Local Market Update – December 2025

A Research Tool Provided by Realcomp

Van Buren Twp

Wayne County

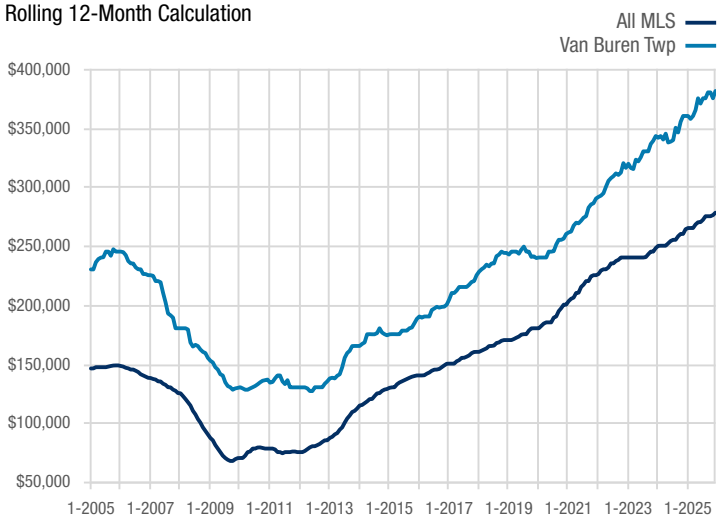
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	14	**11**	- 21.4%	285	**310**	+ 8.8%
Pending Sales	11	**11**	0.0%	201	**246**	+ 22.4%
Closed Sales	16	**13**	- 18.8%	191	**246**	+ 28.8%
Days on Market Until Sale	42	**33**	- 21.4%	29	**34**	+ 17.2%
Median Sales Price*	$362,500	**$450,000**	+ 24.1%	$360,000	**$381,173**	+ 5.9%
Average Sales Price*	$337,392	**$428,047**	+ 26.9%	$343,357	**$371,527**	+ 8.2%
Percent of List Price Received*	100.2%	**98.7%**	- 1.5%	100.0%	**99.6%**	- 0.4%
Inventory of Homes for Sale	37	**38**	+ 2.7%	—	**—**	—
Months Supply of Inventory	2.2	**1.9**	- 13.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**4**	0.0%	53	**54**	+ 1.9%
Pending Sales	4	**3**	- 25.0%	53	**45**	- 15.1%
Closed Sales	6	**3**	- 50.0%	52	**43**	- 17.3%
Days on Market Until Sale	29	**19**	- 34.5%	24	**21**	- 12.5%
Median Sales Price*	$234,000	**$168,000**	- 28.2%	$221,500	**$168,000**	- 24.2%
Average Sales Price*	$220,108	**$175,333**	- 20.3%	$221,117	**$205,770**	- 6.9%
Percent of List Price Received*	100.0%	**98.6%**	- 1.4%	99.9%	**99.0%**	- 0.9%
Inventory of Homes for Sale	4	**5**	+ 25.0%	—	**—**	—
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.

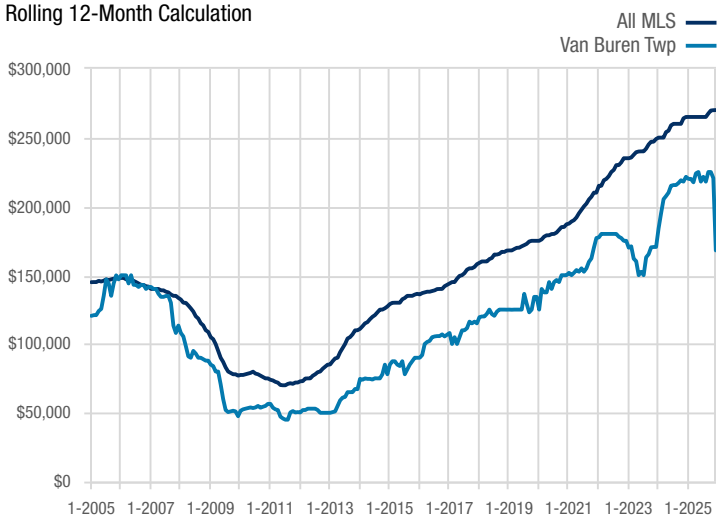
Median Sales Price - Residential

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.