Local Market Update – March 2026

A Research Tool Provided by Realcomp

Birmingham

Oakland County

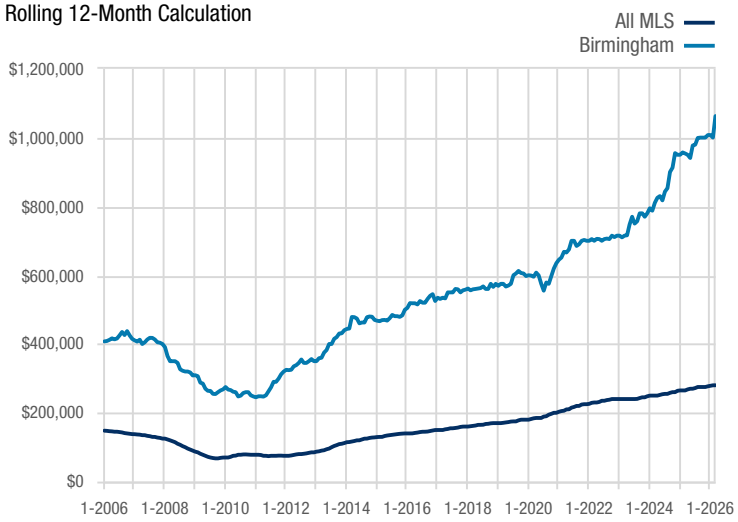
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	51	**59**	+ 15.7%	122	**133**	+ 9.0%
Pending Sales	28	**30**	+ 7.1%	63	**62**	- 1.6%
Closed Sales	17	**24**	+ 41.2%	60	**55**	- 8.3%
Days on Market Until Sale	15	**35**	+ 133.3%	33	**33**	0.0%
Median Sales Price*	$725,000	**$1,245,000**	+ 71.7%	$892,500	**$1,140,000**	+ 27.7%
Average Sales Price*	$906,618	**$1,839,109**	+ 102.9%	$1,209,317	**$1,509,284**	+ 24.8%
Percent of List Price Received*	100.8%	**97.9%**	- 2.9%	98.9%	**97.3%**	- 1.6%
Inventory of Homes for Sale	64	**78**	+ 21.9%	—	**—**	—
Months Supply of Inventory	2.3	**2.9**	+ 26.1%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	19	**21**	+ 10.5%	39	**49**	+ 25.6%
Pending Sales	6	**9**	+ 50.0%	22	**22**	0.0%
Closed Sales	6	**8**	+ 33.3%	25	**18**	- 28.0%
Days on Market Until Sale	18	**17**	- 5.6%	45	**36**	- 20.0%
Median Sales Price*	$250,000	**$459,500**	+ 83.8%	$250,000	**$465,000**	+ 86.0%
Average Sales Price*	$332,383	**$630,250**	+ 89.6%	$451,396	**$564,889**	+ 25.1%
Percent of List Price Received*	101.6%	**97.3%**	- 4.2%	99.8%	**96.7%**	- 3.1%
Inventory of Homes for Sale	22	**33**	+ 50.0%	—	**—**	—
Months Supply of Inventory	2.7	**3.9**	+ 44.4%	—	**—**	—

* 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.

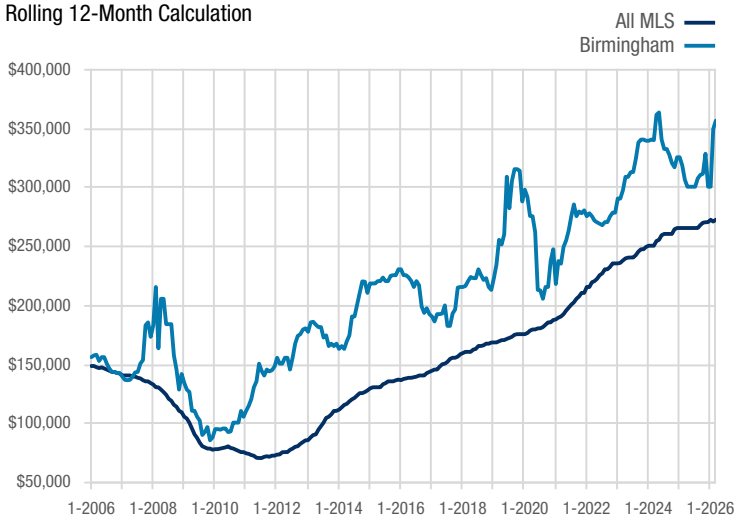
Median Sales Price - Residential

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.