



Single Family Real Estate Market Statistics

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Month over Month Market Sees Significant Increases: Closed Sales (up 21.7%), Pending Sales (up 34.7%) and New Listings (up 42.4%) February to March

Quick Facts for March 2026	Closed Sales  7,052	Pending Sales  8,521	Median Sale Price  \$272,000	New Listings  12,125	Homes On Market  19,643	Avg. Days on Market  50
Month-over-month	Up 21.7%	Up 34.7%	Up by 3.8%	Up by 42.4%	Up by 3.6%	Down 2 days
Year-over-year	Down by 5.4%	Down by 5%	Up by 4.6%	Up by 2.5%	Up by 12.7%	Up by 3 days

National Real Estate Commentary

U.S. existing-home sales rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

March Comparisons – Res & Condo Combined - All MLS

- New Listings increased by 2.5% from 11,827 to 12,125 Year-Over-Year (YOY). New Listings increased from 8,516 Month-Over-Month (MOM), an increase of 42.4%.
- Pending Sales decreased by 5% from 8,966 to 8,521 YOY. Pending sales increased from 6,327 MOM, an increase of 34.7%.
- Closed Sales decreased 5.4% from 7,456 to 7,052 YOY. Closed sales increased from 5,794 MOM, an increase of 21.7%.
- Average Days on Market (DOM) increased by 3 days from 47 to 50 YOY. Average Days on Market decreased from 52 days MOM.
- Median Sale Price increased by 4.6% from \$260,000 to \$272,000 YOY. Median Sale price increased from \$262,000 MOM, an increase of 3.8%.
- Percentage of Last List Price Received decreased slightly by 0.2% from 98.7% to 98.5% YOY. Percentage of Last List Price Received increased by 0.7%, MOM.
- Inventory of Homes for Sale increased by 12.7% from 17,429 to 19,643 YOY. Inventory of Homes for Sale increased from 18,967 MOM, an increase of 3.6%.
- Month's Supply of Inventory increased by 10% from 2 to 2.2 YOY. Month's Supply of Inventory increased 4.8% from 2.1, MOM.
- Average Showings per Home decreased from 7.5 to 6.6 YOY. Average Showings increased from 5.5 MOM, a difference of 1.1 showings.
- Listings that were both listed and pended in the same month were at 3,872. This represents 31.9% of the new listings for the month and 45.4% of the pended listings. Listings that were both listed and pended in the same month increased from 2,211 MOM.

“While the market remains steady year-over year, we saw upticks from February to March 2026 in very significant categories,” said Karen Kage, CEO, Realcomp II Ltd. “With Spring upon us it appears both sales and pending sales are increasing. At the same time, an influx of new listings is providing more choices for prospective homebuyers.”

March 5-Year Perspectives – Res & Condo Combined – All MLS

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*9,536	March-22	*10,827	March-22	\$226,000	March-22	13,660
March-23	8,768	March-23	8,655	March-23	\$232,000	March-23	14,569
March-24	7,835	March-24	8,901	March-24	\$250,000	March-24	14,798
March-25	7,456	March-25	8,966	March-25	\$260,000	March-25	17,429
March-26	7,052	March-26	8,521	March-26	*\$272,000	March-26	*19,643

March 5-Year Perspectives – Res & Condo Combined – City of Detroit

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	418	March-22	485	March-22	\$90,000	March-22	1,833
March-23	*501	March-23	512	March-23	\$72,000	March-23	2,090
March-24	468	March-24	*513	March-24	\$79,000	March-24	2,306
March-25	460	March-25	486	March-25	\$85,000	March-25	2,321
March-26	351	March-26	487	March-26	*\$103,000	March-26	*2,575

March 5-Year Perspectives – Res & Condo Combined – Genessee County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	418	March-22	*479	March-22	\$185,000	March-22	732
March-23	*451	March-23	410	March-23	\$183,000	March-23	757
March-24	357	March-24	391	March-24	\$186,250	March-24	782
March-25	365	March-25	432	March-25	\$200,000	March-25	928
March-26	342	March-26	429	March-26	*\$201,000	March-26	*945

