



Single Family Real Estate Market Statistics

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August Saw More Homes on Market - Inventory Up 17% YOY, at Highest Levels of 2025

Realcomp Y-O-Y Quick Facts for August 2025

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
			<i>NEW!</i>		
10,138	9,839	\$289,000	14,466	25,679	34
Down by 3.7%	Down by 4.9%	Up by 5.1%	Down by .4%	Up by 16.8%	Up by 3 days

National Real Estate Commentary

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters forecasted a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR.

Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing home sales price edged up just 0.2% year-over-year to \$422,400.

August – Local Activity

Closed Sales decreased 2.9 percent for Residential homes and 9.3 percent for Condo homes. Pending Sales decreased 5.1 percent for Residential homes and 3.1 percent for Condo homes. Inventory increased 16.8 percent for Residential homes and 16.6 percent for Condo homes.

The Median Sales Price increased 5.5 percent to \$290,000 for Residential homes and \$275,000 for Condo homes. Days on Market increased 6.5 percent for Residential homes and 22.6 percent for Condo homes. Months-Supply of Inventory increased 12.0 percent for Residential homes and 14.8 percent for Condo homes.

“As we prepare to move from summer into fall, home buyers have more choices than they have had all year,” said Karen Kage, CEO, Realcomp II Ltd. “While median sales prices remain fairly consistent, inventory is at its highest August levels in 5 years.”

August Comparisons – Res & Condo Combined - All MLS

- New Listings decreased by .4% from 14,529 to 14,466 Year-Over-Year (YOY). New Listings decreased from 15,404 Month-Over-Month (MOM), a decrease of about 6.1%.
- Pending Sales decreased by 4.9% from 10,345 to 9,839 YOY. Pending Sales increased from 9,778 MOM, an increase of approximately 1%.
- Closed Sales decreased by 3.7% from 10,530 to 10,138 YOY. Closed Sales decreased from 10,507 MOM, a decrease of approximately 3.5%.
- Average Days on Market (DOM) increased by 3 days from 31 to 34 YOY. Average Days on Market increased from 31 MOM.
- Median Sale Price increased by 5.1% from \$275,000 to \$289,000 YOY. Median Sale Price decreased from \$297,500 MOM, a decrease of 2.85%.
- Percentage of Last List Price Received decreased slightly by .4% from 99.3% to 98.9% YOY. Percentage of Last List Price Received decreased from 99.4% MOM, a difference of .5%.
- Inventory of Homes for Sale increased by 16.8% from 21,993 to 25,679 YOY. Inventory of Homes for Sale increased from 25,062 MOM, an increase of 2.5%.
- Month's Supply of Inventory increased by 16% from 2.5 to 2.9 YOY. Month's Supply of Inventory increased from 2.8 MOM, an increase of .1 months.
- Average Showings per Home decreased from 7.7 to 5.6 YOY. Average Showings decreased from 5.7 MOM, a difference of .1 showings.
- Listings that were both listed and pended in the same month were at 4,034. This represents 27.9% of the new listings for the month and 41% of the pended listings. Listings that were both listed and pended in the same month decreased from 4,328 MOM.

August 5-Year Perspectives – Res & Condo Combined – All MLS

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	13,510	August-21	13,934	August-21	\$235,000	August-21	22,161
August-22	12,658	August-22	12,218	August-22	\$249,900	August-22	24,247
August-23	10,898	August-23	10,434	August-23	\$260,000	August-23	19,328
August-24	10,530	August-24	10,345	August-24	\$275,000	August-24	21,993
August-25	10,138	August-25	9,839	August-25	\$289,000	August-25	25,679

August 5-Year Perspectives – Res & Condo Combined – City of Detroit

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	416	August-21	384	August-21	\$75,000	August-21	1,760
August-22	392	August-22	435	August-22	\$85,000	August-22	2,487
August-23	525	August-23	520	August-23	\$83,000	August-23	2,450
August-24	491	August-24	550	August-24	\$95,000	August-24	2,474
August-25	439	August-25	464	August-25	\$111,500	August-25	2,728

