

Monthly Indicators



December 2025

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.

New Listings decreased 25.0 percent for Single Family Residence homes but increased 26.7 percent for Condominium homes. Pending Sales decreased 4.5 percent for Single Family Residence homes but increased 8.0 percent for Condominium homes. Inventory increased 3.3 percent for Single Family Residence homes and 75.8 percent for Condominium homes.

Median Sales Price increased 10.4 percent to \$258,000 for Single Family Residence homes and 6.9 percent to \$254,500 for Condominium homes. Days on Market increased 33.3 percent for Single Family Residence homes but decreased 2.5 percent for Condominium homes. Months Supply of Inventory increased 36.8 percent for Single Family Residence homes and 133.3 percent for Condominium homes.

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.

Quick Facts

- 24.5%

Change in
Closed Sales
All Properties

+ 8.7%

Change in
Median Sales Price
All Properties

+ 10.7%

Change in
Homes for Sale
All Properties

Report provided by the Michigan Regional Information Center for Oakland, Wayne, and Macomb counties. Residential real estate activity is composed of single-family properties and condominiums. Percent changes are calculated using rounded figures.

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Single Family Residential Market Overview

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



Key Metrics	Historical Sparkbars	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025	12-2025	12-2024	12-2025
New Listings		192	144	- 25.0%	4,923	3,891	- 21.0%	
Pending Sales		157	150	- 4.5%	3,411	2,591	- 24.0%	
Closed Sales		247	179	- 27.5%	3,333	2,535	- 23.9%	
Days on Market Until Sale		27	36	+ 33.3%	21	31	+ 47.6%	
Median Sales Price		\$233,700	\$258,000	+ 10.4%	\$250,000	\$255,000	+ 2.0%	
Average Sales Price		\$291,085	\$308,140	+ 5.9%	\$306,009	\$308,456	+ 0.8%	
Percent of List Price Received		98.2%	99.4%	+ 1.2%	99.5%	98.7%	- 0.8%	
Housing Affordability Index		148	142	- 4.1%	138	143	+ 3.6%	
Inventory of Homes for Sale		544	562	+ 3.3%	—	—	—	
Months Supply of Inventory		1.9	2.6	+ 36.8%	—	—	—	

Condominium Market Overview

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



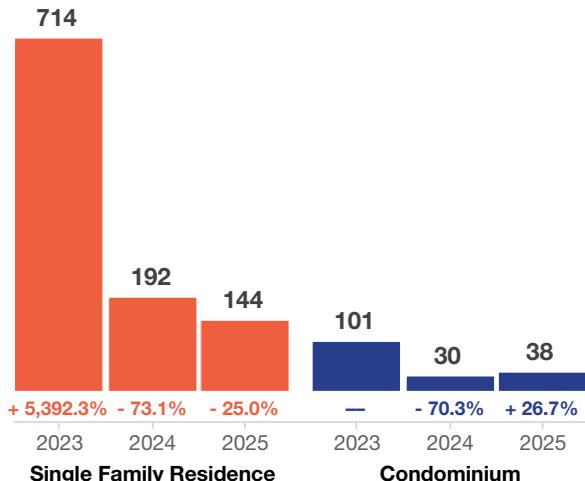
Key Metrics	Historical Sparkbars	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2024	12-2025	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		30	38	+ 26.7%	762	685	- 10.1%	
Pending Sales		25	27	+ 8.0%	615	460	- 25.2%	
Closed Sales		35	34	- 2.9%	609	454	- 25.5%	
Days on Market Until Sale		40	39	- 2.5%	22	30	+ 36.4%	
Median Sales Price		\$238,000	\$254,500	+ 6.9%	\$250,000	\$249,950	- 0.0%	
Average Sales Price		\$288,094	\$289,415	+ 0.5%	\$282,283	\$280,113	- 0.8%	
Percent of List Price Received		98.0%	99.1%	+ 1.1%	99.6%	99.1%	- 0.5%	
Housing Affordability Index		145	144	- 0.7%	138	146	+ 5.8%	
Inventory of Homes for Sale		62	109	+ 75.8%	—	—	—	
Months Supply of Inventory		1.2	2.8	+ 133.3%	—	—	—	

