Local Market Update – December 2025

A Research Tool Provided by Realcomp

Grosse Ile Twp

Wayne County

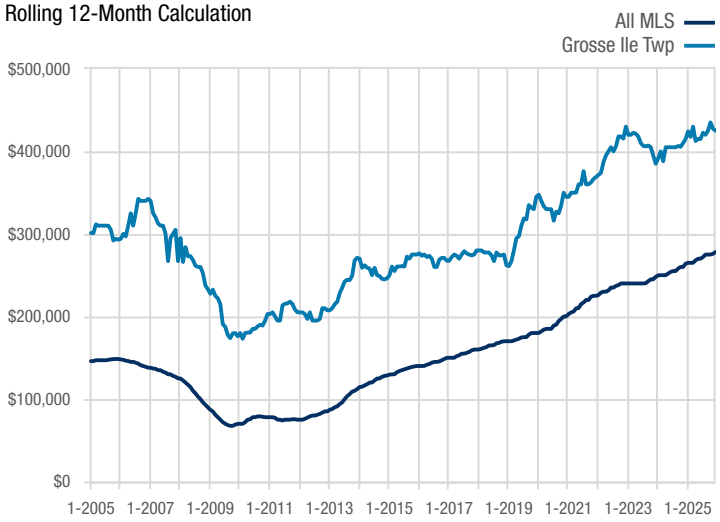
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	6	**3**	- 50.0%	170	**191**	+ 12.4%
Pending Sales	2	**6**	+ 200.0%	126	**132**	+ 4.8%
Closed Sales	12	**9**	- 25.0%	132	**129**	- 2.3%
Days on Market Until Sale	25	**48**	+ 92.0%	34	**36**	+ 5.9%
Median Sales Price*	$422,500	**$405,000**	- 4.1%	$415,000	**$425,000**	+ 2.4%
Average Sales Price*	$482,325	**$411,000**	- 14.8%	$469,421	**$501,061**	+ 6.7%
Percent of List Price Received*	99.0%	**97.7%**	- 1.3%	99.2%	**98.0%**	- 1.2%
Inventory of Homes for Sale	21	**23**	+ 9.5%	—	**—**	—
Months Supply of Inventory	2.0	**2.1**	+ 5.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**2**	- 33.3%	37	**56**	+ 51.4%
Pending Sales	2	**1**	- 50.0%	30	**38**	+ 26.7%
Closed Sales	2	**2**	0.0%	30	**38**	+ 26.7%
Days on Market Until Sale	41	**42**	+ 2.4%	17	**47**	+ 176.5%
Median Sales Price*	$88,000	**$268,000**	+ 204.5%	$176,000	**$250,500**	+ 42.3%
Average Sales Price*	$88,000	**$268,000**	+ 204.5%	$198,775	**$247,561**	+ 24.5%
Percent of List Price Received*	96.3%	**101.1%**	+ 5.0%	100.4%	**98.5%**	- 1.9%
Inventory of Homes for Sale	3	**9**	+ 200.0%	—	**—**	—
Months Supply of Inventory	1.2	**2.6**	+ 116.7%	—	**—**	—

* 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.

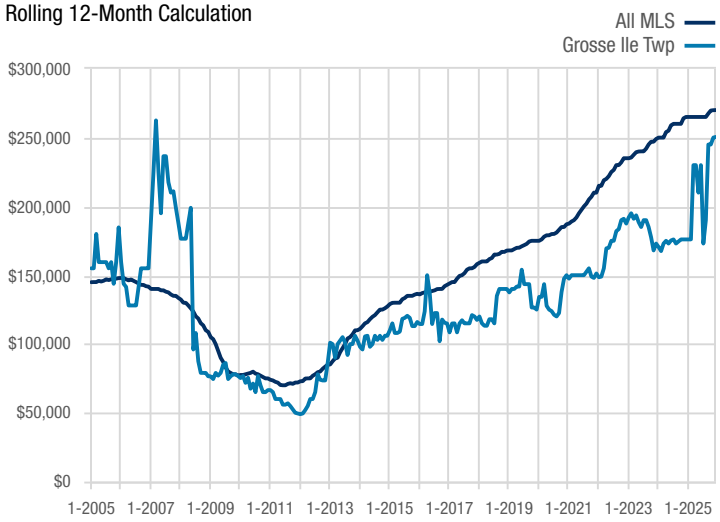
Median Sales Price - Residential

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.