

# Monthly Indicators



## March 2026

U.S. existing-home sales unexpectedly 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.

New Listings increased 3.3 percent for Single Family Residence homes and 14.6 percent for Condominium homes. Pending Sales increased 5.7 percent for Single Family Residence homes and 9.3 percent for Condominium homes. Inventory decreased 1.6 percent for Single Family Residence homes but increased 18.1 percent for Condominium homes.

Median Sales Price increased 5.9 percent to \$270,000 for Single Family Residence homes and 0.4 percent to \$245,000 for Condominium homes. Days on Market increased 12.5 percent for Single Family Residence homes and 13.3 percent for Condominium homes. Months Supply of Inventory decreased 4.3 percent for Single Family Residence homes but increased 12.5 percent for Condominium homes.

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.

## Quick Facts

**- 3.6%**

Change in  
**Closed Sales**  
All Properties

**+ 5.6%**

Change in  
**Median Sales Price**  
All Properties

**+ 1.7%**

Change in  
**Homes for Sale**  
All Properties

Report provided by the Michigan Regional Information Center for Oakland, Wayne, and Macomb counties. Residential real estate activity is composed of single-family properties and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Residential Market Overview

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



Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		4,278	<b>4,419</b>	+ 3.3%	10,647	<b>10,871</b>	+ 2.1%
<b>Pending Sales</b>		2,922	<b>3,090</b>	+ 5.7%	7,645	<b>7,698</b>	+ 0.7%
<b>Closed Sales</b>		2,513	<b>2,363</b>	- 6.0%	7,022	<b>6,582</b>	- 6.3%
<b>Days on Market Until Sale</b>		40	<b>45</b>	+ 12.5%	43	<b>46</b>	+ 7.0%
<b>Median Sales Price</b>		\$255,000	<b>\$270,000</b>	+ 5.9%	\$249,900	<b>\$258,000</b>	+ 3.2%
<b>Average Sales Price</b>		\$311,585	<b>\$352,570</b>	+ 13.2%	\$307,567	<b>\$325,393</b>	+ 5.8%
<b>Percent of List Price Received</b>		99.0%	<b>98.5%</b>	- 0.5%	98.3%	<b>98.1%</b>	- 0.2%
<b>Housing Affordability Index</b>		143	<b>138</b>	- 3.5%	146	<b>145</b>	- 0.7%
<b>Inventory of Homes for Sale</b>		6,906	<b>6,794</b>	- 1.6%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.2</b>	- 4.3%	—	—	—

# Condominium Market Overview

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



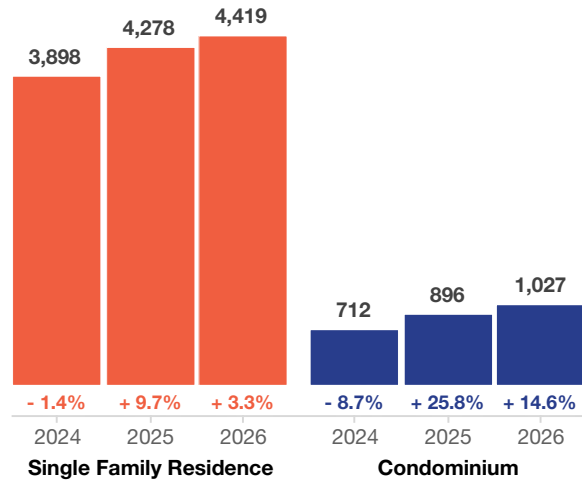
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		896	<b>1,027</b>	+ 14.6%	2,233	<b>2,568</b>	+ 15.0%
<b>Pending Sales</b>		625	<b>683</b>	+ 9.3%	1,588	<b>1,700</b>	+ 7.1%
<b>Closed Sales</b>		516	<b>557</b>	+ 7.9%	1,384	<b>1,395</b>	+ 0.8%
<b>Days on Market Until Sale</b>		45	<b>51</b>	+ 13.3%	44	<b>51</b>	+ 15.9%
<b>Median Sales Price</b>		\$243,950	<b>\$245,000</b>	+ 0.4%	\$240,000	<b>\$240,000</b>	0.0%
<b>Average Sales Price</b>		\$268,065	<b>\$278,316</b>	+ 3.8%	\$270,480	<b>\$274,001</b>	+ 1.3%
<b>Percent of List Price Received</b>		98.6%	<b>97.8%</b>	- 0.8%	98.4%	<b>97.6%</b>	- 0.8%
<b>Housing Affordability Index</b>		150	<b>152</b>	+ 1.3%	152	<b>156</b>	+ 2.6%
<b>Inventory of Homes for Sale</b>		1,400	<b>1,653</b>	+ 18.1%	—	—	—
<b>Months Supply of Inventory</b>		2.4	<b>2.7</b>	+ 12.5%	—	—	—

# New Listings

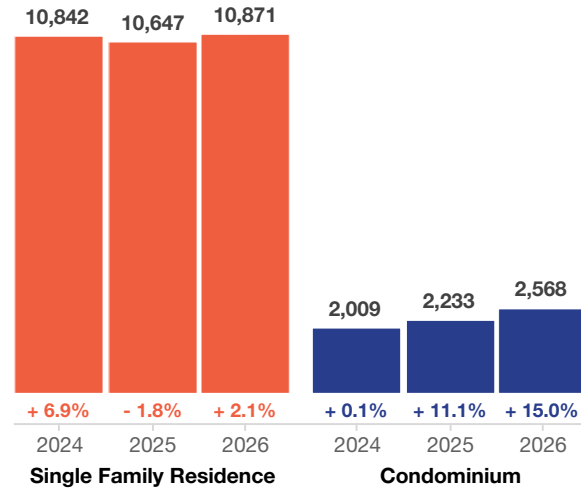
A count of the properties that have been newly listed on the market in a given month.



