

# Local Market Update – March 2026

A Research Tool Provided by the Michigan Regional Information Center



## Macomb County

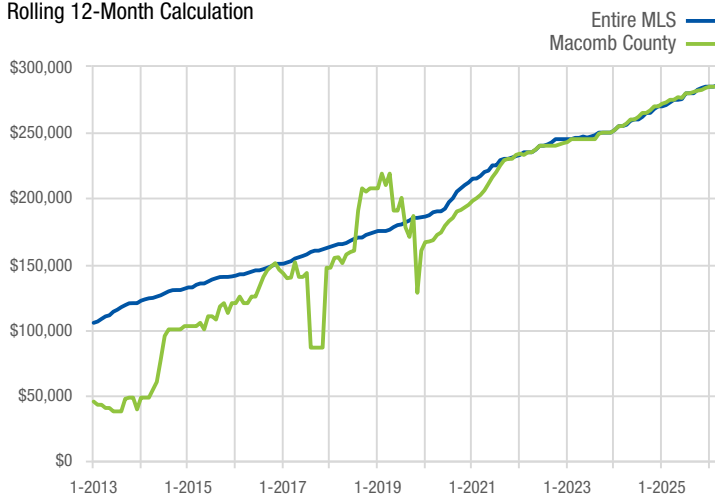
Single Family Residential	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	932	<b>997</b>	+ 7.0%	2,295	<b>2,356</b>	+ 2.7%
Pending Sales	686	<b>758</b>	+ 10.5%	1,784	<b>1,780</b>	- 0.2%
Closed Sales	610	<b>582</b>	- 4.6%	1,637	<b>1,527</b>	- 6.7%
Days on Market Until Sale	41	<b>41</b>	0.0%	43	<b>44</b>	+ 2.3%
Median Sales Price*	\$279,000	<b>\$275,000</b>	- 1.4%	\$265,000	<b>\$275,250</b>	+ 3.9%
Average Sales Price*	\$309,399	<b>\$320,827</b>	+ 3.7%	\$300,712	<b>\$316,601</b>	+ 5.3%
Percent of List Price Received*	99.5%	<b>99.0%</b>	- 0.5%	98.9%	<b>98.5%</b>	- 0.4%
Inventory of Homes for Sale	1,290	<b>1,333</b>	+ 3.3%	—	—	—
Months Supply of Inventory	1.9	<b>1.9</b>	0.0%	—	—	—

Condominium	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	257	<b>279</b>	+ 8.6%	657	<b>725</b>	+ 10.4%
Pending Sales	201	<b>213</b>	+ 6.0%	529	<b>549</b>	+ 3.8%
Closed Sales	173	<b>180</b>	+ 4.0%	467	<b>467</b>	0.0%
Days on Market Until Sale	46	<b>53</b>	+ 15.2%	44	<b>50</b>	+ 13.6%
Median Sales Price*	\$225,000	<b>\$218,000</b>	- 3.1%	\$220,000	<b>\$215,000</b>	- 2.3%
Average Sales Price*	\$234,850	<b>\$233,794</b>	- 0.4%	\$230,594	<b>\$226,213</b>	- 1.9%
Percent of List Price Received*	98.3%	<b>97.8%</b>	- 0.5%	98.1%	<b>97.6%</b>	- 0.5%
Inventory of Homes for Sale	323	<b>389</b>	+ 20.4%	—	—	—
Months Supply of Inventory	1.7	<b>2.0</b>	+ 17.6%	—	—	—

\* 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.

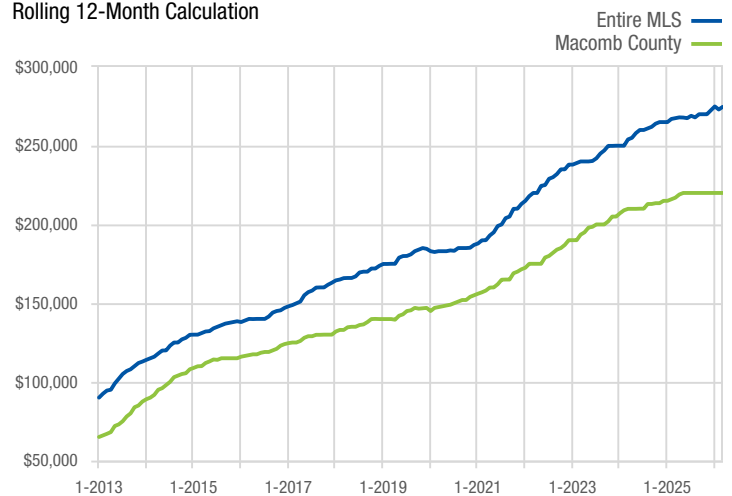
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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.

