Local Market Update – December 2025

A Research Tool Provided by Realcomp

Belleville

Wayne County

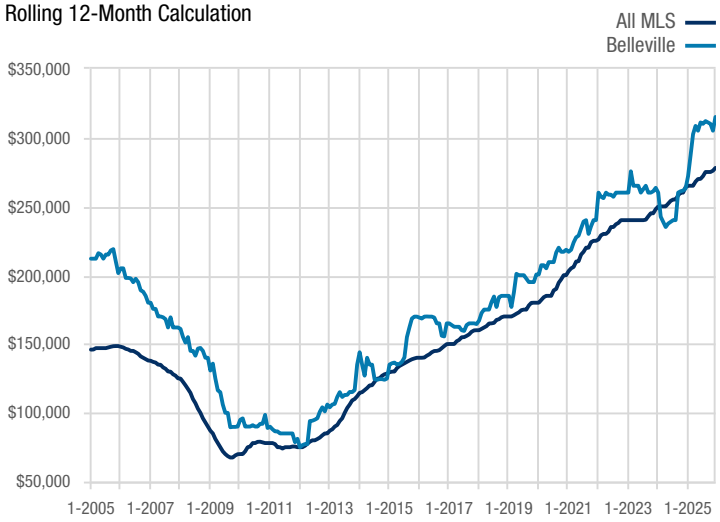
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**6**	+ 100.0%	50	**88**	+ 76.0%
Pending Sales	2	**6**	+ 200.0%	32	**58**	+ 81.3%
Closed Sales	4	**6**	+ 50.0%	31	**53**	+ 71.0%
Days on Market Until Sale	45	**15**	- 66.7%	17	**33**	+ 94.1%
Median Sales Price*	$265,000	**$399,500**	+ 50.8%	$263,000	**$315,000**	+ 19.8%
Average Sales Price*	$264,500	**$394,833**	+ 49.3%	$269,042	**$332,223**	+ 23.5%
Percent of List Price Received*	99.7%	**102.7%**	+ 3.0%	100.0%	**99.4%**	- 0.6%
Inventory of Homes for Sale	11	**22**	+ 100.0%	—	**—**	—
Months Supply of Inventory	3.4	**4.6**	+ 35.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**1**	0.0%	12	**18**	+ 50.0%
Pending Sales	0	**2**	—	9	**17**	+ 88.9%
Closed Sales	0	**1**	—	9	**15**	+ 66.7%
Days on Market Until Sale	—	**40**	—	22	**30**	+ 36.4%
Median Sales Price*	—	**$112,500**	—	$135,000	**$135,000**	0.0%
Average Sales Price*	—	**$112,500**	—	$143,100	**$137,367**	- 4.0%
Percent of List Price Received*	—	**93.8%**	—	98.0%	**98.2%**	+ 0.2%
Inventory of Homes for Sale	2	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	1.6	**—**	—	—	**—**	—

* 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.

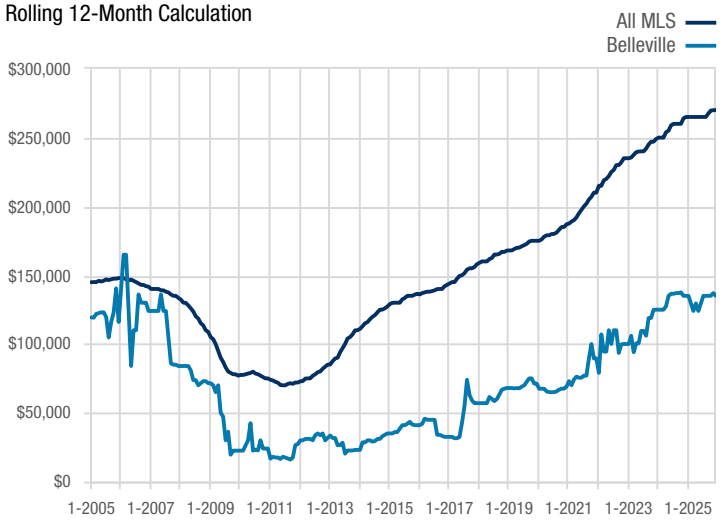
Median Sales Price - Residential

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 January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.