Local Market Update – December 2025

A Research Tool Provided by Realcomp

DABOR® Report

Covers Dearborn and Dearborn Heights.

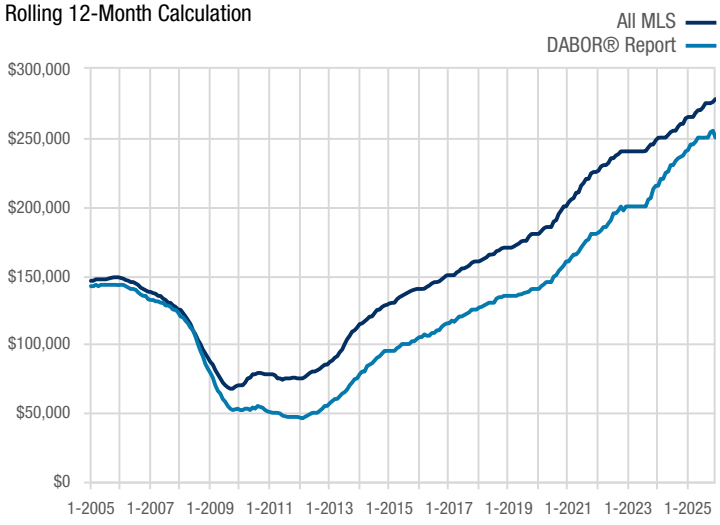
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	126	**117**	- 7.1%	1,975	**2,112**	+ 6.9%
Pending Sales	103	**86**	- 16.5%	1,483	**1,450**	- 2.2%
Closed Sales	111	**105**	- 5.4%	1,466	**1,462**	- 0.3%
Days on Market Until Sale	19	**27**	+ 42.1%	19	**18**	- 5.3%
Median Sales Price*	$270,000	**$235,000**	- 13.0%	$240,000	**$250,000**	+ 4.2%
Average Sales Price*	$300,209	**$255,833**	- 14.8%	$271,806	**$280,522**	+ 3.2%
Percent of List Price Received*	101.0%	**98.8%**	- 2.2%	101.2%	**100.0%**	- 1.2%
Inventory of Homes for Sale	139	**190**	+ 36.7%	—	**—**	—
Months Supply of Inventory	1.1	**1.6**	+ 45.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	10	**13**	+ 30.0%	152	**173**	+ 13.8%
Pending Sales	10	**9**	- 10.0%	106	**104**	- 1.9%
Closed Sales	12	**6**	- 50.0%	105	**102**	- 2.9%
Days on Market Until Sale	36	**15**	- 58.3%	27	**31**	+ 14.8%
Median Sales Price*	$235,950	**$184,000**	- 22.0%	$199,000	**$192,500**	- 3.3%
Average Sales Price*	$201,992	**$188,583**	- 6.6%	$226,673	**$222,647**	- 1.8%
Percent of List Price Received*	96.7%	**97.2%**	+ 0.5%	98.2%	**97.2%**	- 1.0%
Inventory of Homes for Sale	17	**21**	+ 23.5%	—	**—**	—
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	—	**—**	—

* 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.

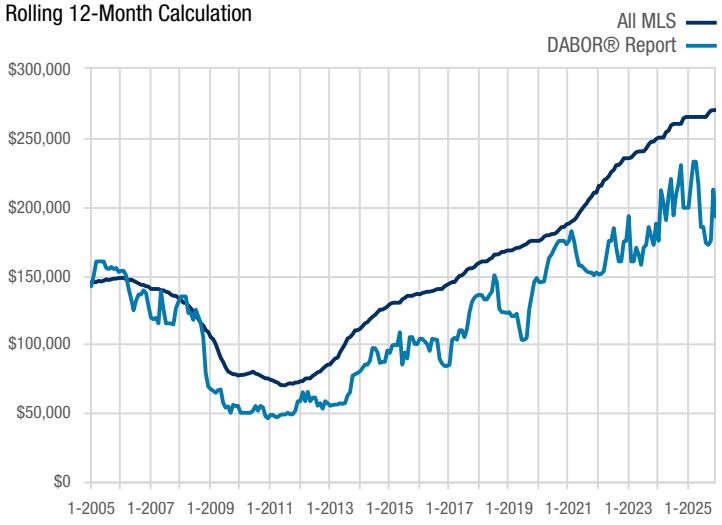
Median Sales Price - Residential

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.