



Single Family Real Estate Market Statistics

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New Listings Up Nearly 8% Across Region YOY, Median Sale Price Down Slightly from August (MOM)

Realcomp Y-O-Y Quick Facts for September 2025

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
9,675	8,884	\$285,000	13,974	26,296	36
Up by 2.8%	Down by 2.9%	Up by 5.9%	Up by 7.7%	Up by 15.8%	Up by 4 days

National Real Estate Commentary

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

September – Local Activity

Closed Sales increased 3.0 percent for Residential homes and 1.7 percent for Condo homes. Pending Sales decreased 2.1 percent for Residential homes and 8.4 percent for Condo homes. Inventory increased 15.7 percent for Residential homes and 16.5 percent for Condo homes.

The Median Sales Price increased 5.9 percent to \$285,950 for Residential homes and 7.7 percent to \$280,000 for Condo homes. Days on Market increased 9.4 percent for Residential homes and 11.1 percent for Condo homes. Months-Supply of Inventory increased 11.5 percent for Residential homes and 18.5 percent for Condo homes.

September Comparisons – Res & Condo Combined - All MLS

- New Listings increased by 7.7% from 12,977 to 13,974 Year-Over-Year (YOY). New Listings decreased from 14,466 Month-Over-Month (MOM), a decrease of about 3.4%.
- Pending Sales decreased by 2.9% from 9,146 to 8,884 YOY. Pending sales decreased from 9,839 MOM, a decrease of 9.71%.
- Closed Sales increased by 2.8% from 9,410 to 9,675 YOY. Closed sales decreased from 10,138 MOM, a decrease of 4.4%.
- Average Days on Market (DOM) increased by 4 days from 32 to 36 YOY. Average Days on Market increased from 34 MOM.
- Median Sale Price increased by 5.9% from \$269,000 to \$285,000 YOY. Median Sale price decreased from \$289,000 MOM, a decrease of 1.4%.
- Percentage of Last List Price Received decreased slightly by .3% from 98.9% to 98.6% YOY. Percentage of Last List Price Received decreased by the same amount, .3%, MOM.
- Inventory of Homes for Sale increased by 15.8% from 22,699 to 26,296 YOY. + 15.8%. Inventory of Homes for Sale increased from 25,679 MOM, an increase of 2.4%.
- Month's Supply of Inventory increased by 11.5% from 2.6 to 2.9 YOY. Month's Supply of Inventory went unchanged MOM.
- Average Showings per Home decreased from 6.8 to 5 YOY. Average Showings decreased from 5.6 MOM, a difference of .6 showings.
- Listings that were both listed and pended in the same month were at 3,535. This represents 25.3% of the new listings for the month and 39.8% of the pended listings. Listings that were both listed and pended in the same month decreased from 4,034 MOM.

[“Prospective homebuyers are continuing to enjoy more options in the marketplace across the entire MLS,” said Karen Kage, CEO, Realcomp II Ltd. “And while median sale prices have continued to increase in our market YOY, we did see a slight downtick from last month.”](#)

September 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
September-21	*13,506	September-21	*12,716	September-21	\$232,000	September-21	22,082
September-22	11,853	September-22	10,200	September-22	\$240,000	September-22	24,370
September-23	9,754	September-23	9,083	September-23	\$255,000	September-23	19,850
September-24	9,410	September-24	9,146	September-24	\$269,000	September-24	22,699
September-25	9,675	September-25	8,884	September-25	*\$285,000	September-25	*26,296

September 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
September-21	394	September-21	407	September-21	\$78,000	September-21	1,875
September-22	406	September-22	368	September-22	\$80,000	September-22	2,593
September-23	*494	September-23	464	September-23	\$85,000	September-23	2,550
September-24	490	September-24	*498	September-24	\$91,000	September-24	2,581
September-25	391	September-25	480	September-25	*\$95,000	September-25	*2,864

September 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
September-21	*582	September-21	*559	September-21	\$190,000	September-21	988
September-22	500	September-22	452	September-22	\$193,000	September-22	*1,231
September-23	422	September-23	366	September-23	\$202,500	September-23	957
September-24	446	September-24	407	September-24	\$211,000	September-24	1,068
September-25	459	September-25	434	September-25	*\$235,000	September-25	1,219

