



Single Family Real Estate Market Statistics

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Inventory Levels Experienced 5-Year High YOY in December for Second Straight Month of Record Numbers

Realcomp Y-O-Y Quick Facts for December 2025

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
8,054	5,716	\$270,000	6,621	20,440	43
Down by 0.0%	Down by 7.3%	Up by 5.9%	Down by 0.3%	Up by 10.3%	Up by 2 days

National Real Estate Commentary

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

December – Local Activity

Closed Sales increased 0.3 percent for Residential homes but decreased 2.5 percent for Condo homes. Pending Sales decreased 6.9 percent for Residential homes and 10.3 percent for Condo homes. Inventory increased 8.8 percent for Residential homes and 19.7 percent for Condo homes.

The Median Sales Price increased 4.7 percent to \$270,000 for Residential homes and 11.4 percent to \$273,000 for Condo homes. Days on Market increased 7.5 percent for Residential homes and 4.5 percent for Condo homes. Months Supply of Inventory increased 10.0 percent for Residential homes and 17.4 percent for Condo homes.

December Comparisons – Res & Condo Combined - All MLS

- New Listings decreased by 0.3% from 6,639 to 6,621 Year-Over-Year (YOY). New Listings decreased from 9,368 Month-Over-Month (MOM), a decrease of 29.3%.
- Pending Sales decreased by 7.3% from 6,167 to 5,716 YOY. Pending sales decreased from 7,184 MOM, a decrease of 20.4%.
- Closed Sales remained steady from 8,058 to 8,054 YOY. Closed sales decreased from 7,656 MOM, a decrease of 5.2%.
- Average Days on Market (DOM) increased by 2 days from 41 to 43 YOY. Average Days on Market increased from 40 days MOM.
- Median Sale Price increased by 5.9% from \$255,000 to \$270,000 YOY. Median Sale price decreased from \$274,700 MOM, a decrease of 1.7%.
- Percentage of Last List Price Received decreased slightly by .1% from 98.0% to 97.9% YOY. Percentage of Last List Price Received decreased by 0.1%, MOM.
- Inventory of Homes for Sale increased by 10.3% from 18,527 to 20,440 YOY. Inventory of Homes for Sale decreased from 24,529 MOM, a decrease of 16.7%.
- Month's Supply of Inventory increased by 9.5% from 2.1 to 2.3 YOY. Month's Supply of Inventory decreased 14.8% from 2.7, MOM.
- Average Showings per Home decreased from 5.5 to 3.6 YOY. Average Showings decreased from 4.2 MOM, a difference of .6 showings.
- Listings that were both listed and pended in the same month were at 1,600. This represents 24.2% of the new listings for the month and 28.0% of the pended listings. Listings that were both listed and pended in the same month decreased from 2,214 MOM.

“December performed as it does in most years with the holiday season affecting sales activity to a slight degree,” said Karen Kage, CEO, Realcomp II Ltd. “As we begin a new year, inventory levels are strong with median sales prices steady. We are looking forward to the year ahead and what the marketplace will bring.”

December 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
December-21	*11,642	December-21	*8,354	December-21	\$219,000	December-21	15,244
December-22	8,184	December-22	6,128	December-22	\$218,000	December-22	18,243
December-23	7,621	December-23	6,109	December-23	\$235,000	December-23	16,968
December-24	8,058	December-24	6,167	December-24	\$255,000	December-24	18,527
December-25	8,054	December-25	5,716	December-25	*\$270,000	December-25	*20,440

December 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
December-21	415	December-21	319	December-21	\$84,250	December-21	1,837
December-22	408	December-22	316	December-22	\$69,500	December-22	2,241
December-23	471	December-23	*419	December-23	\$84,000	December-23	2,588
December-24	*502	December-24	408	December-24	\$92,000	December-24	2,311
December-25	399	December-25	395	December-25	*\$94,050	December-25	*2,667