# Local Market Update – March 2026

A Research Tool Provided by the Michigan Regional Information Center



## Oakland County

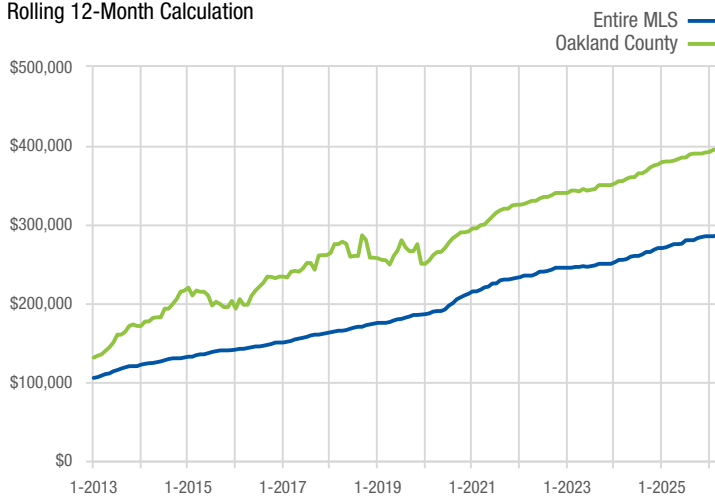
Single Family Residential	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	1,325	<b>1,403</b>	+ 5.9%	3,239	<b>3,274</b>	+ 1.1%
Pending Sales	968	<b>1,023</b>	+ 5.7%	2,436	<b>2,408</b>	- 1.1%
Closed Sales	770	<b>744</b>	- 3.4%	2,151	<b>2,042</b>	- 5.1%
Days on Market Until Sale	34	<b>43</b>	+ 26.5%	39	<b>45</b>	+ 15.4%
Median Sales Price*	\$369,950	<b>\$384,950</b>	+ 4.1%	\$360,000	<b>\$370,000</b>	+ 2.8%
Average Sales Price*	\$457,360	<b>\$509,390</b>	+ 11.4%	\$451,447	<b>\$467,656</b>	+ 3.6%
Percent of List Price Received*	100.0%	<b>99.5%</b>	- 0.5%	99.1%	<b>98.7%</b>	- 0.4%
Inventory of Homes for Sale	1,831	<b>1,745</b>	- 4.7%	—	—	—
Months Supply of Inventory	1.8	<b>1.7</b>	- 5.6%	—	—	—

Condominium	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	396	<b>441</b>	+ 11.4%	960	<b>1,061</b>	+ 10.5%
Pending Sales	241	<b>285</b>	+ 18.3%	635	<b>680</b>	+ 7.1%
Closed Sales	202	<b>214</b>	+ 5.9%	582	<b>551</b>	- 5.3%
Days on Market Until Sale	43	<b>53</b>	+ 23.3%	43	<b>50</b>	+ 16.3%
Median Sales Price*	\$274,000	<b>\$285,000</b>	+ 4.0%	\$272,000	<b>\$285,000</b>	+ 4.8%
Average Sales Price*	\$304,466	<b>\$311,839</b>	+ 2.4%	\$312,295	<b>\$313,450</b>	+ 0.4%
Percent of List Price Received*	98.9%	<b>97.7%</b>	- 1.2%	98.4%	<b>97.7%</b>	- 0.7%
Inventory of Homes for Sale	616	<b>700</b>	+ 13.6%	—	—	—
Months Supply of Inventory	2.5	<b>2.8</b>	+ 12.0%	—	—	—

\* 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.

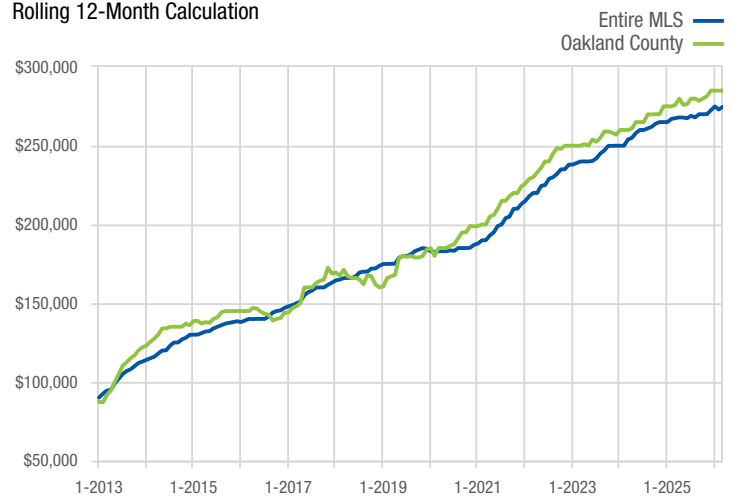
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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.

