 2 days







Birmingham, Michigan

Closed

Source: Public Records and Listings

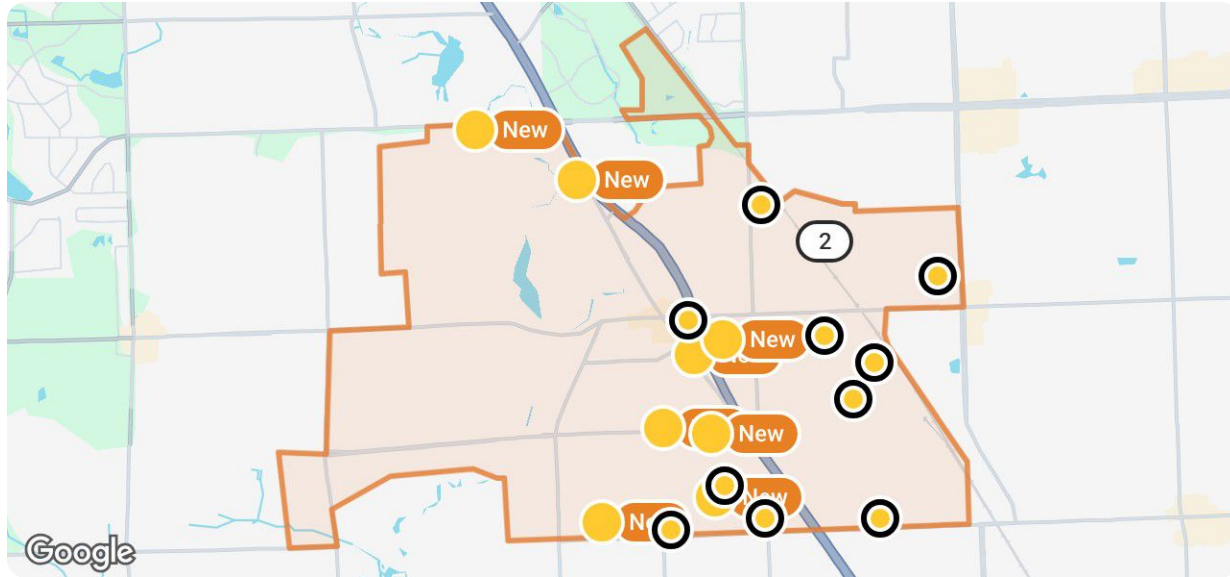


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 1155 Derby Rd, Apt 8 Birmingham, MI 48009 Closed / Public Record	Condo/Townhouse/Apt.	2/2	990	436 sqft / 1960	5/28/2026 - days	\$190,000 \$194/sq ft	-
	 1768 Birmingham Blvd Birmingham, MI 48009 Closed / Public Record	Single Family	3/2	1,655	6,490 sqft / 1927	5/27/2026 - days	\$835,000 \$332/sq ft	-
	 615 Kimberly St Birmingham, MI 48009 Closed / Public Record	Single Family	3/2	2,050	6,011 sqft / 1930	5/27/2026 - days	\$725,000 \$350/sq ft	-
	 1077 N Old Woodward Ave Birmingham, MI 48009 Closed / Public Record	Condo/Townhouse/Apt.	1/2	1,141	1 acre / 1947	5/27/2026 - days	\$495,500 \$392/sq ft	-
	 1115 N Old Woodward Ave, Uni Birmingham, MI 48009 Closed / Public Record	Condo/Townhouse/Apt.	3/2	1,393	3,354 sqft / 1968	5/22/2026 - days	\$428,000 \$313/sq ft	-
	 1088 Rivenoak St Birmingham, MI 48009 Closed / Public Record	Single Family	3/3	2,503	0.26 acres / 1950	5/22/2026 - days	\$1,000,000 \$396/sq ft	-
	 1244 Ruffner Ave Birmingham, MI 48009 Closed / Public Record	Single Family	3/1	938	4,792 sqft / 1952	5/22/2026 - days	\$335,000 \$457/sq ft	-