December 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
December-21	*561	December-21	*380	December-21	\$180,000	December-21	753
December-22	385	December-22	314	December-22	\$179,000	December-22	*1,029
December-23	347	December-23	317	December-23	\$183,000	December-23	909
December-24	359	December-24	271	December-24	\$199,900	December-24	*1,068
December-25	364	December-25	301	December-25	*\$207,450	December-25	951

December 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
December-21	*92	December-21	*71	December-21	\$250,625	December-21	198
December-22	75	December-22	54	December-22	\$269,000	December-22	201
December-23	67	December-23	45	December-23	\$260,000	December-23	166
December-24	66	December-24	59	December-24	\$243,500	December-24	*217
December-25	76	December-25	70	December-25	*\$279,750	December-25	204

December 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
December-21	*244	December-21	*199	December-21	\$331,000	December-21	293
December-22	160	December-22	111	December-22	\$335,000	December-22	*420
December-23	157	December-23	112	December-23	\$370,000	December-23	319
December-24	178	December-24	128	December-24	\$385,500	December-24	349
December-25	184	December-25	122	December-25	*\$390,000	December-25	338

December 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
December-21	*1,300	December-21	*902	December-21	\$214,450	December-21	1,223
December-22	839	December-22	690	December-22	\$216,000	December-22	1,661
December-23	781	December-23	564	December-23	\$230,400	December-23	1,380
December-24	830	December-24	636	December-24	\$254,000	December-24	1,559
December-25	781	December-25	623	December-25	*\$260,000	December-25	*1,815

December 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
December-21	*1,697	December-21	*1,257	December-21	\$305,000	December-21	2,004
December-22	1,136	December-22	831	December-22	\$295,000	December-22	2,327
December-23	1,090	December-23	888	December-23	\$300,000	December-23	2,075
December-24	1,157	December-24	889	December-24	\$357,000	December-24	2,071
December-25	1,068	December-25	807	December-25	*\$360,200	December-25	*2,379

December 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
December-21	*175	December-21	*134	December-21	\$192,000	December-21	265
December-22	150	December-22	103	December-22	\$200,000	December-22	*375
December-23	126	December-23	115	December-23	\$217,400	December-23	315
December-24	136	December-24	107	December-24	\$212,000	December-24	294
December-25	160	December-25	115	December-25	*\$234,000	December-25	306

December 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
December-21	*376	December-21	*316	December-21	\$319,995	December-21	813
December-22	260	December-22	234	December-22	\$342,000	December-22	*850
December-23	206	December-23	186	December-23	\$358,000	December-23	533
December-24	269	December-24	192	December-24	\$385,000	December-24	489
December-25	279	December-25	139	December-25	*\$400,000	December-25	601

December 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
December-21	*1,944	December-21	*1,411	December-21	\$174,900	December-21	3,324
December-22	1,498	December-22	1,068	December-22	\$165,500	December-22	4,013
December-23	1,354	December-23	1,112	December-23	\$172,000	December-23	3,992
December-24	1,427	December-24	1,121	December-24	\$182,000	December-24	3,761
December-25	1,320	December-25	1,141	December-25	*\$199,000	December-25	*4,490

*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
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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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		6,639	6,621	- 0.3%	141,762	148,680	+ 4.9%
Pending Sales		6,167	5,716	- 7.3%	107,139	108,362	+ 1.1%
Closed Sales		8,058	8,054	- 0.0%	107,035	107,916	+ 0.8%
Days on Market Until Sale		41	43	+ 4.9%	35	38	+ 8.6%
Median Sales Price		\$255,000	\$270,000	+ 5.9%	\$264,400	\$275,000	+ 4.0%
Average Sales Price		\$307,538	\$329,998	+ 7.3%	\$317,718	\$335,276	+ 5.5%
Percent of List Price Received		98.0%	97.9%	- 0.1%	99.2%	98.7%	- 0.5%
Housing Affordability Index		128	128	0.0%	124	126	+ 1.6%
Inventory of Homes for Sale		18,527	20,440	+ 10.3%	--	--	--
Months Supply of Inventory		2.1	2.3	+ 9.5%	--	--	--

