








Single Family Real Estate Market Statistics

FOR IMMEDIATE RELEASE

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Month over Month Market Sees Significant Increases: Closed Sales (up 21.7%), Pending Sales (up 34.7%) and New Listings (up 42.4%) February to March

| Quick Facts for March 2026 | Closed Sales  7,052 | Pending Sales  8,521 | Median Sale Price  \$272,000 | New Listings <i>NEW!</i> 12,125 | Homes On Market  19,643 | Avg. Days on Market  50 |
|----------------------------|--|---|---|---------------------------------------|--|--|
| Month-over-month | Up 21.7% | Up 34.7% | Up by 3.8% | Up by 42.4% | Up by 3.6% | Down 2 days |
| Year-over-year | Down by 5.4% | Down by 5% | Up by 4.6% | Up by 2.5% | Up by 12.7% | Up by 3 days |

National Real Estate Commentary

U.S. existing-home sales rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

March Comparisons – Res & Condo Combined - All MLS

- New Listings increased by 2.5% from 11,827 to 12,125 Year-Over-Year (YOY). New Listings increased from 8,516 Month-Over-Month (MOM), an increase of 42.4%.
- Pending Sales decreased by 5% from 8,966 to 8,521 YOY. Pending sales increased from 6,327 MOM, an increase of 34.7%.
- Closed Sales decreased 5.4% from 7,456 to 7,052 YOY. Closed sales increased from 5,794 MOM, an increase of 21.7%.
- Average Days on Market (DOM) increased by 3 days from 47 to 50 YOY. Average Days on Market decreased from 52 days MOM.
- Median Sale Price increased by 4.6% from \$260,000 to \$272,000 YOY. Median Sale price increased from \$262,000 MOM, an increase of 3.8%.
- Percentage of Last List Price Received decreased slightly by 0.2% from 98.7% to 98.5% YOY. Percentage of Last List Price Received increased by 0.7%, MOM.
- Inventory of Homes for Sale increased by 12.7% from 17,429 to 19,643 YOY. Inventory of Homes for Sale increased from 18,967 MOM, an increase of 3.6%.
- Month's Supply of Inventory increased by 10% from 2 to 2.2 YOY. Month's Supply of Inventory increased 4.8% from 2.1, MOM.
- Average Showings per Home decreased from 7.5 to 6.6 YOY. Average Showings increased from 5.5 MOM, a difference of 1.1 showings.
- Listings that were both listed and pended in the same month were at 3,872. This represents 31.9% of the new listings for the month and 45.4% of the pended listings. Listings that were both listed and pended in the same month increased from 2,211 MOM.

“While the market remains steady year-over year, we saw upticks from February to March 2026 in very significant categories,” said Karen Kage, CEO, Realcomp II Ltd. “With Spring upon us it appears both sales and pending sales are increasing. At the same time, an influx of new listings is providing more choices for prospective homebuyers.”

March 5-Year Perspectives – Res & Condo Combined – All MLS

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|--------|---------------|---------|--------------------|------------|-------------------|---------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *9,536 | March-22 | *10,827 | March-22 | \$226,000 | March-22 | 13,660 |
| March-23 | 8,768 | March-23 | 8,655 | March-23 | \$232,000 | March-23 | 14,569 |
| March-24 | 7,835 | March-24 | 8,901 | March-24 | \$250,000 | March-24 | 14,798 |
| March-25 | 7,456 | March-25 | 8,966 | March-25 | \$260,000 | March-25 | 17,429 |
| March-26 | 7,052 | March-26 | 8,521 | March-26 | *\$272,000 | March-26 | *19,643 |

March 5-Year Perspectives – Res & Condo Combined – City of Detroit

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|-------|---------------|-------|--------------------|------------|-------------------|--------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | 418 | March-22 | 485 | March-22 | \$90,000 | March-22 | 1,833 |
| March-23 | *501 | March-23 | 512 | March-23 | \$72,000 | March-23 | 2,090 |
| March-24 | 468 | March-24 | *513 | March-24 | \$79,000 | March-24 | 2,306 |
| March-25 | 460 | March-25 | 486 | March-25 | \$85,000 | March-25 | 2,321 |
| March-26 | 351 | March-26 | 487 | March-26 | *\$103,000 | March-26 | *2,575 |

