Local Market Update – December 2025

A Research Tool Provided by Realcomp

DAR® Report

Covers Detroit, Hamtramck, Harper Woods and Highland Park.

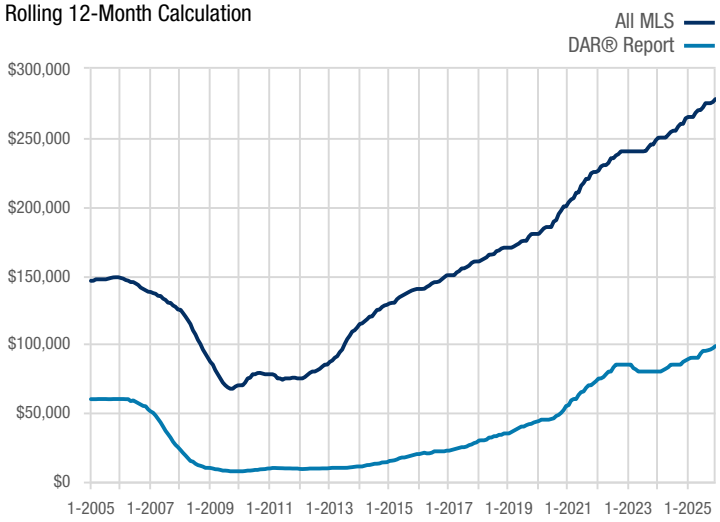
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	702	**665**	- 5.3%	11,219	**11,476**	+ 2.3%
Pending Sales	398	**400**	+ 0.5%	6,091	**5,490**	- 9.9%
Closed Sales	491	**401**	- 18.3%	5,999	**5,350**	- 10.8%
Days on Market Until Sale	44	**54**	+ 22.7%	46	**49**	+ 6.5%
Median Sales Price*	$90,000	**$97,000**	+ 7.8%	$88,000	**$98,500**	+ 11.9%
Average Sales Price*	$115,681	**$123,999**	+ 7.2%	$112,697	**$125,791**	+ 11.6%
Percent of List Price Received*	96.4%	**96.9%**	+ 0.5%	96.0%	**95.7%**	- 0.3%
Inventory of Homes for Sale	2,209	**2,638**	+ 19.4%	—	**—**	—
Months Supply of Inventory	4.4	**5.8**	+ 31.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	45	**46**	+ 2.2%	833	**845**	+ 1.4%
Pending Sales	30	**27**	- 10.0%	360	**366**	+ 1.7%
Closed Sales	38	**34**	- 10.5%	365	**341**	- 6.6%
Days on Market Until Sale	73	**90**	+ 23.3%	78	**78**	0.0%
Median Sales Price*	$223,802	**$121,500**	- 45.7%	$240,000	**$220,000**	- 8.3%
Average Sales Price*	$274,742	**$214,504**	- 21.9%	$287,639	**$257,530**	- 10.5%
Percent of List Price Received*	94.4%	**98.1%**	+ 3.9%	95.8%	**96.4%**	+ 0.6%
Inventory of Homes for Sale	240	**220**	- 8.3%	—	**—**	—
Months Supply of Inventory	8.0	**7.2**	- 10.0%	—	**—**	—

* 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.

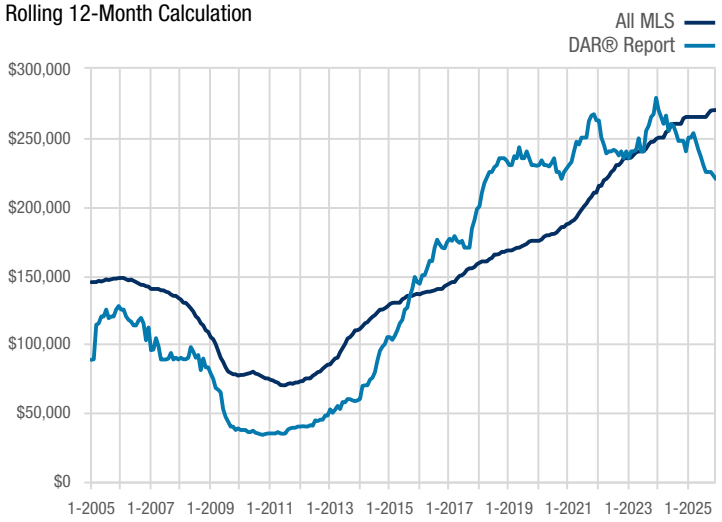
Median Sales Price - Residential

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.