Local Market Update – March 2026

A Research Tool Provided by Realcomp

Washtenaw County

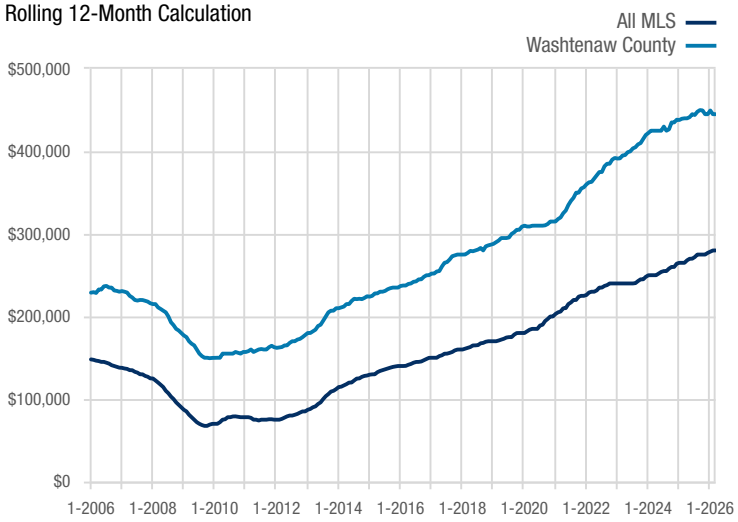
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	336	**357**	+ 6.3%	799	**735**	- 8.0%
Pending Sales	238	**164**	- 31.1%	559	**470**	- 15.9%
Closed Sales	172	**181**	+ 5.2%	465	**436**	- 6.2%
Days on Market Until Sale	40	**57**	+ 42.5%	52	**59**	+ 13.5%
Median Sales Price*	$450,500	**$449,000**	- 0.3%	$427,450	**$421,500**	- 1.4%
Average Sales Price*	$517,151	**$510,225**	- 1.3%	$482,766	**$487,167**	+ 0.9%
Percent of List Price Received*	100.3%	**99.9%**	- 0.4%	99.5%	**99.3%**	- 0.2%
Inventory of Homes for Sale	421	**490**	+ 16.4%	—	**—**	—
Months Supply of Inventory	1.9	**2.2**	+ 15.8%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	129	**150**	+ 16.3%	280	**316**	+ 12.9%
Pending Sales	89	**58**	- 34.8%	215	**170**	- 20.9%
Closed Sales	71	**59**	- 16.9%	167	**152**	- 9.0%
Days on Market Until Sale	55	**58**	+ 5.5%	55	**59**	+ 7.3%
Median Sales Price*	$285,000	**$317,000**	+ 11.2%	$315,000	**$312,500**	- 0.8%
Average Sales Price*	$355,290	**$389,583**	+ 9.7%	$376,633	**$397,326**	+ 5.5%
Percent of List Price Received*	99.6%	**99.0%**	- 0.6%	99.7%	**98.8%**	- 0.9%
Inventory of Homes for Sale	179	**278**	+ 55.3%	—	**—**	—
Months Supply of Inventory	2.4	**4.0**	+ 66.7%	—	**—**	—

* 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.

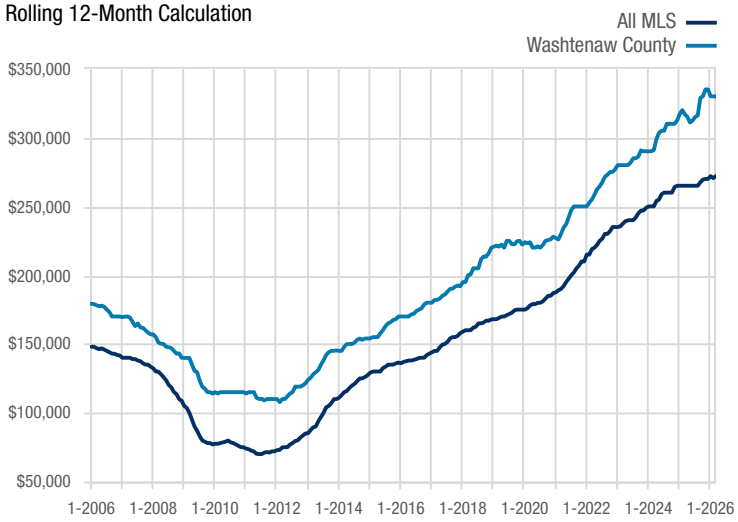
Median Sales Price - Residential

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.