New Listings

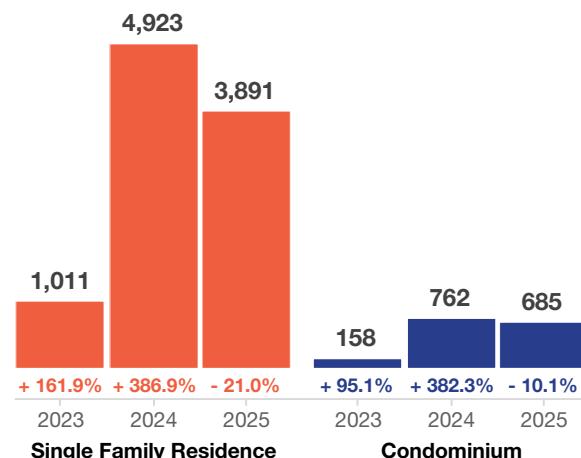
A count of the properties that have been newly listed on the market in a given month.



December

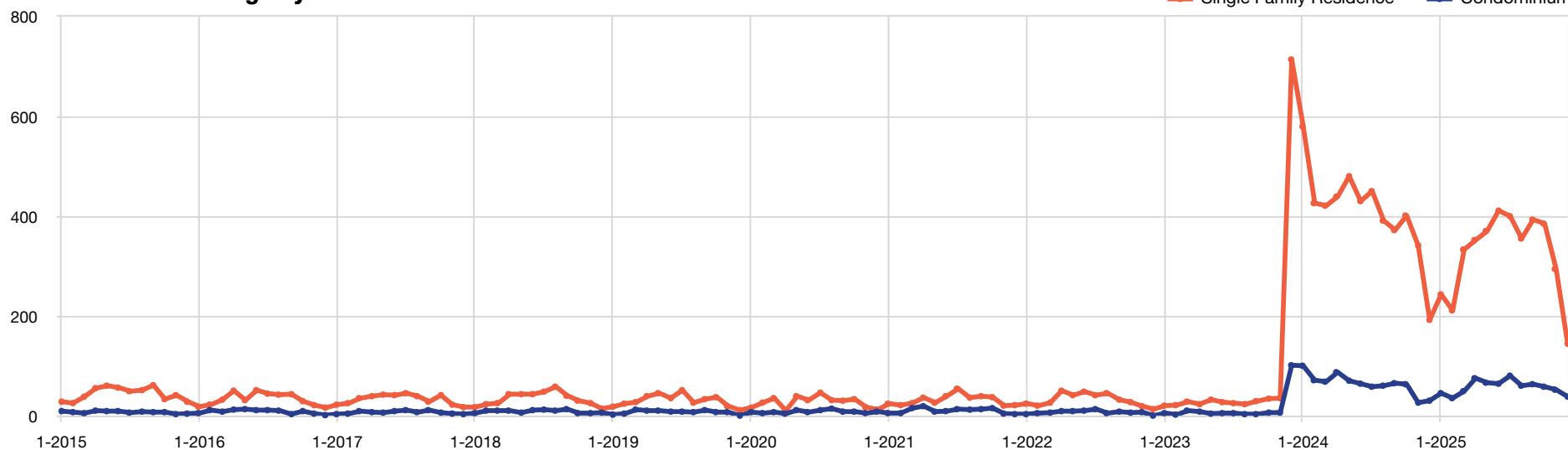


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	243	- 58.1%	45	- 55.0%
Feb-2025	211	- 50.5%	35	- 50.7%
Mar-2025	333	- 20.9%	49	- 27.9%
Apr-2025	352	- 19.8%	75	- 13.8%
May-2025	370	- 22.9%	66	- 5.7%
Jun-2025	411	- 4.4%	64	0.0%
Jul-2025	400	- 11.1%	80	+ 37.9%
Aug-2025	355	- 9.2%	60	0.0%
Sep-2025	393	+ 5.6%	63	- 3.1%
Oct-2025	385	- 4.0%	58	- 7.9%
Nov-2025	294	- 13.8%	52	+ 100.0%
Dec-2025	144	- 25.0%	38	+ 26.7%
12-Month Avg	324	- 21.0%	57	- 10.9%

