Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – 8 Mile Rd to Gratiot Ave / Houston Whittier St to 7 Mile Rd

Wayne County

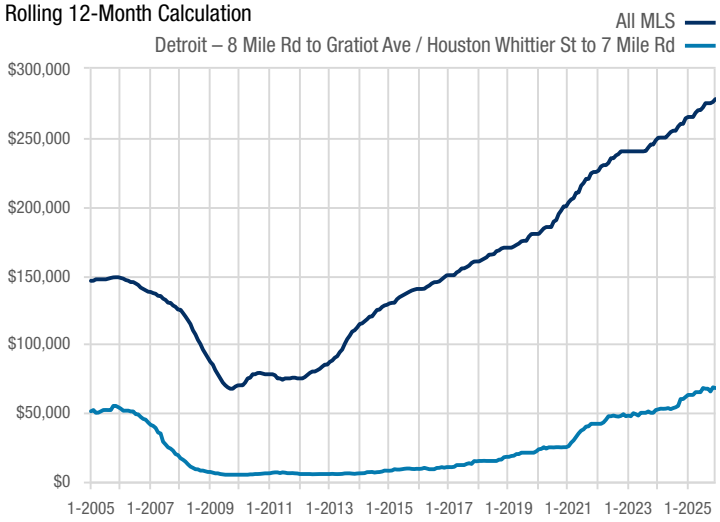
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	60	**45**	- 25.0%	803	**770**	- 4.1%
Pending Sales	27	**27**	0.0%	367	**360**	- 1.9%
Closed Sales	39	**28**	- 28.2%	369	**350**	- 5.1%
Days on Market Until Sale	66	**105**	+ 59.1%	58	**58**	0.0%
Median Sales Price*	$70,000	**$67,150**	- 4.1%	$61,500	**$68,000**	+ 10.6%
Average Sales Price*	$76,833	**$73,617**	- 4.2%	$65,287	**$74,667**	+ 14.4%
Percent of List Price Received*	93.8%	**95.5%**	+ 1.8%	93.6%	**93.8%**	+ 0.2%
Inventory of Homes for Sale	192	**200**	+ 4.2%	—	**—**	—
Months Supply of Inventory	6.3	**6.7**	+ 6.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	4	**3**	- 25.0%
Pending Sales	2	**0**	- 100.0%	2	**1**	- 50.0%
Closed Sales	0	**1**	—	0	**3**	—
Days on Market Until Sale	—	**278**	—	—	**199**	—
Median Sales Price*	—	**$85,000**	—	—	**$38,500**	—
Average Sales Price*	—	**$85,000**	—	—	**$54,000**	—
Percent of List Price Received*	—	**85.1%**	—	—	**92.5%**	—
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.

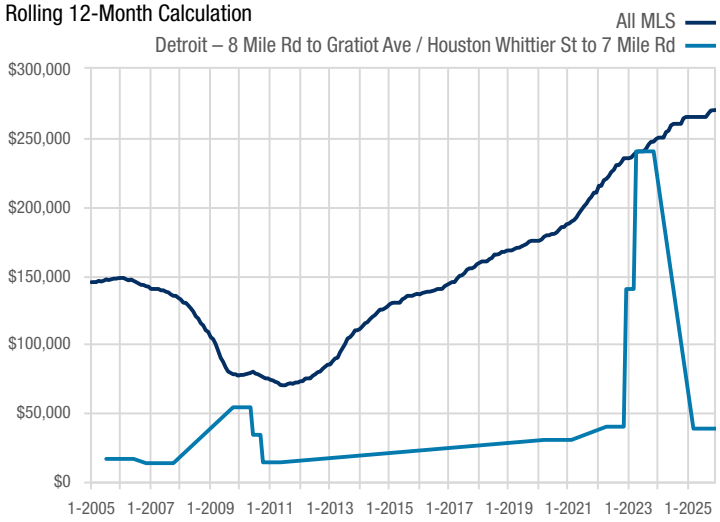
Median Sales Price - Residential

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.