## March

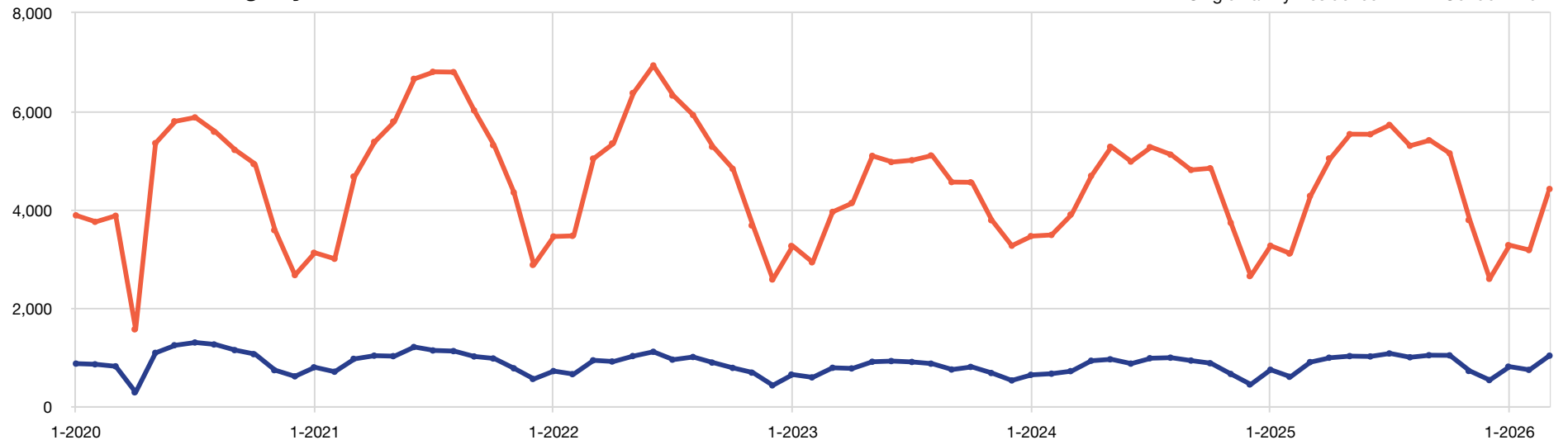


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	5,041	+ 7.6%	985	+ 6.6%
May-2025	5,535	+ 4.9%	1,018	+ 6.8%
Jun-2025	5,533	+ 11.2%	1,011	+ 16.9%
Jul-2025	5,723	+ 8.6%	1,072	+ 9.9%
Aug-2025	5,299	+ 3.5%	994	+ 0.8%
Sep-2025	5,411	+ 12.6%	1,036	+ 11.8%
Oct-2025	5,145	+ 6.3%	1,033	+ 18.3%
Nov-2025	3,787	+ 1.5%	716	+ 9.3%
Dec-2025	2,591	- 2.1%	530	+ 20.2%
Jan-2026	3,276	+ 0.4%	803	+ 8.5%
Feb-2026	3,176	+ 2.3%	738	+ 23.6%
<b>Mar-2026</b>	<b>4,419</b>	<b>+ 3.3%</b>	<b>1,027</b>	<b>+ 14.6%</b>
12-Month Avg	4,578	+ 5.6%	914	+ 11.6%

## Historical New Listings by Month

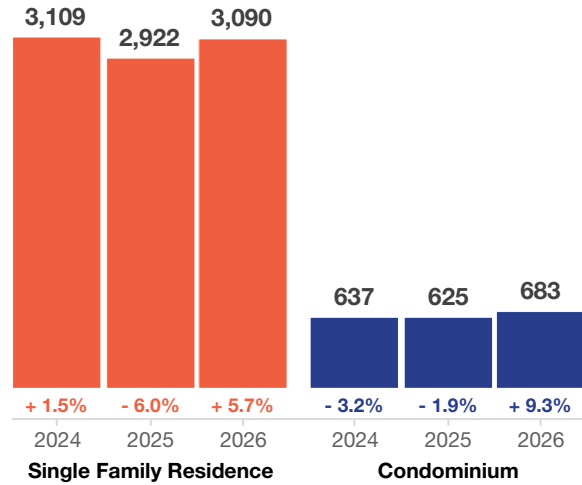


# Pending Sales

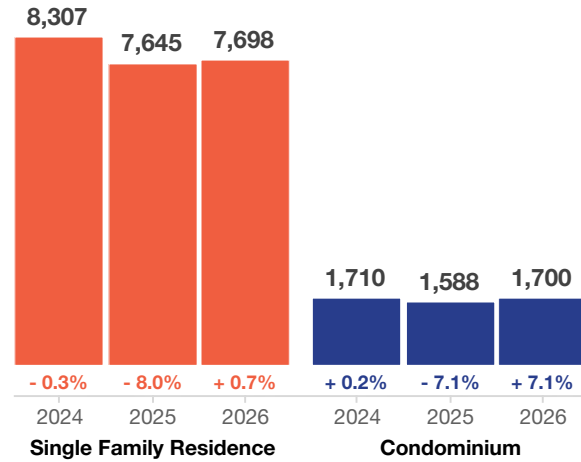
A count of the properties on which offers have been accepted in a given month.



## March

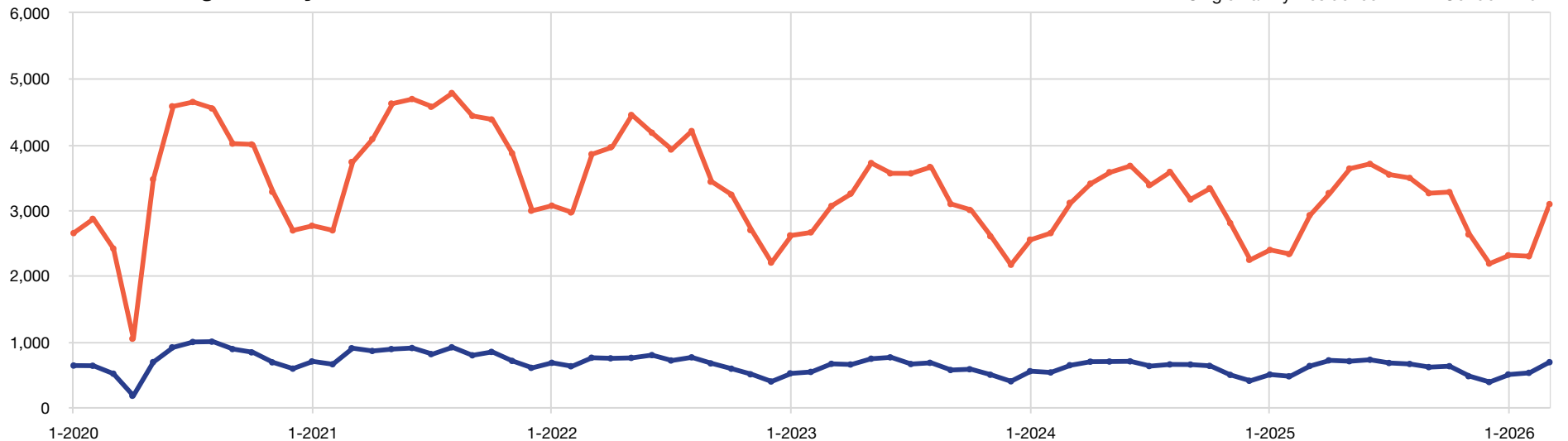


## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	3,258	- 4.2%	711	+ 2.9%
May-2025	3,631	+ 1.5%	698	+ 0.7%
Jun-2025	3,703	+ 0.8%	720	+ 3.4%
Jul-2025	3,540	+ 4.7%	671	+ 7.5%
Aug-2025	3,489	- 2.6%	656	+ 1.1%
Sep-2025	3,257	+ 3.0%	608	- 6.0%
Oct-2025	3,274	- 1.7%	622	- 0.8%
Nov-2025	2,629	- 6.2%	470	- 4.1%
Dec-2025	2,185	- 2.5%	381	- 4.8%
Jan-2026	2,311	- 3.4%	496	+ 0.2%
Feb-2026	2,297	- 1.4%	521	+ 11.3%
<b>Mar-2026</b>	<b>3,090</b>	<b>+ 5.7%</b>	<b>683</b>	<b>+ 9.3%</b>
12-Month Avg	3,055	- 0.4%	603	+ 1.9%

