

DAR® Report

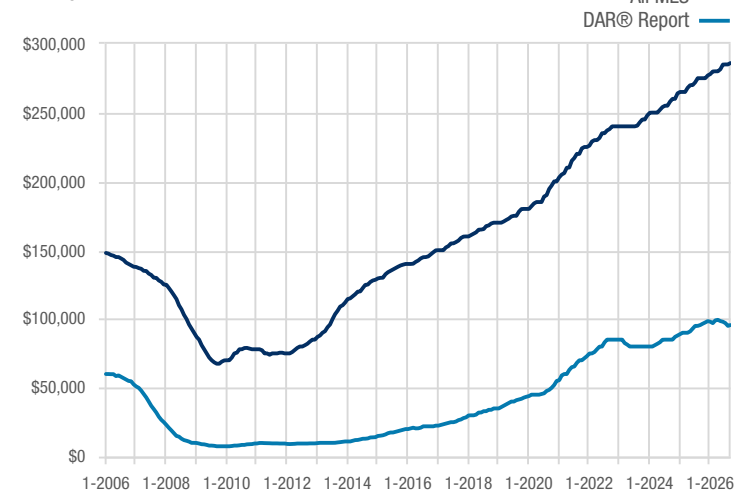
Covers Detroit, Hamtramck, Harper Woods and Highland Park.

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1,140	938	- 17.7%	8,812	8,818	+ 0.1%
Pending Sales	464	417	- 10.1%	4,143	4,007	- 3.3%
Closed Sales	456	411	- 9.9%	4,104	3,757	- 8.5%
Days on Market Until Sale	46	45	- 2.2%	49	52	+ 6.1%
Median Sales Price*	\$99,000	\$100,750	+ 1.8%	\$99,900	\$97,000	- 2.9%
Average Sales Price*	\$124,649	\$137,011	+ 9.9%	\$126,608	\$127,960	+ 1.1%
Percent of List Price Received*	94.8%	95.4%	+ 0.6%	95.8%	95.2%	- 0.6%
Inventory of Homes for Sale	2,884	2,909	+ 0.9%	—	—	—
Months Supply of Inventory	6.2	6.6	+ 6.5%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	70	75	+ 7.1%	662	689	+ 4.1%
Pending Sales	16	26	+ 62.5%	263	255	- 3.0%
Closed Sales	11	19	+ 72.7%	256	240	- 6.3%
Days on Market Until Sale	73	47	- 35.6%	79	76	- 3.8%
Median Sales Price*	\$205,000	\$370,000	+ 80.5%	\$215,000	\$270,000	+ 25.6%
Average Sales Price*	\$181,664	\$371,193	+ 104.3%	\$250,991	\$294,450	+ 17.3%
Percent of List Price Received*	94.2%	99.8%	+ 5.9%	96.3%	95.8%	- 0.5%
Inventory of Homes for Sale	271	286	+ 5.5%	—	—	—
Months Supply of Inventory	9.2	10.2	+ 10.9%	—	—	—

* 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

