Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – 6 Mile Rd to Mack Ave / I-75 to Conner St

Wayne County

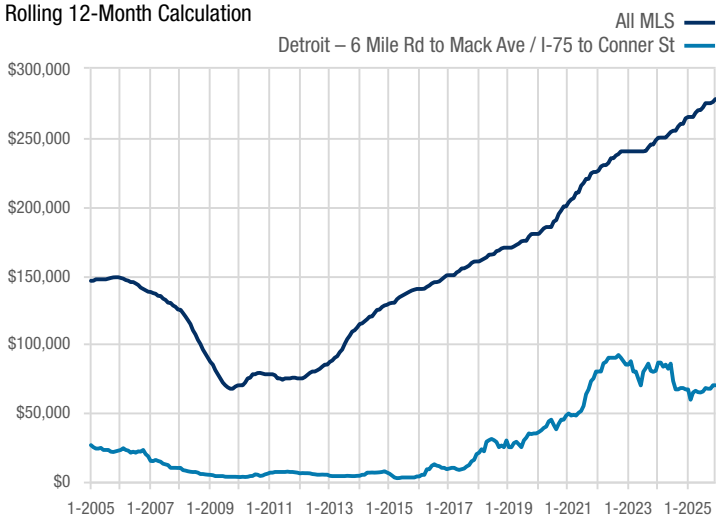
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	20	**23**	+ 15.0%	323	**305**	- 5.6%
Pending Sales	8	**12**	+ 50.0%	131	**123**	- 6.1%
Closed Sales	5	**13**	+ 160.0%	129	**122**	- 5.4%
Days on Market Until Sale	119	**45**	- 62.2%	54	**50**	- 7.4%
Median Sales Price*	$55,000	**$75,000**	+ 36.4%	$67,000	**$70,000**	+ 4.5%
Average Sales Price*	$122,040	**$151,074**	+ 23.8%	$101,692	**$108,336**	+ 6.5%
Percent of List Price Received*	91.6%	**94.0%**	+ 2.6%	94.0%	**93.6%**	- 0.4%
Inventory of Homes for Sale	60	**80**	+ 33.3%	—	**—**	—
Months Supply of Inventory	5.5	**7.8**	+ 41.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**4**	+ 300.0%	21	**36**	+ 71.4%
Pending Sales	1	**2**	+ 100.0%	9	**9**	0.0%
Closed Sales	3	**3**	0.0%	10	**9**	- 10.0%
Days on Market Until Sale	63	**49**	- 22.2%	51	**91**	+ 78.4%
Median Sales Price*	$562,500	**$415,000**	- 26.2%	$538,750	**$429,362**	- 20.3%
Average Sales Price*	$470,833	**$302,605**	- 35.7%	$496,666	**$422,797**	- 14.9%
Percent of List Price Received*	97.2%	**95.6%**	- 1.6%	95.0%	**94.6%**	- 0.4%
Inventory of Homes for Sale	6	**14**	+ 133.3%	—	**—**	—
Months Supply of Inventory	4.0	**9.3**	+ 132.5%	—	**—**	—

* 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.

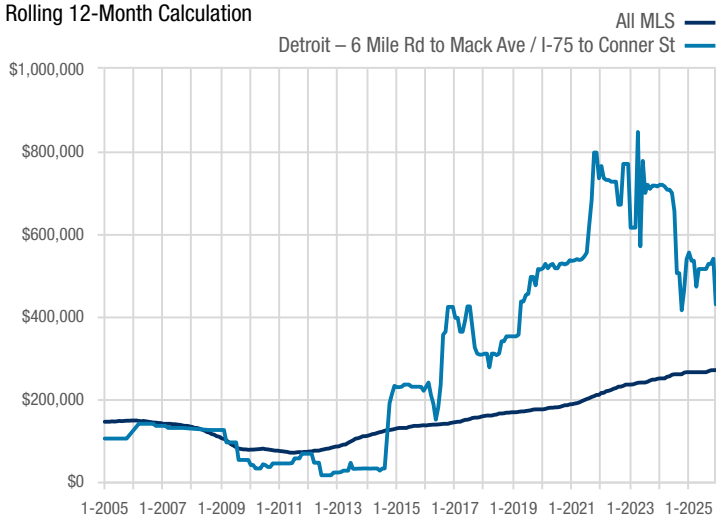
Median Sales Price - Residential

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.