Local Market Update – March 2026

A Research Tool Provided by Realcomp

Ferndale

Oakland County

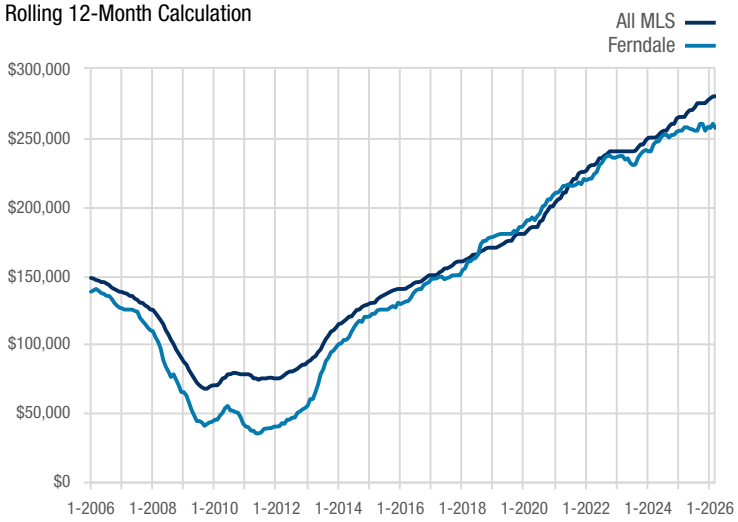
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	48	**58**	+ 20.8%	128	**109**	- 14.8%
Pending Sales	35	**32**	- 8.6%	94	**76**	- 19.1%
Closed Sales	24	**23**	- 4.2%	82	**62**	- 24.4%
Days on Market Until Sale	34	**42**	+ 23.5%	36	**44**	+ 22.2%
Median Sales Price*	$294,950	**$250,000**	- 15.2%	$253,250	**$250,000**	- 1.3%
Average Sales Price*	$298,725	**$269,952**	- 9.6%	$270,033	**$279,526**	+ 3.5%
Percent of List Price Received*	100.8%	**100.3%**	- 0.5%	98.6%	**98.4%**	- 0.2%
Inventory of Homes for Sale	56	**63**	+ 12.5%	—	**—**	—
Months Supply of Inventory	1.7	**2.0**	+ 17.6%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	3	**0**	- 100.0%	3	**1**	- 66.7%
Pending Sales	0	**0**	0.0%	0	**3**	—
Closed Sales	0	**0**	0.0%	1	**2**	+ 100.0%
Days on Market Until Sale	—	**—**	—	18	**9**	- 50.0%
Median Sales Price*	—	**—**	—	$315,000	**$288,000**	- 8.6%
Average Sales Price*	—	**—**	—	$315,000	**$288,000**	- 8.6%
Percent of List Price Received*	—	**—**	—	98.5%	**100.2%**	+ 1.7%
Inventory of Homes for Sale	3	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	1.3	**—**	—	—	**—**	—

* 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.

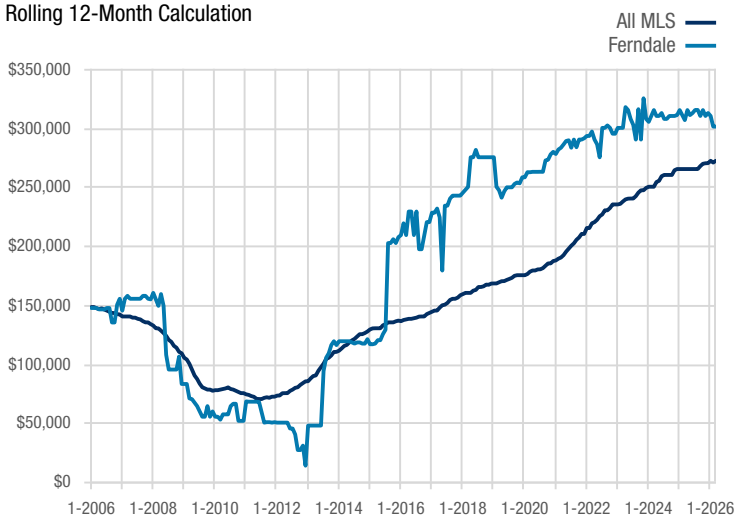
Median Sales Price - Residential

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.