Local Market Update – December 2025

A Research Tool Provided by Realcomp

Shelby Twp

Macomb County

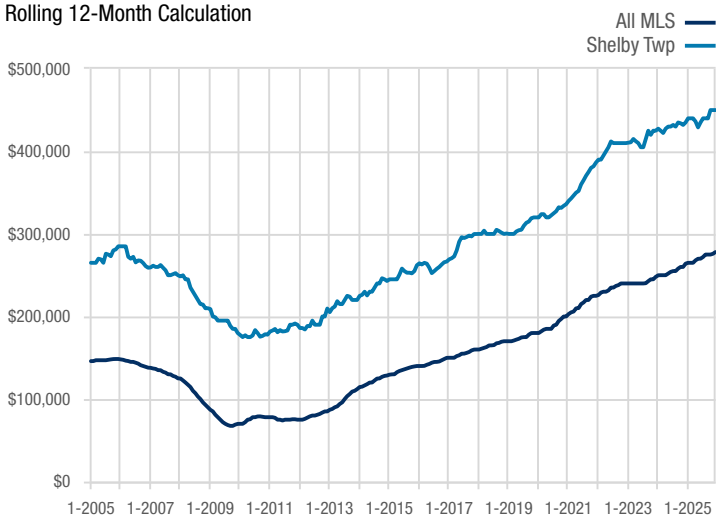
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	30	**38**	+ 26.7%	812	**877**	+ 8.0%
Pending Sales	37	**44**	+ 18.9%	609	**599**	- 1.6%
Closed Sales	50	**50**	0.0%	599	**595**	- 0.7%
Days on Market Until Sale	39	**63**	+ 61.5%	33	**42**	+ 27.3%
Median Sales Price*	$472,500	**$567,500**	+ 20.1%	$435,000	**$450,000**	+ 3.4%
Average Sales Price*	$511,763	**$548,318**	+ 7.1%	$474,704	**$494,231**	+ 4.1%
Percent of List Price Received*	100.3%	**99.2%**	- 1.1%	100.3%	**99.5%**	- 0.8%
Inventory of Homes for Sale	107	**102**	- 4.7%	—	**—**	—
Months Supply of Inventory	2.1	**2.0**	- 4.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	7	**16**	+ 128.6%	311	**320**	+ 2.9%
Pending Sales	11	**14**	+ 27.3%	240	**233**	- 2.9%
Closed Sales	16	**12**	- 25.0%	250	**226**	- 9.6%
Days on Market Until Sale	53	**33**	- 37.7%	29	**33**	+ 13.8%
Median Sales Price*	$252,500	**$240,000**	- 5.0%	$265,000	**$267,500**	+ 0.9%
Average Sales Price*	$287,193	**$315,124**	+ 9.7%	$293,725	**$306,617**	+ 4.4%
Percent of List Price Received*	97.9%	**97.9%**	0.0%	99.2%	**98.9%**	- 0.3%
Inventory of Homes for Sale	32	**43**	+ 34.4%	—	**—**	—
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.

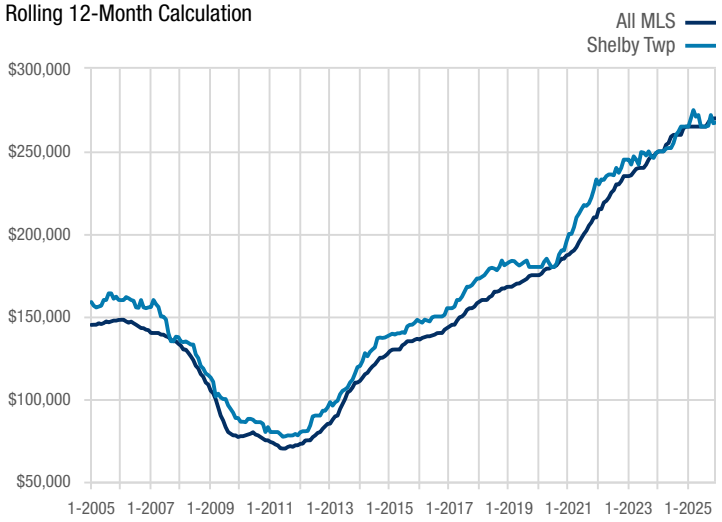
Median Sales Price - Residential

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.