# Local Market Update – March 2026

A Research Tool Provided by the Michigan Regional Information Center



## Washtenaw County

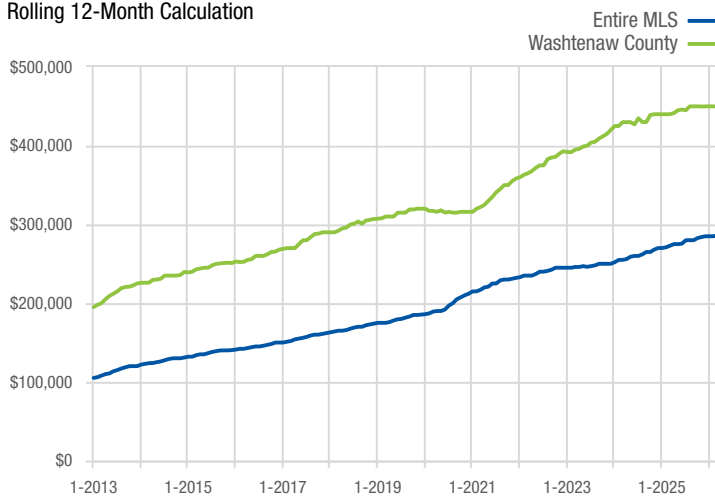
Single Family Residential	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	332	<b>351</b>	+ 5.7%	787	<b>730</b>	- 7.2%
Pending Sales	235	<b>168</b>	- 28.5%	553	<b>467</b>	- 15.6%
Closed Sales	171	<b>178</b>	+ 4.1%	461	<b>426</b>	- 7.6%
Days on Market Until Sale	31	<b>46</b>	+ 48.4%	43	<b>51</b>	+ 18.6%
Median Sales Price*	\$450,250	<b>\$450,000</b>	- 0.1%	\$425,000	<b>\$429,688</b>	+ 1.1%
Average Sales Price*	\$514,576	<b>\$517,280</b>	+ 0.5%	\$481,687	<b>\$495,447</b>	+ 2.9%
Percent of List Price Received*	100.4%	<b>100.0%</b>	- 0.4%	99.6%	<b>99.5%</b>	- 0.1%
Inventory of Homes for Sale	432	<b>480</b>	+ 11.1%	—	—	—
Months Supply of Inventory	2.0	<b>2.2</b>	+ 10.0%	—	—	—

Condominium	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	130	<b>149</b>	+ 14.6%	278	<b>313</b>	+ 12.6%
Pending Sales	88	<b>64</b>	- 27.3%	212	<b>174</b>	- 17.9%
Closed Sales	69	<b>61</b>	- 11.6%	165	<b>150</b>	- 9.1%
Days on Market Until Sale	42	<b>50</b>	+ 19.0%	45	<b>48</b>	+ 6.7%
Median Sales Price*	\$285,000	<b>\$310,000</b>	+ 8.8%	\$325,000	<b>\$316,000</b>	- 2.8%
Average Sales Price*	\$360,690	<b>\$382,712</b>	+ 6.1%	\$379,150	<b>\$399,903</b>	+ 5.5%
Percent of List Price Received*	99.6%	<b>98.9%</b>	- 0.7%	99.7%	<b>98.8%</b>	- 0.9%
Inventory of Homes for Sale	183	<b>274</b>	+ 49.7%	—	—	—
Months Supply of Inventory	2.4	<b>4.0</b>	+ 66.7%	—	—	—

\* 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.

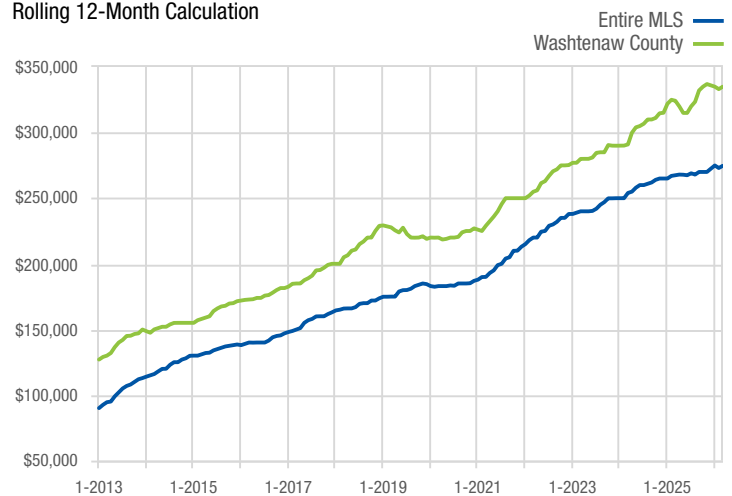
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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.

