

Local Market Update – December 2025

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

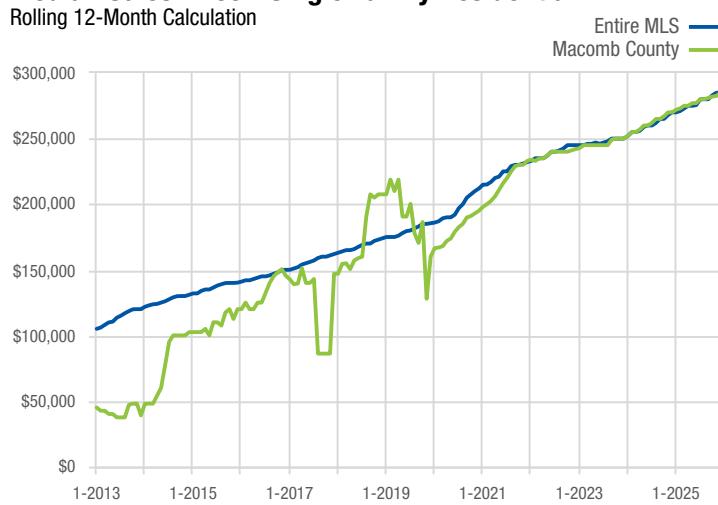
Single Family Residential		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		579	569	- 1.7%	11,043	11,856	+ 7.4%
Pending Sales		519	501	- 3.5%	8,328	8,441	+ 1.4%
Closed Sales		663	632	- 4.7%	8,166	8,384	+ 2.7%
Days on Market Until Sale		35	38	+ 8.6%	30	33	+ 10.0%
Median Sales Price*		\$270,000	\$279,000	+ 3.3%	\$270,000	\$284,900	+ 5.5%
Average Sales Price*		\$315,055	\$327,612	+ 4.0%	\$311,893	\$323,927	+ 3.9%
Percent of List Price Received*		99.1%	98.6%	- 0.5%	100.1%	99.4%	- 0.7%
Inventory of Homes for Sale		1,431	1,426	- 0.3%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

Condominium		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		120	177	+ 47.5%	2,960	3,146	+ 6.3%
Pending Sales		117	120	+ 2.6%	2,356	2,270	- 3.7%
Closed Sales		168	146	- 13.1%	2,313	2,235	- 3.4%
Days on Market Until Sale		37	41	+ 10.8%	30	34	+ 13.3%
Median Sales Price*		\$207,500	\$220,000	+ 6.0%	\$215,000	\$220,000	+ 2.3%
Average Sales Price*		\$214,292	\$231,655	+ 8.1%	\$223,520	\$232,892	+ 4.2%
Percent of List Price Received*		98.4%	97.4%	- 1.0%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale		353	413	+ 17.0%	—	—	—
Months Supply of Inventory		1.8	2.2	+ 22.2%	—	—	—

* 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.

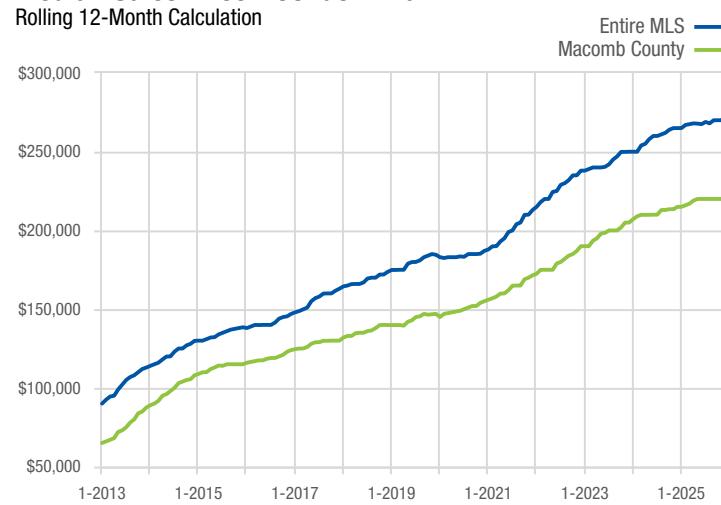
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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.

