Local Market Update – March 2026

A Research Tool Provided by Realcomp

Detroit – Mack Ave to City Limits

Wayne County

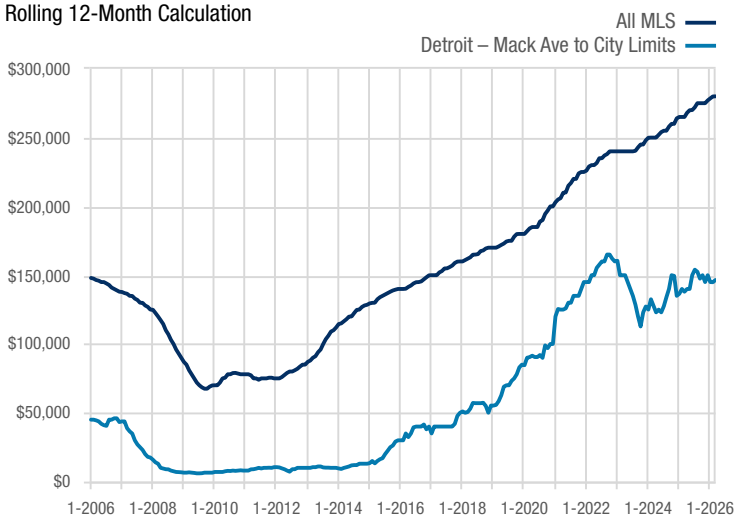
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	89	**85**	- 4.5%	214	**204**	- 4.7%
Pending Sales	44	**30**	- 31.8%	98	**95**	- 3.1%
Closed Sales	32	**31**	- 3.1%	88	**75**	- 14.8%
Days on Market Until Sale	79	**83**	+ 5.1%	73	**77**	+ 5.5%
Median Sales Price*	$112,250	**$132,000**	+ 17.6%	$120,500	**$127,500**	+ 5.8%
Average Sales Price*	$145,334	**$158,752**	+ 9.2%	$179,994	**$151,929**	- 15.6%
Percent of List Price Received*	94.2%	**94.8%**	+ 0.6%	94.7%	**92.6%**	- 2.2%
Inventory of Homes for Sale	197	**236**	+ 19.8%	—	**—**	—
Months Supply of Inventory	5.6	**7.7**	+ 37.5%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	23	**37**	+ 60.9%	75	**69**	- 8.0%
Pending Sales	11	**13**	+ 18.2%	27	**25**	- 7.4%
Closed Sales	9	**8**	- 11.1%	20	**14**	- 30.0%
Days on Market Until Sale	41	**66**	+ 61.0%	57	**84**	+ 47.4%
Median Sales Price*	$354,175	**$325,000**	- 8.2%	$359,588	**$326,500**	- 9.2%
Average Sales Price*	$369,825	**$379,550**	+ 2.6%	$377,181	**$363,879**	- 3.5%
Percent of List Price Received*	97.8%	**95.4%**	- 2.5%	97.8%	**95.7%**	- 2.1%
Inventory of Homes for Sale	74	**61**	- 17.6%	—	**—**	—
Months Supply of Inventory	7.9	**7.0**	- 11.4%	—	**—**	—

* 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.

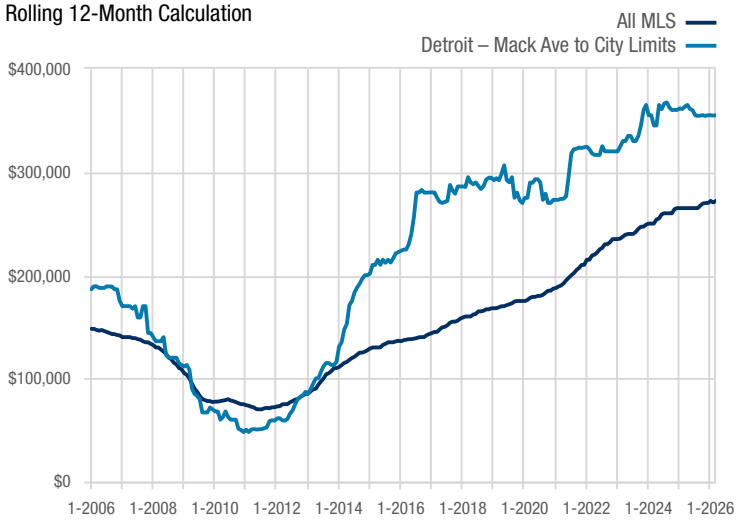
Median Sales Price - Residential

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.