Local Market Update – October 2026

A Research Tool Provided by Realcomp

Fenton

Genesee County

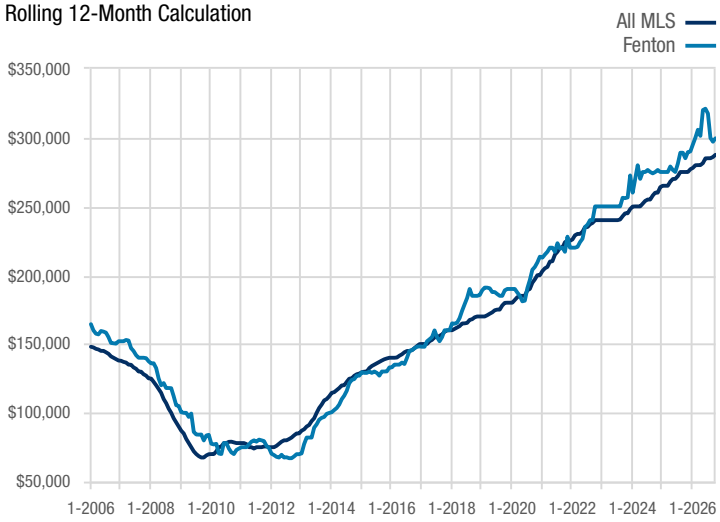
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	29	**25**	- 13.8%	236	**193**	- 18.2%
Pending Sales	19	**15**	- 21.1%	151	**150**	- 0.7%
Closed Sales	19	**11**	- 42.1%	143	**146**	+ 2.1%
Days on Market Until Sale	29	**30**	+ 3.4%	20	**43**	+ 115.0%
Median Sales Price*	$277,000	**$292,000**	+ 5.4%	$290,000	**$315,000**	+ 8.6%
Average Sales Price*	$404,905	**$480,050**	+ 18.6%	$393,153	**$353,768**	- 10.0%
Percent of List Price Received*	98.6%	**99.2%**	+ 0.6%	99.1%	**98.9%**	- 0.2%
Inventory of Homes for Sale	55	**41**	- 25.5%	—	**—**	—
Months Supply of Inventory	3.9	**2.8**	- 28.2%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**3**	- 50.0%	86	**68**	- 20.9%
Pending Sales	6	**4**	- 33.3%	44	**50**	+ 13.6%
Closed Sales	4	**7**	+ 75.0%	40	**41**	+ 2.5%
Days on Market Until Sale	4	**51**	+ 1,175.0%	28	**45**	+ 60.7%
Median Sales Price*	$295,000	**$327,075**	+ 10.9%	$252,500	**$275,000**	+ 8.9%
Average Sales Price*	$263,750	**$313,868**	+ 19.0%	$283,621	**$277,280**	- 2.2%
Percent of List Price Received*	95.8%	**100.7%**	+ 5.1%	99.1%	**98.5%**	- 0.6%
Inventory of Homes for Sale	35	**14**	- 60.0%	—	**—**	—
Months Supply of Inventory	7.9	**2.8**	- 64.6%	—	**—**	—

* 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.

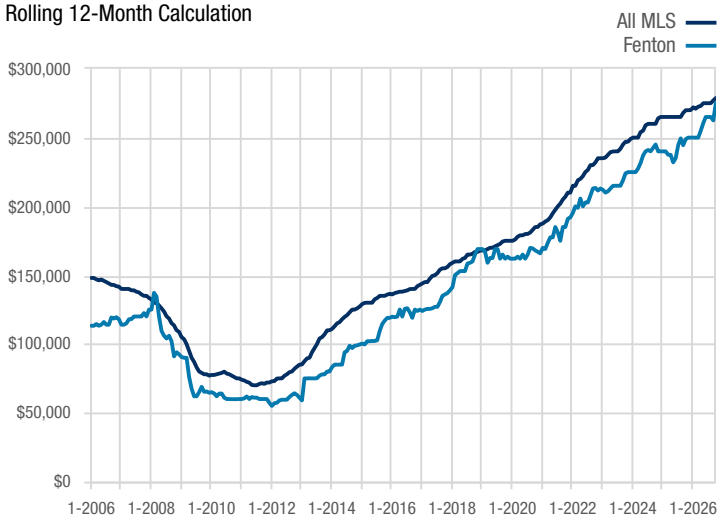
Median Sales Price - Residential

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.