# Local Market Update – March 2026

A Research Tool Provided by the Michigan Regional Information Center



## Wayne County

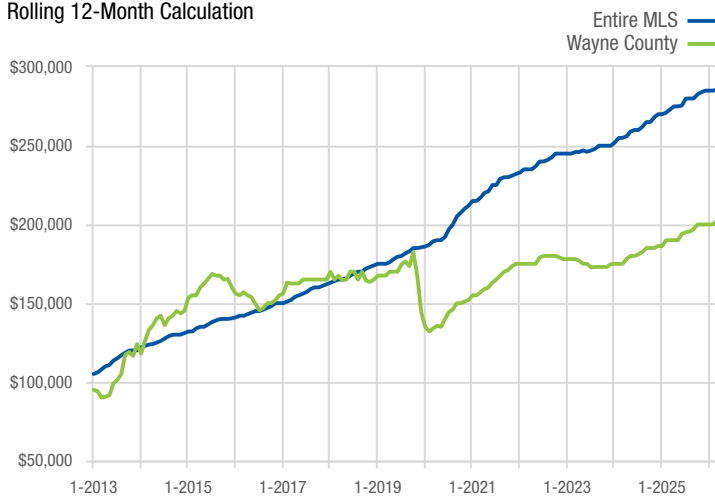
Single Family Residential	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	2,021	<b>2,019</b>	- 0.1%	5,113	<b>5,241</b>	+ 2.5%
Pending Sales	1,268	<b>1,309</b>	+ 3.2%	3,425	<b>3,510</b>	+ 2.5%
Closed Sales	1,133	<b>1,037</b>	- 8.5%	3,234	<b>3,013</b>	- 6.8%
Days on Market Until Sale	43	<b>48</b>	+ 11.6%	45	<b>49</b>	+ 8.9%
Median Sales Price*	\$180,000	<b>\$195,000</b>	+ 8.3%	\$175,000	<b>\$185,000</b>	+ 5.7%
Average Sales Price*	\$213,340	<b>\$257,599</b>	+ 20.7%	\$215,082	<b>\$232,990</b>	+ 8.3%
Percent of List Price Received*	98.1%	<b>97.6%</b>	- 0.5%	97.5%	<b>97.5%</b>	0.0%
Inventory of Homes for Sale	3,785	<b>3,716</b>	- 1.8%	—	—	—
Months Supply of Inventory	2.8	<b>2.8</b>	0.0%	—	—	—

Condominium	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	243	<b>307</b>	+ 26.3%	616	<b>782</b>	+ 26.9%
Pending Sales	183	<b>185</b>	+ 1.1%	424	<b>471</b>	+ 11.1%
Closed Sales	141	<b>163</b>	+ 15.6%	335	<b>377</b>	+ 12.5%
Days on Market Until Sale	47	<b>47</b>	0.0%	46	<b>53</b>	+ 15.2%
Median Sales Price*	\$233,500	<b>\$249,500</b>	+ 6.9%	\$225,000	<b>\$238,500</b>	+ 6.0%
Average Sales Price*	\$256,671	<b>\$283,226</b>	+ 10.3%	\$253,438	<b>\$275,293</b>	+ 8.6%
Percent of List Price Received*	98.7%	<b>97.8%</b>	- 0.9%	98.6%	<b>97.6%</b>	- 1.0%
Inventory of Homes for Sale	461	<b>564</b>	+ 22.3%	—	—	—
Months Supply of Inventory	3.1	<b>3.4</b>	+ 9.7%	—	—	—

\* 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.

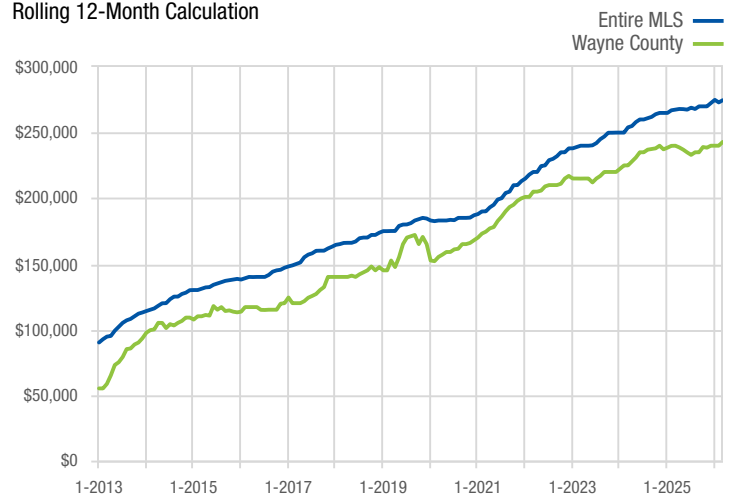
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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.