Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – South of Grand River Ave

Wayne County

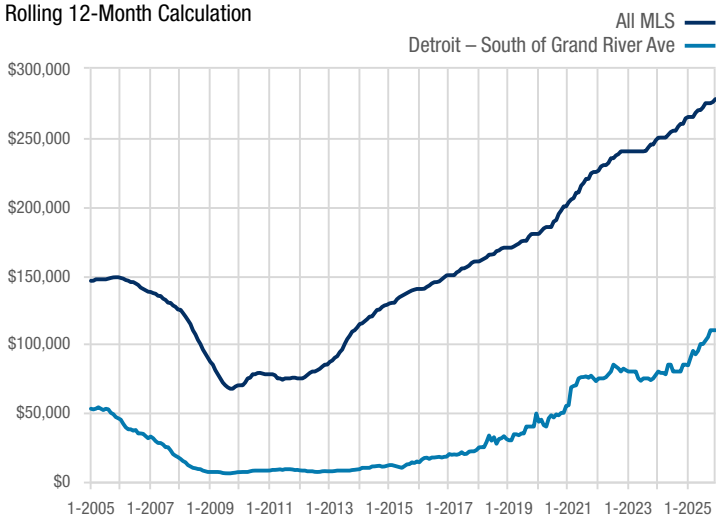
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	17	**14**	- 17.6%	265	**370**	+ 39.6%
Pending Sales	17	**22**	+ 29.4%	166	**181**	+ 9.0%
Closed Sales	18	**12**	- 33.3%	162	**166**	+ 2.5%
Days on Market Until Sale	44	**61**	+ 38.6%	35	**53**	+ 51.4%
Median Sales Price*	$85,000	**$107,500**	+ 26.5%	$85,000	**$110,000**	+ 29.4%
Average Sales Price*	$117,894	**$114,108**	- 3.2%	$113,901	**$124,858**	+ 9.6%
Percent of List Price Received*	93.5%	**91.6%**	- 2.0%	98.4%	**96.2%**	- 2.2%
Inventory of Homes for Sale	52	**80**	+ 53.8%	—	**—**	—
Months Supply of Inventory	3.8	**5.3**	+ 39.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	8	**5**	- 37.5%	104	**99**	- 4.8%
Pending Sales	2	**4**	+ 100.0%	59	**48**	- 18.6%
Closed Sales	6	**2**	- 66.7%	60	**44**	- 26.7%
Days on Market Until Sale	110	**64**	- 41.8%	93	**107**	+ 15.1%
Median Sales Price*	$477,800	**$417,750**	- 12.6%	$351,300	**$391,875**	+ 11.5%
Average Sales Price*	$424,600	**$417,750**	- 1.6%	$373,199	**$401,177**	+ 7.5%
Percent of List Price Received*	93.2%	**97.8%**	+ 4.9%	97.2%	**97.9%**	+ 0.7%
Inventory of Homes for Sale	32	**25**	- 21.9%	—	**—**	—
Months Supply of Inventory	6.5	**6.3**	- 3.1%	—	**—**	—

* 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.

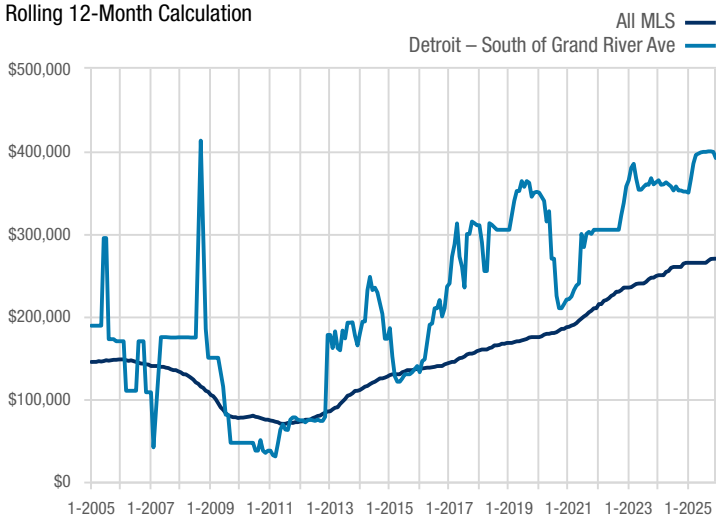
Median Sales Price - Residential

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.