Local Market Update – December 2025

A Research Tool Provided by Realcomp

Roseville

Macomb County

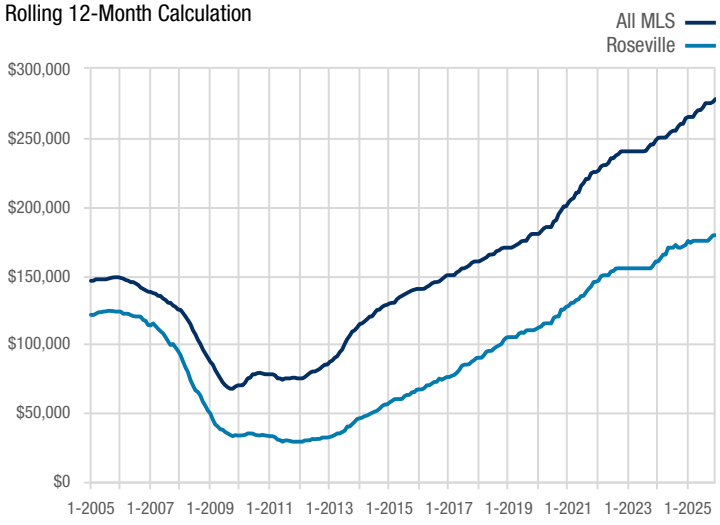
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	47	**41**	- 12.8%	785	**791**	+ 0.8%
Pending Sales	46	**47**	+ 2.2%	607	**594**	- 2.1%
Closed Sales	49	**48**	- 2.0%	602	**586**	- 2.7%
Days on Market Until Sale	26	**31**	+ 19.2%	21	**30**	+ 42.9%
Median Sales Price*	$170,000	**$166,950**	- 1.8%	$172,000	**$179,000**	+ 4.1%
Average Sales Price*	$174,659	**$170,409**	- 2.4%	$173,218	**$178,846**	+ 3.2%
Percent of List Price Received*	100.6%	**97.9%**	- 2.7%	100.2%	**99.1%**	- 1.1%
Inventory of Homes for Sale	83	**90**	+ 8.4%	—	**—**	—
Months Supply of Inventory	1.6	**1.8**	+ 12.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**11**	+ 266.7%	131	**152**	+ 16.0%
Pending Sales	6	**11**	+ 83.3%	112	**101**	- 9.8%
Closed Sales	10	**8**	- 20.0%	117	**93**	- 20.5%
Days on Market Until Sale	52	**16**	- 69.2%	35	**39**	+ 11.4%
Median Sales Price*	$82,500	**$115,000**	+ 39.4%	$91,000	**$95,000**	+ 4.4%
Average Sales Price*	$79,450	**$119,500**	+ 50.4%	$96,698	**$101,811**	+ 5.3%
Percent of List Price Received*	97.4%	**96.7%**	- 0.7%	97.9%	**96.6%**	- 1.3%
Inventory of Homes for Sale	13	**26**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.4	**3.1**	+ 121.4%	—	**—**	—

* 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.

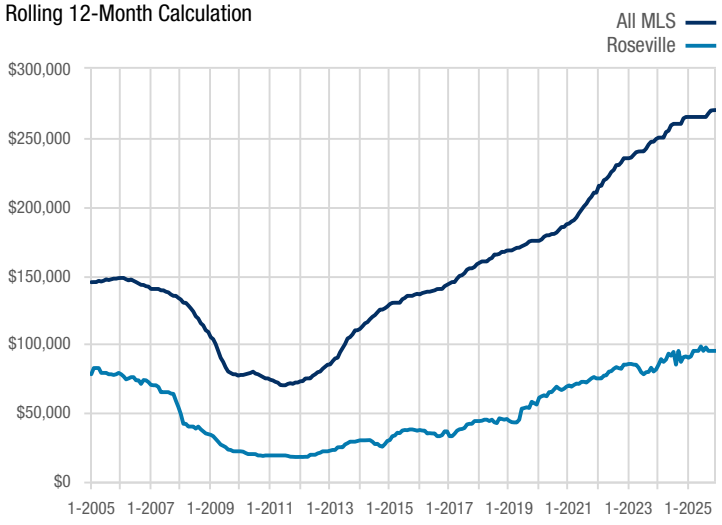
Median Sales Price - Residential

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.