Historical New Listings by Month

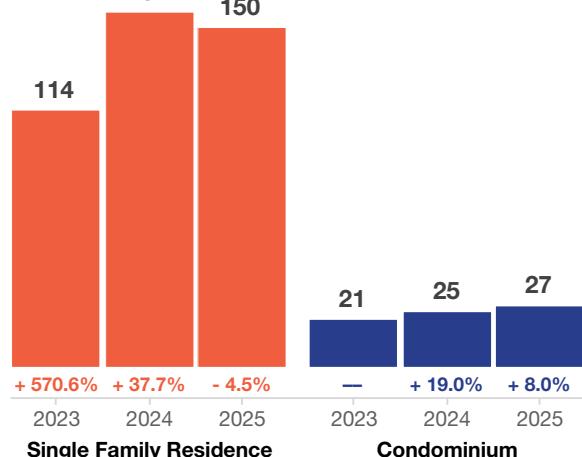


Pending Sales

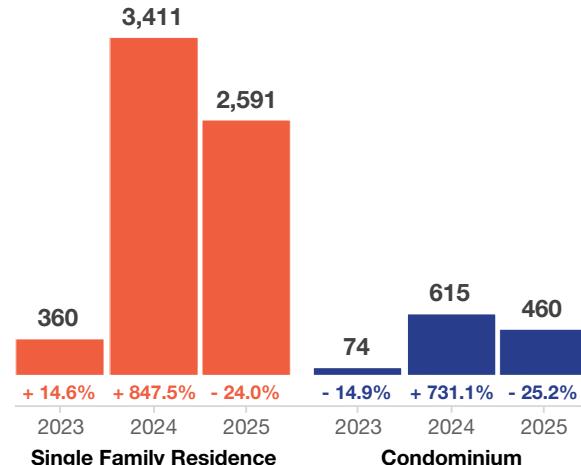
A count of the properties on which offers have been accepted in a given month.



December

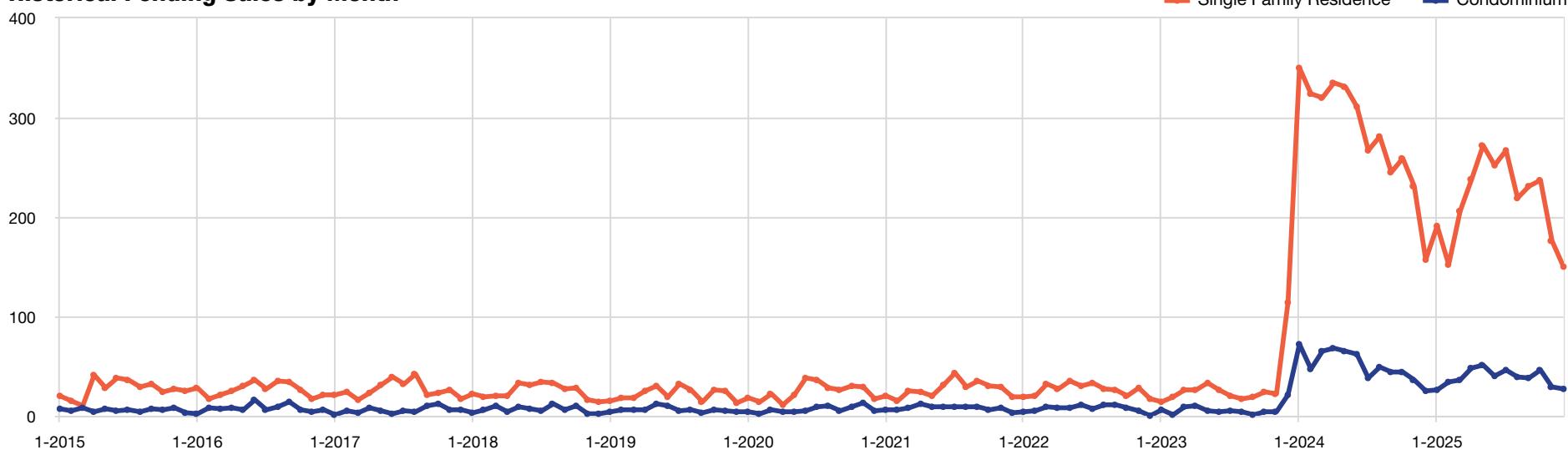


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	191	- 45.4%	26	- 63.9%
Feb-2025	152	- 53.1%	34	- 27.7%
Mar-2025	206	- 35.6%	36	- 44.6%
Apr-2025	238	- 29.0%	48	- 29.4%
May-2025	272	- 17.8%	51	- 21.5%
Jun-2025	252	- 19.0%	40	- 35.5%
Jul-2025	267	0.0%	46	+ 21.1%
Aug-2025	219	- 22.1%	39	- 20.4%
Sep-2025	231	- 5.7%	38	- 13.6%
Oct-2025	237	- 8.5%	46	+ 4.5%
Nov-2025	176	- 23.8%	29	- 19.4%
Dec-2025	150	- 4.5%	27	+ 8.0%
12-Month Avg	216	- 23.9%	38	- 25.5%

