Local Market Update – March 2026

A Research Tool Provided by Realcomp

DAR® Report

Covers Detroit, Hamtramck, Harper Woods and Highland Park.

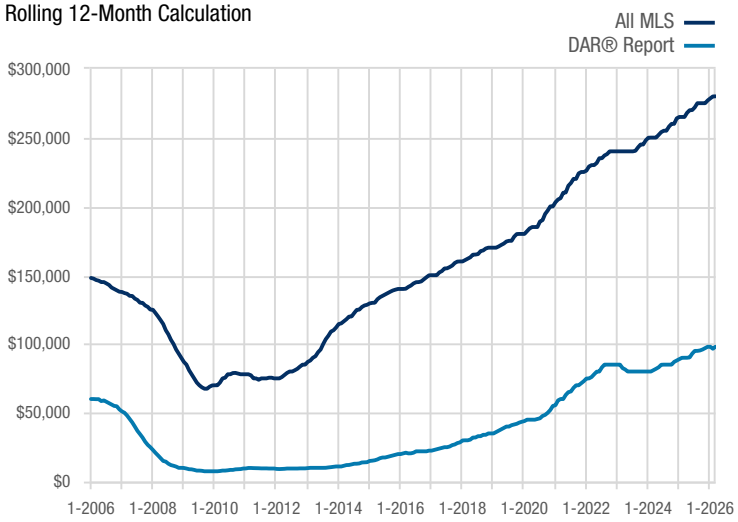
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	985	**989**	+ 0.4%	2,545	**2,617**	+ 2.8%
Pending Sales	481	**470**	- 2.3%	1,342	**1,330**	- 0.9%
Closed Sales	462	**350**	- 24.2%	1,315	**1,147**	- 12.8%
Days on Market Until Sale	52	**58**	+ 11.5%	55	**55**	0.0%
Median Sales Price*	$89,000	**$102,900**	+ 15.6%	$89,000	**$88,000**	- 1.1%
Average Sales Price*	$115,287	**$125,156**	+ 8.6%	$117,176	**$116,909**	- 0.2%
Percent of List Price Received*	95.2%	**94.6%**	- 0.6%	94.7%	**95.1%**	+ 0.4%
Inventory of Homes for Sale	2,209	**2,520**	+ 14.1%	—	**—**	—
Months Supply of Inventory	4.4	**5.6**	+ 27.3%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	70	**97**	+ 38.6%	194	**232**	+ 19.6%
Pending Sales	31	**43**	+ 38.7%	80	**112**	+ 40.0%
Closed Sales	28	**27**	- 3.6%	66	**65**	- 1.5%
Days on Market Until Sale	98	**77**	- 21.4%	93	**91**	- 2.2%
Median Sales Price*	$305,500	**$255,000**	- 16.5%	$270,450	**$247,500**	- 8.5%
Average Sales Price*	$271,350	**$264,233**	- 2.6%	$271,405	**$260,693**	- 3.9%
Percent of List Price Received*	96.8%	**95.6%**	- 1.2%	97.3%	**94.5%**	- 2.9%
Inventory of Homes for Sale	242	**230**	- 5.0%	—	**—**	—
Months Supply of Inventory	8.0	**7.2**	- 10.0%	—	**—**	—

* 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.

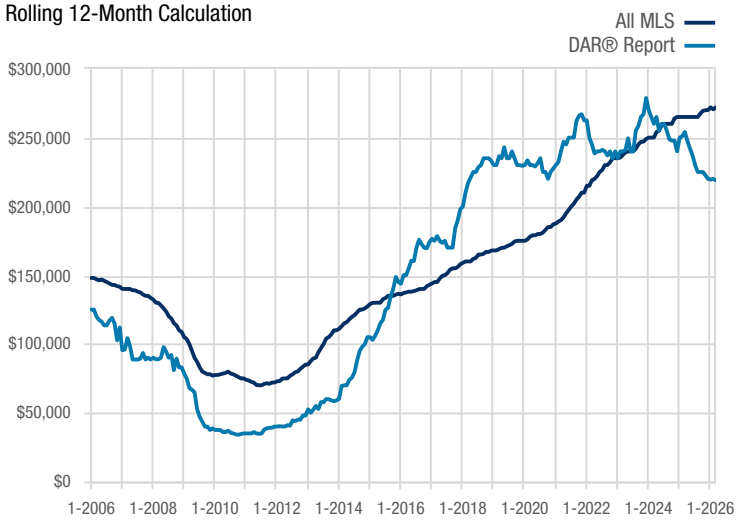
Median Sales Price - Residential

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.