March 5-Year Perspectives — Res & Condo Combined — Lapeer County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*93	March-22	*100	March-22	\$244,900	March-22	195
March-23	75	March-23	65	March-23	\$255,000	March-23	144
March-24	64	March-24	78	March-24	\$277,500	March-24	153
March-25	59	March-25	71	March-25	\$278,000	March-25	*193
March-26	65	March-26	78	March-26	*\$285,000	March-26	181

March 5-Year Perspectives — Res & Condo Combined — Livingston County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*199	March-22	*251	March-22	\$375,000	March-22	293
March-23	179	March-23	179	March-23	\$352,000	March-23	342
March-24	149	March-24	174	March-24	\$360,000	March-24	334
March-25	173	March-25	194	March-25	*\$400,000	March-25	299
March-26	160	March-26	197	March-26	\$395,000	March-26	*361

March 5-Year Perspectives — Res & Condo Combined — Macomb County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*1,068	March-22	*1,156	March-22	\$219,750	March-22	1,106
March-23	1,006	March-23	952	March-23	\$228,000	March-23	1,196
March-24	807	March-24	902	March-24	\$245,000	March-24	1,127
March-25	787	March-25	889	March-25	*\$260,000	March-25	1,499
March-26	763	March-26	973	March-26	\$257,500	March-26	*1,710

March 5-Year Perspectives -- Res & Condo Combined -- Oakland County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*1,455	March-22	*1,573	March-22	\$310,000	March-22	1,824
March-23	1,194	March-23	1,184	March-23	\$310,000	March-23	1,816
March-24	1,165	March-24	1,293	March-24	\$335,000	March-24	1,631
March-25	979	March-25	1,214	March-25	\$340,000	March-25	2,116
March-26	966	March-26	1,311	March-26	*\$354,500	March-26	*2,452

March 5-Year Perspectives -- Res & Condo Combined – St. Clair County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*180	March-22	*193	March-22	\$179,950	March-22	228
March-23	146	March-23	166	March-23	\$213,750	March-23	291
March-24	149	March-24	161	March-24	\$210,000	March-24	258
March-25	106	March-25	136	March-25	\$215,000	March-25	303
March-26	112	March-26	147	March-26	*\$243,250	March-26	*311

March 5-Year Perspectives -- Res & Condo Combined — Washtenaw County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*351	March-22	*384	March-22	\$341,000	March-22	853
March-23	285	March-23	309	March-23	\$358,335	March-23	*884
March-24	252	March-24	325	March-24	\$408,500	March-24	472
March-25	243	March-25	327	March-25	\$400,000	March-25	600
March-26	240	March-26	222	March-26	*\$413,500	March-26	768

March 5-Year Perspectives -- Res & Condo Combined -- Wayne County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
March-22	*1,605	March-22	*1,863	March-22	\$170,000	March-22	3,048
March-23	1,587	March-23	1,587	March-23	\$164,900	March-23	3,377
March-24	1,388	March-24	1,547	March-24	\$180,000	March-24	3,451
March-25	1,282	March-25	1,461	March-25	\$185,000	March-25	3,653
March-26	1,201	March-26	1,497	March-26	*\$200,500	March-26	*4,276

*High points noted with an asterisk

Note: These numbers represent real estate market activity in the lower part of Michigan. Be sure to contact a REALTOR® for their expertise about local markets. Find a REALTOR® in your market at www.MoveInMichigan.com.

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- LCAR, Terri Fratacangeli, EVP, 810-225-1100
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All Residential and Condos Combined Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		11,827	12,125	+ 2.5%	28,932	29,182	+ 0.9%
Pending Sales		8,966	8,521	- 5.0%	22,766	21,656	- 4.9%
Closed Sales		7,456	7,052	- 5.4%	20,220	18,903	- 6.5%
Days on Market Until Sale		47	50	+ 6.4%	49	51	+ 4.1%
Median Sales Price		\$260,000	\$272,000	+ 4.6%	\$252,500	\$265,000	+ 5.0%
Average Sales Price		\$308,790	\$329,321	+ 6.6%	\$305,027	\$316,284	+ 3.7%
Percent of List Price Received		98.6%	98.4%	- 0.2%	98.1%	97.9%	- 0.2%
Housing Affordability Index		133	130	- 2.3%	137	134	- 2.2%
Inventory of Homes for Sale		17,429	19,643	+ 12.7%	--	--	--
Months Supply of Inventory		2.0	2.2	+ 10.0%	--	--	--

