Local Market Update – December 2025

A Research Tool Provided by Realcomp

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

Wayne County

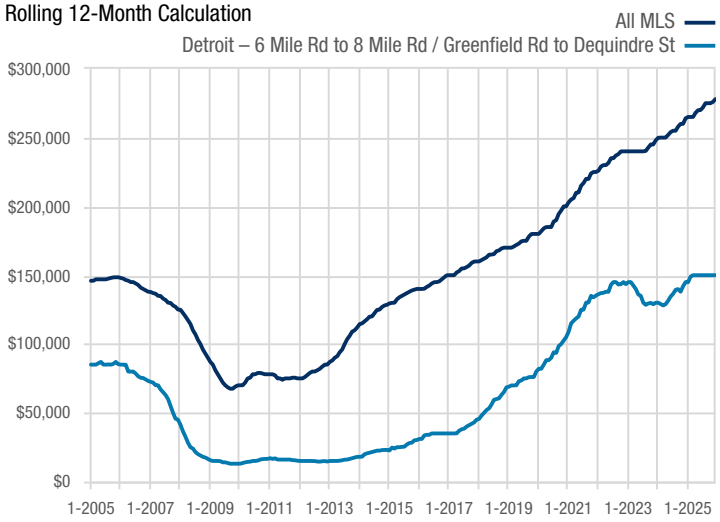
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	73	**61**	- 16.4%	1,257	**1,213**	- 3.5%
Pending Sales	57	**42**	- 26.3%	751	**645**	- 14.1%
Closed Sales	68	**47**	- 30.9%	730	**647**	- 11.4%
Days on Market Until Sale	35	**41**	+ 17.1%	40	**43**	+ 7.5%
Median Sales Price*	$151,000	**$159,000**	+ 5.3%	$145,000	**$150,000**	+ 3.4%
Average Sales Price*	$172,735	**$167,697**	- 2.9%	$165,247	**$175,077**	+ 5.9%
Percent of List Price Received*	99.0%	**97.3%**	- 1.7%	98.8%	**97.5%**	- 1.3%
Inventory of Homes for Sale	235	**226**	- 3.8%	—	**—**	—
Months Supply of Inventory	3.8	**4.2**	+ 10.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	3	**2**	- 33.3%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	50	**2**	- 96.0%
Median Sales Price*	—	**—**	—	$215,000	**$55,000**	- 74.4%
Average Sales Price*	—	**—**	—	$215,000	**$55,000**	- 74.4%
Percent of List Price Received*	—	**—**	—	98.2%	**100.0%**	+ 1.8%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

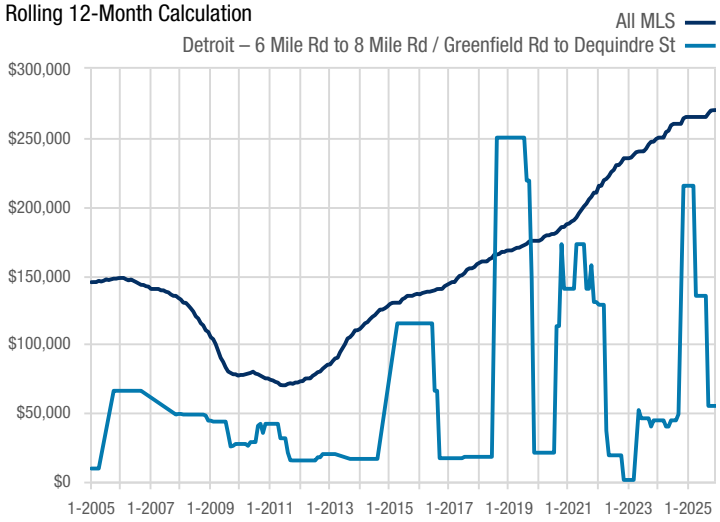
Median Sales Price - Residential

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.