Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – 6 Mile Rd to 8 Mile Rd / Dequindre St to Conner St

Wayne County

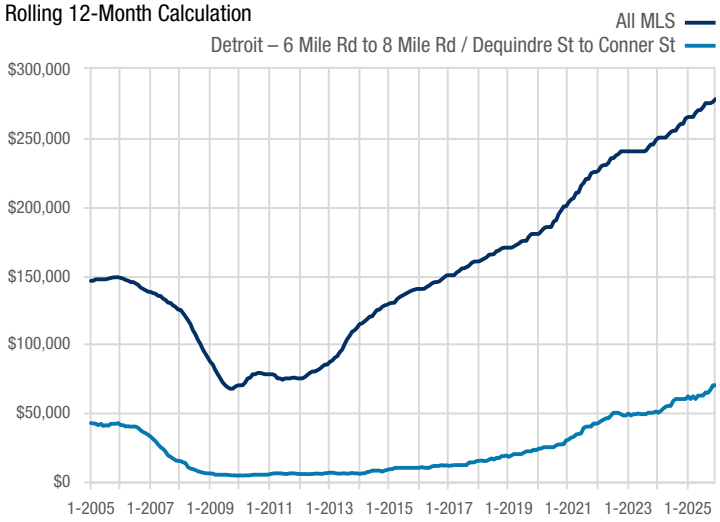
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	31	**31**	0.0%	498	**562**	+ 12.9%
Pending Sales	13	**20**	+ 53.8%	268	**268**	0.0%
Closed Sales	21	**19**	- 9.5%	277	**246**	- 11.2%
Days on Market Until Sale	54	**51**	- 5.6%	49	**43**	- 12.2%
Median Sales Price*	$62,000	**$67,500**	+ 8.9%	$60,000	**$70,000**	+ 16.7%
Average Sales Price*	$71,899	**$77,139**	+ 7.3%	$64,384	**$76,110**	+ 18.2%
Percent of List Price Received*	95.8%	**96.8%**	+ 1.0%	94.7%	**93.7%**	- 1.1%
Inventory of Homes for Sale	98	**122**	+ 24.5%	—	**—**	—
Months Supply of Inventory	4.4	**5.5**	+ 25.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	5	**2**	- 60.0%
Pending Sales	0	**0**	0.0%	1	**2**	+ 100.0%
Closed Sales	0	**0**	0.0%	1	**2**	+ 100.0%
Days on Market Until Sale	—	**—**	—	113	**98**	- 13.3%
Median Sales Price*	—	**—**	—	$55,000	**$55,500**	+ 0.9%
Average Sales Price*	—	**—**	—	$55,000	**$55,500**	+ 0.9%
Percent of List Price Received*	—	**—**	—	100.0%	**88.9%**	- 11.1%
Inventory of Homes for Sale	3	**1**	- 66.7%	—	**—**	—
Months Supply of Inventory	3.0	**1.0**	- 66.7%	—	**—**	—

* 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.

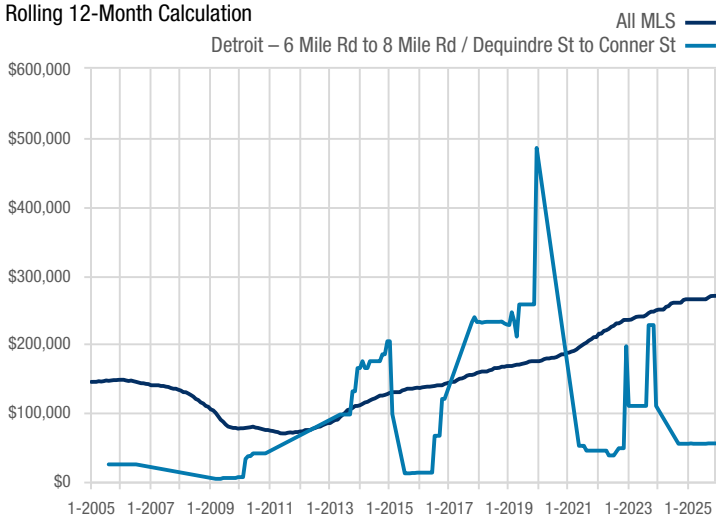
Median Sales Price - Residential

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.