## Historical Pending Sales by Month

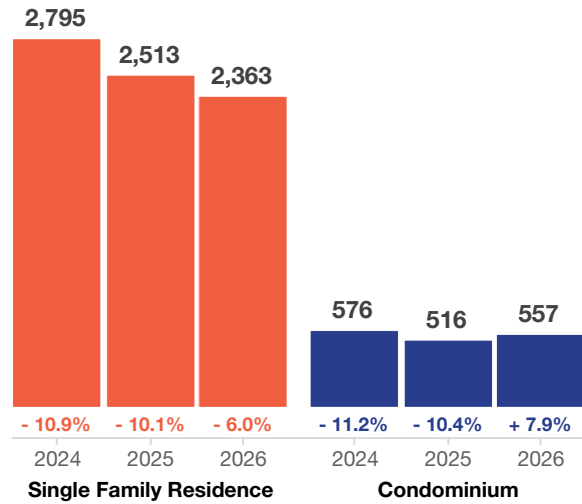


# Closed Sales

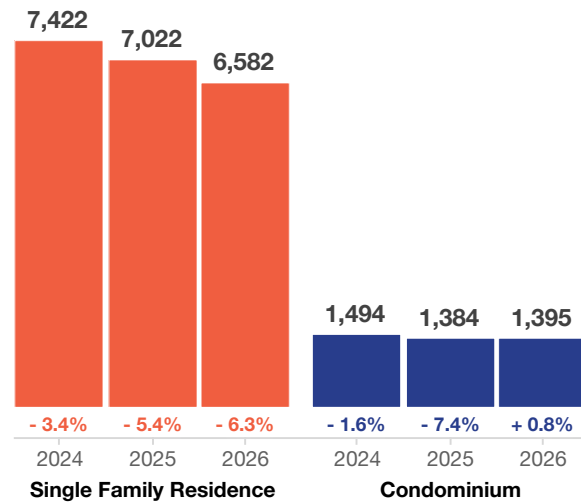
A count of the actual sales that closed in a given month.



## March

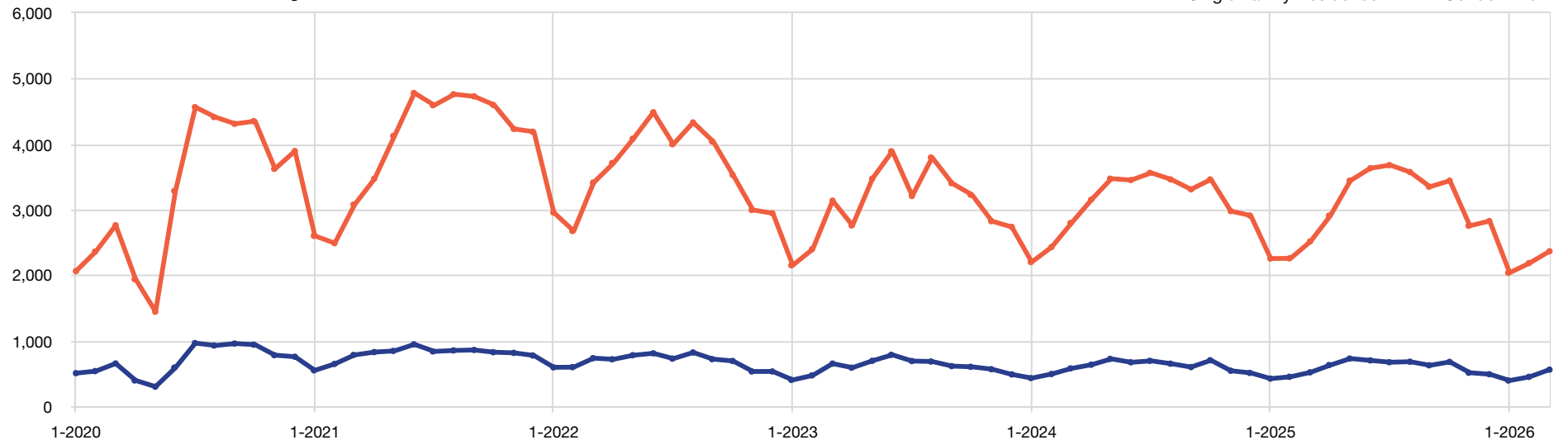


## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	2,908	-7.7%	627	-0.8%
May-2025	3,441	-0.9%	726	+0.7%
Jun-2025	3,631	+5.2%	698	+4.3%
Jul-2025	3,679	+3.3%	670	-3.0%
Aug-2025	3,573	+3.2%	678	+4.6%
Sep-2025	3,349	+1.2%	623	+4.5%
Oct-2025	3,441	-0.5%	675	-3.6%
Nov-2025	2,754	-7.5%	510	-5.6%
Dec-2025	2,825	-2.9%	487	-3.9%
Jan-2026	2,036	-9.6%	391	-6.9%
Feb-2026	2,183	-3.2%	447	-0.2%
<b>Mar-2026</b>	<b>2,363</b>	<b>-6.0%</b>	<b>557</b>	<b>+7.9%</b>
12-Month Avg	3,015	-1.6%	591	0.0%

## Historical Closed Sales by Month

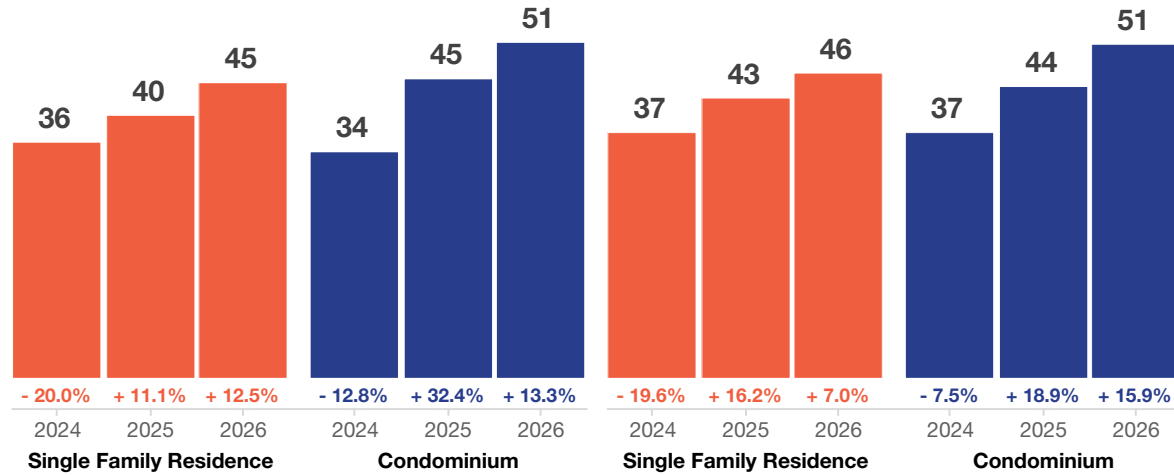


# Days on Market Until Sale

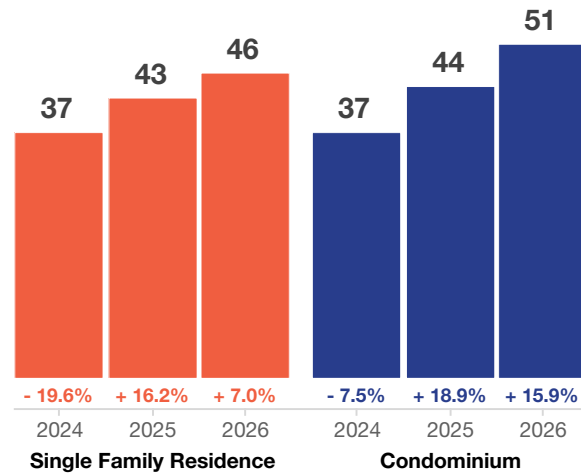
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