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 %
	<p>8</p> <p>532 Wallace St Birmingham, MI 48009</p> <p> Closed / Public Record</p>	Single Family	4/3	2,507	6,273 sqft 1927	5/22/2026 - days	\$785,000 \$308/sq ft	-
	<p>9</p> <p>528 Bloomfield Ct Birmingham, MI 48009</p> <p> Closed / Public Record</p>	Condo/Townhouse/Apt.	2/2	1,096	436 sqft 1955	5/21/2026 - days	\$378,250 \$352/sq ft	-
	<p>10</p> <p>764 W Lincoln St Birmingham, MI 48009</p> <p> Closed / Public Record</p>	Single Family	3/2	1,258	6,708 sqft 1953	5/21/2026 - days	\$700,000 \$539/sq ft	-

Summary

For Lease Activity in the Last 3 Months



Legend

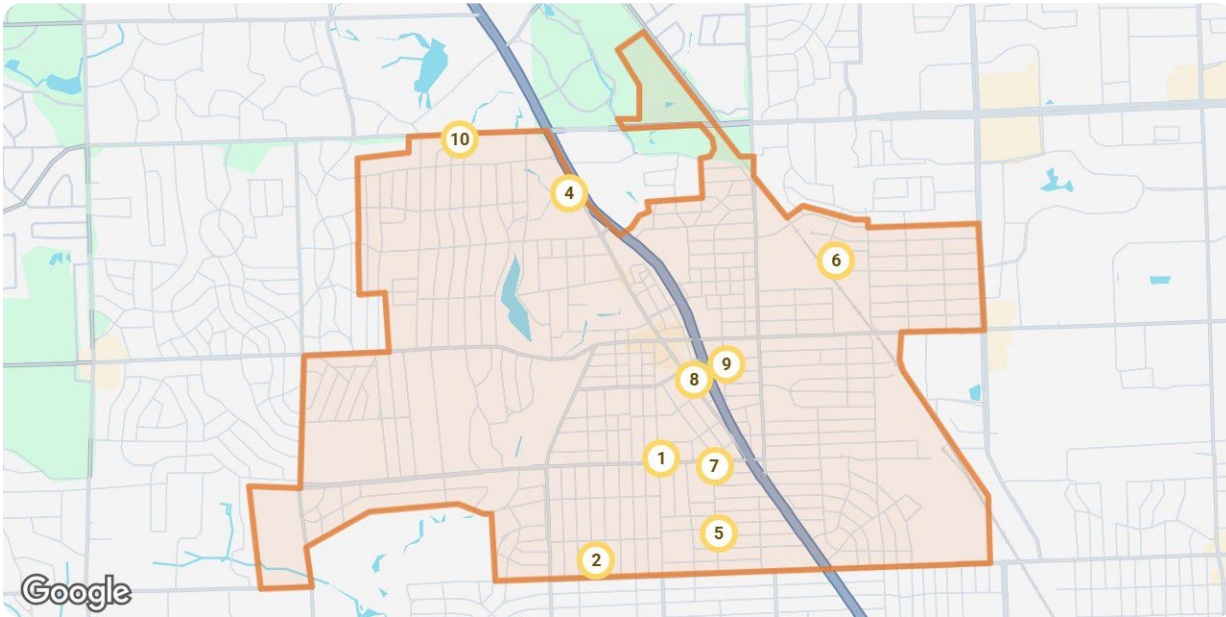
- For Lease
- For Lease Pending

	New	Pending
Number of Properties	10	10
Lowest Listing Price / Est.Value	\$1,800	\$1,900
Median Listing Price / Est.Value	\$2,975	\$3,398
Highest Listing Price / Est.Value	\$6,000	\$18,000
Average Price / sqft	\$2	\$3
Median Price / sqft	\$2	\$2
Average Days in RPR	6	29
Median Days in RPR	6	22
Total Volume	\$31,750	\$51,594
Source	Listings	Listings