August 5-Year Perspectives – Res & Condo Combined – Genessee County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	573	August-21	623	August-21	\$188,000	August-21	949
August-22	540	August-22	527	August-22	\$199,950	August-22	1,226
August-23	423	August-23	423	August-23	\$206,000	August-23	924
August-24	446	August-24	460	August-24	\$212,500	August-24	1,076
August-25	477	August-25	493	August-25	\$225,000	August-25	1,177

August 5-Year Perspectives – Res & Condo Combined – Lapeer County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	128	August-21	107	August-21	\$248,500	August-21	261
August-22	119	August-22	109	August-22	\$278,000	August-22	274
August-23	83	August-23	74	August-23	\$275,000	August-23	211
August-24	86	August-24	88	August-24	\$298,750	August-24	247
August-25	85	August-25	91	August-25	\$319,900	August-25	299

August 5-Year Perspectives — Res & Condo Combined — Livingston County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	327	August-21	346	August-21	\$350,000	August-21	482
August-22	327	August-22	300	August-22	\$354,000	August-22	563
August-23	229	August-23	203	August-23	\$375,000	August-23	446
August-24	233	August-24	244	August-24	\$383,500	August-24	471
August-25	229	August-25	217	August-25	\$394,000	August-25	531

August 5-Year Perspectives — Res & Condo Combined — Macomb County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	1,414	August-21	1,498	August-21	\$227,000	August-21	1,813
August-22	1,273	August-22	1,242	August-22	\$230,000	August-22	2,174
August-23	1,060	August-23	1,022	August-23	\$240,100	August-23	1,447
August-24	1,004	August-24	999	August-24	\$262,750	August-24	1,797
August-25	974	August-25	1,049	August-25	\$280,000	August-25	2,050

August 5-Year Perspectives -- Res & Condo Combined -- Oakland County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	2,068	August-21	2,109	August-21	\$319,000	August-21	3,436
August-22	1,978	August-22	1,834	August-22	\$325,000	August-22	3,393
August-23	1,579	August-23	1,471	August-23	\$354,450	August-23	2,439
August-24	1,495	August-24	1,441	August-24	\$372,500	August-24	2,680
August-25	1,513	August-25	1,498	August-25	\$385,000	August-25	3,119

August 5-Year Perspectives -- Res & Condo Combined – St. Clair County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	257	August-21	273	August-21	\$209,500	August-21	403
August-22	211	August-22	216	August-22	\$215,500	August-22	429
August-23	198	August-23	194	August-23	\$258,500	August-23	375
August-24	177	August-24	187	August-24	\$244,500	August-24	353
August-25	178	August-25	211	August-25	\$247,000	August-25	435

August 5-Year Perspectives -- Res & Condo Combined -- Washtenaw County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	484	August-21	483	August-21	\$318,500	August-21	1,260
August-22	426	August-22	368	August-22	\$375,500	August-22	1,153
August-23	330	August-23	307	August-23	\$385,000	August-23	935
August-24	360	August-24	312	August-24	\$400,000	August-24	675
August-25	324	August-25	231	August-25	\$435,000	August-25	906

August 5-Year Perspectives -- Res & Condo Combined -- Wayne County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
August-21	2,110	August-21	2,068	August-21	\$184,000	August-21	4,103
August-22	1,893	August-22	1,886	August-22	\$190,000	August-22	4,898
August-23	1,840	August-23	1,836	August-23	\$196,000	August-23	3,936
August-24	1,728	August-24	1,805	August-24	\$205,000	August-24	4,246
August-25	1,576	August-25	1,636	August-25	\$224,000	August-25	4,908

*High points noted with an asterisk

Note: These numbers represent real estate market activity in the lower part of Michigan. Be sure to contact a REALTOR® for their expertise about local markets. Find a REALTOR® in your market at www.MoveInMichigan.com.

