Local Market Update – March 2026

A Research Tool Provided by Realcomp

Troy

Oakland County

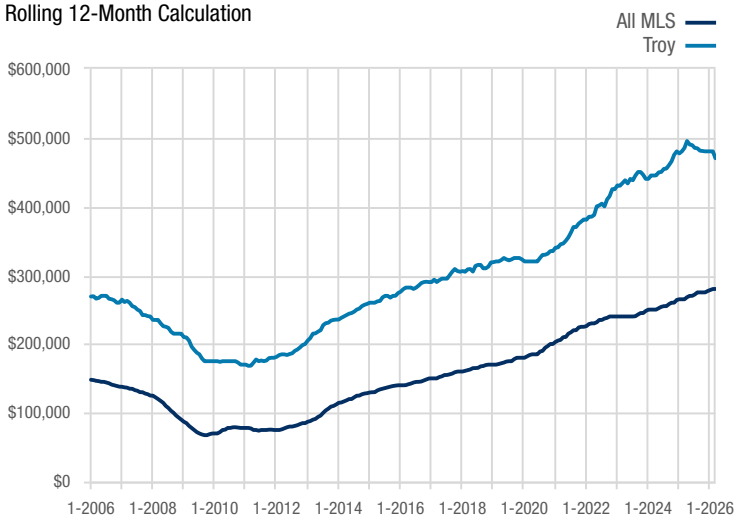
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	55	**62**	+ 12.7%	132	**136**	+ 3.0%
Pending Sales	46	**53**	+ 15.2%	113	**111**	- 1.8%
Closed Sales	37	**34**	- 8.1%	116	**106**	- 8.6%
Days on Market Until Sale	23	**29**	+ 26.1%	30	**37**	+ 23.3%
Median Sales Price*	$538,000	**$403,000**	- 25.1%	$478,750	**$420,000**	- 12.3%
Average Sales Price*	$579,294	**$426,669**	- 26.3%	$529,888	**$497,576**	- 6.1%
Percent of List Price Received*	101.1%	**100.3%**	- 0.8%	100.1%	**99.6%**	- 0.5%
Inventory of Homes for Sale	57	**71**	+ 24.6%	—	**—**	—
Months Supply of Inventory	1.0	**1.3**	+ 30.0%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	19	**32**	+ 68.4%	54	**82**	+ 51.9%
Pending Sales	17	**23**	+ 35.3%	41	**39**	- 4.9%
Closed Sales	14	**8**	- 42.9%	36	**27**	- 25.0%
Days on Market Until Sale	44	**59**	+ 34.1%	52	**38**	- 26.9%
Median Sales Price*	$385,165	**$353,500**	- 8.2%	$383,500	**$321,000**	- 16.3%
Average Sales Price*	$431,600	**$373,644**	- 13.4%	$408,374	**$329,327**	- 19.4%
Percent of List Price Received*	101.5%	**96.5%**	- 4.9%	99.4%	**97.1%**	- 2.3%
Inventory of Homes for Sale	36	**54**	+ 50.0%	—	**—**	—
Months Supply of Inventory	2.5	**3.5**	+ 40.0%	—	**—**	—

* 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.

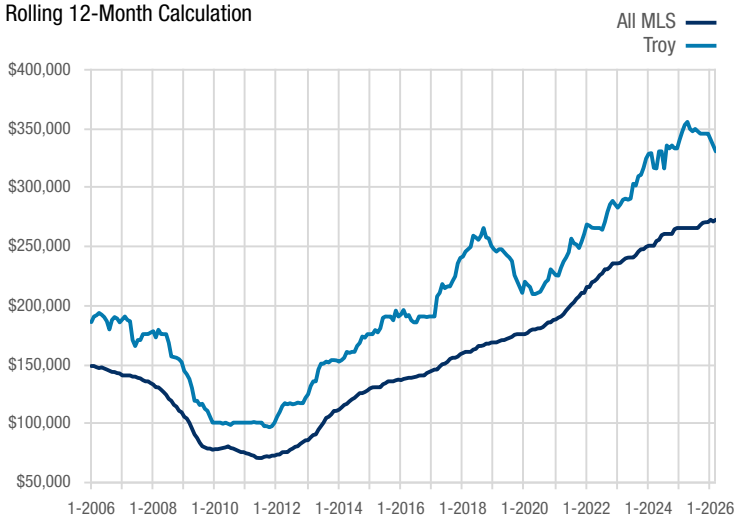
Median Sales Price - Residential

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.