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Oakland County

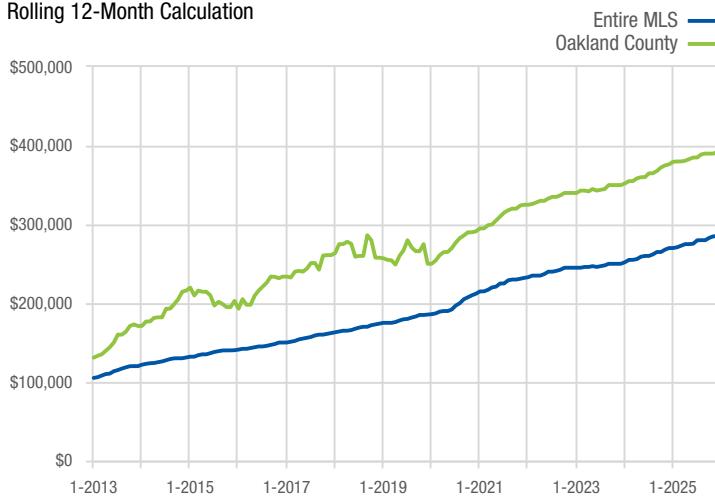
Single Family Residential		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		705	700	- 0.7%	16,498	17,574	+ 6.5%
Pending Sales		716	675	- 5.7%	12,335	12,351	+ 0.1%
Closed Sales		950	883	- 7.1%	12,358	12,278	- 0.6%
Days on Market Until Sale		32	39	+ 21.9%	29	30	+ 3.4%
Median Sales Price*		\$370,000	\$380,000	+ 2.7%	\$376,325	\$392,000	+ 4.2%
Average Sales Price*		\$441,919	\$499,296	+ 13.0%	\$470,931	\$491,200	+ 4.3%
Percent of List Price Received*		98.6%	98.5%	- 0.1%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale		1,974	1,731	- 12.3%	—	—	—
Months Supply of Inventory		1.9	1.7	- 10.5%	—	—	—

Condominium		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		188	191	+ 1.6%	4,037	4,485	+ 11.1%
Pending Sales		172	136	- 20.9%	3,054	2,942	- 3.7%
Closed Sales		205	180	- 12.2%	3,040	2,930	- 3.6%
Days on Market Until Sale		33	44	+ 33.3%	31	37	+ 19.4%
Median Sales Price*		\$261,000	\$299,450	+ 14.7%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*		\$317,782	\$329,608	+ 3.7%	\$309,511	\$322,663	+ 4.2%
Percent of List Price Received*		98.0%	97.5%	- 0.5%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale		533	634	+ 18.9%	—	—	—
Months Supply of Inventory		2.1	2.6	+ 23.8%	—	—	—

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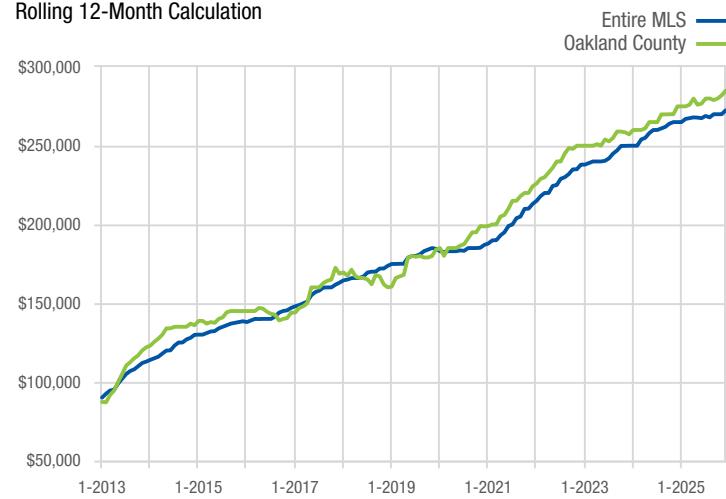
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Washtenaw County

