Local Market Update – December 2025

A Research Tool Provided by Realcomp

Detroit

Wayne County

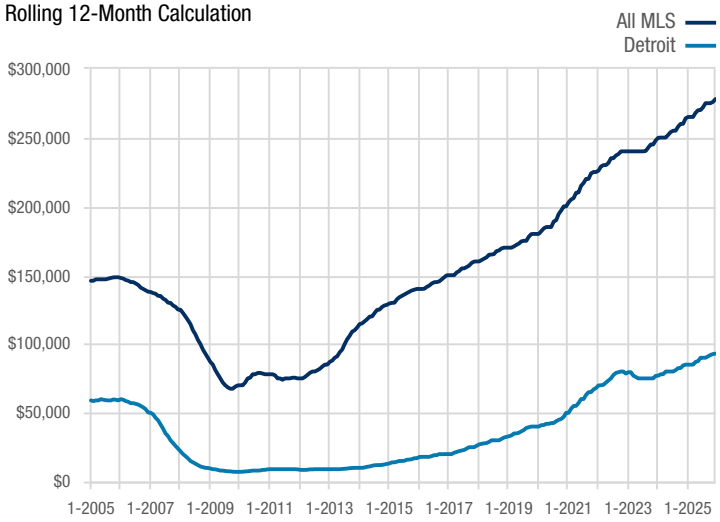
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	663	**615**	- 7.2%	10,543	**10,699**	+ 1.5%
Pending Sales	380	**368**	- 3.2%	5,718	**5,098**	- 10.8%
Closed Sales	467	**366**	- 21.6%	5,629	**4,985**	- 11.4%
Days on Market Until Sale	45	**55**	+ 22.2%	46	**49**	+ 6.5%
Median Sales Price*	$88,250	**$92,700**	+ 5.0%	$85,000	**$93,000**	+ 9.4%
Average Sales Price*	$113,647	**$121,936**	+ 7.3%	$109,930	**$123,363**	+ 12.2%
Percent of List Price Received*	96.4%	**96.8%**	+ 0.4%	95.9%	**95.6%**	- 0.3%
Inventory of Homes for Sale	2,075	**2,451**	+ 18.1%	—	**—**	—
Months Supply of Inventory	4.4	**5.8**	+ 31.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	44	**46**	+ 4.5%	814	**830**	+ 2.0%
Pending Sales	28	**27**	- 3.6%	344	**357**	+ 3.8%
Closed Sales	35	**33**	- 5.7%	349	**333**	- 4.6%
Days on Market Until Sale	70	**92**	+ 31.4%	79	**78**	- 1.3%
Median Sales Price*	$239,000	**$118,000**	- 50.6%	$250,000	**$225,000**	- 10.0%
Average Sales Price*	$287,009	**$217,216**	- 24.3%	$296,919	**$262,141**	- 11.7%
Percent of List Price Received*	94.7%	**98.0%**	+ 3.5%	95.9%	**96.5%**	+ 0.6%
Inventory of Homes for Sale	236	**216**	- 8.5%	—	**—**	—
Months Supply of Inventory	8.2	**7.3**	- 11.0%	—	**—**	—

* 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.

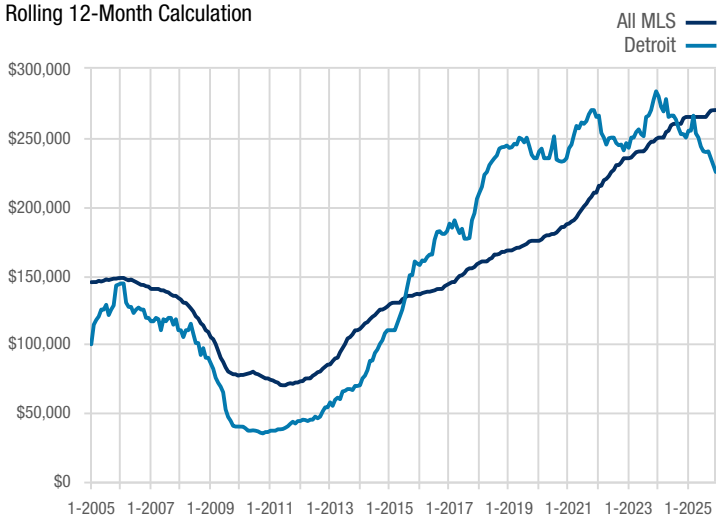
Median Sales Price - Residential

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.