

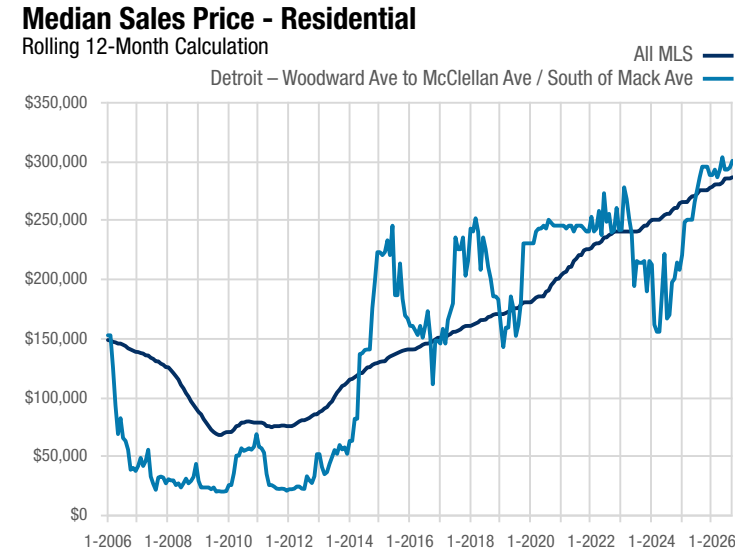
Detroit – Woodward Ave to McClellan Ave / South of Mack Ave

Wayne County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	20	+ 25.0%	141	195	+ 38.3%
Pending Sales	5	4	- 20.0%	62	83	+ 33.9%
Closed Sales	7	6	- 14.3%	63	77	+ 22.2%
Days on Market Until Sale	50	35	- 30.0%	49	41	- 16.3%
Median Sales Price*	\$219,500	\$396,250	+ 80.5%	\$297,000	\$315,000	+ 6.1%
Average Sales Price*	\$283,250	\$393,358	+ 38.9%	\$328,568	\$335,244	+ 2.0%
Percent of List Price Received*	95.4%	91.3%	- 4.3%	96.1%	94.2%	- 2.0%
Inventory of Homes for Sale	50	66	+ 32.0%	—	—	—
Months Supply of Inventory	8.0	7.6	- 5.0%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	22	23	+ 4.5%	255	270	+ 5.9%
Pending Sales	5	11	+ 120.0%	103	129	+ 25.2%
Closed Sales	4	9	+ 125.0%	103	118	+ 14.6%
Days on Market Until Sale	54	29	- 46.3%	83	79	- 4.8%
Median Sales Price*	\$180,000	\$448,615	+ 149.2%	\$150,000	\$240,250	+ 60.2%
Average Sales Price*	\$166,750	\$385,657	+ 131.3%	\$177,447	\$240,891	+ 35.8%
Percent of List Price Received*	97.1%	103.0%	+ 6.1%	96.2%	95.4%	- 0.8%
Inventory of Homes for Sale	118	108	- 8.5%	—	—	—
Months Supply of Inventory	10.0	8.1	- 19.0%	—	—	—

* 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.



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.

