Local Market Update – March 2026

A Research Tool Provided by Realcomp

Ann Arbor

Washtenaw County

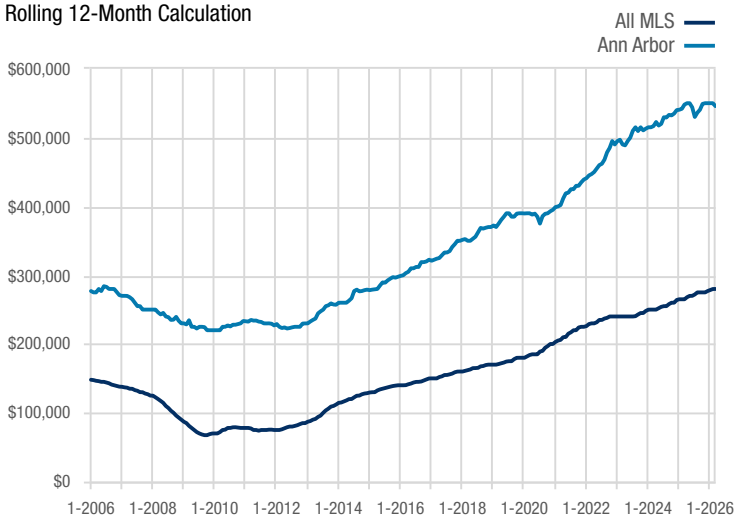
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	73	**87**	+ 19.2%	162	**175**	+ 8.0%
Pending Sales	52	**35**	- 32.7%	122	**104**	- 14.8%
Closed Sales	45	**47**	+ 4.4%	104	**94**	- 9.6%
Days on Market Until Sale	45	**44**	- 2.2%	51	**52**	+ 2.0%
Median Sales Price*	$605,000	**$535,000**	- 11.6%	$532,500	**$522,500**	- 1.9%
Average Sales Price*	$683,057	**$672,136**	- 1.6%	$633,344	**$643,806**	+ 1.7%
Percent of List Price Received*	101.6%	**100.8%**	- 0.8%	100.9%	**99.6%**	- 1.3%
Inventory of Homes for Sale	71	**112**	+ 57.7%	—	**—**	—
Months Supply of Inventory	1.5	**2.2**	+ 46.7%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	66	**88**	+ 33.3%	135	**167**	+ 23.7%
Pending Sales	37	**23**	- 37.8%	96	**72**	- 25.0%
Closed Sales	33	**23**	- 30.3%	83	**69**	- 16.9%
Days on Market Until Sale	72	**57**	- 20.8%	63	**63**	0.0%
Median Sales Price*	$360,000	**$360,000**	0.0%	$357,000	**$320,000**	- 10.4%
Average Sales Price*	$418,684	**$454,823**	+ 8.6%	$425,616	**$459,587**	+ 8.0%
Percent of List Price Received*	99.2%	**98.7%**	- 0.5%	99.1%	**98.6%**	- 0.5%
Inventory of Homes for Sale	82	**157**	+ 91.5%	—	**—**	—
Months Supply of Inventory	2.1	**4.6**	+ 119.0%	—	**—**	—

* 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.

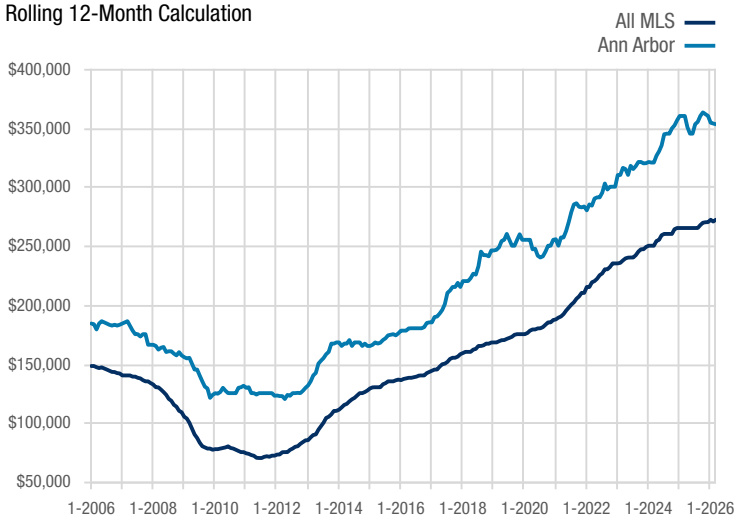
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

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.

Current as of April 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.