Market Activity Breakdown

New

Source: Listings



Legend

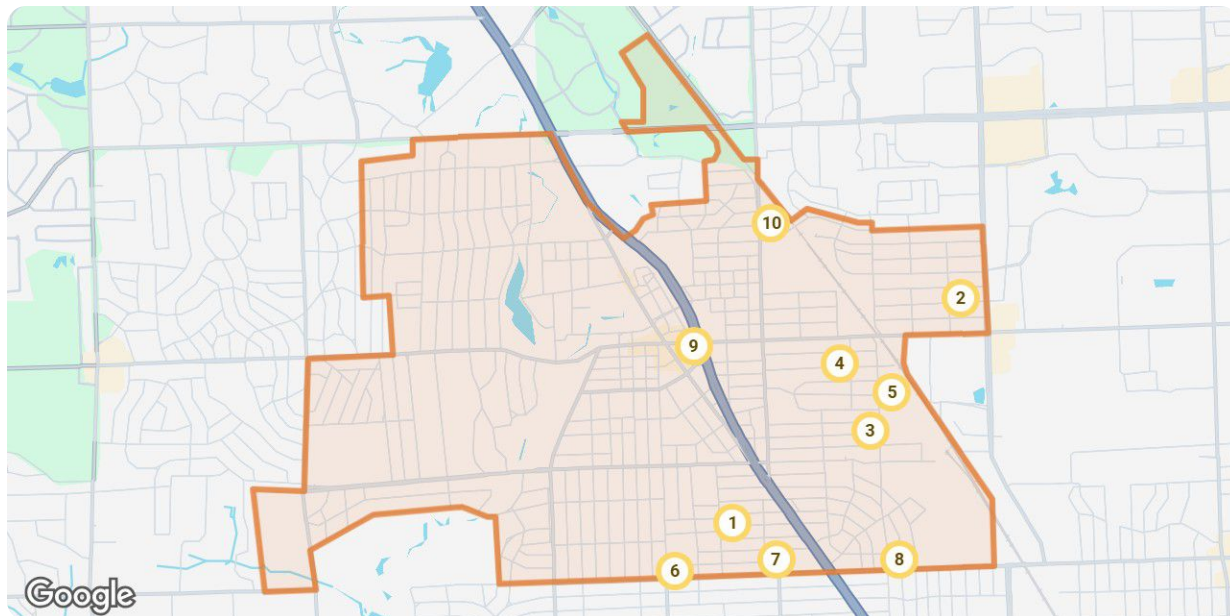
● Active For Lease

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	115 E Lincoln St Birmingham, MI 48009 MLS ID: 20261041754 ● Active / For Lease <i>Courtesy of Real Estate One-Northville</i>	Single Family	3/3	1,637	6,969 sqft	1923	6/5/2026 4 days	\$3,900 mo. \$2/sq ft
	1859 Maryland Blvd Birmingham, MI 48009 MLS ID: 20261041862 ● Active / For Lease <i>Courtesy of KW Domain</i>	Single Family	3/2	1,256	6,534 sqft	1951	6/5/2026 4 days	\$3,500 mo. \$3/sq ft
	718 Graefield Ct Birmingham, MI 48009 MLS ID: 20261041281 ● Active / For Lease <i>Courtesy of The Agency Hall & Hunter</i>	Condo/Townhouse/Apt.	2/1	906	3,049 sqft	1949	6/4/2026 5 days	\$1,800 mo. \$2/sq ft
	1113 N Old Woodward Ave, Uni Birmingham, MI 48009 MLS ID: 20261041462 ● Active / For Lease <i>Courtesy of Real Estate One-Rochester</i>	Condo/Townhouse/Apt.	2/2	1,191	3,354 sqft	1968	6/4/2026 5 days	\$2,600 mo. \$2/sq ft
	615 Davis Ave Birmingham, MI 48009 MLS ID: 20261040402 ● Active / For Lease <i>Courtesy of 21 United Realty</i>	Single Family	3/3	1,650	6,098 sqft	1975	6/3/2026 6 days	\$3,700 mo. \$2/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	 1722 Graefield Rd, #46 Birmingham, MI 48009 MLS ID: 20261041043 ● Active / For Lease <i>Courtesy of KW Domain</i>	Condo/Townhouse/Apt.	2/1	906	3,049 sqft	1949	6/3/2026 6 days	\$1,900 mo. \$2/sq ft
	 602 E Lincoln St Birmingham, MI 48009 MLS ID: 20261040939 ● Active / For Lease <i>Courtesy of Max Brook, REALTORS@Birmingham</i>	Condo/Townhouse/Apt.	2/2	1,131	2,788 sqft	1978	6/3/2026 6 days	\$2,400 mo. \$2/sq ft
	 411 S Old Woodward Ave, Unit Birmingham, MI 48009 MLS ID: 20261041157 ● Active / For Lease <i>Courtesy of The Reinhart Group Ltd</i>	Condo/Townhouse/Apt.	1/1	754	1 acre	1981	6/3/2026 6 days	\$2,950 mo. \$4/sq ft
	 343 Elm St, Apt A Birmingham, MI 48009 MLS ID: 20261040355 ● Active / For Lease <i>Courtesy of Signature Sotheby's International Realty Bham</i>	Condo/Townhouse/Apt.	2/2	1,100	-	1900	6/2/2026 7 days	\$3,000 mo. \$3/sq ft
	 1429 Quarton Rd Birmingham, MI 48009 MLS ID: 20261039424 ● Active / For Lease <i>Courtesy of Realty Solutions of Michigan Inc</i>	Single Family	5/3	3,516	1.14 acres	1964	6/2/2026 7 days	\$6,000 mo. \$2/sq ft