March 5-Year Perspectives – Res & Condo Combined – Genessee County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|-------|---------------|-------|--------------------|------------|-------------------|-------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | 418 | March-22 | *479 | March-22 | \$185,000 | March-22 | 732 |
| March-23 | *451 | March-23 | 410 | March-23 | \$183,000 | March-23 | 757 |
| March-24 | 357 | March-24 | 391 | March-24 | \$186,250 | March-24 | 782 |
| March-25 | 365 | March-25 | 432 | March-25 | \$200,000 | March-25 | 928 |
| March-26 | 342 | March-26 | 429 | March-26 | *\$201,000 | March-26 | *945 |

March 5-Year Perspectives – Res & Condo Combined – Lapeer County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|-------|---------------|-------|--------------------|------------|-------------------|-------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *93 | March-22 | *100 | March-22 | \$244,900 | March-22 | 195 |
| March-23 | 75 | March-23 | 65 | March-23 | \$255,000 | March-23 | 144 |
| March-24 | 64 | March-24 | 78 | March-24 | \$277,500 | March-24 | 153 |
| March-25 | 59 | March-25 | 71 | March-25 | \$278,000 | March-25 | *193 |
| March-26 | 65 | March-26 | 78 | March-26 | *\$285,000 | March-26 | 181 |

March 5-Year Perspectives — Res & Condo Combined — Livingston County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|-------|---------------|-------|--------------------|------------|-------------------|-------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *199 | March-22 | *251 | March-22 | \$375,000 | March-22 | 293 |
| March-23 | 179 | March-23 | 179 | March-23 | \$352,000 | March-23 | 342 |
| March-24 | 149 | March-24 | 174 | March-24 | \$360,000 | March-24 | 334 |
| March-25 | 173 | March-25 | 194 | March-25 | *\$400,000 | March-25 | 299 |
| March-26 | 160 | March-26 | 197 | March-26 | \$395,000 | March-26 | *361 |

March 5-Year Perspectives — Res & Condo Combined — Macomb County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|--------|---------------|--------|--------------------|------------|-------------------|--------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *1,068 | March-22 | *1,156 | March-22 | \$219,750 | March-22 | 1,106 |
| March-23 | 1,006 | March-23 | 952 | March-23 | \$228,000 | March-23 | 1,196 |
| March-24 | 807 | March-24 | 902 | March-24 | \$245,000 | March-24 | 1,127 |
| March-25 | 787 | March-25 | 889 | March-25 | *\$260,000 | March-25 | 1,499 |
| March-26 | 763 | March-26 | 973 | March-26 | \$257,500 | March-26 | *1,710 |

March 5-Year Perspectives -- Res & Condo Combined -- Oakland County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|--------|---------------|--------|--------------------|------------|-------------------|--------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *1,455 | March-22 | *1,573 | March-22 | \$310,000 | March-22 | 1,824 |
| March-23 | 1,194 | March-23 | 1,184 | March-23 | \$310,000 | March-23 | 1,816 |
| March-24 | 1,165 | March-24 | 1,293 | March-24 | \$335,000 | March-24 | 1,631 |
| March-25 | 979 | March-25 | 1,214 | March-25 | \$340,000 | March-25 | 2,116 |
| March-26 | 966 | March-26 | 1,311 | March-26 | *\$354,500 | March-26 | *2,452 |

March 5-Year Perspectives -- Res & Condo Combined – St. Clair County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|-------|---------------|-------|--------------------|------------|-------------------|-------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *180 | March-22 | *193 | March-22 | \$179,950 | March-22 | 228 |
| March-23 | 146 | March-23 | 166 | March-23 | \$213,750 | March-23 | 291 |
| March-24 | 149 | March-24 | 161 | March-24 | \$210,000 | March-24 | 258 |
| March-25 | 106 | March-25 | 136 | March-25 | \$215,000 | March-25 | 303 |
| March-26 | 112 | March-26 | 147 | March-26 | *\$243,250 | March-26 | *311 |