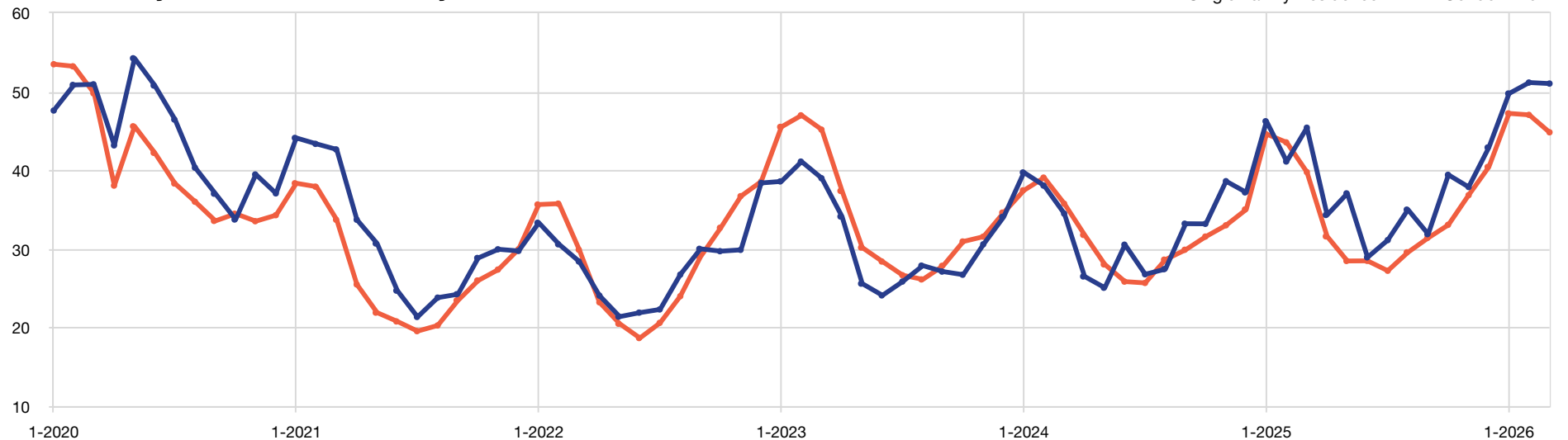
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	32	0.0%	34	+ 30.8%
May-2025	28	0.0%	37	+ 48.0%
Jun-2025	28	+ 7.7%	29	- 6.5%
Jul-2025	27	+ 3.8%	31	+ 14.8%
Aug-2025	30	+ 3.4%	35	+ 29.6%
Sep-2025	31	+ 3.3%	32	- 3.0%
Oct-2025	33	+ 3.1%	39	+ 18.2%
Nov-2025	37	+ 12.1%	38	- 2.6%
Dec-2025	40	+ 14.3%	43	+ 16.2%
Jan-2026	47	+ 4.4%	50	+ 8.7%
Feb-2026	47	+ 6.8%	51	+ 24.4%
<b>Mar-2026</b>	<b>45</b>	<b>+ 12.5%</b>	<b>51</b>	<b>+ 13.3%</b>
12-Month Avg*	34	+ 6.3%	38	+ 14.9%

\* Days on Market for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

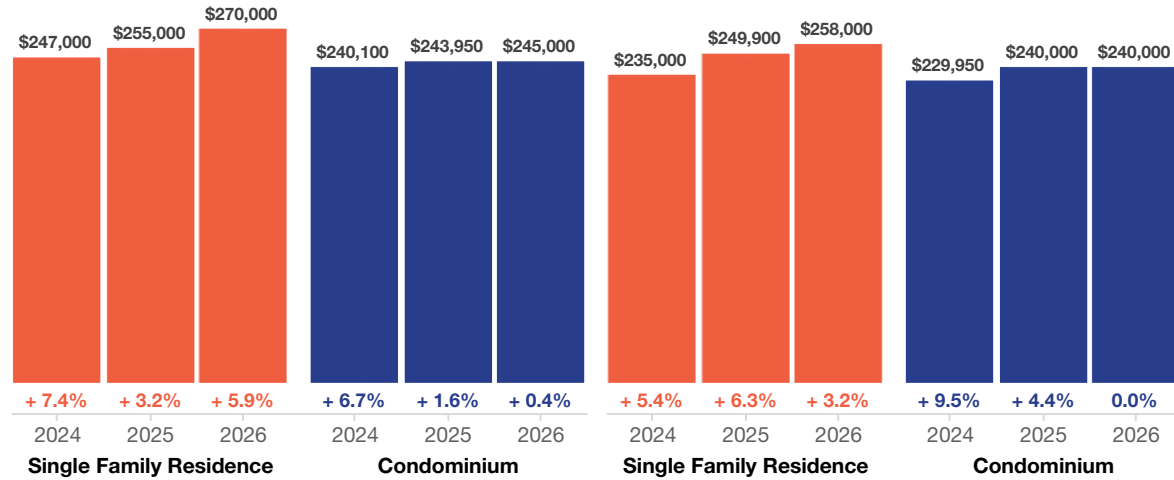


# Median Sales Price

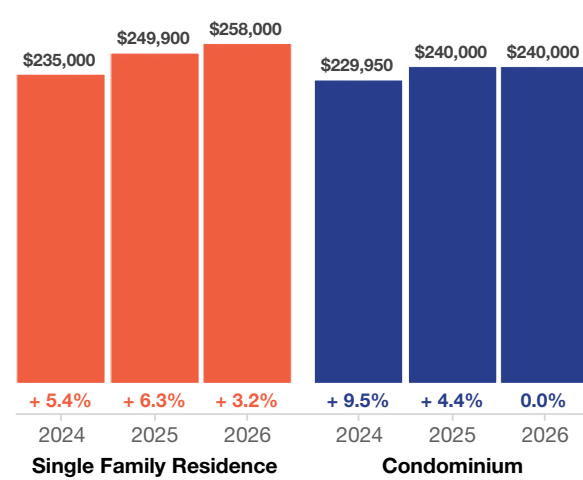
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



