Local Market Update – March 2026

A Research Tool Provided by Realcomp

Shelby Twp

Macomb County

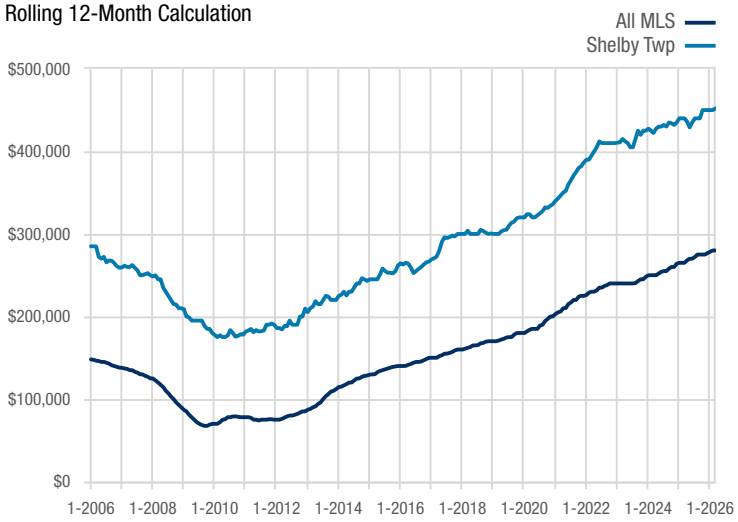
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	75	**73**	- 2.7%	146	**164**	+ 12.3%
Pending Sales	39	**58**	+ 48.7%	108	**124**	+ 14.8%
Closed Sales	30	**50**	+ 66.7%	101	**112**	+ 10.9%
Days on Market Until Sale	55	**59**	+ 7.3%	70	**47**	- 32.9%
Median Sales Price*	$400,000	**$480,000**	+ 20.0%	$415,000	**$429,250**	+ 3.4%
Average Sales Price*	$411,677	**$491,700**	+ 19.4%	$451,044	**$470,782**	+ 4.4%
Percent of List Price Received*	100.6%	**100.1%**	- 0.5%	98.7%	**99.2%**	+ 0.5%
Inventory of Homes for Sale	117	**95**	- 18.8%	—	**—**	—
Months Supply of Inventory	2.4	**1.9**	- 20.8%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	28	**37**	+ 32.1%	72	**80**	+ 11.1%
Pending Sales	20	**16**	- 20.0%	59	**49**	- 16.9%
Closed Sales	16	**16**	0.0%	50	**45**	- 10.0%
Days on Market Until Sale	25	**25**	0.0%	49	**39**	- 20.4%
Median Sales Price*	$311,125	**$327,500**	+ 5.3%	$278,500	**$275,000**	- 1.3%
Average Sales Price*	$322,672	**$376,776**	+ 16.8%	$307,396	**$329,632**	+ 7.2%
Percent of List Price Received*	99.1%	**99.6%**	+ 0.5%	98.5%	**99.5%**	+ 1.0%
Inventory of Homes for Sale	29	**48**	+ 65.5%	—	**—**	—
Months Supply of Inventory	1.5	**2.6**	+ 73.3%	—	**—**	—

* 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.

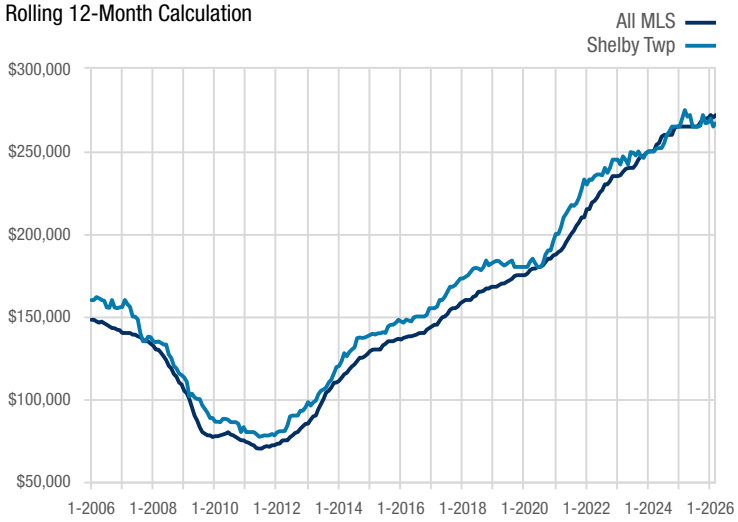
Median Sales Price - Residential

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.