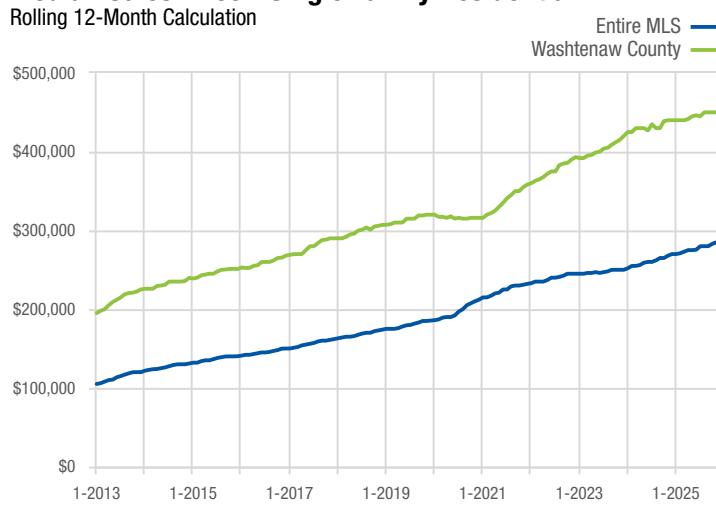
Single Family Residential		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		118	118	0.0%	3,321	3,731	+ 12.3%
Pending Sales		145	97	- 33.1%	2,615	2,719	+ 4.0%
Closed Sales		203	210	+ 3.4%	2,597	2,717	+ 4.6%
Days on Market Until Sale		39	39	0.0%	30	31	+ 3.3%
Median Sales Price*		\$420,000	\$440,000	+ 4.8%	\$440,000	\$450,000	+ 2.3%
Average Sales Price*		\$478,701	\$489,794	+ 2.3%	\$505,623	\$517,001	+ 2.3%
Percent of List Price Received*		98.7%	99.3%	+ 0.6%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale		352	388	+ 10.2%	—	—	—
Months Supply of Inventory		1.6	1.7	+ 6.3%	—	—	—

Condominium		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		50	43	- 14.0%	1,084	1,222	+ 12.7%
Pending Sales		45	37	- 17.8%	885	844	- 4.6%
Closed Sales		62	64	+ 3.2%	869	857	- 1.4%
Days on Market Until Sale		47	45	- 4.3%	35	36	+ 2.9%
Median Sales Price*		\$308,500	\$317,000	+ 2.8%	\$315,100	\$337,250	+ 7.0%
Average Sales Price*		\$364,896	\$355,115	- 2.7%	\$382,840	\$388,937	+ 1.6%
Percent of List Price Received*		99.3%	98.4%	- 0.9%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale		149	194	+ 30.2%	—	—	—
Months Supply of Inventory		2.0	2.8	+ 40.0%	—	—	—

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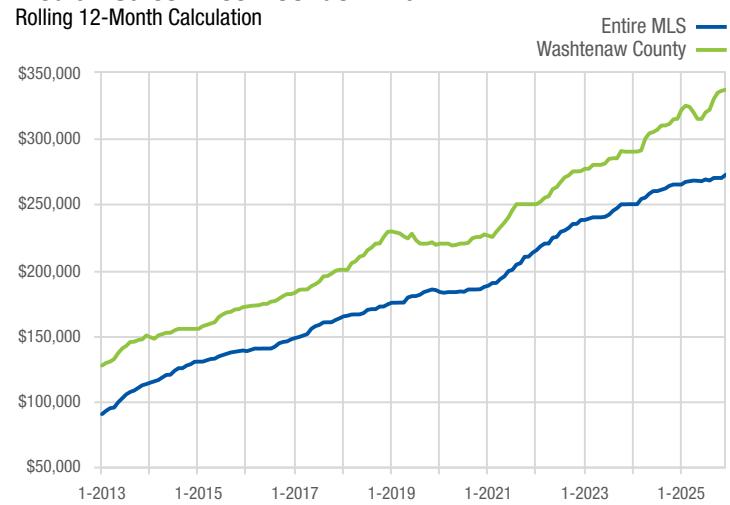
Median Sales Price - Single Family Residential