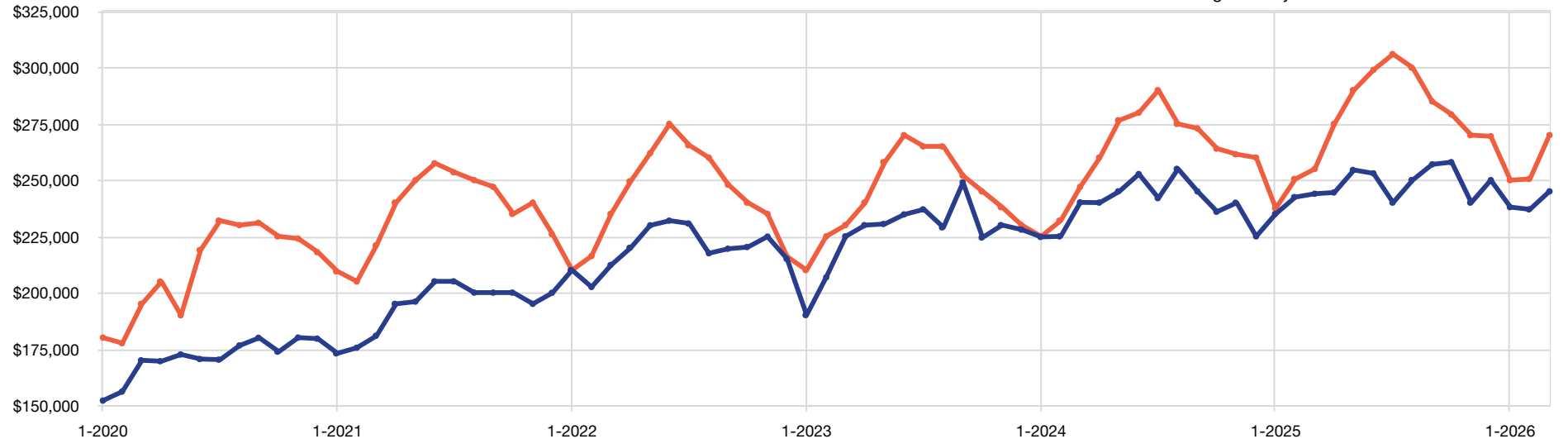
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	\$275,000	+ 5.8%	\$244,500	+ 1.9%
May-2025	\$290,000	+ 4.8%	\$254,500	+ 3.9%
Jun-2025	\$299,000	+ 6.8%	\$253,000	+ 0.1%
Jul-2025	\$306,000	+ 5.5%	\$240,000	- 0.8%
Aug-2025	\$300,000	+ 9.1%	\$250,000	- 2.0%
Sep-2025	\$285,000	+ 4.4%	\$257,000	+ 4.9%
Oct-2025	\$279,212	+ 5.8%	\$258,000	+ 9.3%
Nov-2025	\$270,000	+ 3.3%	\$240,000	+ 0.0%
Dec-2025	\$269,500	+ 3.7%	\$250,000	+ 11.1%
Jan-2026	\$250,000	+ 5.3%	\$238,000	+ 1.3%
Feb-2026	\$250,500	0.0%	\$237,000	- 2.2%
<b>Mar-2026</b>	<b>\$270,000</b>	<b>+ 5.9%</b>	<b>\$245,000</b>	<b>+ 0.4%</b>
12-Month Avg*	\$280,000	+ 4.7%	\$250,000	+ 3.1%

\* Median Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

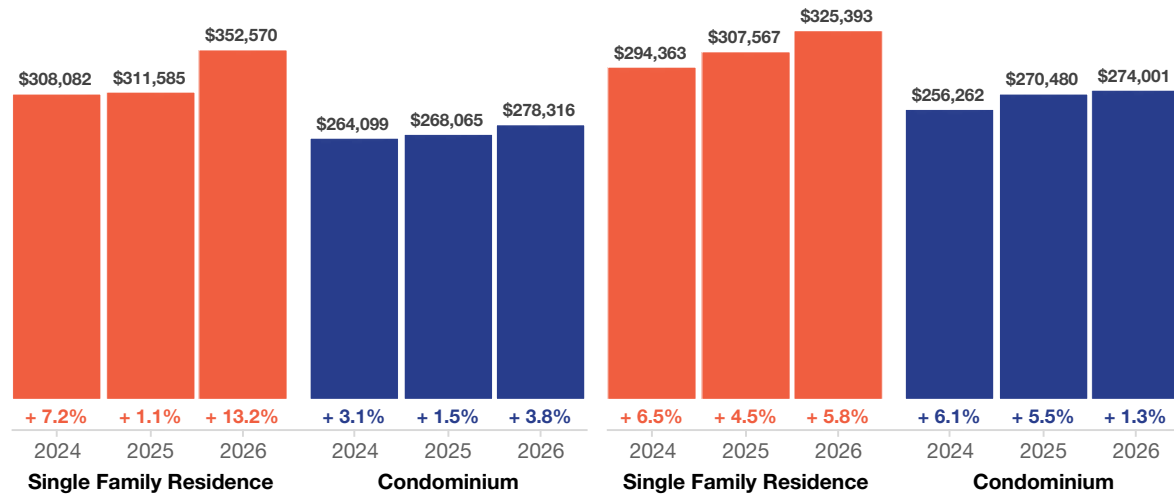


# Average Sales Price

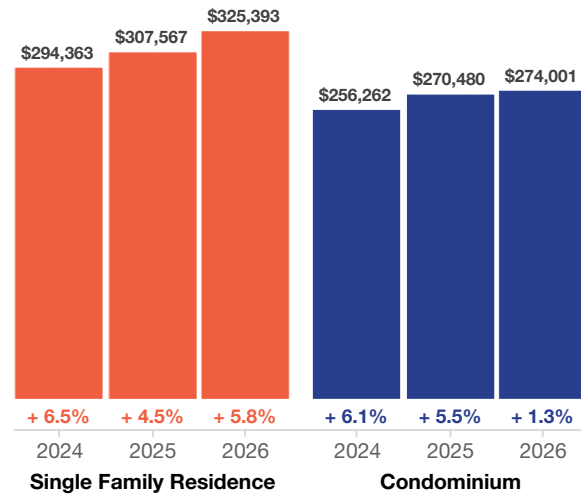
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



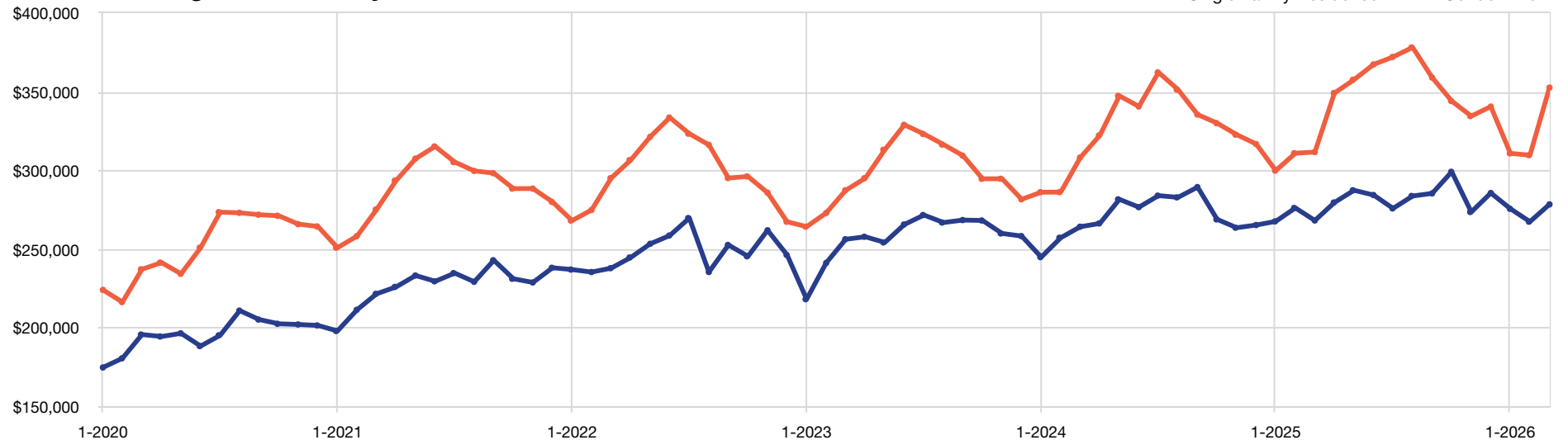
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	\$349,130	+ 8.4%	\$279,497	+ 5.0%
May-2025	\$357,607	+ 3.0%	\$287,278	+ 2.1%
Jun-2025	\$367,300	+ 7.8%	\$284,256	+ 2.8%
Jul-2025	\$372,079	+ 2.7%	\$275,753	- 2.9%
Aug-2025	\$378,157	+ 7.6%	\$283,650	+ 0.3%
Sep-2025	\$358,951	+ 7.0%	\$285,300	- 1.4%
Oct-2025	\$344,029	+ 4.3%	\$299,038	+ 11.3%
Nov-2025	\$334,461	+ 3.7%	\$273,465	+ 3.8%
Dec-2025	\$340,516	+ 7.5%	\$285,547	+ 7.7%
Jan-2026	\$310,752	+ 3.7%	\$275,538	+ 3.0%
Feb-2026	\$309,594	- 0.4%	\$267,303	- 3.2%
<b>Mar-2026</b>	<b>\$352,570</b>	<b>+ 13.2%</b>	<b>\$278,316</b>	<b>+ 3.8%</b>
12-Month Avg*	\$351,283	+ 5.9%	\$282,079	+ 2.7%

