Local Market Update – December 2025

A Research Tool Provided by Realcomp

Richmond

Macomb and St. Clair Counties

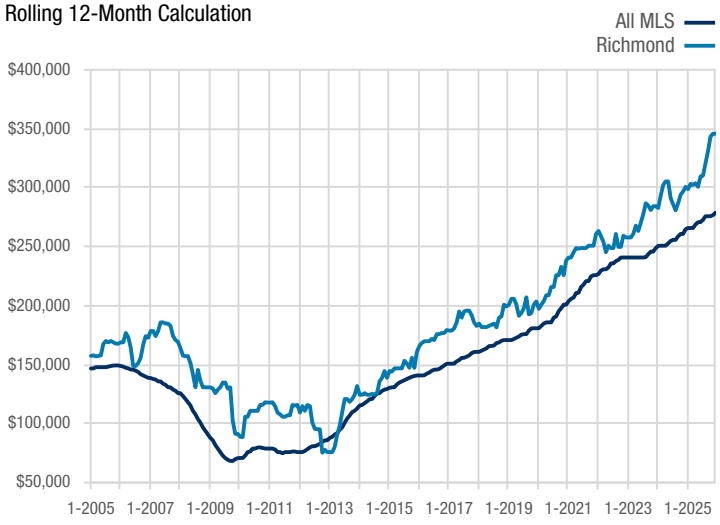
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**2**	- 50.0%	96	**89**	- 7.3%
Pending Sales	5	**3**	- 40.0%	65	**66**	+ 1.5%
Closed Sales	6	**2**	- 66.7%	63	**69**	+ 9.5%
Days on Market Until Sale	12	**56**	+ 366.7%	43	**61**	+ 41.9%
Median Sales Price*	$328,500	**$419,500**	+ 27.7%	$299,900	**$345,000**	+ 15.0%
Average Sales Price*	$320,500	**$419,500**	+ 30.9%	$324,456	**$372,097**	+ 14.7%
Percent of List Price Received*	102.3%	**100.0%**	- 2.2%	100.5%	**99.6%**	- 0.9%
Inventory of Homes for Sale	19	**13**	- 31.6%	—	**—**	—
Months Supply of Inventory	3.5	**2.4**	- 31.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**2**	+ 100.0%	29	**27**	- 6.9%
Pending Sales	0	**0**	0.0%	25	**23**	- 8.0%
Closed Sales	2	**2**	0.0%	25	**22**	- 12.0%
Days on Market Until Sale	59	**60**	+ 1.7%	23	**23**	0.0%
Median Sales Price*	$217,000	**$197,500**	- 9.0%	$245,000	**$212,500**	- 13.3%
Average Sales Price*	$217,000	**$197,500**	- 9.0%	$221,664	**$222,768**	+ 0.5%
Percent of List Price Received*	99.9%	**94.1%**	- 5.8%	98.9%	**98.6%**	- 0.3%
Inventory of Homes for Sale	2	**3**	+ 50.0%	—	**—**	—
Months Supply of Inventory	0.9	**1.3**	+ 44.4%	—	**—**	—

* 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.

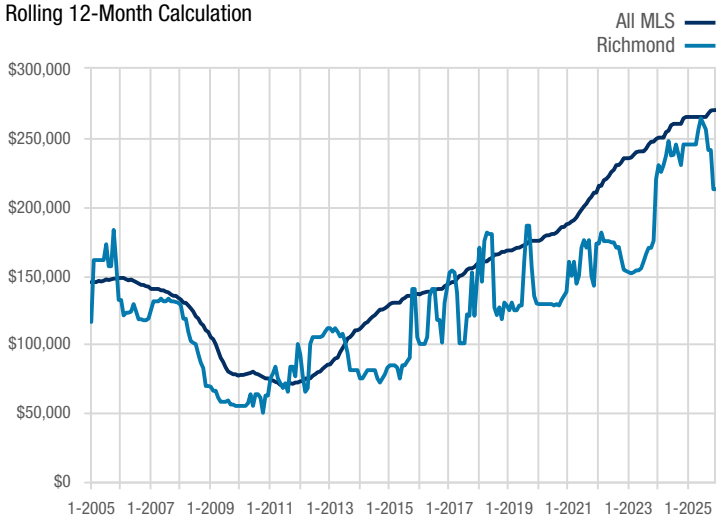
Median Sales Price - Residential

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.