Local Market Update – March 2026

A Research Tool Provided by Realcomp

Swartz Creek

Genesee County

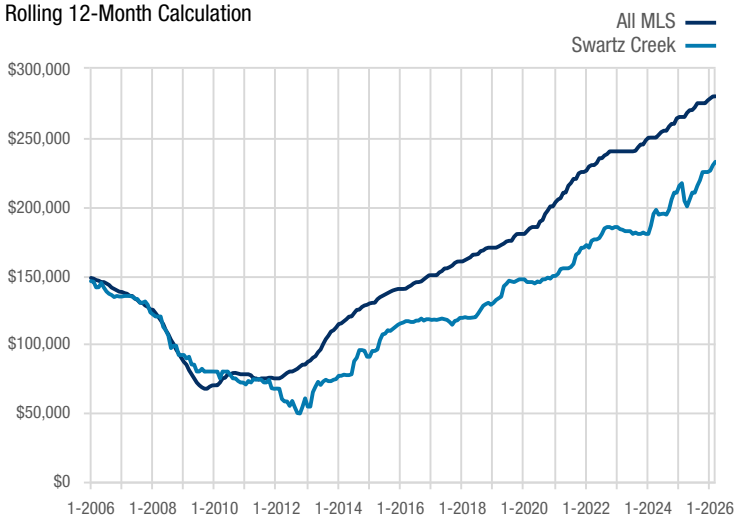
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	7	**8**	+ 14.3%	17	**20**	+ 17.6%
Pending Sales	2	**8**	+ 300.0%	10	**18**	+ 80.0%
Closed Sales	4	**5**	+ 25.0%	11	**21**	+ 90.9%
Days on Market Until Sale	55	**39**	- 29.1%	35	**22**	- 37.1%
Median Sales Price*	$185,500	**$190,000**	+ 2.4%	$196,000	**$255,000**	+ 30.1%
Average Sales Price*	$156,475	**$167,600**	+ 7.1%	$180,082	**$283,881**	+ 57.6%
Percent of List Price Received*	97.2%	**93.4%**	- 3.9%	94.7%	**97.3%**	+ 2.7%
Inventory of Homes for Sale	12	**10**	- 16.7%	—	**—**	—
Months Supply of Inventory	2.3	**0.9**	- 60.9%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	3	**3**	0.0%	5	**5**	0.0%
Pending Sales	2	**3**	+ 50.0%	3	**3**	0.0%
Closed Sales	3	**1**	- 66.7%	4	**2**	- 50.0%
Days on Market Until Sale	7	**15**	+ 114.3%	7	**22**	+ 214.3%
Median Sales Price*	$221,000	**$217,500**	- 1.6%	$213,000	**$228,700**	+ 7.4%
Average Sales Price*	$238,500	**$217,500**	- 8.8%	$230,125	**$228,700**	- 0.6%
Percent of List Price Received*	99.3%	**94.6%**	- 4.7%	99.1%	**97.3%**	- 1.8%
Inventory of Homes for Sale	2	**2**	0.0%	—	**—**	—
Months Supply of Inventory	1.4	**0.9**	- 35.7%	—	**—**	—

* 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.

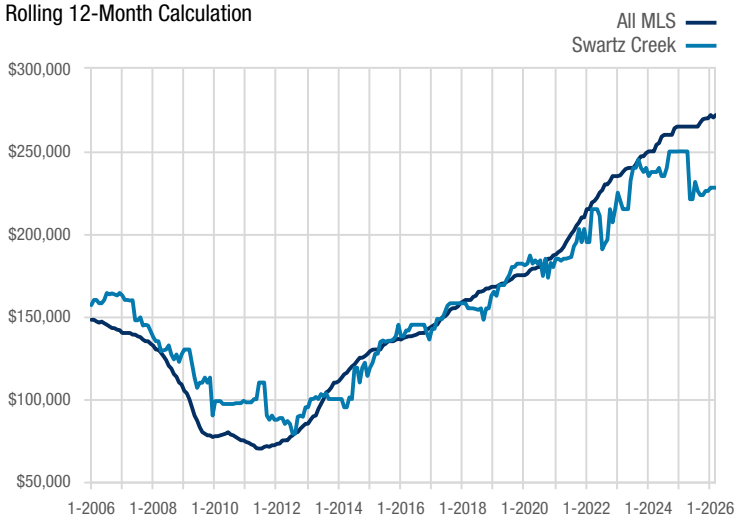
Median Sales Price - Residential

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.