March 5-Year Perspectives -- Res & Condo Combined — Washtenaw County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|-------|---------------|-------|--------------------|------------|-------------------|-------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *351 | March-22 | *384 | March-22 | \$341,000 | March-22 | 853 |
| March-23 | 285 | March-23 | 309 | March-23 | \$358,335 | March-23 | *884 |
| March-24 | 252 | March-24 | 325 | March-24 | \$408,500 | March-24 | 472 |
| March-25 | 243 | March-25 | 327 | March-25 | \$400,000 | March-25 | 600 |
| March-26 | 240 | March-26 | 222 | March-26 | *\$413,500 | March-26 | 768 |

March 5-Year Perspectives -- Res & Condo Combined -- Wayne County

| Closed Sales | | Pending Sales | | Median Sale Prices | | Overall Inventory | |
|--------------|--------|---------------|--------|--------------------|------------|-------------------|--------|
| Date | Count | Date | Count | Date | Price | Date | Count |
| March-22 | *1,605 | March-22 | *1,863 | March-22 | \$170,000 | March-22 | 3,048 |
| March-23 | 1,587 | March-23 | 1,587 | March-23 | \$164,900 | March-23 | 3,377 |
| March-24 | 1,388 | March-24 | 1,547 | March-24 | \$180,000 | March-24 | 3,451 |
| March-25 | 1,282 | March-25 | 1,461 | March-25 | \$185,000 | March-25 | 3,653 |
| March-26 | 1,201 | March-26 | 1,497 | March-26 | *\$200,500 | March-26 | *4,276 |

*High points noted with an asterisk

Note: These numbers represent real estate market activity in the lower part of Michigan. Be sure to contact a REALTOR® for their expertise about local markets. Find a REALTOR® in your market at www.MoveInMichigan.com.

Realcomp Shareholder Boards & Associations of REALTORS®:

- DABOR, Chastity Townsend, AE, 313-278-2220
- DAR, Sharon Armour, EVP, 313-962-1313
- ETAR, Laura VanHouteghen, 810-982-6889
- GPBR, Bob Taylor, CEO, 313-882-8000
- LUTAR, 810-664-0271
- LCAR, Terri Fratarcangeli, EVP, 810-225-1100
- NOCBOR, Patricia Jacobs, EVP, 248-674-4080

All Residential and Condos Combined Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



| Key Metrics | Historical Sparkbars | 3-2025 | 3-2026 | Percent Change | YTD 2025 | YTD 2026 | Percent Change |
|--------------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | | 11,827 | 12,125 | + 2.5% | 28,932 | 29,182 | + 0.9% |
| Pending Sales | | 8,966 | 8,521 | - 5.0% | 22,766 | 21,656 | - 4.9% |
| Closed Sales | | 7,456 | 7,052 | - 5.4% | 20,220 | 18,903 | - 6.5% |
| Days on Market Until Sale | | 47 | 50 | + 6.4% | 49 | 51 | + 4.1% |
| Median Sales Price | | \$260,000 | \$272,000 | + 4.6% | \$252,500 | \$265,000 | + 5.0% |
| Average Sales Price | | \$308,790 | \$329,321 | + 6.6% | \$305,027 | \$316,284 | + 3.7% |
| Percent of List Price Received | | 98.6% | 98.4% | - 0.2% | 98.1% | 97.9% | - 0.2% |
| Housing Affordability Index | | 133 | 130 | - 2.3% | 137 | 134 | - 2.2% |
| Inventory of Homes for Sale | | 17,429 | 19,643 | + 12.7% | -- | -- | -- |
| Months Supply of Inventory | | 2.0 | 2.2 | + 10.0% | -- | -- | -- |