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- LCAR, Terri Fratacangeli, EVP, 810-225-1100
- NOCBOR, Patricia Jacobs, EVP, 248-674-4080

All Residential and Condos Combined Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		14,529	14,466	- 0.4%	98,882	103,937	+ 5.1%
Pending Sales		10,345	9,839	- 4.9%	74,242	74,620	+ 0.5%
Closed Sales		10,530	10,138	- 3.7%	70,773	70,557	- 0.3%
Days on Market Until Sale		31	34	+ 9.7%	34	38	+ 11.8%
Median Sales Price		\$275,000	\$289,000	+ 5.1%	\$264,000	\$276,175	+ 4.6%
Average Sales Price		\$332,999	\$353,327	+ 6.1%	\$317,602	\$335,180	+ 5.5%
Percent of List Price Received		99.3%	98.9%	- 0.4%	99.6%	99.1%	- 0.5%
Housing Affordability Index		124	116	- 6.5%	129	121	- 6.2%
Inventory of Homes for Sale		21,993	25,679	+ 16.8%	--	--	--
Months Supply of Inventory		2.5	2.9	+ 16.0%	--	--	--

Listing and Sales Summary Report

August 2025



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change
All MLS (All Inclusive)	10,138	10,530	-3.7%	\$289,000	\$275,000	+5.1%	34	31	+9.7%	25,679	21,993	+16.8%
City of Detroit*	439	491	-10.6%	\$111,500	\$95,000	+17.4%	47	50	-6.0%	2,728	2,474	+10.3%
Dearborn/Dearborn Heights*	138	150	-8.0%	\$260,000	\$244,000	+6.6%	18	15	+20.0%	259	197	+31.5%
Downriver Area*	355	400	-11.3%	\$217,000	\$205,000	+5.9%	21	20	+5.0%	701	573	+22.3%
Genesee County	477	446	+7.0%	\$225,000	\$212,500	+5.9%	33	34	-2.9%	1,177	1,076	+9.4%
Greater Wayne*	1,137	1,237	-8.1%	\$260,000	\$240,000	+8.3%	20	20	0.0%	2,180	1,772	+23.0%
Grosse Pointe Areas*	78	73	+6.8%	\$402,950	\$395,000	+2.0%	31	31	0.0%	169	157	+7.6%
Hillsdale County	59	64	-7.8%	\$227,500	\$180,000	+26.4%	82	57	+43.9%	175	140	+25.0%
Huron County	20	21	-4.8%	\$175,500	\$170,000	+3.2%	48	49	-2.0%	71	63	+12.7%
Jackson County	228	200	+14.0%	\$209,900	\$206,000	+1.9%	52	54	-3.7%	488	376	+29.8%
Lapeer County	85	86	-1.2%	\$319,900	\$298,750	+7.1%	35	30	+16.7%	299	247	+21.1%
Lenawee County	114	114	0.0%	\$236,500	\$217,500	+8.7%	54	52	+3.8%	329	285	+15.4%
Livingston County	229	233	-1.7%	\$394,000	\$383,500	+2.7%	26	26	0.0%	531	471	+12.7%
Macomb County	974	1,004	-3.0%	\$280,000	\$262,750	+6.6%	29	22	+31.8%	2,050	1,797	+14.1%
Metro Detroit Area*	4,292	4,460	-3.8%	\$300,000	\$275,000	+9.1%	27	25	+8.0%	10,608	9,194	+15.4%
Monroe County	154	154	0.0%	\$265,000	\$263,700	+0.5%	41	31	+32.3%	350	312	+12.2%
Montcalm County	78	71	+9.9%	\$272,500	\$227,000	+20.0%	28	25	+12.0%	163	154	+5.8%
Oakland County	1,513	1,495	+1.2%	\$385,000	\$372,500	+3.4%	24	23	+4.3%	3,119	2,680	+16.4%
Saginaw County	176	194	-9.3%	\$185,000	\$165,500	+11.8%	29	32	-9.4%	431	335	+28.7%
Sanilac County	37	46	-19.6%	\$210,000	\$187,500	+12.0%	65	53	+22.6%	163	143	+14.0%
Shiawassee County	77	76	+1.3%	\$208,000	\$176,900	+17.6%	26	24	+8.3%	126	112	+12.5%
St. Clair County	178	177	+0.6%	\$247,000	\$244,500	+1.0%	36	39	-7.7%	435	353	+23.2%
Tuscola County	30	32	-6.3%	\$183,000	\$197,950	-7.6%	44	35	+25.7%	112	109	+2.8%
Washtenaw County	324	360	-10.0%	\$435,000	\$400,000	+8.7%	42	36	+16.7%	906	675	+34.2%
Wayne County	1,576	1,728	-8.8%	\$224,000	\$205,000	+9.3%	28	28	0.0%	4,908	4,246	+15.6%

* Included in county numbers.