Local Market Update – December 2025

A Research Tool Provided by Realcomp

Washington Twp

Macomb County

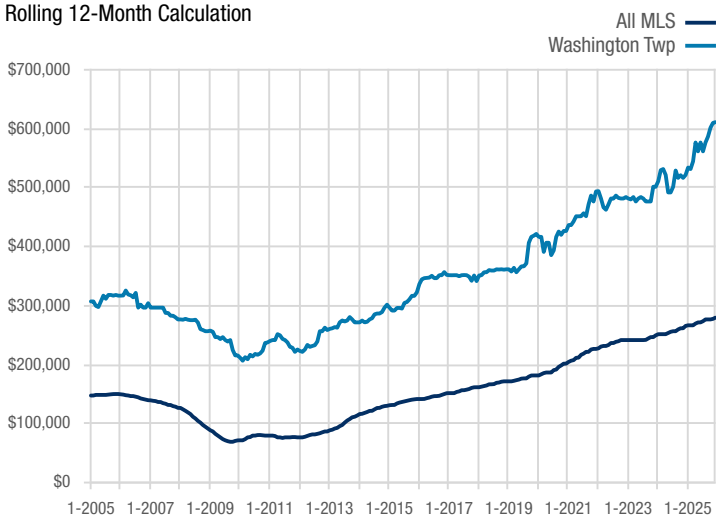
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	13	**10**	- 23.1%	337	**335**	- 0.6%
Pending Sales	14	**9**	- 35.7%	252	**216**	- 14.3%
Closed Sales	19	**18**	- 5.3%	240	**219**	- 8.8%
Days on Market Until Sale	57	**76**	+ 33.3%	40	**47**	+ 17.5%
Median Sales Price*	$635,000	**$642,500**	+ 1.2%	$520,000	**$609,500**	+ 17.2%
Average Sales Price*	$811,516	**$669,598**	- 17.5%	$599,258	**$666,545**	+ 11.2%
Percent of List Price Received*	97.1%	**97.2%**	+ 0.1%	98.7%	**98.7%**	0.0%
Inventory of Homes for Sale	45	**48**	+ 6.7%	—	**—**	—
Months Supply of Inventory	2.1	**2.7**	+ 28.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**4**	+ 33.3%	86	**105**	+ 22.1%
Pending Sales	6	**4**	- 33.3%	89	**80**	- 10.1%
Closed Sales	6	**6**	0.0%	84	**82**	- 2.4%
Days on Market Until Sale	30	**32**	+ 6.7%	39	**29**	- 25.6%
Median Sales Price*	$334,000	**$304,950**	- 8.7%	$339,635	**$348,500**	+ 2.6%
Average Sales Price*	$351,583	**$337,758**	- 3.9%	$341,750	**$348,495**	+ 2.0%
Percent of List Price Received*	97.2%	**97.3%**	+ 0.1%	99.9%	**99.0%**	- 0.9%
Inventory of Homes for Sale	5	**7**	+ 40.0%	—	**—**	—
Months Supply of Inventory	0.7	**1.1**	+ 57.1%	—	**—**	—

* 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.

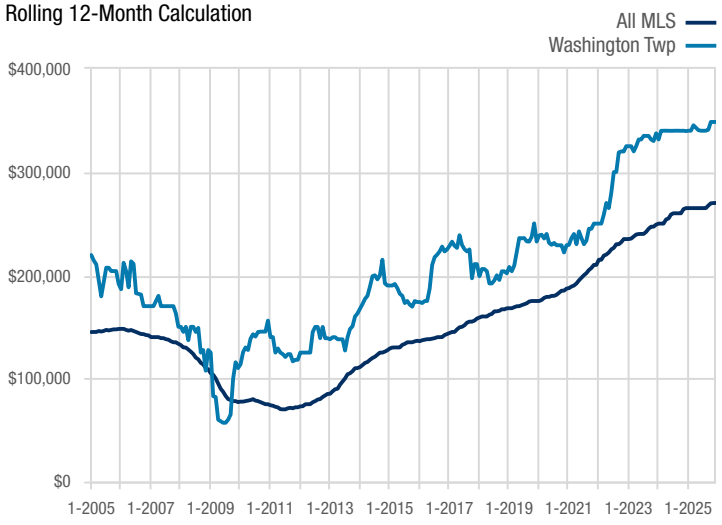
Median Sales Price - Residential

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.