Pending

Source: Listings



Legend

● Active For Lease

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	 <p>342 E Frank St Birmingham, MI 48009 MLS ID: 20261033920 Pending / For Lease</p> <p><i>Courtesy of KW Domain</i></p>	Single Family	2/3	2,000	3,920 sqft 1999	5/15/2026	\$5,999 mo. \$3/sq ft	6/8/2026 24 days
	 <p>111 Willits St, Apt 305 Birmingham, MI 48009 MLS ID: 20261033970 Pending / For Lease</p> <p><i>Courtesy of The Agency Hall & Hunter</i></p>	Condo/Townhouse/Apt.	2/3	1,698	1 acre 2001	5/12/2026	\$6,750 mo. \$4/sq ft	6/6/2026 25 days
	 <p>755 Emmons Ave Birmingham, MI 48009 MLS ID: 20261018194 Pending / For Lease</p> <p><i>Courtesy of Keller Williams Paint Creek</i></p>	Single Family	3/1	1,160	4,791 sqft 1980	3/20/2026	\$1,900 mo. \$2/sq ft	6/5/2026 77 days
	 <p>2711 Dorchester Rd Birmingham, MI 48009 MLS ID: 20261039593 Pending / For Lease</p> <p><i>Courtesy of Rental Management One</i></p>	Single Family	4/3	1,281	6,969 sqft 1950	5/30/2026	\$3,395 mo. \$3/sq ft	6/4/2026 5 days
	 <p>1931 Webster St Birmingham, MI 48009 MLS ID: 20261037833 Pending / For Lease</p> <p><i>Courtesy of KW Domain</i></p>	Single Family	3/1	1,091	5,662 sqft 1946	5/25/2026	\$2,800 mo. \$3/sq ft	6/4/2026 10 days
	 <p>1711 Villa Rd Birmingham, MI 48009 MLS ID: 20261036594 Pending / For Lease</p> <p><i>Courtesy of Max Brook, REALTORS@Birmingham</i></p>	Single Family	3/2	1,353	6,534 sqft 1953	5/20/2026	\$2,500 mo. \$2/sq ft	6/3/2026 14 days
	 <p>514 Graten St Birmingham, MI 48009 MLS ID: 20261034198 Pending / For Lease</p> <p><i>Courtesy of The Agency Hall & Hunter</i></p>	Condo/Townhouse/Apt.	2/3	2,153	2,788 sqft 2003	5/13/2026	\$4,000 mo. \$2/sq ft	5/30/2026 17 days
	 <p>1183 Bird Ave Birmingham, MI 48009 MLS ID: 20261037511 Pending / For Lease</p> <p><i>Courtesy of KW Domain</i></p>	Single Family	3/2	1,777	4,791 sqft 1923	3/24/2026	\$3,400 mo. \$2/sq ft	5/28/2026 65 days
	 <p>2090 Bradford Rd Birmingham, MI 48009 MLS ID: 20261023079 Pending / For Lease</p> <p><i>Courtesy of KW Domain</i></p>	Single Family	3/2	1,294	6,534 sqft 1952	5/7/2026	\$2,850 mo. \$2/sq ft	5/27/2026 20 days
	 <p>34977 Woodward Ave, Apt 450 Birmingham, MI 48009 MLS ID: 20261028161 Pending / For Lease</p> <p><i>Courtesy of @properties Christie's Int'l R.E. Birmingham</i></p>	Condo/Townhouse/Apt.	2/3	2,653	- 2009	4/24/2026	\$18,000 mo. \$7/sq ft	5/26/2026 32 days

Birmingham, Michigan

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
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