Local Market Update – March 2026

A Research Tool Provided by Realcomp

GMAR® Report

Covers the Greater Metropolitan Area of Detroit, including but not limited to locales in Lapeer, Macomb, Oakland, Washtenaw and Wayne Counties.

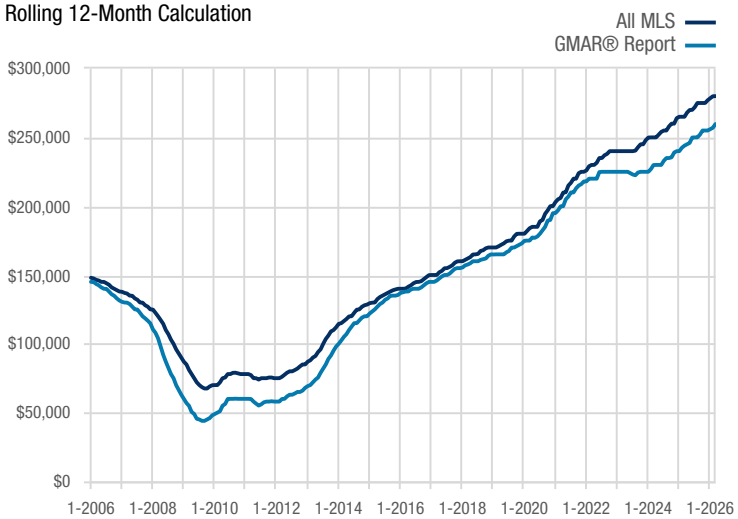
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	4,395	**4,465**	+ 1.6%	10,912	**11,161**	+ 2.3%
Pending Sales	3,081	**3,083**	+ 0.1%	8,031	**7,983**	- 0.6%
Closed Sales	2,654	**2,547**	- 4.0%	7,392	**7,031**	- 4.9%
Days on Market Until Sale	39	**43**	+ 10.3%	41	**43**	+ 4.9%
Median Sales Price*	$230,000	**$247,500**	+ 7.6%	$227,500	**$235,000**	+ 3.3%
Average Sales Price*	$287,064	**$327,175**	+ 14.0%	$284,313	**$300,381**	+ 5.7%
Percent of List Price Received*	99.0%	**98.5%**	- 0.5%	98.3%	**98.0%**	- 0.3%
Inventory of Homes for Sale	6,152	**7,080**	+ 15.1%	—	—	—
Months Supply of Inventory	1.9	**2.2**	+ 15.8%	—	—	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	912	**1,047**	+ 14.8%	2,241	**2,619**	+ 16.9%
Pending Sales	664	**678**	+ 2.1%	1,660	**1,710**	+ 3.0%
Closed Sales	537	**569**	+ 6.0%	1,435	**1,397**	- 2.6%
Days on Market Until Sale	45	**48**	+ 6.7%	45	**49**	+ 8.9%
Median Sales Price*	$240,600	**$251,000**	+ 4.3%	$240,000	**$244,000**	+ 1.7%
Average Sales Price*	$276,593	**$293,763**	+ 6.2%	$278,701	**$284,065**	+ 1.9%
Percent of List Price Received*	98.7%	**97.8%**	- 0.9%	98.4%	**97.7%**	- 0.7%
Inventory of Homes for Sale	1,298	**1,759**	+ 35.5%	—	—	—
Months Supply of Inventory	2.1	**2.8**	+ 33.3%	—	—	—

* 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.

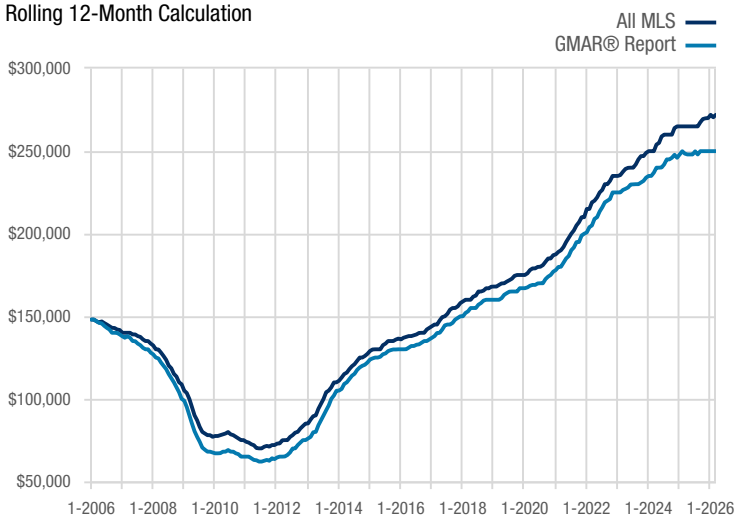
Median Sales Price - Residential

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.