Local Market Update – December 2025

A Research Tool Provided by Realcomp

GPBOR® Report

Covers Grosse Pointe, Grosse Pointe Farms, Grosse Pointe Park, Grosse Pointe Shores Vlg, Grosse Pointe Woods and Lake Twp.

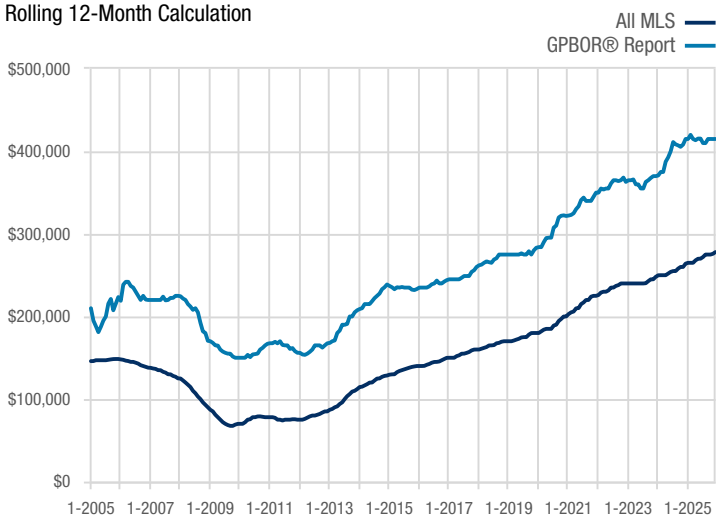
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	37	**30**	- 18.9%	916	**1,034**	+ 12.9%
Pending Sales	32	**42**	+ 31.3%	700	**753**	+ 7.6%
Closed Sales	34	**62**	+ 82.4%	701	**742**	+ 5.8%
Days on Market Until Sale	34	**39**	+ 14.7%	33	**33**	0.0%
Median Sales Price*	$408,050	**$444,000**	+ 8.8%	$415,000	**$415,000**	0.0%
Average Sales Price*	$461,790	**$521,115**	+ 12.8%	$522,671	**$530,216**	+ 1.4%
Percent of List Price Received*	97.5%	**98.4%**	+ 0.9%	99.0%	**99.1%**	+ 0.1%
Inventory of Homes for Sale	100	**116**	+ 16.0%	—	**—**	—
Months Supply of Inventory	1.7	**1.8**	+ 5.9%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**3**	0.0%	73	**63**	- 13.7%
Pending Sales	2	**3**	+ 50.0%	45	**45**	0.0%
Closed Sales	1	**3**	+ 200.0%	45	**46**	+ 2.2%
Days on Market Until Sale	21	**20**	- 4.8%	49	**49**	0.0%
Median Sales Price*	$229,000	**$499,000**	+ 117.9%	$360,000	**$372,500**	+ 3.5%
Average Sales Price*	$229,000	**$697,833**	+ 204.7%	$370,551	**$425,783**	+ 14.9%
Percent of List Price Received*	91.6%	**109.0%**	+ 19.0%	98.5%	**98.2%**	- 0.3%
Inventory of Homes for Sale	14	**10**	- 28.6%	—	**—**	—
Months Supply of Inventory	3.7	**2.7**	- 27.0%	—	**—**	—

* 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.

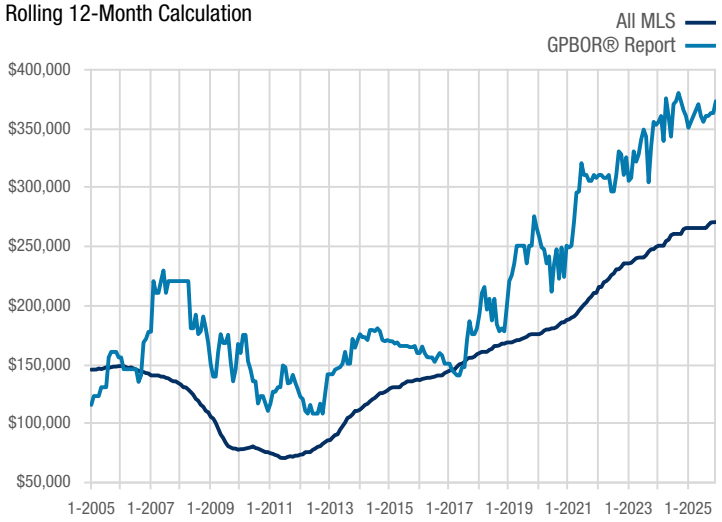
Median Sales Price - Residential

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.