Local Market Update – December 2025

A Research Tool Provided by Realcomp

Dearborn Heights

Wayne County

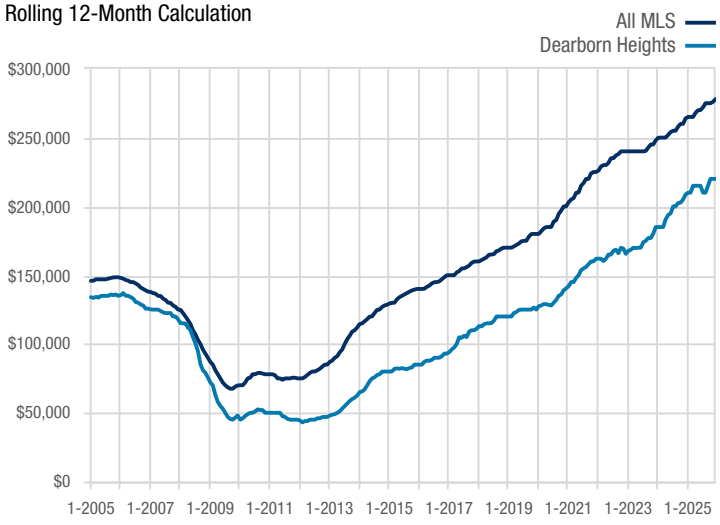
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	63	**60**	- 4.8%	884	**925**	+ 4.6%
Pending Sales	53	**43**	- 18.9%	673	**630**	- 6.4%
Closed Sales	55	**47**	- 14.5%	657	**644**	- 2.0%
Days on Market Until Sale	21	**29**	+ 38.1%	22	**19**	- 13.6%
Median Sales Price*	$230,000	**$190,000**	- 17.4%	$208,675	**$220,000**	+ 5.4%
Average Sales Price*	$245,795	**$199,512**	- 18.8%	$248,195	**$252,678**	+ 1.8%
Percent of List Price Received*	101.4%	**98.6%**	- 2.8%	101.5%	**99.9%**	- 1.6%
Inventory of Homes for Sale	67	**104**	+ 55.2%	—	**—**	—
Months Supply of Inventory	1.2	**2.0**	+ 66.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**3**	+ 200.0%	14	**26**	+ 85.7%
Pending Sales	1	**5**	+ 400.0%	11	**14**	+ 27.3%
Closed Sales	2	**0**	- 100.0%	12	**10**	- 16.7%
Days on Market Until Sale	64	**—**	—	57	**20**	- 64.9%
Median Sales Price*	$236,500	**—**	—	$192,750	**$226,250**	+ 17.4%
Average Sales Price*	$236,500	**—**	—	$194,492	**$198,400**	+ 2.0%
Percent of List Price Received*	97.1%	**—**	—	98.0%	**96.6%**	- 1.4%
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	0.8	**1.0**	+ 25.0%	—	**—**	—

* 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.

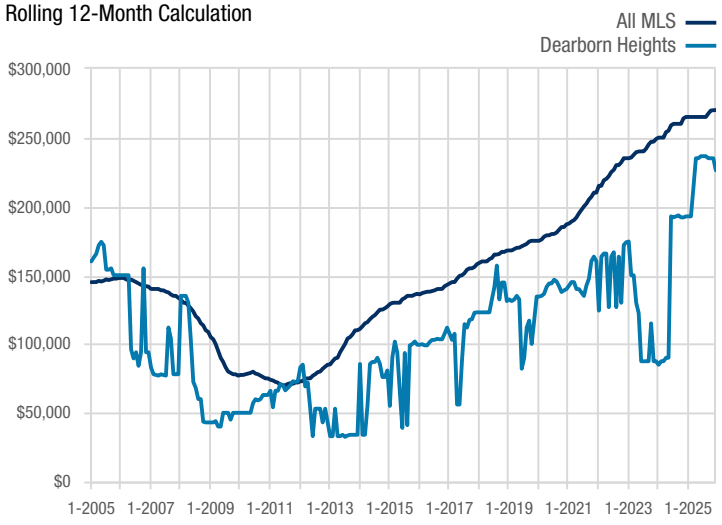
Median Sales Price - Residential

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.