Local Market Update – December 2025

A Research Tool Provided by Realcomp

GMAR® Report

Covers the Greater Metropolitan Area of Detroit, including but not limited to locales in Lapeer, Macomb, Oakland, Washtenaw and Wayne Counties.

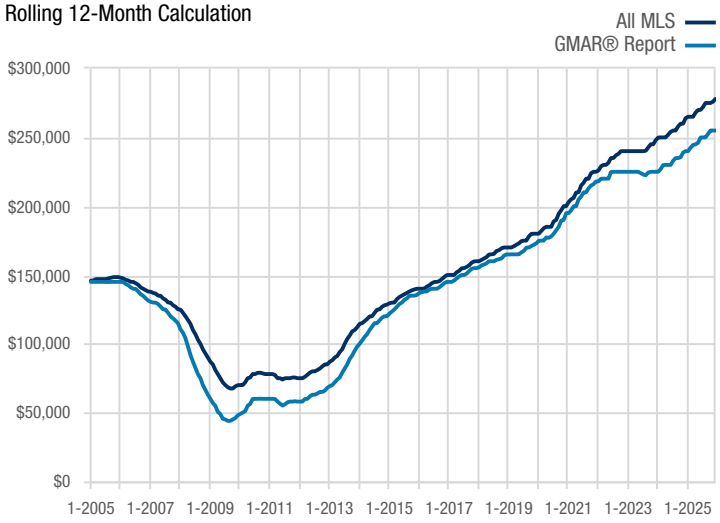
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2,723	**2,694**	- 1.1%	53,492	**56,614**	+ 5.8%
Pending Sales	2,300	**2,317**	+ 0.7%	38,643	**38,665**	+ 0.1%
Closed Sales	2,980	**2,892**	- 3.0%	38,475	**38,274**	- 0.5%
Days on Market Until Sale	33	**38**	+ 15.2%	29	**31**	+ 6.9%
Median Sales Price*	$235,000	**$246,000**	+ 4.7%	$240,000	**$255,000**	+ 6.3%
Average Sales Price*	$293,462	**$315,363**	+ 7.5%	$303,688	**$321,168**	+ 5.8%
Percent of List Price Received*	98.4%	**98.3%**	- 0.1%	99.7%	**99.1%**	- 0.6%
Inventory of Homes for Sale	6,471	**7,493**	+ 15.8%	—	—	—
Months Supply of Inventory	2.0	**2.3**	+ 15.0%	—	—	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	446	**516**	+ 15.7%	9,803	**10,937**	+ 11.6%
Pending Sales	403	**411**	+ 2.0%	7,365	**7,414**	+ 0.7%
Closed Sales	505	**498**	- 1.4%	7,361	**7,324**	- 0.5%
Days on Market Until Sale	38	**43**	+ 13.2%	31	**36**	+ 16.1%
Median Sales Price*	$230,000	**$250,000**	+ 8.7%	$246,000	**$250,000**	+ 1.6%
Average Sales Price*	$274,937	**$283,954**	+ 3.3%	$281,142	**$288,184**	+ 2.5%
Percent of List Price Received*	98.1%	**97.7%**	- 0.4%	99.3%	**98.6%**	- 0.7%
Inventory of Homes for Sale	1,274	**1,590**	+ 24.8%	—	—	—
Months Supply of Inventory	2.1	**2.6**	+ 23.8%	—	—	—

* 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.

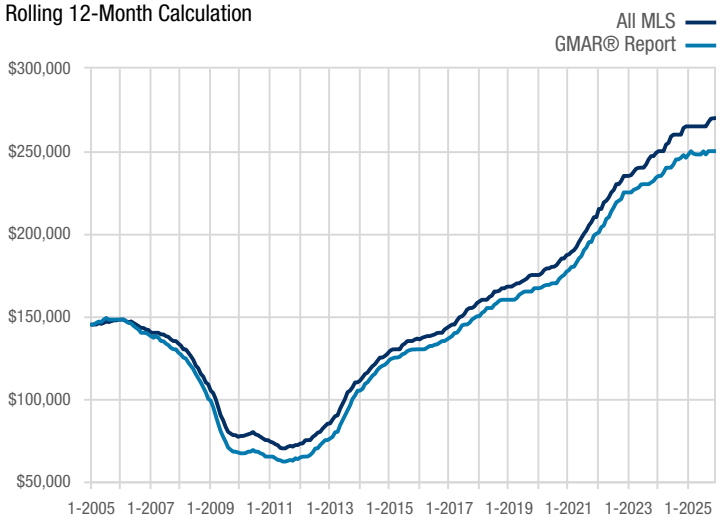
Median Sales Price - Residential

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.