Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – Joy Rd to Dearborn Heights / Greenfield Rd to City Limits

Wayne County

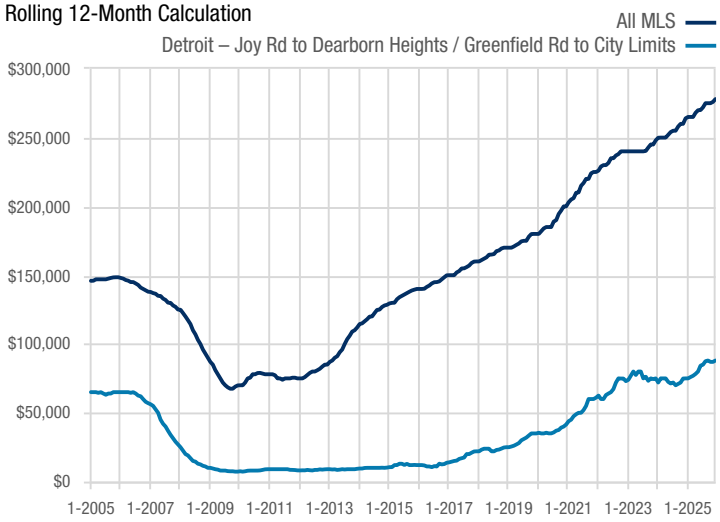
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	108	**87**	- 19.4%	1,539	**1,571**	+ 2.1%
Pending Sales	58	**59**	+ 1.7%	789	**721**	- 8.6%
Closed Sales	76	**58**	- 23.7%	787	**696**	- 11.6%
Days on Market Until Sale	43	**64**	+ 48.8%	50	**55**	+ 10.0%
Median Sales Price*	$82,500	**$87,500**	+ 6.1%	$75,000	**$88,000**	+ 17.3%
Average Sales Price*	$96,669	**$103,113**	+ 6.7%	$93,399	**$104,125**	+ 11.5%
Percent of List Price Received*	95.3%	**95.3%**	0.0%	94.7%	**94.8%**	+ 0.1%
Inventory of Homes for Sale	345	**358**	+ 3.8%	—	**—**	—
Months Supply of Inventory	5.2	**6.0**	+ 15.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	10	**7**	- 30.0%
Pending Sales	0	**2**	—	1	**7**	+ 600.0%
Closed Sales	0	**1**	—	1	**6**	+ 500.0%
Days on Market Until Sale	—	**133**	—	50	**170**	+ 240.0%
Median Sales Price*	—	**$55,000**	—	$12,000	**$18,500**	+ 54.2%
Average Sales Price*	—	**$55,000**	—	$12,000	**$51,500**	+ 329.2%
Percent of List Price Received*	—	**91.8%**	—	100.0%	**94.5%**	- 5.5%
Inventory of Homes for Sale	4	**1**	- 75.0%	—	**—**	—
Months Supply of Inventory	4.0	**0.7**	- 82.5%	—	**—**	—

* 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.

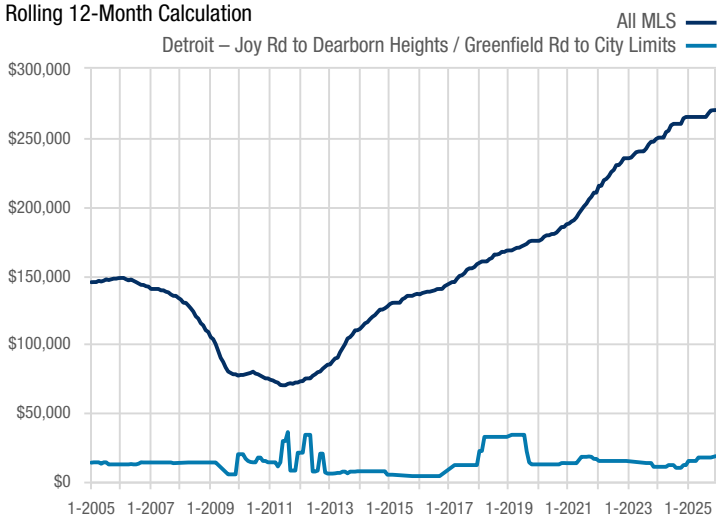
Median Sales Price - Residential

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.