\* Avg. Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



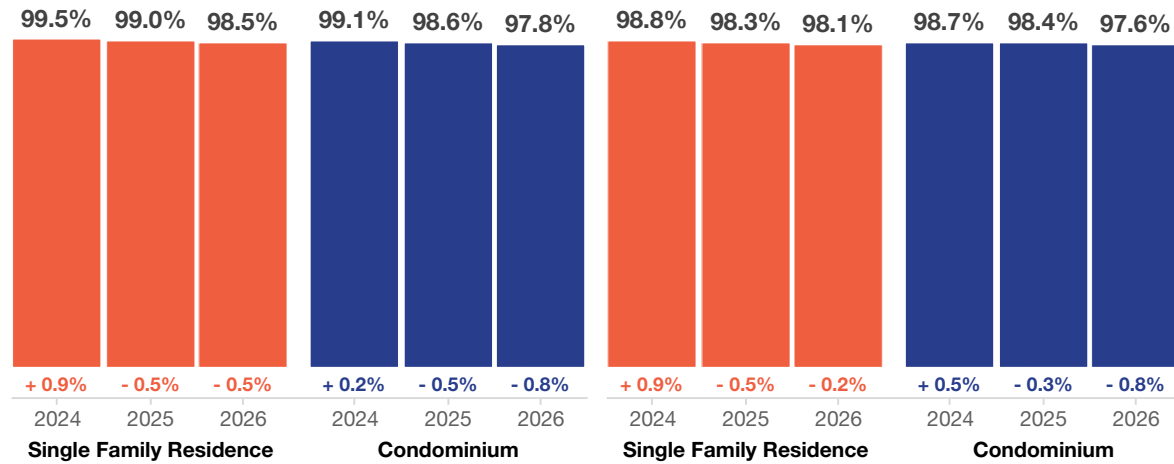
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March

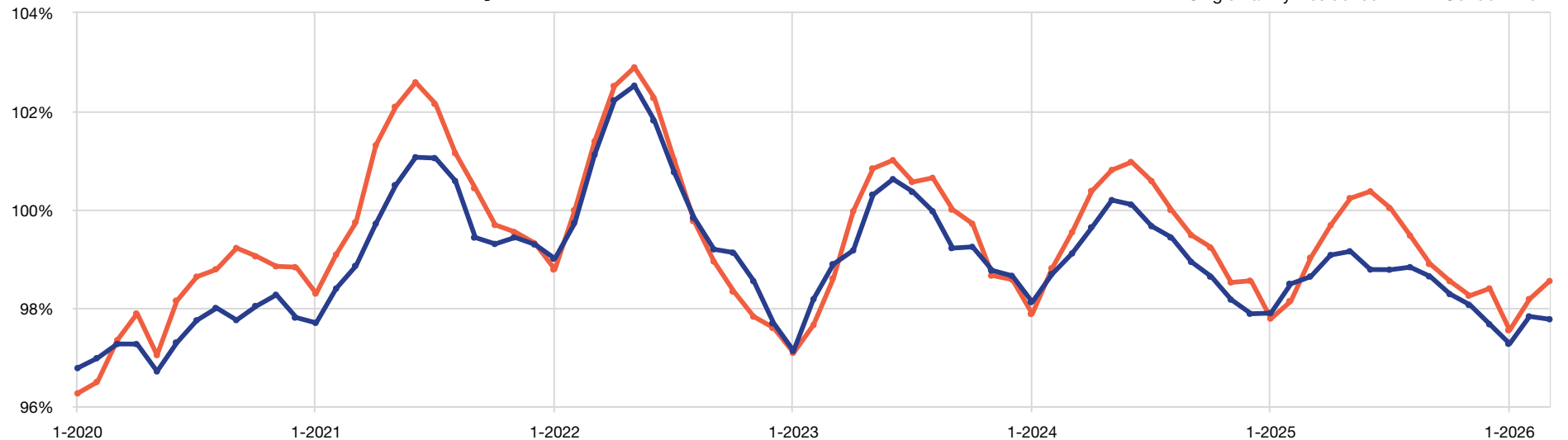
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	99.7%	-0.7%	99.1%	-0.5%
May-2025	100.2%	-0.6%	99.2%	-1.0%
Jun-2025	100.4%	-0.6%	98.8%	-1.3%
Jul-2025	100.0%	-0.6%	98.8%	-0.9%
Aug-2025	99.5%	-0.5%	98.8%	-0.6%
Sep-2025	98.9%	-0.6%	98.6%	-0.3%
Oct-2025	98.5%	-0.7%	98.3%	-0.3%
Nov-2025	98.2%	-0.3%	98.1%	-0.1%
Dec-2025	98.4%	-0.2%	97.7%	-0.2%
Jan-2026	97.5%	-0.3%	97.3%	-0.6%
Feb-2026	98.2%	+0.1%	97.8%	-0.7%
<b>Mar-2026</b>	<b>98.5%</b>	<b>-0.5%</b>	<b>97.8%</b>	<b>-0.8%</b>
12-Month Avg*	99.1%	-0.4%	98.4%	-0.6%

\* Pct. of List Price Received for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



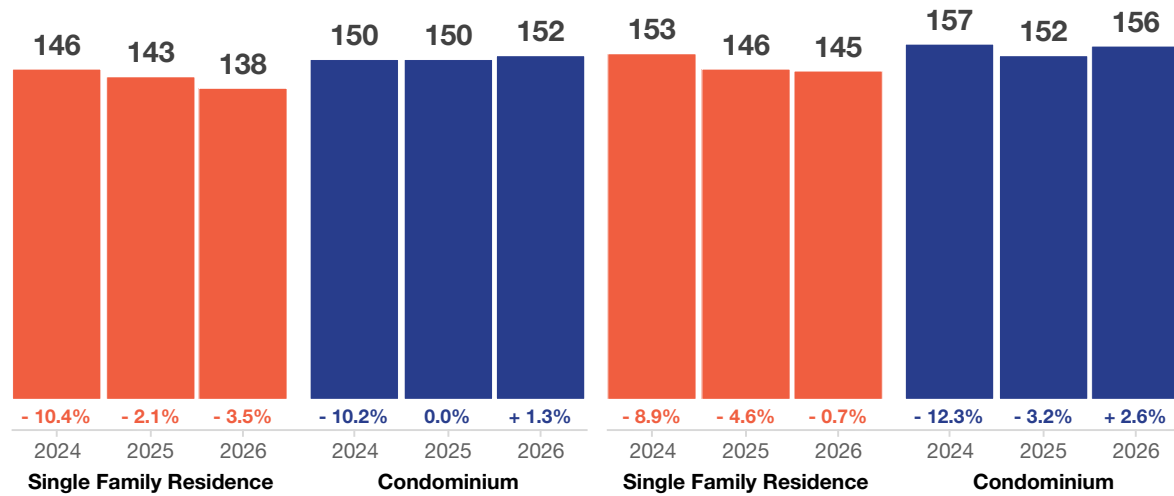
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



