Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit – Woodward Ave to McClellan Ave / South of Mack Ave

Wayne County

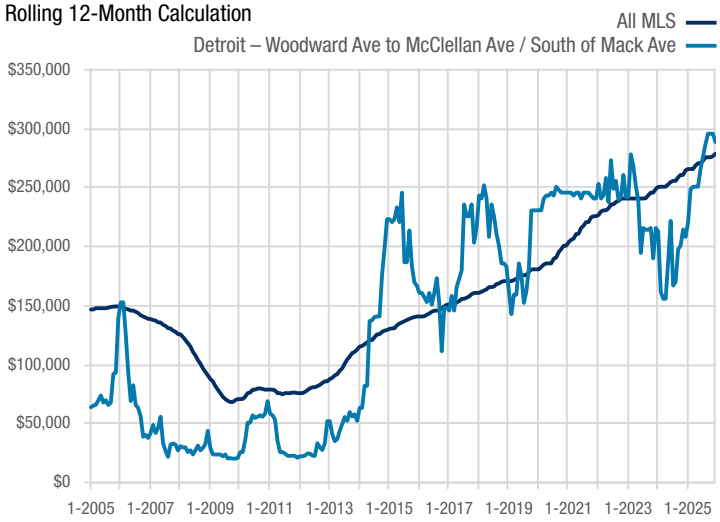
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	8	**10**	+ 25.0%	150	**183**	+ 22.0%
Pending Sales	5	**7**	+ 40.0%	78	**82**	+ 5.1%
Closed Sales	4	**8**	+ 100.0%	74	**80**	+ 8.1%
Days on Market Until Sale	52	**36**	- 30.8%	58	**48**	- 17.2%
Median Sales Price*	$350,300	**$210,634**	- 39.9%	$207,500	**$287,900**	+ 38.7%
Average Sales Price*	$311,150	**$242,824**	- 22.0%	$230,465	**$313,317**	+ 35.9%
Percent of List Price Received*	94.8%	**96.2%**	+ 1.5%	93.5%	**96.0%**	+ 2.7%
Inventory of Homes for Sale	36	**49**	+ 36.1%	—	**—**	—
Months Supply of Inventory	5.5	**7.2**	+ 30.9%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	18	**25**	+ 38.9%	335	**333**	- 0.6%
Pending Sales	15	**13**	- 13.3%	136	**136**	0.0%
Closed Sales	13	**9**	- 30.8%	133	**131**	- 1.5%
Days on Market Until Sale	64	**125**	+ 95.3%	76	**86**	+ 13.2%
Median Sales Price*	$172,000	**$96,000**	- 44.2%	$154,000	**$149,500**	- 2.9%
Average Sales Price*	$179,862	**$146,311**	- 18.7%	$185,966	**$176,198**	- 5.3%
Percent of List Price Received*	94.8%	**98.8%**	+ 4.2%	94.9%	**96.2%**	+ 1.4%
Inventory of Homes for Sale	106	**109**	+ 2.8%	—	**—**	—
Months Supply of Inventory	9.4	**9.6**	+ 2.1%	—	**—**	—

* 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.

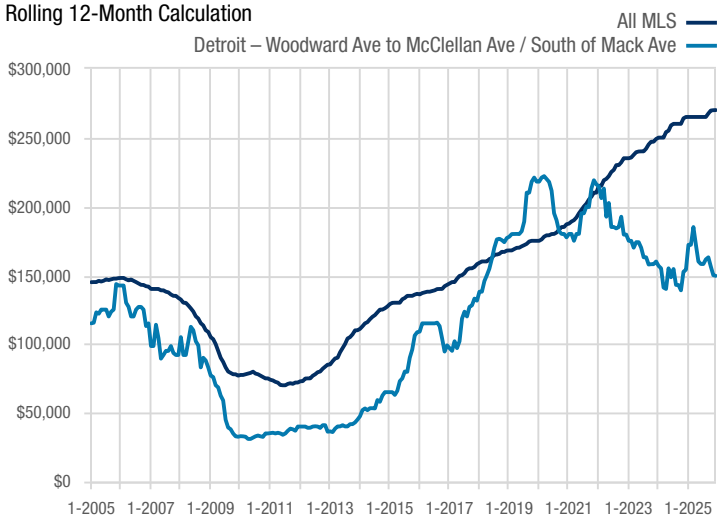
Median Sales Price - Residential

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.