Historical Pending Sales by Month

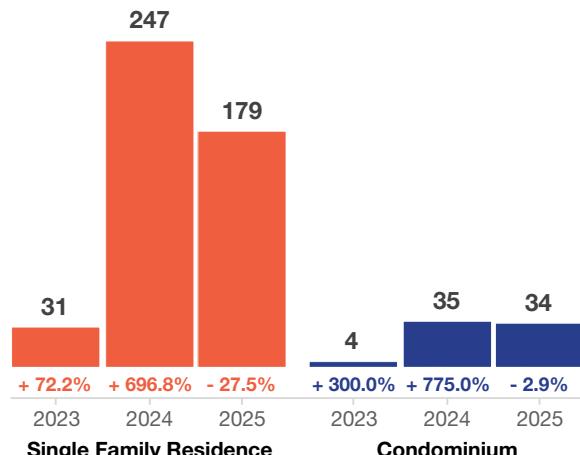


Closed Sales

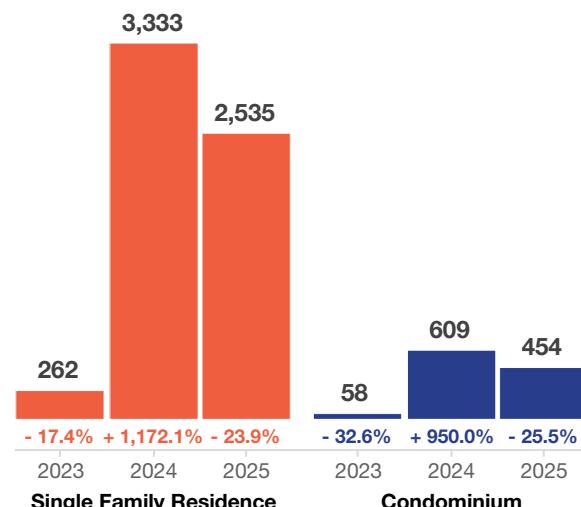
A count of the actual sales that closed in a given month.



