Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – Mack Ave to City Limits

Wayne County

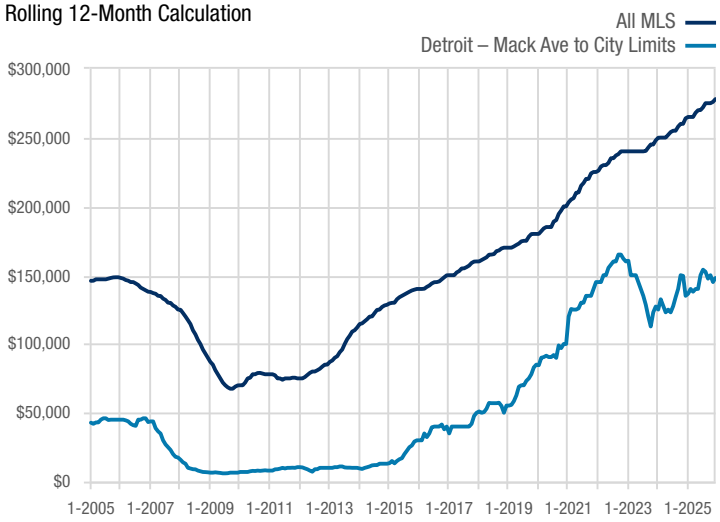
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	41	**68**	+ 65.9%	883	**962**	+ 8.9%
Pending Sales	20	**19**	- 5.0%	412	**369**	- 10.4%
Closed Sales	33	**28**	- 15.2%	395	**374**	- 5.3%
Days on Market Until Sale	64	**53**	- 17.2%	59	**59**	0.0%
Median Sales Price*	$127,450	**$144,500**	+ 13.4%	$135,000	**$148,000**	+ 9.6%
Average Sales Price*	$171,195	**$177,697**	+ 3.8%	$181,796	**$203,454**	+ 11.9%
Percent of List Price Received*	96.2%	**101.1%**	+ 5.1%	95.1%	**96.1%**	+ 1.1%
Inventory of Homes for Sale	198	**261**	+ 31.8%	—	**—**	—
Months Supply of Inventory	5.8	**8.5**	+ 46.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	12	**7**	- 41.7%	271	**284**	+ 4.8%
Pending Sales	7	**4**	- 42.9%	115	**108**	- 6.1%
Closed Sales	11	**12**	+ 9.1%	122	**109**	- 10.7%
Days on Market Until Sale	52	**59**	+ 13.5%	84	**54**	- 35.7%
Median Sales Price*	$285,000	**$361,348**	+ 26.8%	$360,000	**$355,000**	- 1.4%
Average Sales Price*	$332,364	**$316,002**	- 4.9%	$400,397	**$366,591**	- 8.4%
Percent of List Price Received*	97.2%	**99.2%**	+ 2.1%	96.6%	**97.3%**	+ 0.7%
Inventory of Homes for Sale	65	**56**	- 13.8%	—	**—**	—
Months Supply of Inventory	6.8	**6.2**	- 8.8%	—	**—**	—

* 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.

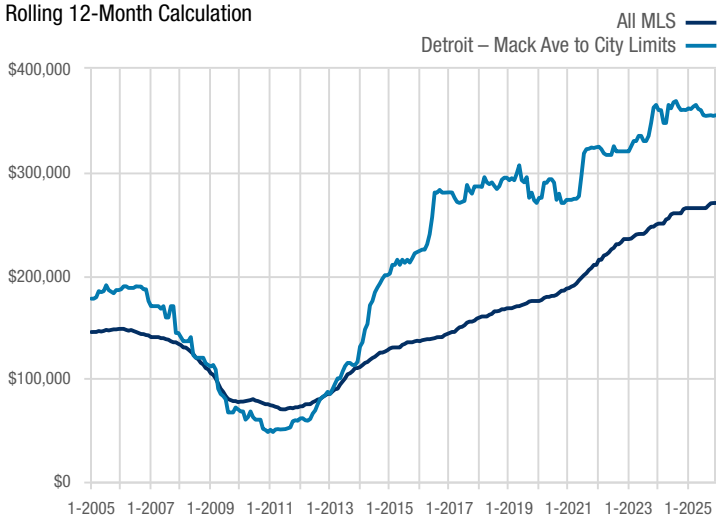
Median Sales Price - Residential

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.