Local Market Update – December 2025

A Research Tool Provided by Realcomp

Eastpointe

Macomb County

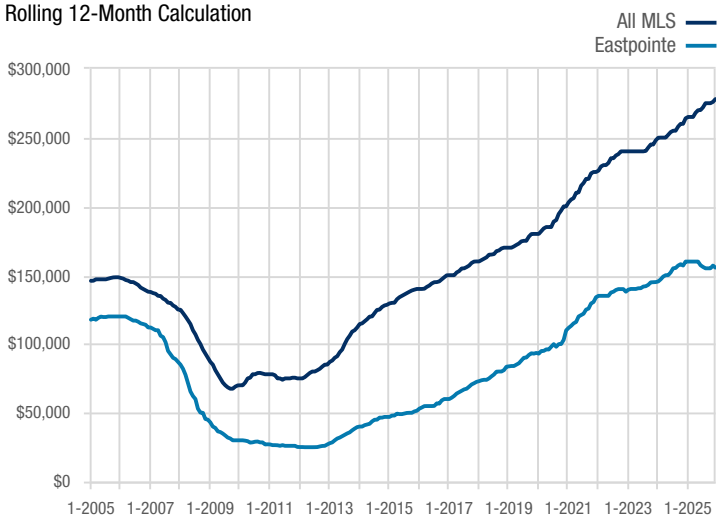
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	36	**42**	+ 16.7%	660	**722**	+ 9.4%
Pending Sales	32	**35**	+ 9.4%	455	**465**	+ 2.2%
Closed Sales	39	**36**	- 7.7%	460	**453**	- 1.5%
Days on Market Until Sale	44	**31**	- 29.5%	32	**35**	+ 9.4%
Median Sales Price*	$159,900	**$146,000**	- 8.7%	$159,900	**$155,500**	- 2.8%
Average Sales Price*	$163,013	**$156,168**	- 4.2%	$158,454	**$157,954**	- 0.3%
Percent of List Price Received*	100.8%	**99.4%**	- 1.4%	99.8%	**98.5%**	- 1.3%
Inventory of Homes for Sale	83	**106**	+ 27.7%	—	**—**	—
Months Supply of Inventory	2.2	**2.7**	+ 22.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	12	**12**	0.0%
Pending Sales	1	**1**	0.0%	8	**6**	- 25.0%
Closed Sales	1	**1**	0.0%	8	**6**	- 25.0%
Days on Market Until Sale	22	**12**	- 45.5%	60	**24**	- 60.0%
Median Sales Price*	$44,000	**$55,000**	+ 25.0%	$40,250	**$34,500**	- 14.3%
Average Sales Price*	$44,000	**$55,000**	+ 25.0%	$39,062	**$39,333**	+ 0.7%
Percent of List Price Received*	100.0%	**84.6%**	- 15.4%	99.8%	**95.5%**	- 4.3%
Inventory of Homes for Sale	3	**2**	- 33.3%	—	**—**	—
Months Supply of Inventory	2.6	**1.7**	- 34.6%	—	**—**	—

* 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.

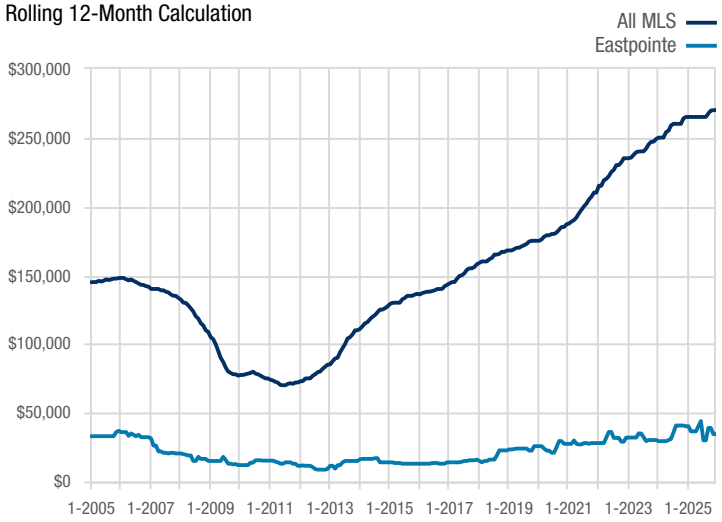
Median Sales Price - Residential

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.