Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – Schoolcraft Ave to 6 Mile Rd / Greenfield Rd to City Limits

Wayne County

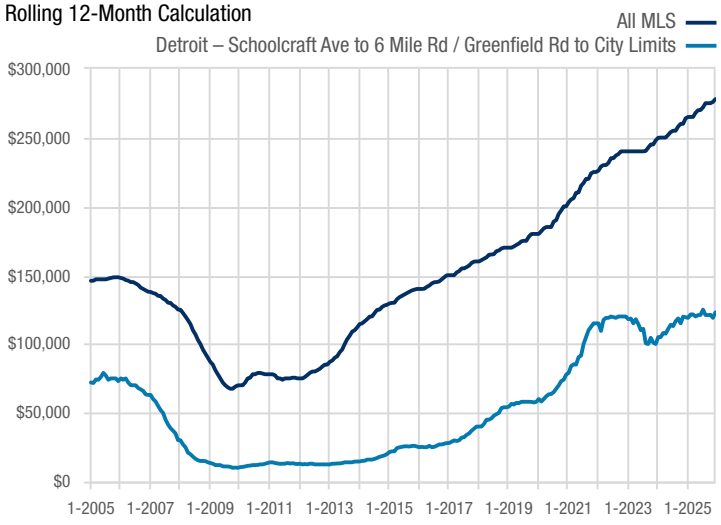
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	54	**45**	- 16.7%	860	**863**	+ 0.3%
Pending Sales	35	**24**	- 31.4%	485	**481**	- 0.8%
Closed Sales	48	**26**	- 45.8%	494	**470**	- 4.9%
Days on Market Until Sale	38	**39**	+ 2.6%	47	**46**	- 2.1%
Median Sales Price*	$96,000	**$143,750**	+ 49.7%	$119,450	**$123,000**	+ 3.0%
Average Sales Price*	$112,789	**$148,558**	+ 31.7%	$128,890	**$135,797**	+ 5.4%
Percent of List Price Received*	94.7%	**99.3%**	+ 4.9%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale	163	**172**	+ 5.5%	—	**—**	—
Months Supply of Inventory	4.0	**4.3**	+ 7.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	3	**—**	—
Median Sales Price*	—	**—**	—	$39,000	**—**	—
Average Sales Price*	—	**—**	—	$39,000	**—**	—
Percent of List Price Received*	—	**—**	—	101.3%	**—**	—
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.

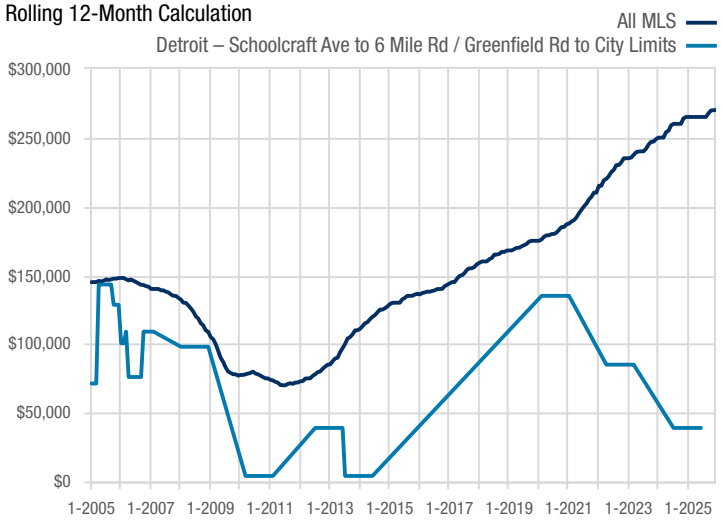
Median Sales Price - Residential

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.