



Ocala Marion County Association of REALTORS®

March Market Stats Report:

Ocala/Marion County Housing Market Shows Steady Activity with Balanced Conditions in March

Ocala, FL – The Ocala/Marion County Association of REALTORS® (OMCAR) reports a steady housing market for March 2026, with continued buyer activity and inventory levels approaching balanced market conditions.

A total of 767 single-family homes closed in March, representing a 1.6% increase compared to March 2025. While sales activity remained stable, home prices experienced modest softening. The median sale price was \$293,000, a 2.8% decrease year-over-year, and the average sale price declined 3.6% to \$334,605.

“While we are seeing slight adjustments in pricing, the market remains healthy and active,” said OMCAR President Jeanne Ritt. “Buyers are continuing to engage, and inventory levels are creating more balanced opportunities for both buyers and sellers.”

Inventory and Market Balance

Inventory levels continue to trend toward a balanced market. Active listings totaled 3,408 homes, a 6.4% decrease from last year. The month’s supply of inventory stood at 5.1 months, approaching the benchmark of a balanced market.

Buyer Activity Remains Strong

Buyer demand remained resilient in March, with 896 pending sales, an increase of 6.8% year-over-year. However, new listings declined 6.9% to 1,033, indicating slightly constrained new inventory entering the market.

Homes are taking slightly longer to sell, with the median time to contract increasing to 77 days and the median time to sale rising to 116 days, reflecting a more normalized pace compared to recent years.

Market Outlook

The March data reflects a market transitioning toward stability, with increased balance between supply and demand. While price growth has moderated, continued buyer activity and steady sales indicate ongoing confidence in the Ocala/Marion County housing market.

About the Ocala/Marion County Association of REALTORS®

The Ocala/Marion County Association of REALTORS® (OMCAR) is a professional trade association serving over 1,800 members in Marion County and the surrounding areas. OMCAR is dedicated to supporting REALTORS®, advancing the real estate profession, and advocating for homeownership and private property rights.