Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – 6 Mile Rd to 8 Mile Rd / Greenfield Rd to City Limits

Wayne County

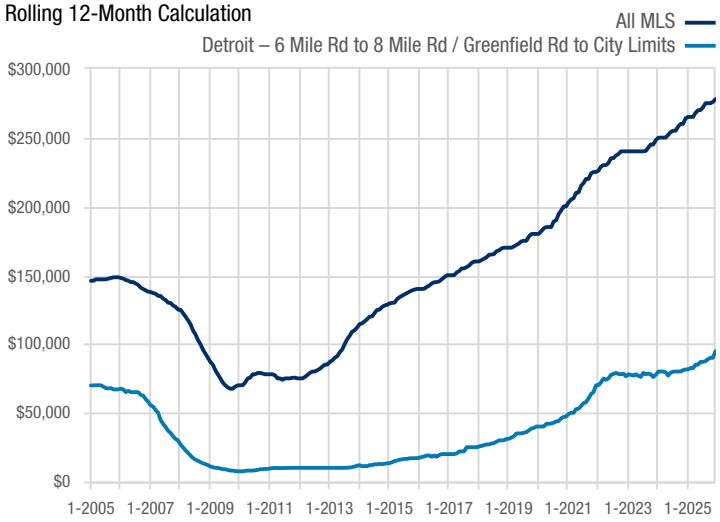
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	61	**64**	+ 4.9%	1,046	**1,273**	+ 21.7%
Pending Sales	33	**64**	+ 93.9%	634	**643**	+ 1.4%
Closed Sales	41	**55**	+ 34.1%	620	**614**	- 1.0%
Days on Market Until Sale	39	**49**	+ 25.6%	39	**43**	+ 10.3%
Median Sales Price*	$80,000	**$119,900**	+ 49.9%	$81,500	**$94,750**	+ 16.3%
Average Sales Price*	$99,132	**$125,341**	+ 26.4%	$92,889	**$109,875**	+ 18.3%
Percent of List Price Received*	94.9%	**97.3%**	+ 2.5%	96.3%	**96.4%**	+ 0.1%
Inventory of Homes for Sale	174	**278**	+ 59.8%	—	**—**	—
Months Supply of Inventory	3.3	**5.2**	+ 57.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**1**	- 50.0%	15	**35**	+ 133.3%
Pending Sales	0	**2**	—	4	**21**	+ 425.0%
Closed Sales	0	**5**	—	4	**21**	+ 425.0%
Days on Market Until Sale	—	**106**	—	38	**46**	+ 21.1%
Median Sales Price*	—	**$34,995**	—	$35,000	**$30,000**	- 14.3%
Average Sales Price*	—	**$35,197**	—	$34,500	**$31,090**	- 9.9%
Percent of List Price Received*	—	**98.8%**	—	90.4%	**90.8%**	+ 0.4%
Inventory of Homes for Sale	3	**3**	0.0%	—	**—**	—
Months Supply of Inventory	2.3	**1.6**	- 30.4%	—	**—**	—

* 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.

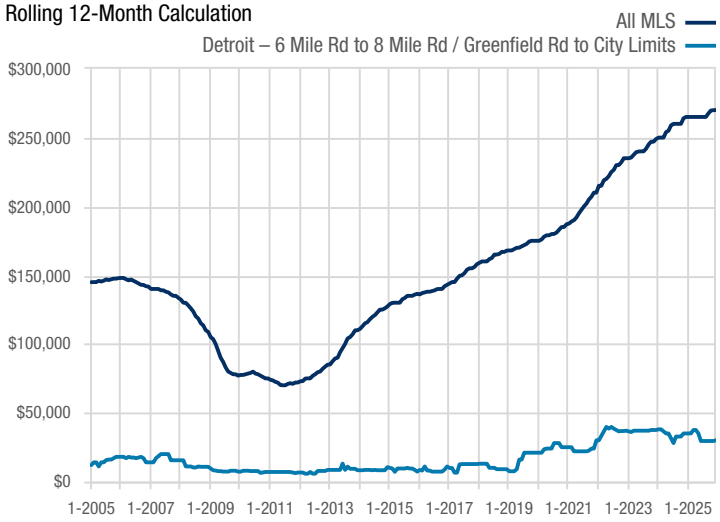
Median Sales Price - Residential

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.