Local Market Update – March 2026

A Research Tool Provided by Realcomp

Detroit

Wayne County

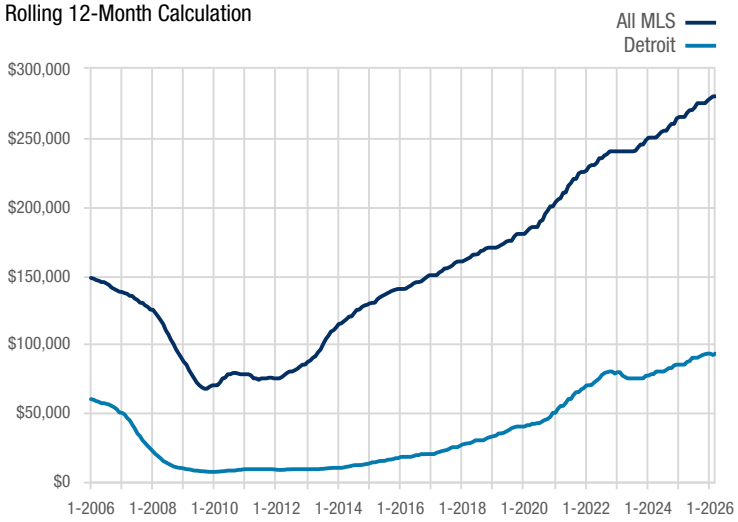
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	934	**931**	- 0.3%	2,407	**2,475**	+ 2.8%
Pending Sales	457	**445**	- 2.6%	1,272	**1,254**	- 1.4%
Closed Sales	433	**325**	- 24.9%	1,243	**1,074**	- 13.6%
Days on Market Until Sale	51	**58**	+ 13.7%	55	**54**	- 1.8%
Median Sales Price*	$84,950	**$94,000**	+ 10.7%	$85,000	**$82,800**	- 2.6%
Average Sales Price*	$111,881	**$122,666**	+ 9.6%	$114,793	**$114,861**	+ 0.1%
Percent of List Price Received*	95.2%	**94.5%**	- 0.7%	94.7%	**95.0%**	+ 0.3%
Inventory of Homes for Sale	2,081	**2,353**	+ 13.1%	—	**—**	—
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	68	**96**	+ 41.2%	190	**226**	+ 18.9%
Pending Sales	29	**42**	+ 44.8%	76	**109**	+ 43.4%
Closed Sales	27	**26**	- 3.7%	65	**63**	- 3.1%
Days on Market Until Sale	100	**75**	- 25.0%	94	**89**	- 5.3%
Median Sales Price*	$335,000	**$260,000**	- 22.4%	$276,000	**$255,000**	- 7.6%
Average Sales Price*	$278,067	**$273,206**	- 1.7%	$274,196	**$267,652**	- 2.4%
Percent of List Price Received*	96.9%	**95.8%**	- 1.1%	97.4%	**94.7%**	- 2.8%
Inventory of Homes for Sale	240	**222**	- 7.5%	—	**—**	—
Months Supply of Inventory	8.3	**7.1**	- 14.5%	—	**—**	—

* 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.

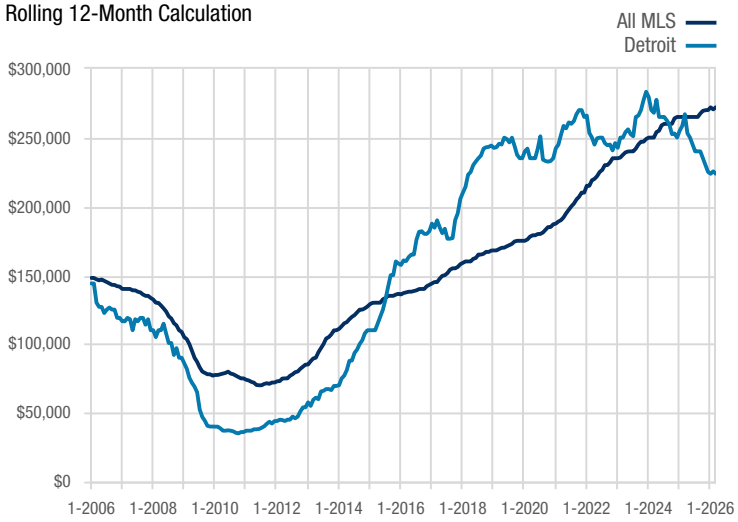
Median Sales Price - Residential

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.