Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – Mack Ave to Harper Woods / Conner St to Gratiot Ave

Wayne County

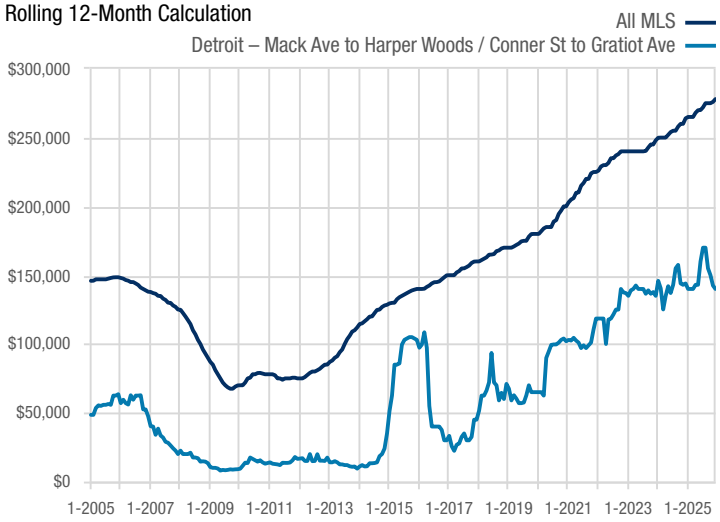
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	15	**8**	- 46.7%	201	**178**	- 11.4%
Pending Sales	3	**3**	0.0%	93	**82**	- 11.8%
Closed Sales	5	**6**	+ 20.0%	96	**77**	- 19.8%
Days on Market Until Sale	85	**75**	- 11.8%	46	**46**	0.0%
Median Sales Price*	$75,000	**$104,900**	+ 39.9%	$144,000	**$140,000**	- 2.8%
Average Sales Price*	$154,200	**$114,625**	- 25.7%	$178,135	**$182,684**	+ 2.6%
Percent of List Price Received*	95.5%	**98.2%**	+ 2.8%	94.6%	**96.2%**	+ 1.7%
Inventory of Homes for Sale	45	**38**	- 15.6%	—	**—**	—
Months Supply of Inventory	5.8	**5.6**	- 3.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	27	**18**	- 33.3%
Pending Sales	0	**0**	0.0%	8	**22**	+ 175.0%
Closed Sales	1	**0**	- 100.0%	9	**6**	- 33.3%
Days on Market Until Sale	112	**—**	—	34	**82**	+ 141.2%
Median Sales Price*	$60,000	**—**	—	$185,000	**$202,450**	+ 9.4%
Average Sales Price*	$60,000	**—**	—	$188,544	**$203,983**	+ 8.2%
Percent of List Price Received*	98.5%	**—**	—	98.6%	**108.5%**	+ 10.0%
Inventory of Homes for Sale	14	**2**	- 85.7%	—	**—**	—
Months Supply of Inventory	12.3	**0.6**	- 95.1%	—	**—**	—

* 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.

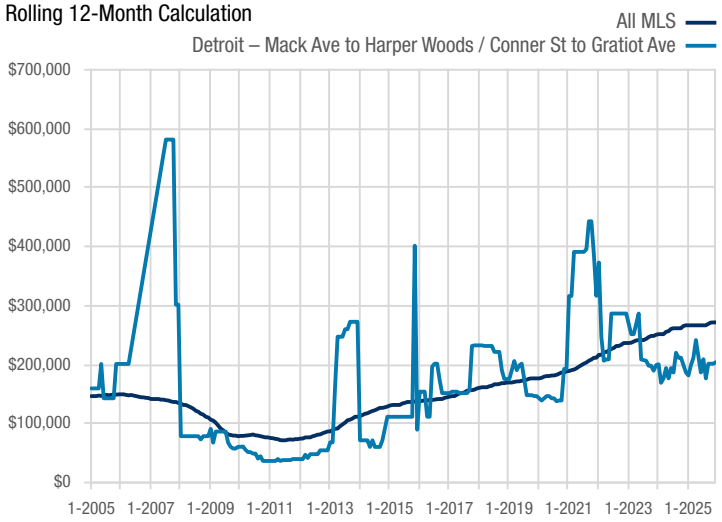
Median Sales Price - Residential

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.