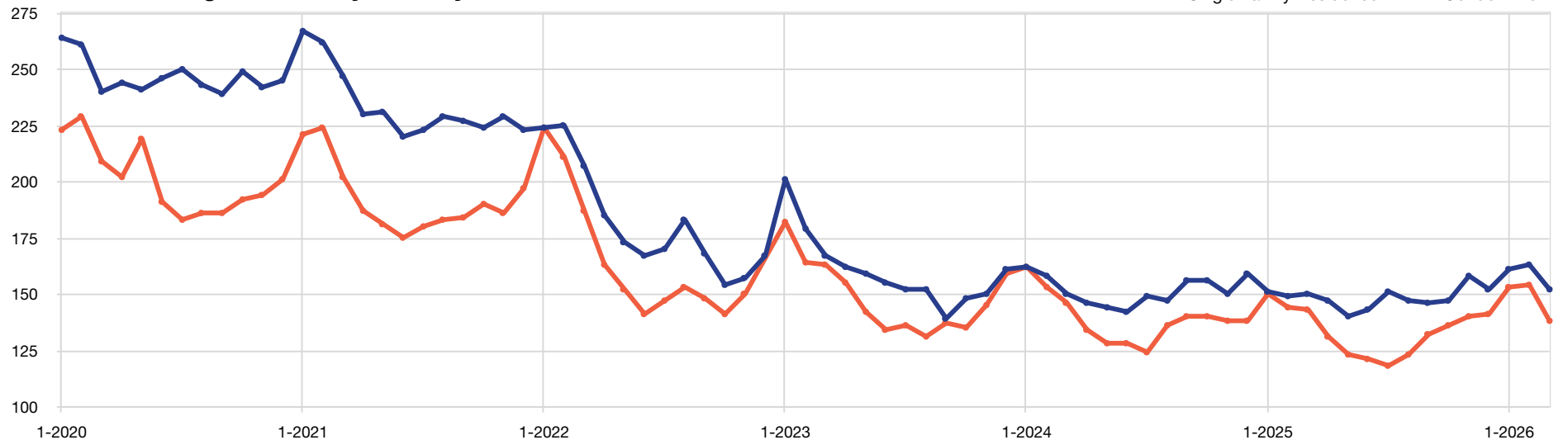
## March

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	131	-2.2%	147	+0.7%
May-2025	123	-3.9%	140	-2.8%
Jun-2025	121	-5.5%	143	+0.7%
Jul-2025	118	-4.8%	151	+1.3%
Aug-2025	123	-9.6%	147	0.0%
Sep-2025	132	-5.7%	146	-6.4%
Oct-2025	136	-2.9%	147	-5.8%
Nov-2025	140	+1.4%	158	+5.3%
Dec-2025	141	+2.2%	152	-4.4%
Jan-2026	153	+2.0%	161	+6.6%
Feb-2026	154	+6.9%	163	+9.4%
<b>Mar-2026</b>	<b>138</b>	<b>-3.5%</b>	<b>152</b>	<b>+1.3%</b>
12-Month Avg	134	-2.2%	151	+0.7%

## Historical Housing Affordability Index by Month

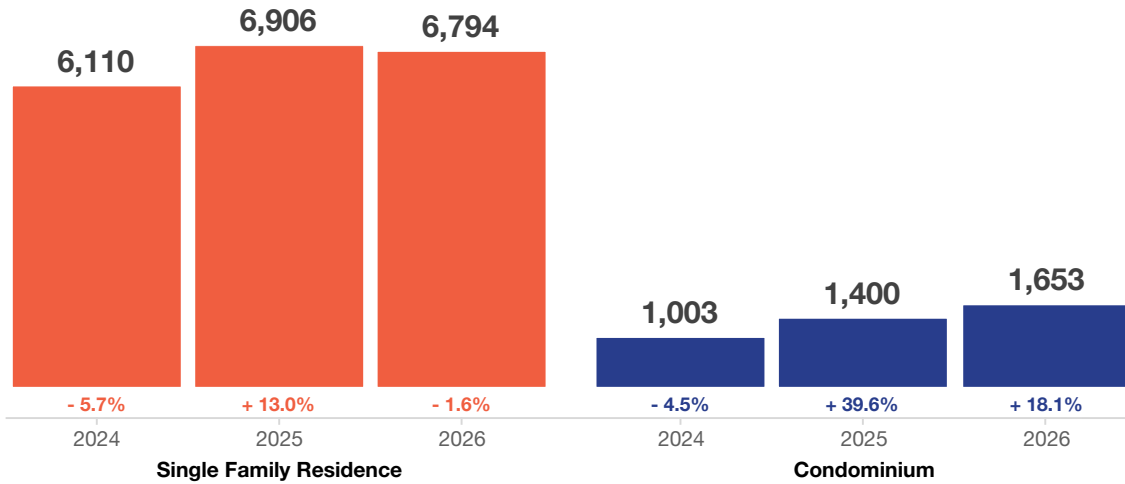


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

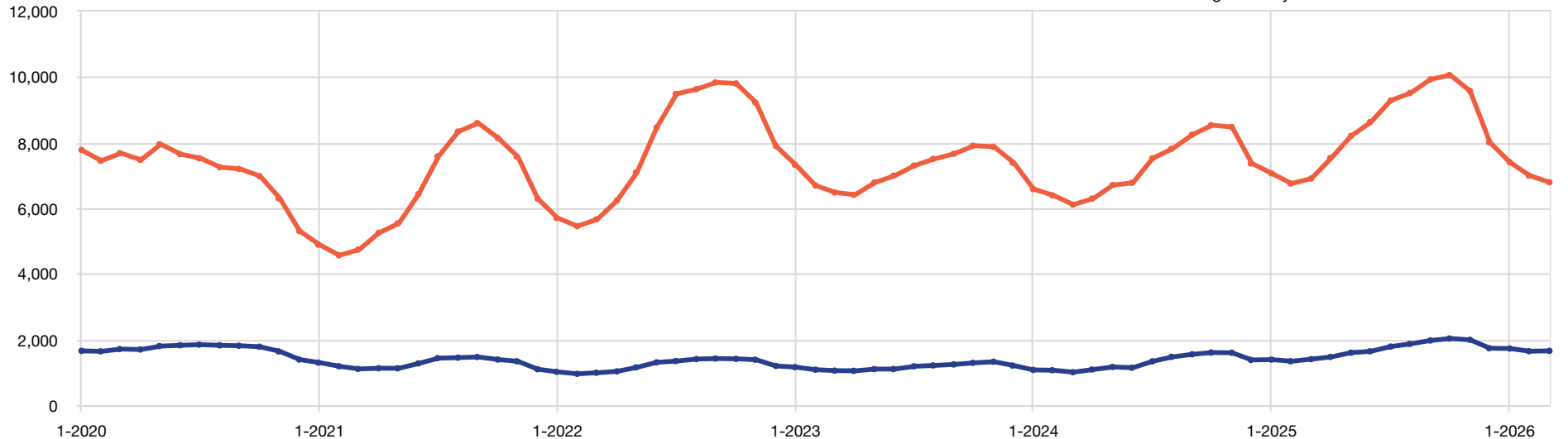


## March



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	7,529	+ 19.6%	1,467	+ 35.3%
May-2025	8,202	+ 22.3%	1,598	+ 37.5%
Jun-2025	8,624	+ 27.3%	1,639	+ 43.9%
Jul-2025	9,287	+ 23.5%	1,783	+ 33.7%
Aug-2025	9,510	+ 21.7%	1,866	+ 27.0%
Sep-2025	9,927	+ 20.5%	1,969	+ 27.3%
Oct-2025	10,060	+ 17.9%	2,029	+ 26.7%
Nov-2025	9,575	+ 13.0%	1,989	+ 24.8%
Dec-2025	8,009	+ 8.7%	1,733	+ 25.9%
Jan-2026	7,405	+ 4.8%	1,724	+ 24.4%
Feb-2026	6,996	+ 3.6%	1,642	+ 22.9%
<b>Mar-2026</b>	<b>6,794</b>	<b>- 1.6%</b>	<b>1,653</b>	<b>+ 18.1%</b>
12-Month Avg	8,493	+ 15.2%	1,758	+ 28.4%