Listing and Sales Summary Report

March 2026



| | Total Sales (Units) | | | Median Sales Prices | | | Average DOM | | | On-Market Listings (Ending Inventory) | | |
|--------------------------------|---------------------|--------------|--------------|---------------------|------------------|--------------|-------------|-----------|--------------|---------------------------------------|---------------|---------------|
| | Mar-26 | Mar-25 | % Change | Mar-26 | Mar-25 | % Change | Mar-26 | Mar-25 | % Change | Mar-26 | Mar-25 | % Change |
| All MLS (All Inclusive) | 7,052 | 7,456 | -5.4% | \$272,000 | \$260,000 | +4.6% | 50 | 47 | +6.4% | 19,643 | 17,429 | +12.7% |
| City of Detroit* | 351 | 460 | -23.7% | \$103,000 | \$85,000 | +21.2% | 59 | 54 | +9.3% | 2,575 | 2,321 | +10.9% |
| Dearborn/Dearborn Heights* | 87 | 85 | +2.4% | \$225,900 | \$245,000 | -7.8% | 26 | 18 | +44.4% | 217 | 152 | +42.8% |
| Downriver Area* | 284 | 261 | +8.8% | \$189,000 | \$185,000 | +2.2% | 37 | 34 | +8.8% | 490 | 473 | +3.6% |
| Genesee County | 342 | 365 | -6.3% | \$201,000 | \$200,000 | +0.5% | 50 | 51 | -2.0% | 945 | 928 | +1.8% |
| Greater Wayne* | 850 | 822 | +3.4% | \$235,900 | \$230,000 | +2.6% | 37 | 30 | +23.3% | 1,701 | 1,332 | +27.7% |
| Grosse Pointe Areas* | 53 | 54 | -1.9% | \$445,000 | \$362,500 | +22.8% | 39 | 49 | -20.4% | 108 | 98 | +10.2% |
| Hillsdale County | 30 | 30 | 0.0% | \$212,500 | \$149,418 | +42.2% | 94 | 78 | +20.5% | 152 | 128 | +18.8% |
| Huron County | 8 | 8 | 0.0% | \$206,000 | \$151,750 | +35.7% | 96 | 88 | +9.1% | 55 | 48 | +14.6% |
| Jackson County | 145 | 156 | -7.1% | \$186,000 | \$219,450 | -15.2% | 83 | 72 | +15.3% | 404 | 286 | +41.3% |
| Lapeer County | 65 | 59 | +10.2% | \$285,000 | \$278,000 | +2.5% | 71 | 53 | +34.0% | 181 | 193 | -6.2% |
| Lenawee County | 81 | 77 | +5.2% | \$240,000 | \$210,000 | +14.3% | 72 | 71 | +1.4% | 244 | 203 | +20.2% |
| Livingston County | 160 | 173 | -7.5% | \$395,000 | \$400,000 | -1.3% | 43 | 38 | +13.2% | 361 | 299 | +20.7% |
| Macomb County | 763 | 787 | -3.0% | \$257,500 | \$260,000 | -1.0% | 43 | 40 | +7.5% | 1,710 | 1,499 | +14.1% |
| Metro Detroit Area* | 3,090 | 3,221 | -4.1% | \$270,000 | \$259,900 | +3.9% | 42 | 37 | +13.5% | 8,799 | 7,567 | +16.3% |
| Monroe County | 117 | 123 | -4.9% | \$260,500 | \$251,250 | +3.7% | 58 | 50 | +16.0% | 255 | 267 | -4.5% |
| Montcalm County | 40 | 66 | -39.4% | \$284,500 | \$253,750 | +12.1% | 54 | 55 | -1.8% | 114 | 127 | -10.2% |
| Oakland County | 966 | 979 | -1.3% | \$354,500 | \$340,000 | +4.3% | 40 | 33 | +21.2% | 2,452 | 2,116 | +15.9% |
| Saginaw County | 120 | 123 | -2.4% | \$179,950 | \$168,000 | +7.1% | 59 | 49 | +20.4% | 368 | 303 | +21.5% |
| Sanilac County | 24 | 29 | -17.2% | \$197,450 | \$229,900 | -14.1% | 75 | 62 | +21.0% | 104 | 114 | -8.8% |
| Shiawassee County | 51 | 51 | 0.0% | \$173,500 | \$175,000 | -0.9% | 42 | 47 | -10.6% | 104 | 72 | +44.4% |
| St. Clair County | 112 | 106 | +5.7% | \$243,250 | \$215,000 | +13.1% | 45 | 43 | +4.7% | 311 | 303 | +2.6% |
| Tuscola County | 30 | 27 | +11.1% | \$188,500 | \$211,000 | -10.7% | 57 | 48 | +18.8% | 74 | 73 | +1.4% |
| Washtenaw County | 240 | 243 | -1.2% | \$413,500 | \$400,000 | +3.4% | 57 | 44 | +29.5% | 768 | 600 | +28.0% |
| Wayne County | 1,201 | 1,282 | -6.3% | \$200,500 | \$185,000 | +8.4% | 43 | 39 | +10.3% | 4,276 | 3,653 | +17.1% |

* Included in county numbers.