Local Market Update – December 2025

A Research Tool Provided by Realcomp

Macomb County

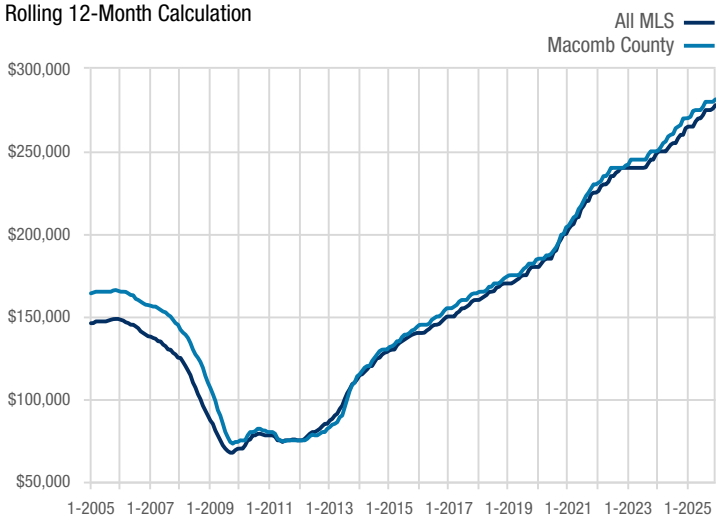
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	590	**569**	- 3.6%	11,122	**11,979**	+ 7.7%
Pending Sales	519	**503**	- 3.1%	8,368	**8,506**	+ 1.6%
Closed Sales	662	**635**	- 4.1%	8,295	**8,452**	+ 1.9%
Days on Market Until Sale	32	**36**	+ 12.5%	27	**31**	+ 14.8%
Median Sales Price*	$270,000	**$275,000**	+ 1.9%	$270,000	**$281,500**	+ 4.3%
Average Sales Price*	$315,087	**$323,685**	+ 2.7%	$310,057	**$321,804**	+ 3.8%
Percent of List Price Received*	99.1%	**98.4%**	- 0.7%	100.0%	**99.3%**	- 0.7%
Inventory of Homes for Sale	1,241	**1,408**	+ 13.5%	—	**—**	—
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	120	**178**	+ 48.3%	2,956	**3,146**	+ 6.4%
Pending Sales	117	**120**	+ 2.6%	2,356	**2,271**	- 3.6%
Closed Sales	168	**146**	- 13.1%	2,347	**2,238**	- 4.6%
Days on Market Until Sale	35	**39**	+ 11.4%	27	**32**	+ 18.5%
Median Sales Price*	$204,500	**$220,000**	+ 7.6%	$215,000	**$220,000**	+ 2.3%
Average Sales Price*	$213,667	**$234,655**	+ 9.8%	$223,591	**$232,931**	+ 4.2%
Percent of List Price Received*	98.3%	**97.3%**	- 1.0%	99.3%	**98.5%**	- 0.8%
Inventory of Homes for Sale	318	**407**	+ 28.0%	—	**—**	—
Months Supply of Inventory	1.6	**2.2**	+ 37.5%	—	**—**	—

* 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.

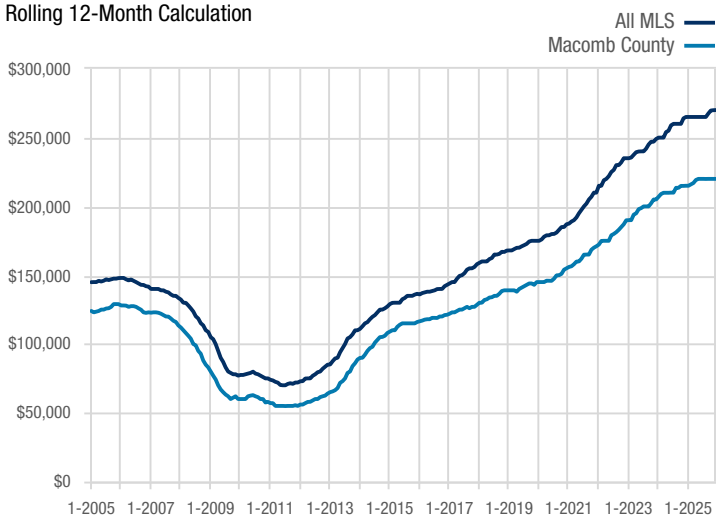
Median Sales Price - Residential

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.