December

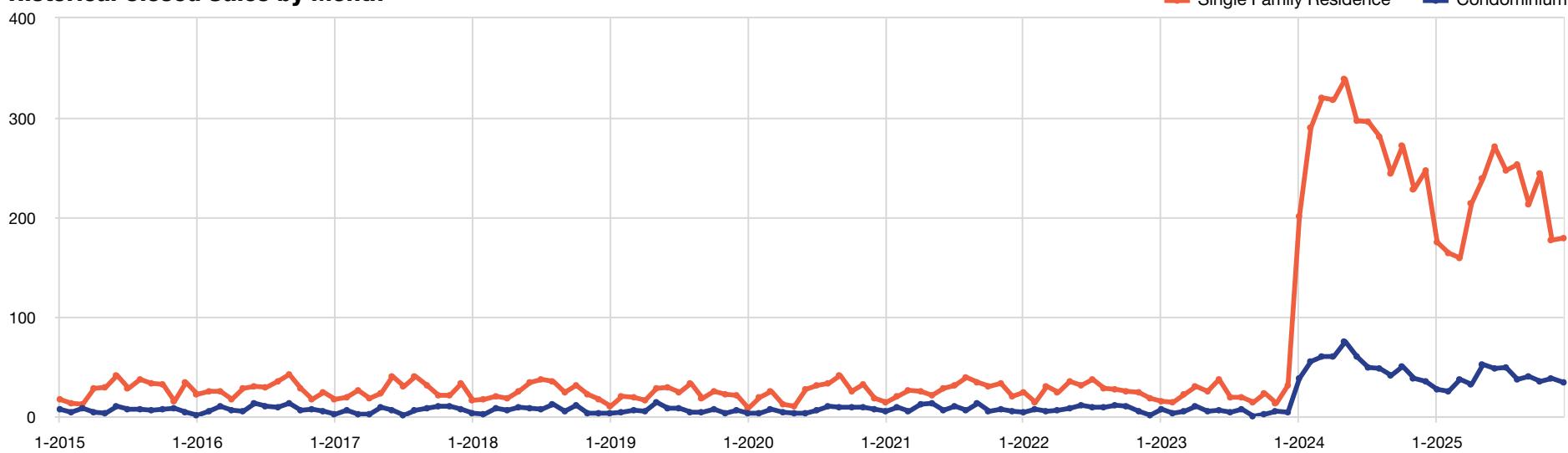


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	175	- 12.9%	27	- 28.9%
Feb-2025	164	- 43.4%	25	- 54.5%
Mar-2025	159	- 50.3%	37	- 38.3%
Apr-2025	214	- 32.7%	32	- 46.7%
May-2025	239	- 29.5%	52	- 30.7%
Jun-2025	271	- 8.8%	48	- 20.0%
Jul-2025	247	- 16.6%	49	0.0%
Aug-2025	253	- 10.0%	37	- 22.9%
Sep-2025	213	- 12.7%	40	- 2.4%
Oct-2025	244	- 10.3%	35	- 30.0%
Nov-2025	177	- 22.4%	38	0.0%
Dec-2025	179	- 27.5%	34	- 2.9%
12-Month Avg	211	- 24.1%	38	- 25.5%

Historical Closed Sales by Month

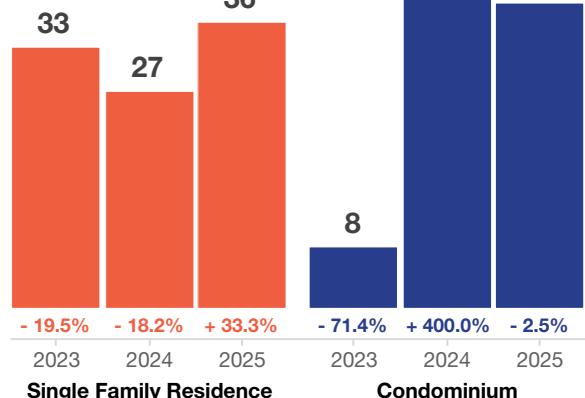


Days on Market Until Sale

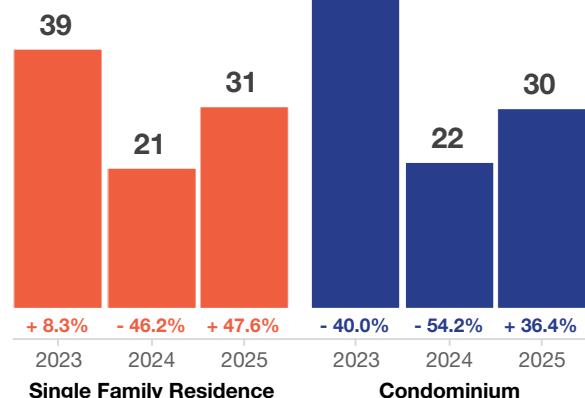
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



