Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – Joy Rd to Schoolcraft Ave / Greenfield Rd to City Limits

Wayne County

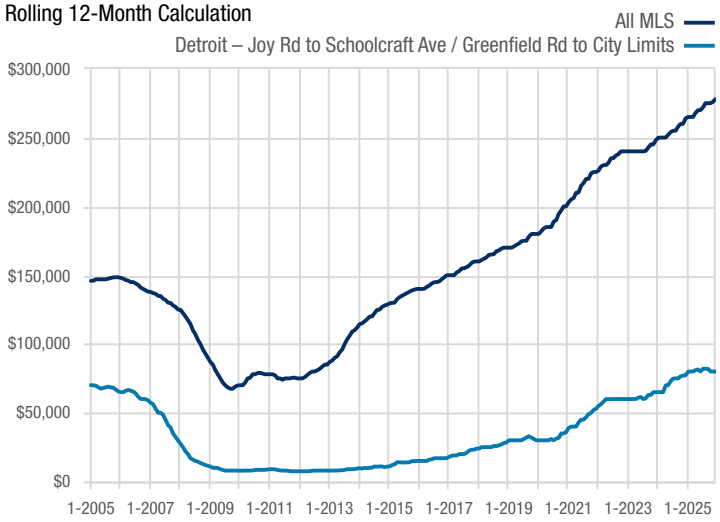
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	30	**29**	- 3.3%	554	**457**	- 17.5%
Pending Sales	18	**15**	- 16.7%	345	**245**	- 29.0%
Closed Sales	20	**16**	- 20.0%	334	**242**	- 27.5%
Days on Market Until Sale	16	**56**	+ 250.0%	36	**34**	- 5.6%
Median Sales Price*	$78,750	**$72,500**	- 7.9%	$77,250	**$80,000**	+ 3.6%
Average Sales Price*	$83,640	**$77,026**	- 7.9%	$84,272	**$89,187**	+ 5.8%
Percent of List Price Received*	117.7%	**94.3%**	- 19.9%	97.1%	**95.8%**	- 1.3%
Inventory of Homes for Sale	72	**93**	+ 29.2%	—	**—**	—
Months Supply of Inventory	2.5	**4.6**	+ 84.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
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.

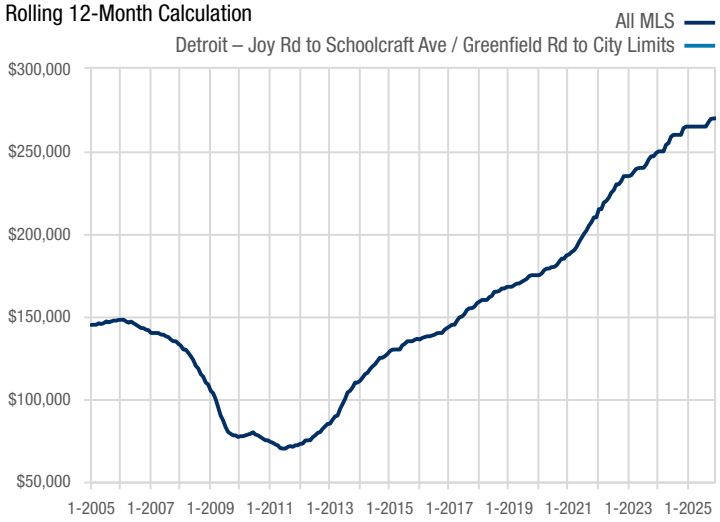
Median Sales Price - Residential

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.