Listing and Sales Summary Report

December 2025



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Dec-25	Dec-24	% Change	Dec-25	Dec-24	% Change	Dec-25	Dec-24	% Change	Dec-25	Dec-24	% Change
All MLS (All Inclusive)	8,054	8,058	-0.0%	\$270,000	\$255,000	+5.9%	43	41	+4.9%	20,440	18,527	+10.3%
City of Detroit*	399	502	-20.5%	\$94,050	\$92,000	+2.2%	59	47	+25.5%	2,667	2,311	+15.4%
Dearborn/Dearborn Heights*	111	123	-9.8%	\$230,000	\$260,000	-11.5%	26	21	+23.8%	211	156	+35.3%
Downriver Area*	286	291	-1.7%	\$200,000	\$185,000	+8.1%	32	26	+23.1%	610	472	+29.2%
Genesee County	364	359	+1.4%	\$207,450	\$199,900	+3.8%	43	44	-2.3%	951	1,068	-11.0%
Greater Wayne*	921	925	-0.4%	\$237,200	\$229,375	+3.4%	29	26	+11.5%	1,823	1,450	+25.7%
Grosse Pointe Areas*	65	35	+85.7%	\$450,000	\$406,100	+10.8%	38	33	+15.2%	126	114	+10.5%
Hillsdale County	34	39	-12.8%	\$194,950	\$229,900	-15.2%	79	74	+6.8%	152	120	+26.7%
Huron County	10	4	+150.0%	\$189,500	\$372,500	-49.1%	58	80	-27.5%	57	47	+21.3%
Jackson County	154	154	0.0%	\$219,250	\$198,000	+10.7%	66	52	+26.9%	404	371	+8.9%
Lapeer County	76	66	+15.2%	\$279,750	\$243,500	+14.9%	42	55	-23.6%	204	217	-6.0%
Lenawee County	95	80	+18.8%	\$221,500	\$211,000	+5.0%	65	54	+20.4%	251	224	+12.1%
Livingston County	184	178	+3.4%	\$390,000	\$385,500	+1.2%	42	40	+5.0%	338	349	-3.2%
Macomb County	781	830	-5.9%	\$260,000	\$254,000	+2.4%	36	33	+9.1%	1,815	1,559	+16.4%
Metro Detroit Area*	3,353	3,592	-6.7%	\$274,000	\$260,000	+5.4%	37	33	+12.1%	9,022	7,740	+16.6%
Monroe County	122	138	-11.6%	\$239,900	\$240,000	-0.0%	44	51	-13.7%	290	277	+4.7%
Montcalm County	57	62	-8.1%	\$251,000	\$198,950	+26.2%	49	39	+25.6%	117	145	-19.3%
Oakland County	1,068	1,157	-7.7%	\$360,200	\$357,000	+0.9%	35	30	+16.7%	2,379	2,071	+14.9%
Saginaw County	152	155	-1.9%	\$158,000	\$158,000	0.0%	60	47	+27.7%	381	340	+12.1%
Sanilac County	25	30	-16.7%	\$235,000	\$198,500	+18.4%	58	58	0.0%	121	106	+14.2%
Shiawassee County	70	72	-2.8%	\$180,000	\$200,000	-10.0%	27	48	-43.8%	121	115	+5.2%
St. Clair County	160	136	+17.6%	\$234,000	\$212,000	+10.4%	37	44	-15.9%	306	294	+4.1%
Tuscola County	34	39	-12.8%	\$232,450	\$193,000	+20.4%	42	53	-20.8%	86	79	+8.9%
Washtenaw County	279	269	+3.7%	\$400,000	\$385,000	+3.9%	52	47	+10.6%	601	489	+22.9%
Wayne County	1,320	1,427	-7.5%	\$199,900	\$182,000	+9.8%	38	34	+11.8%	4,490	3,761	+19.4%

* Included in county numbers.