September 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
September-21	*122	September-21	*132	September-21	\$269,265	September-21	245
September-22	110	September-22	96	September-22	\$254,950	September-22	253
September-23	71	September-23	73	September-23	\$262,500	September-23	214
September-24	79	September-24	75	September-24	\$275,000	September-24	241
September-25	89	September-25	92	September-25	*\$300,000	September-25	*286

September 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
September-21	*338	September-21	*297	September-21	\$335,000	September-21	495
September-22	282	September-22	216	September-22	\$349,950	September-22	*550
September-23	200	September-23	179	September-23	\$370,000	September-23	466
September-24	217	September-24	210	September-24	\$365,000	September-24	484
September-25	221	September-25	204	September-25	*\$405,000	September-25	508

September 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
September-21	*1,423	September-21	*1,340	September-21	\$226,000	September-21	1,844
September-22	1,209	September-22	1,040	September-22	\$235,000	September-22	*2,156
September-23	983	September-23	898	September-23	\$252,000	September-23	1,445
September-24	963	September-24	951	September-24	\$260,000	September-24	1,848
September-25	974	September-25	986	September-25	*\$275,000	September-25	2,136

September 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
September-21	*2,050	September-21	*1,882	September-21	\$305,000	September-21	3,397
September-22	1,708	September-22	1,490	September-22	\$318,000	September-22	*3,412
September-23	1,380	September-23	1,268	September-23	\$335,000	September-23	2,496
September-24	1,320	September-24	1,315	September-24	\$360,000	September-24	2,779
September-25	1,359	September-25	1,290	September-25	*\$379,900	September-25	3,249

September 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
September-21	*235	September-21	*221	September-21	\$218,500	September-21	381
September-22	199	September-22	174	September-22	\$200,000	September-22	*441
September-23	187	September-23	157	September-23	\$240,000	September-23	371
September-24	163	September-24	172	September-24	\$230,000	September-24	363
September-25	214	September-25	209	September-25	*\$266,500	September-25	421

September 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
September-21	*464	September-21	*432	September-21	\$330,000	September-21	1,150
September-22	367	September-22	330	September-22	\$350,000	September-22	*1,163
September-23	319	September-23	313	September-23	\$385,000	September-23	933
September-24	238	September-24	268	September-24	\$389,500	September-24	706
September-25	300	September-25	199	September-25	*\$440,000	September-25	929

September 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
September-21	*2,088	September-21	*1,982	September-21	\$187,500	September-21	4,177
September-22	1,843	September-22	1,569	September-22	\$185,000	September-22	5,097
September-23	1,660	September-23	1,505	September-23	\$186,500	September-23	4,120
September-24	1,628	September-24	1,540	September-24	\$200,000	September-24	4,412
September-25	1,489	September-25	1,616	September-25	*\$216,064	September-25	*5,208

*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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- DABOR, Andrea Kuentz, 313-278-2220
- DAR, Sharon Armour, EVP, 313-962-1313
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- GPBR, Bob Taylor, CEO, 313-882-8000
- LUTAR, 810-664-0271
- LCAR, Terri Fratarcangeli, 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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		12,977	13,974	+ 7.7%	111,857	118,046	+ 5.5%
Pending Sales		9,146	8,884	- 2.9%	83,382	84,236	+ 1.0%
Closed Sales		9,410	9,675	+ 2.8%	80,185	80,701	+ 0.6%
Days on Market Until Sale		32	36	+ 12.5%	34	37	+ 8.8%
Median Sales Price		\$269,000	\$285,000	+ 5.9%	\$265,000	\$279,000	+ 5.3%
Average Sales Price		\$321,965	\$349,146	+ 8.4%	\$318,113	\$336,717	+ 5.8%
Percent of List Price Received		98.9%	98.6%	- 0.3%	99.5%	99.0%	- 0.5%
Housing Affordability Index		130	120	- 7.7%	132	123	- 6.8%
Inventory of Homes for Sale		22,699	26,296	+ 15.8%	--	--	--
Months Supply of Inventory		2.6	2.9	+ 11.5%	--	--	--