Listing and Sales Summary Report

March 2026



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change
All MLS (All Inclusive)	7,052	7,456	-5.4%	\$272,000	\$260,000	+4.6%	50	47	+6.4%	19,643	17,429	+12.7%
City of Detroit*	351	460	-23.7%	\$103,000	\$85,000	+21.2%	59	54	+9.3%	2,575	2,321	+10.9%
Dearborn/Dearborn Heights*	87	85	+2.4%	\$225,900	\$245,000	-7.8%	26	18	+44.4%	217	152	+42.8%
Downriver Area*	284	261	+8.8%	\$189,000	\$185,000	+2.2%	37	34	+8.8%	490	473	+3.6%
Genesee County	342	365	-6.3%	\$201,000	\$200,000	+0.5%	50	51	-2.0%	945	928	+1.8%
Greater Wayne*	850	822	+3.4%	\$235,900	\$230,000	+2.6%	37	30	+23.3%	1,701	1,332	+27.7%
Grosse Pointe Areas*	53	54	-1.9%	\$445,000	\$362,500	+22.8%	39	49	-20.4%	108	98	+10.2%
Hillsdale County	30	30	0.0%	\$212,500	\$149,418	+42.2%	94	78	+20.5%	152	128	+18.8%
Huron County	8	8	0.0%	\$206,000	\$151,750	+35.7%	96	88	+9.1%	55	48	+14.6%
Jackson County	145	156	-7.1%	\$186,000	\$219,450	-15.2%	83	72	+15.3%	404	286	+41.3%
Lapeer County	65	59	+10.2%	\$285,000	\$278,000	+2.5%	71	53	+34.0%	181	193	-6.2%
Lenawee County	81	77	+5.2%	\$240,000	\$210,000	+14.3%	72	71	+1.4%	244	203	+20.2%
Livingston County	160	173	-7.5%	\$395,000	\$400,000	-1.3%	43	38	+13.2%	361	299	+20.7%
Macomb County	763	787	-3.0%	\$257,500	\$260,000	-1.0%	43	40	+7.5%	1,710	1,499	+14.1%
Metro Detroit Area*	3,090	3,221	-4.1%	\$270,000	\$259,900	+3.9%	42	37	+13.5%	8,799	7,567	+16.3%
Monroe County	117	123	-4.9%	\$260,500	\$251,250	+3.7%	58	50	+16.0%	255	267	-4.5%
Montcalm County	40	66	-39.4%	\$284,500	\$253,750	+12.1%	54	55	-1.8%	114	127	-10.2%
Oakland County	966	979	-1.3%	\$354,500	\$340,000	+4.3%	40	33	+21.2%	2,452	2,116	+15.9%
Saginaw County	120	123	-2.4%	\$179,950	\$168,000	+7.1%	59	49	+20.4%	368	303	+21.5%
Sanilac County	24	29	-17.2%	\$197,450	\$229,900	-14.1%	75	62	+21.0%	104	114	-8.8%
Shiawassee County	51	51	0.0%	\$173,500	\$175,000	-0.9%	42	47	-10.6%	104	72	+44.4%
St. Clair County	112	106	+5.7%	\$243,250	\$215,000	+13.1%	45	43	+4.7%	311	303	+2.6%
Tuscola County	30	27	+11.1%	\$188,500	\$211,000	-10.7%	57	48	+18.8%	74	73	+1.4%
Washtenaw County	240	243	-1.2%	\$413,500	\$400,000	+3.4%	57	44	+29.5%	768	600	+28.0%
Wayne County	1,201	1,282	-6.3%	\$200,500	\$185,000	+8.4%	43	39	+10.3%	4,276	3,653	+17.1%

* Included in county numbers.