Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – 6 Mile Rd to Tireman Ave / Greenfield Rd to Livernois Ave

Wayne County

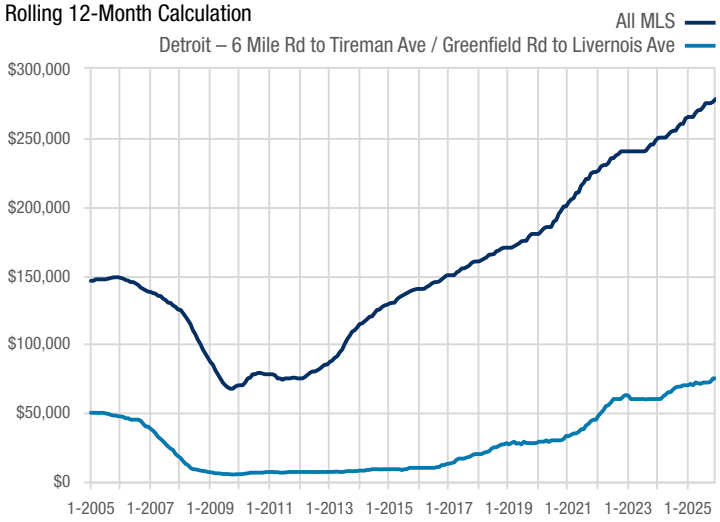
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	114	**107**	- 6.1%	1,638	**1,488**	- 9.2%
Pending Sales	70	**47**	- 32.9%	895	**659**	- 26.4%
Closed Sales	67	**38**	- 43.3%	870	**660**	- 24.1%
Days on Market Until Sale	48	**58**	+ 20.8%	49	**52**	+ 6.1%
Median Sales Price*	$72,000	**$85,500**	+ 18.8%	$70,000	**$75,000**	+ 7.1%
Average Sales Price*	$85,281	**$101,263**	+ 18.7%	$81,370	**$92,112**	+ 13.2%
Percent of List Price Received*	93.0%	**101.3%**	+ 8.9%	94.6%	**95.0%**	+ 0.4%
Inventory of Homes for Sale	311	**380**	+ 22.2%	—	**—**	—
Months Supply of Inventory	4.2	**6.9**	+ 64.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	13	**4**	- 69.2%
Pending Sales	1	**0**	- 100.0%	6	**2**	- 66.7%
Closed Sales	1	**0**	- 100.0%	6	**1**	- 83.3%
Days on Market Until Sale	76	**—**	—	36	**66**	+ 83.3%
Median Sales Price*	$31,000	**—**	—	$49,250	**$110,000**	+ 123.4%
Average Sales Price*	$31,000	**—**	—	$49,750	**$110,000**	+ 121.1%
Percent of List Price Received*	63.4%	**—**	—	86.8%	**88.0%**	+ 1.4%
Inventory of Homes for Sale	2	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	2.0	**—**	—	—	**—**	—

* 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.

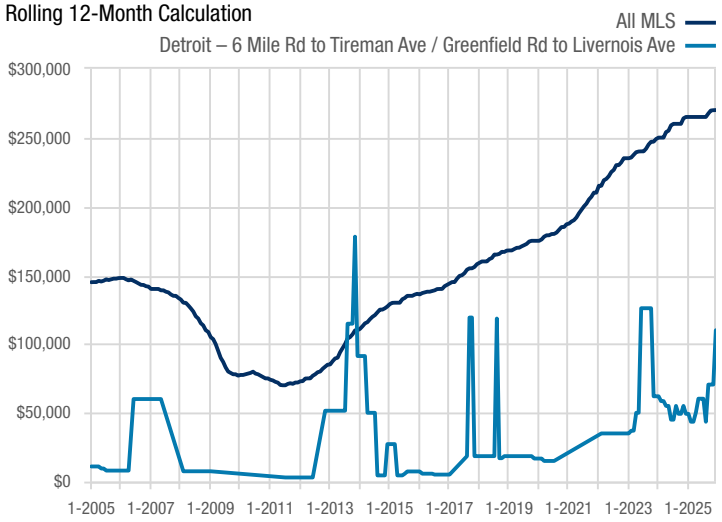
Median Sales Price - Residential

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.