Year to Date

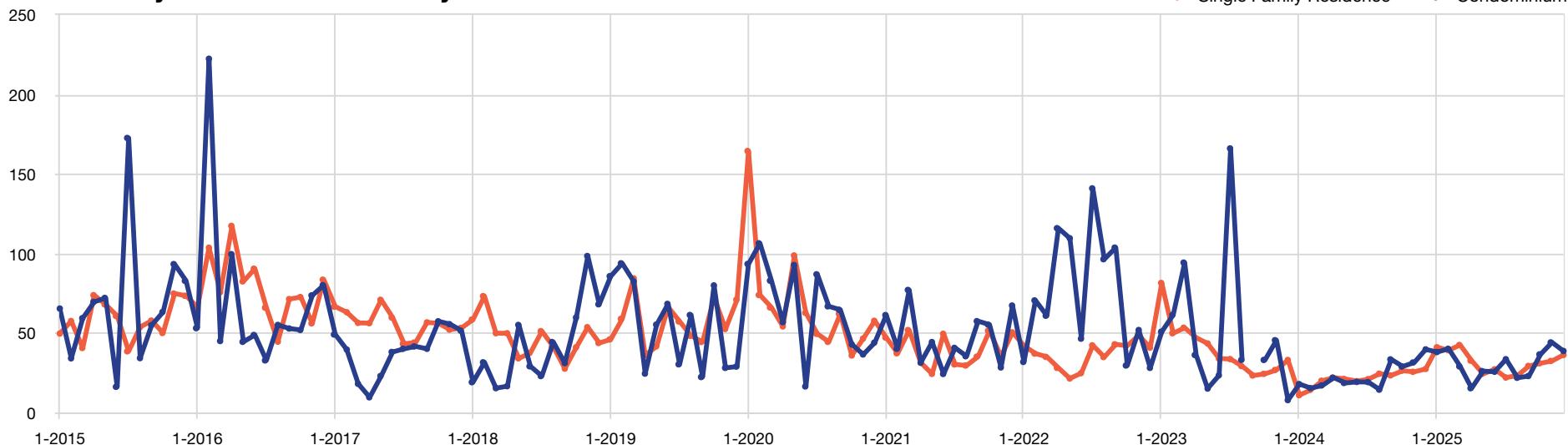


Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	41	+ 272.7%	38	+ 111.1%
Feb-2025	39	+ 178.6%	40	+ 166.7%
Mar-2025	42	+ 110.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	27	+ 35.0%	26	+ 36.8%
Jul-2025	22	+ 4.8%	33	+ 73.7%
Aug-2025	23	- 4.2%	22	+ 57.1%
Sep-2025	29	+ 26.1%	23	- 30.3%
Oct-2025	31	+ 19.2%	36	+ 24.1%
Nov-2025	32	+ 23.1%	44	+ 41.9%
Dec-2025	36	+ 33.3%	39	- 2.5%
12-Month Avg*	31	+ 43.8%	30	+ 38.0%

* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family Residence — Condominium

Historical Days on Market Until Sale by Month

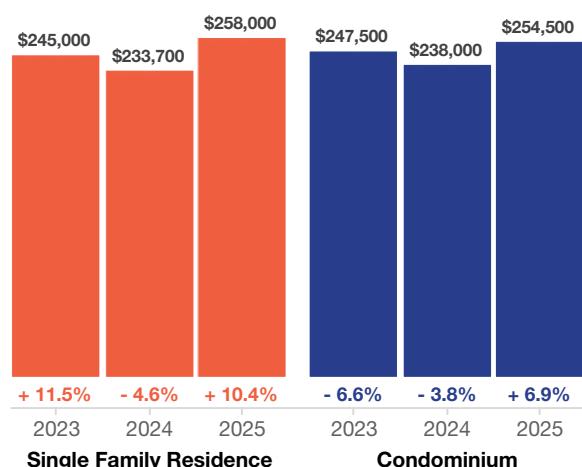


Median Sales Price

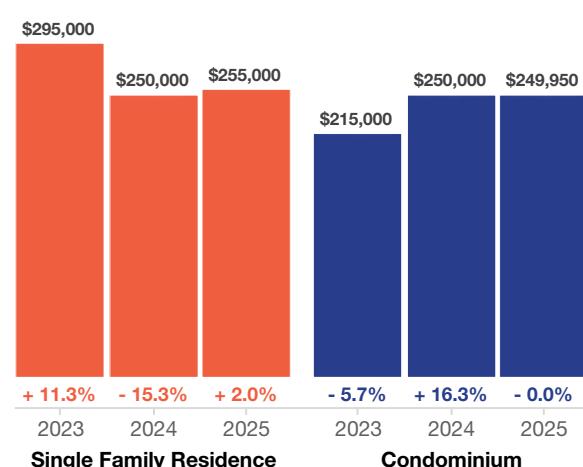
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



