Local Market Update – March 2026

A Research Tool Provided by Realcomp

ETAR® Report

Covers areas in the Eastern Thumb area, including but not limited to Huron, Sanilac and St. Clair Counties.

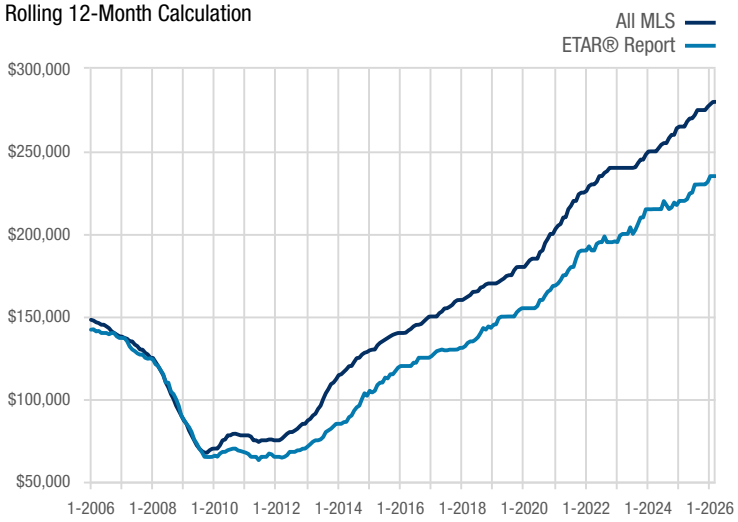
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	228	**211**	- 7.5%	523	**495**	- 5.4%
Pending Sales	153	**160**	+ 4.6%	384	**357**	- 7.0%
Closed Sales	126	**110**	- 12.7%	364	**314**	- 13.7%
Days on Market Until Sale	50	**51**	+ 2.0%	54	**52**	- 3.7%
Median Sales Price*	$204,000	**$229,950**	+ 12.7%	$215,000	**$235,000**	+ 9.3%
Average Sales Price*	$226,954	**$254,679**	+ 12.2%	$241,208	**$269,378**	+ 11.7%
Percent of List Price Received*	97.2%	**97.4%**	+ 0.2%	96.9%	**96.8%**	- 0.1%
Inventory of Homes for Sale	388	**389**	+ 0.3%	—	**—**	—
Months Supply of Inventory	2.3	**2.3**	0.0%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	13	**8**	- 38.5%	35	**27**	- 22.9%
Pending Sales	10	**11**	+ 10.0%	22	**25**	+ 13.6%
Closed Sales	5	**10**	+ 100.0%	16	**23**	+ 43.8%
Days on Market Until Sale	45	**74**	+ 64.4%	37	**56**	+ 51.4%
Median Sales Price*	$222,500	**$220,000**	- 1.1%	$213,750	**$205,000**	- 4.1%
Average Sales Price*	$228,860	**$222,550**	- 2.8%	$215,413	**$227,735**	+ 5.7%
Percent of List Price Received*	96.5%	**97.6%**	+ 1.1%	97.4%	**97.0%**	- 0.4%
Inventory of Homes for Sale	27	**28**	+ 3.7%	—	**—**	—
Months Supply of Inventory	2.9	**2.8**	- 3.4%	—	**—**	—

* 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.

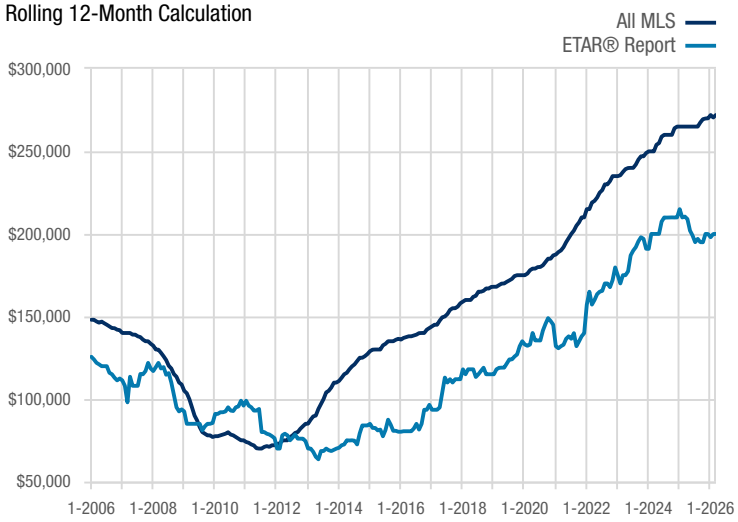
Median Sales Price - Residential

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.