Local Market Update – March 2026

A Research Tool Provided by Realcomp

Fenton

Genesee County

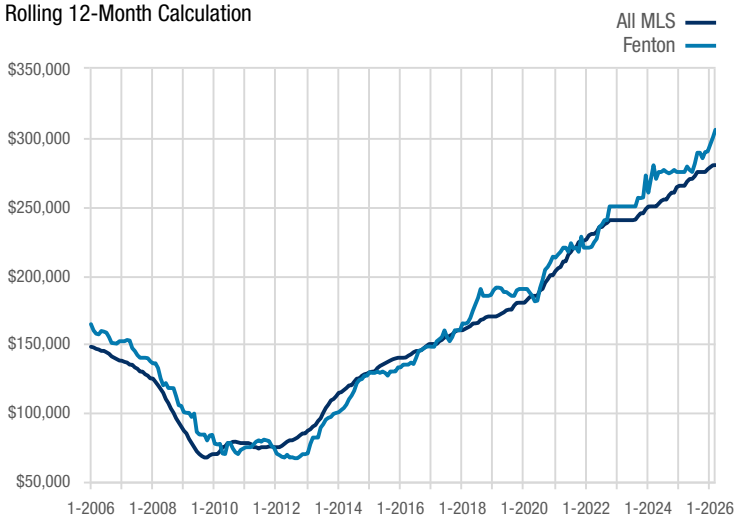
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	15	**24**	+ 60.0%	33	**50**	+ 51.5%
Pending Sales	15	**21**	+ 40.0%	26	**46**	+ 76.9%
Closed Sales	5	**19**	+ 280.0%	21	**39**	+ 85.7%
Days on Market Until Sale	14	**64**	+ 357.1%	29	**66**	+ 127.6%
Median Sales Price*	$245,000	**$360,000**	+ 46.9%	$250,000	**$380,000**	+ 52.0%
Average Sales Price*	$316,100	**$341,127**	+ 7.9%	$273,442	**$373,698**	+ 36.7%
Percent of List Price Received*	98.7%	**98.7%**	0.0%	98.3%	**98.0%**	- 0.3%
Inventory of Homes for Sale	14	**37**	+ 164.3%	—	**—**	—
Months Supply of Inventory	1.5	**2.3**	+ 53.3%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	2	**7**	+ 250.0%	8	**21**	+ 162.5%
Pending Sales	3	**6**	+ 100.0%	4	**15**	+ 275.0%
Closed Sales	0	**5**	—	2	**9**	+ 350.0%
Days on Market Until Sale	—	**82**	—	34	**83**	+ 144.1%
Median Sales Price*	—	**$291,000**	—	$199,500	**$250,000**	+ 25.3%
Average Sales Price*	—	**$265,000**	—	$199,500	**$259,889**	+ 30.3%
Percent of List Price Received*	—	**97.0%**	—	102.3%	**97.0%**	- 5.2%
Inventory of Homes for Sale	9	**29**	+ 222.2%	—	**—**	—
Months Supply of Inventory	2.6	**5.4**	+ 107.7%	—	**—**	—

* 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.

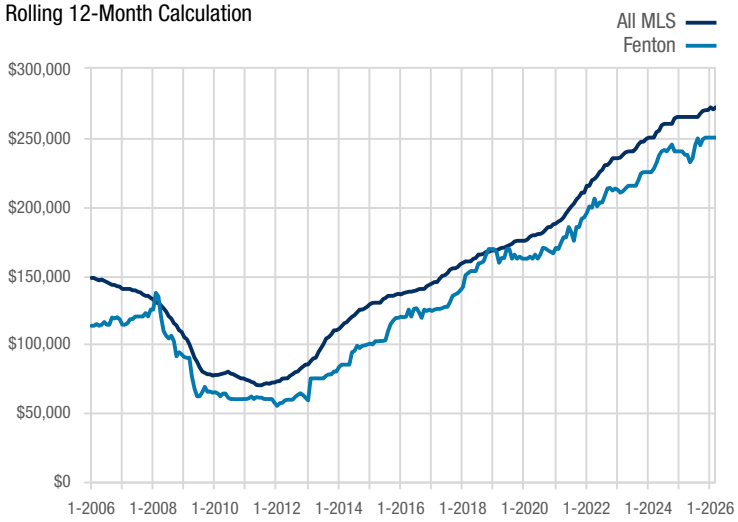
Median Sales Price - Residential

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.