Local Market Update – December 2025

A Research Tool Provided by Realcomp

Fraser

Macomb County

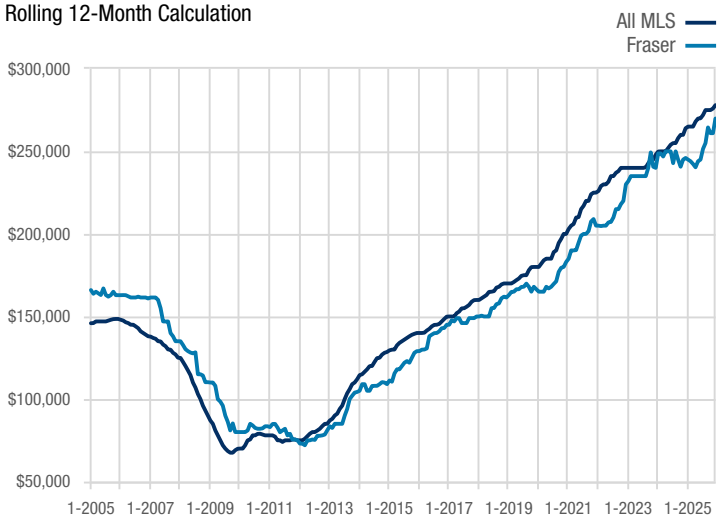
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**5**	+ 25.0%	156	**153**	- 1.9%
Pending Sales	7	**2**	- 71.4%	122	**117**	- 4.1%
Closed Sales	13	**5**	- 61.5%	121	**121**	0.0%
Days on Market Until Sale	32	**17**	- 46.9%	23	**23**	0.0%
Median Sales Price*	$236,500	**$400,000**	+ 69.1%	$246,000	**$269,900**	+ 9.7%
Average Sales Price*	$266,075	**$361,200**	+ 35.8%	$273,748	**$285,247**	+ 4.2%
Percent of List Price Received*	98.9%	**96.6%**	- 2.3%	99.9%	**100.1%**	+ 0.2%
Inventory of Homes for Sale	13	**11**	- 15.4%	—	**—**	—
Months Supply of Inventory	1.3	**1.1**	- 15.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**4**	+ 33.3%	60	**53**	- 11.7%
Pending Sales	4	**1**	- 75.0%	51	**37**	- 27.5%
Closed Sales	5	**1**	- 80.0%	50	**36**	- 28.0%
Days on Market Until Sale	23	**18**	- 21.7%	19	**38**	+ 100.0%
Median Sales Price*	$100,000	**$78,000**	- 22.0%	$132,000	**$151,500**	+ 14.8%
Average Sales Price*	$112,400	**$78,000**	- 30.6%	$140,846	**$147,333**	+ 4.6%
Percent of List Price Received*	93.3%	**97.6%**	+ 4.6%	99.4%	**98.3%**	- 1.1%
Inventory of Homes for Sale	4	**9**	+ 125.0%	—	**—**	—
Months Supply of Inventory	0.9	**2.9**	+ 222.2%	—	**—**	—

* 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.

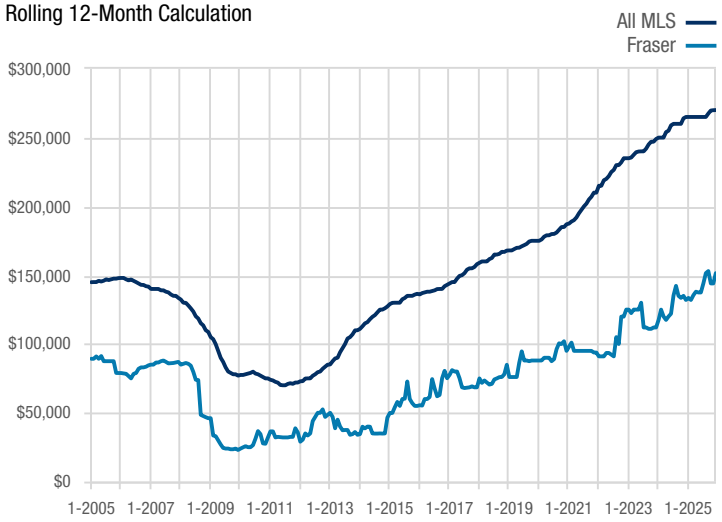
Median Sales Price - Residential

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.