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Wayne County

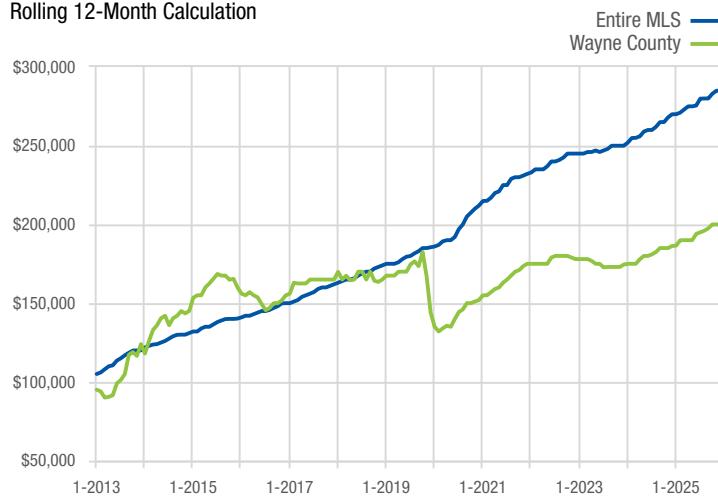
Single Family Residential		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		1,363	1,317	- 3.4%	24,662	25,252	+ 2.4%
Pending Sales		1,008	1,011	+ 0.3%	16,802	15,911	- 5.3%
Closed Sales		1,293	1,174	- 9.2%	16,638	15,722	- 5.5%
Days on Market Until Sale		37	42	+ 13.5%	34	36	+ 5.9%
Median Sales Price*		\$180,000	\$195,000	+ 8.3%	\$186,300	\$200,000	+ 7.4%
Average Sales Price*		\$225,561	\$234,436	+ 3.9%	\$231,268	\$248,487	+ 7.4%
Percent of List Price Received*		98.2%	98.2%	0.0%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale		3,932	4,029	+ 2.5%	—	—	—
Months Supply of Inventory		2.8	3.0	+ 7.1%	—	—	—

Condominium		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		133	160	+ 20.3%	2,611	2,988	+ 14.4%
Pending Sales		111	130	+ 17.1%	1,819	1,940	+ 6.7%
Closed Sales		133	137	+ 3.0%	1,843	1,872	+ 1.6%
Days on Market Until Sale		44	43	- 2.3%	36	39	+ 8.3%
Median Sales Price*		\$215,000	\$250,000	+ 16.3%	\$237,250	\$240,000	+ 1.2%
Average Sales Price*		\$249,117	\$288,370	+ 15.8%	\$270,041	\$275,200	+ 1.9%
Percent of List Price Received*		97.0%	98.5%	+ 1.5%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale		484	485	+ 0.2%	—	—	—
Months Supply of Inventory		3.2	3.0	- 6.3%	—	—	—

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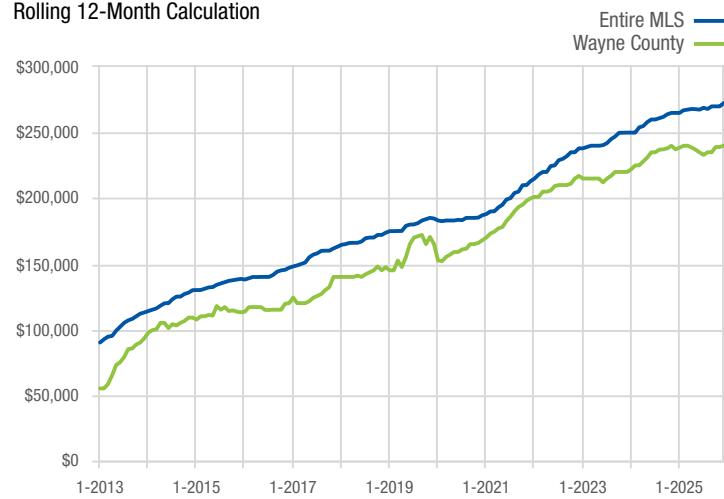
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