Listing and Sales Summary Report

September 2025



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Sep-25	Sep-24	% Change	Sep-25	Sep-24	% Change	Sep-25	Sep-24	% Change	Sep-25	Sep-24	% Change
All MLS (All Inclusive)	9,675	9,410	+2.8%	\$285,000	\$269,000	+5.9%	36	32	+12.5%	26,296	22,699	+15.8%
City of Detroit*	391	490	-20.2%	\$95,000	\$91,000	+4.4%	48	46	+4.3%	2,864	2,581	+11.0%
Dearborn/Dearborn Heights*	123	154	-20.1%	\$260,000	\$237,000	+9.7%	18	17	+5.9%	287	221	+29.9%
Downriver Area*	360	340	+5.9%	\$210,000	\$200,000	+5.0%	23	21	+9.5%	761	573	+32.8%
Genesee County	447	446	+0.2%	\$235,000	\$211,000	+11.4%	32	35	-8.6%	1,210	1,068	+13.3%
Greater Wayne*	1,098	1,138	-3.5%	\$250,500	\$245,000	+2.2%	22	20	+10.0%	2,344	1,831	+28.0%
Grosse Pointe Areas*	68	70	-2.9%	\$409,500	\$366,750	+11.7%	40	33	+21.2%	174	164	+6.1%
Hillsdale County	56	45	+24.4%	\$232,000	\$204,750	+13.3%	57	59	-3.4%	188	142	+32.4%
Huron County	9	19	-52.6%	\$195,000	\$175,000	+11.4%	27	51	-47.1%	62	62	0.0%
Jackson County	162	167	-3.0%	\$229,750	\$225,000	+2.1%	52	57	-8.8%	513	412	+24.5%
Lapeer County	89	79	+12.7%	\$300,000	\$275,000	+9.1%	37	30	+23.3%	286	241	+18.7%
Lenawee County	121	110	+10.0%	\$256,450	\$220,000	+16.6%	57	55	+3.6%	318	284	+12.0%
Livingston County	221	217	+1.8%	\$405,000	\$365,000	+11.0%	36	32	+12.5%	508	484	+5.0%
Macomb County	974	963	+1.1%	\$275,000	\$260,000	+5.8%	29	26	+11.5%	2,136	1,848	+15.6%
Metro Detroit Area*	4,043	4,128	-2.1%	\$290,000	\$274,000	+5.8%	28	27	+3.7%	11,101	9,523	+16.6%
Monroe County	146	152	-3.9%	\$275,800	\$250,450	+10.1%	37	35	+5.7%	342	326	+4.9%
Montcalm County	74	66	+12.1%	\$248,500	\$226,000	+10.0%	39	32	+21.9%	170	152	+11.8%
Oakland County	1,359	1,320	+3.0%	\$379,900	\$360,000	+5.5%	25	25	0.0%	3,249	2,779	+16.9%
Saginaw County	166	169	-1.8%	\$196,700	\$174,500	+12.7%	39	31	+25.8%	458	359	+27.6%
Sanilac County	43	38	+13.2%	\$210,000	\$160,500	+30.8%	50	51	-2.0%	145	136	+6.6%
Shiawassee County	72	80	-10.0%	\$179,500	\$179,200	+0.2%	28	21	+33.3%	132	122	+8.2%
St. Clair County	214	163	+31.3%	\$266,500	\$230,000	+15.9%	36	29	+24.1%	421	363	+16.0%
Tuscola County	40	37	+8.1%	\$200,000	\$177,000	+13.0%	45	27	+66.7%	112	109	+2.8%
Washtenaw County	300	238	+26.1%	\$440,000	\$389,500	+13.0%	45	41	+9.8%	929	706	+31.6%
Wayne County	1,489	1,628	-8.5%	\$216,064	\$200,000	+8.0%	29	28	+3.6%	5,208	4,412	+18.0%

* Included in county numbers.