Local Market Update – March 2026

A Research Tool Provided by Realcomp

Genesee County

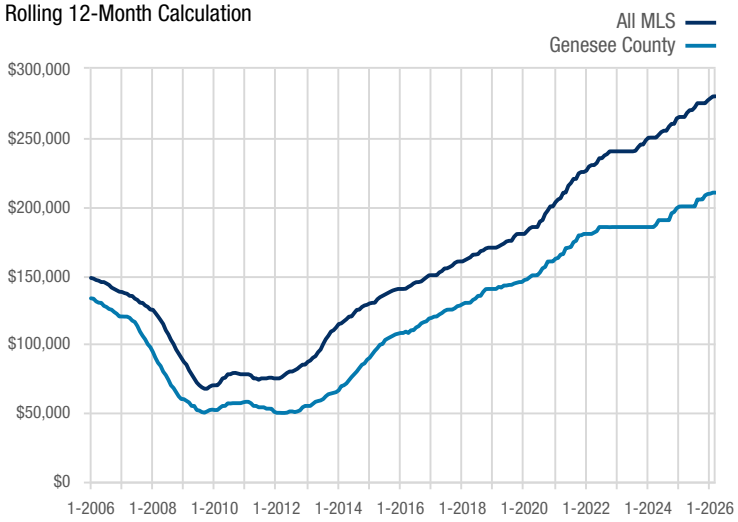
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	462	**482**	+ 4.3%	1,182	**1,180**	- 0.2%
Pending Sales	391	**390**	- 0.3%	1,011	**945**	- 6.5%
Closed Sales	327	**307**	- 6.1%	895	**818**	- 8.6%
Days on Market Until Sale	50	**48**	- 4.0%	51	**50**	- 2.0%
Median Sales Price*	$197,750	**$195,000**	- 1.4%	$185,000	**$197,000**	+ 6.5%
Average Sales Price*	$216,557	**$219,175**	+ 1.2%	$211,471	**$218,967**	+ 3.5%
Percent of List Price Received*	97.9%	**98.0%**	+ 0.1%	97.2%	**97.6%**	+ 0.4%
Inventory of Homes for Sale	861	**826**	- 4.1%	—	**—**	—
Months Supply of Inventory	2.3	**2.2**	- 4.3%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	40	**58**	+ 45.0%	109	**132**	+ 21.1%
Pending Sales	41	**39**	- 4.9%	92	**91**	- 1.1%
Closed Sales	38	**35**	- 7.9%	80	**79**	- 1.3%
Days on Market Until Sale	57	**64**	+ 12.3%	55	**68**	+ 23.6%
Median Sales Price*	$235,000	**$234,900**	- 0.0%	$220,000	**$220,000**	0.0%
Average Sales Price*	$234,234	**$254,340**	+ 8.6%	$222,349	**$231,910**	+ 4.3%
Percent of List Price Received*	97.4%	**98.0%**	+ 0.6%	97.5%	**96.9%**	- 0.6%
Inventory of Homes for Sale	67	**119**	+ 77.6%	—	**—**	—
Months Supply of Inventory	2.0	**3.3**	+ 65.0%	—	**—**	—

* 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.

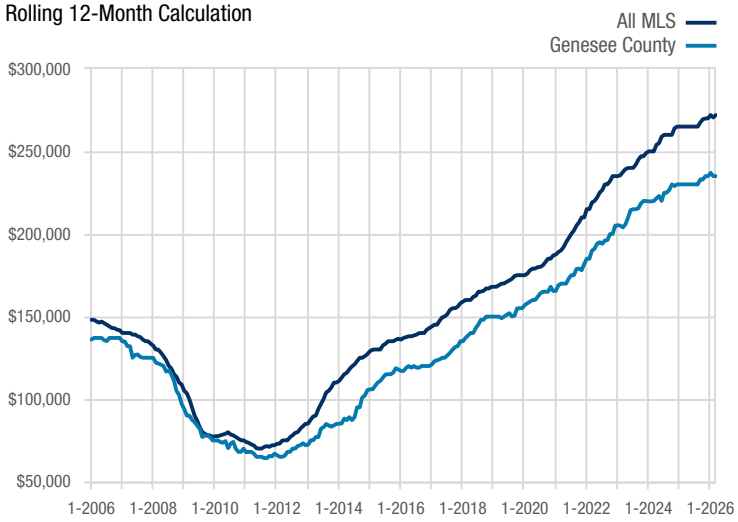
Median Sales Price - Residential

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.