Local Market Update – March 2026

A Research Tool Provided by Realcomp

Southfield

Oakland County

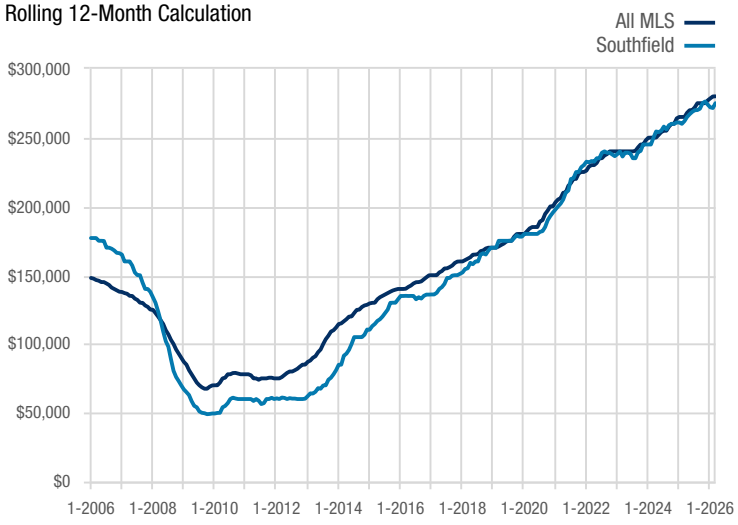
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	48	**61**	+ 27.1%	138	**131**	- 5.1%
Pending Sales	31	**52**	+ 67.7%	117	**111**	- 5.1%
Closed Sales	42	**34**	- 19.0%	125	**102**	- 18.4%
Days on Market Until Sale	40	**58**	+ 45.0%	34	**51**	+ 50.0%
Median Sales Price*	$252,000	**$320,750**	+ 27.3%	$250,000	**$249,950**	- 0.0%
Average Sales Price*	$268,007	**$308,418**	+ 15.1%	$257,246	**$269,087**	+ 4.6%
Percent of List Price Received*	98.4%	**98.1%**	- 0.3%	97.8%	**97.6%**	- 0.2%
Inventory of Homes for Sale	74	**76**	+ 2.7%	—	**—**	—
Months Supply of Inventory	1.8	**1.8**	0.0%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	27	**24**	- 11.1%	55	**65**	+ 18.2%
Pending Sales	11	**19**	+ 72.7%	30	**37**	+ 23.3%
Closed Sales	10	**12**	+ 20.0%	32	**25**	- 21.9%
Days on Market Until Sale	45	**38**	- 15.6%	35	**33**	- 5.7%
Median Sales Price*	$172,500	**$168,000**	- 2.6%	$177,500	**$175,000**	- 1.4%
Average Sales Price*	$179,750	**$173,067**	- 3.7%	$186,181	**$173,768**	- 6.7%
Percent of List Price Received*	99.3%	**96.0%**	- 3.3%	99.9%	**97.0%**	- 2.9%
Inventory of Homes for Sale	38	**51**	+ 34.2%	—	**—**	—
Months Supply of Inventory	2.8	**3.9**	+ 39.3%	—	**—**	—

* 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.

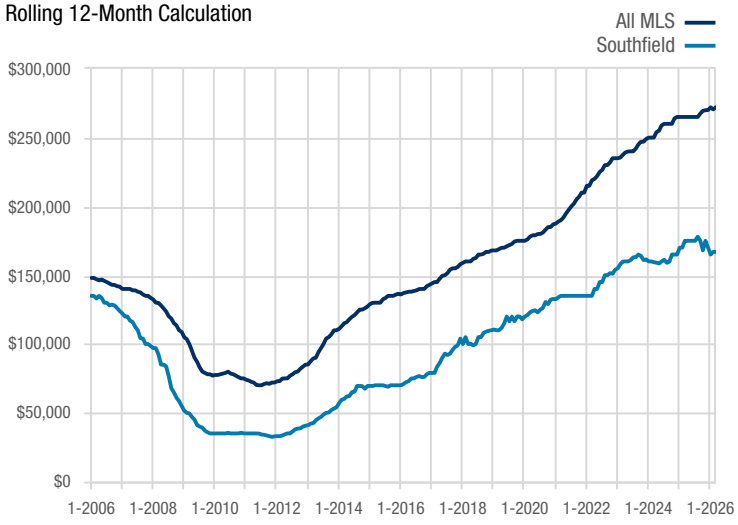
Median Sales Price - Residential

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.