Local Market Update – October 2026

A Research Tool Provided by Realcomp

Fenton Twp

Genesee County

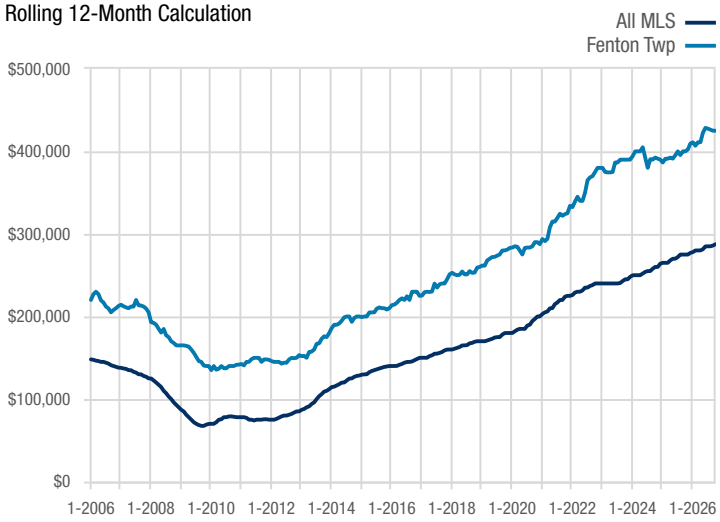
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	18	**29**	+ 61.1%	231	**325**	+ 40.7%
Pending Sales	8	**16**	+ 100.0%	181	**228**	+ 26.0%
Closed Sales	9	**17**	+ 88.9%	175	**211**	+ 20.6%
Days on Market Until Sale	54	**33**	- 38.9%	42	**37**	- 11.9%
Median Sales Price*	$415,000	**$408,000**	- 1.7%	$411,000	**$427,500**	+ 4.0%
Average Sales Price*	$462,739	**$414,499**	- 10.4%	$538,145	**$532,446**	- 1.1%
Percent of List Price Received*	98.4%	**99.6%**	+ 1.2%	98.7%	**98.7%**	0.0%
Inventory of Homes for Sale	48	**86**	+ 79.2%	—	**—**	—
Months Supply of Inventory	2.7	**4.2**	+ 55.6%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**6**	+ 200.0%	21	**43**	+ 104.8%
Pending Sales	0	**4**	—	19	**36**	+ 89.5%
Closed Sales	2	**5**	+ 150.0%	19	**29**	+ 52.6%
Days on Market Until Sale	19	**72**	+ 278.9%	52	**38**	- 26.9%
Median Sales Price*	$292,500	**$180,000**	- 38.5%	$300,000	**$319,000**	+ 6.3%
Average Sales Price*	$292,500	**$189,200**	- 35.3%	$279,384	**$342,773**	+ 22.7%
Percent of List Price Received*	100.0%	**97.1%**	- 2.9%	99.1%	**98.8%**	- 0.3%
Inventory of Homes for Sale	6	**7**	+ 16.7%	—	**—**	—
Months Supply of Inventory	2.5	**2.1**	- 16.0%	—	**—**	—

* 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.

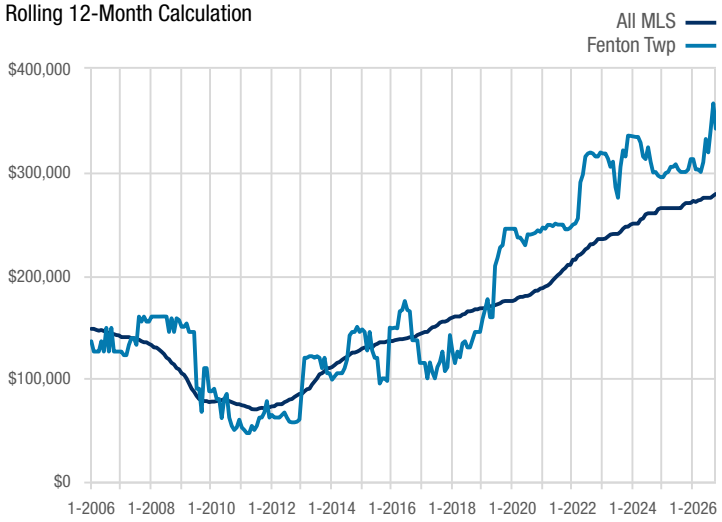
Median Sales Price - Residential

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 November 6, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.