## Historical Inventory of Homes for Sale by Month

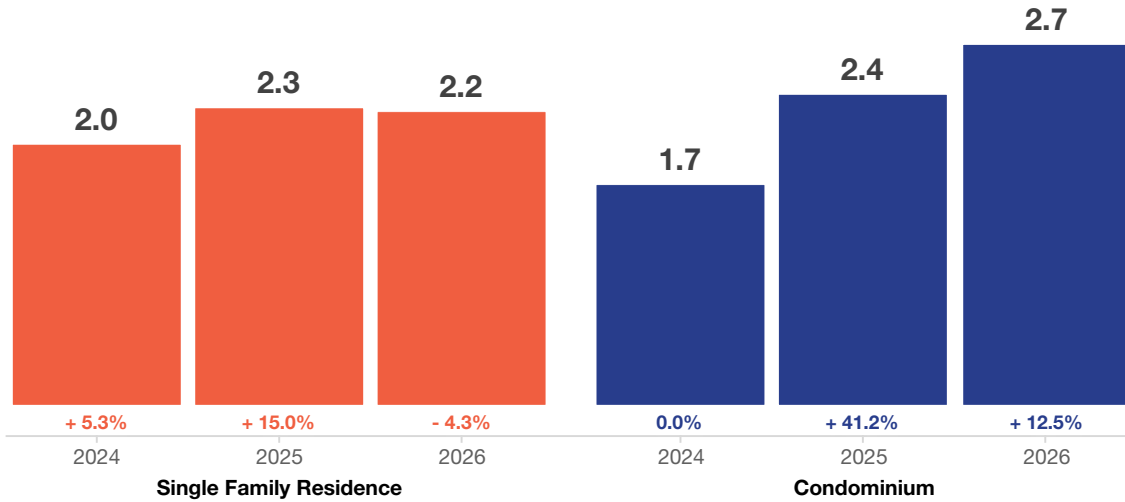


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



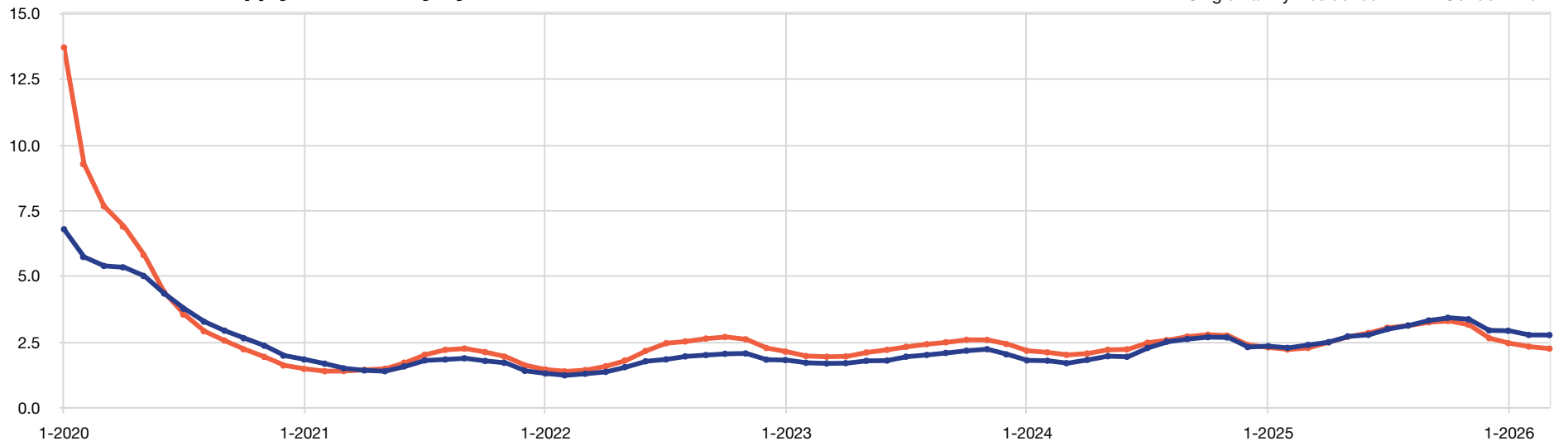
## March



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2025	2.5	+ 25.0%	2.5	+ 38.9%
May-2025	2.7	+ 22.7%	2.7	+ 42.1%
Jun-2025	2.8	+ 27.3%	2.7	+ 42.1%
Jul-2025	3.0	+ 25.0%	3.0	+ 30.4%
Aug-2025	3.1	+ 24.0%	3.1	+ 24.0%
Sep-2025	3.2	+ 18.5%	3.3	+ 26.9%
Oct-2025	3.3	+ 17.9%	3.4	+ 25.9%
Nov-2025	3.1	+ 14.8%	3.3	+ 26.9%
Dec-2025	2.6	+ 8.3%	2.9	+ 26.1%
Jan-2026	2.4	+ 4.3%	2.9	+ 26.1%
Feb-2026	2.3	+ 4.5%	2.7	+ 17.4%
<b>Mar-2026</b>	<b>2.2</b>	<b>- 4.3%</b>	<b>2.7</b>	<b>+ 12.5%</b>
12-Month Avg*	2.8	+ 16.3%	2.9	+ 28.5%

\* Months Supply for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Residential Properties Market 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	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		5,174	<b>5,446</b>	+ 5.3%	12,880	<b>13,439</b>	+ 4.3%
<b>Pending Sales</b>		3,547	<b>3,773</b>	+ 6.4%	9,233	<b>9,398</b>	+ 1.8%
<b>Closed Sales</b>		3,029	<b>2,920</b>	- 3.6%	8,406	<b>7,977</b>	- 5.1%
<b>Days on Market Until Sale</b>		41	<b>46</b>	+ 12.2%	43	<b>47</b>	+ 9.3%
<b>Median Sales Price</b>		\$250,000	<b>\$264,000</b>	+ 5.6%	\$246,250	<b>\$254,000</b>	+ 3.1%
<b>Average Sales Price</b>		\$304,156	<b>\$338,423</b>	+ 11.3%	\$301,449	<b>\$316,400</b>	+ 5.0%
<b>Percent of List Price Received</b>		99.0%	<b>98.4%</b>	- 0.6%	98.3%	<b>98.0%</b>	- 0.3%
<b>Housing Affordability Index</b>		146	<b>141</b>	- 3.4%	148	<b>147</b>	- 0.7%
<b>Inventory of Homes for Sale</b>		8,306	<b>8,447</b>	+ 1.7%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.3</b>	0.0%	—	—	—