Year to Date

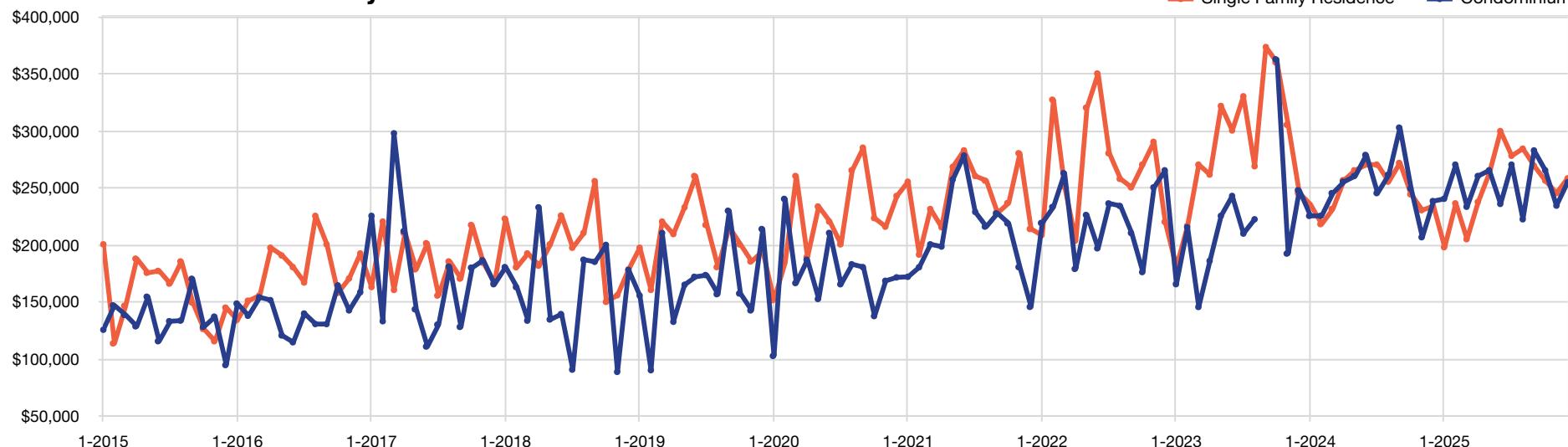


Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	\$197,500	- 16.0%	\$240,000	+ 6.7%
Feb-2025	\$236,000	+ 8.4%	\$270,000	+ 20.0%
Mar-2025	\$204,500	- 11.5%	\$233,000	- 4.9%
Apr-2025	\$237,200	- 7.5%	\$260,000	+ 2.0%
May-2025	\$262,500	- 0.9%	\$265,000	+ 1.9%
Jun-2025	\$299,450	+ 10.9%	\$235,500	- 15.4%
Jul-2025	\$277,750	+ 2.9%	\$270,000	+ 10.2%
Aug-2025	\$284,000	+ 11.4%	\$222,000	- 14.9%
Sep-2025	\$269,000	- 0.9%	\$282,450	- 6.6%
Oct-2025	\$256,000	+ 4.9%	\$265,000	+ 6.4%
Nov-2025	\$245,000	+ 6.5%	\$234,000	+ 13.5%
Dec-2025	\$258,000	+ 10.4%	\$254,500	+ 6.9%
12-Month Avg*	\$255,000	+ 2.0%	\$249,950	- 0.0%

* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family Residence — Condominium

Historical Median Sales Price by Month

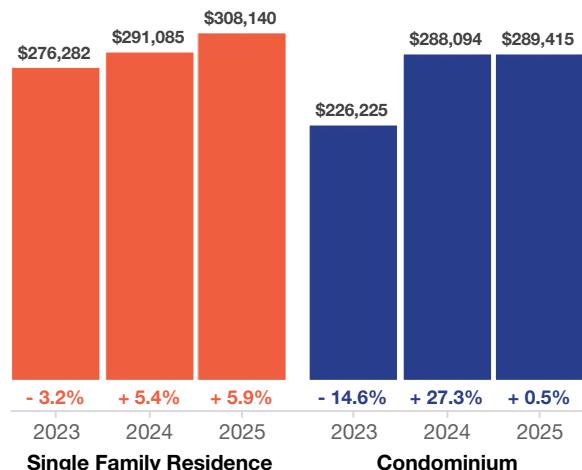


Average Sales Price

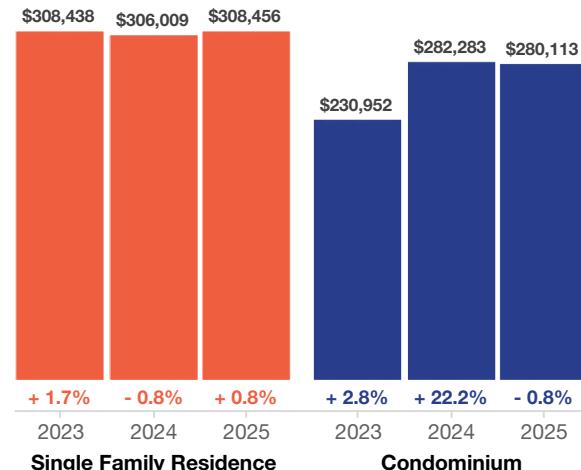
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



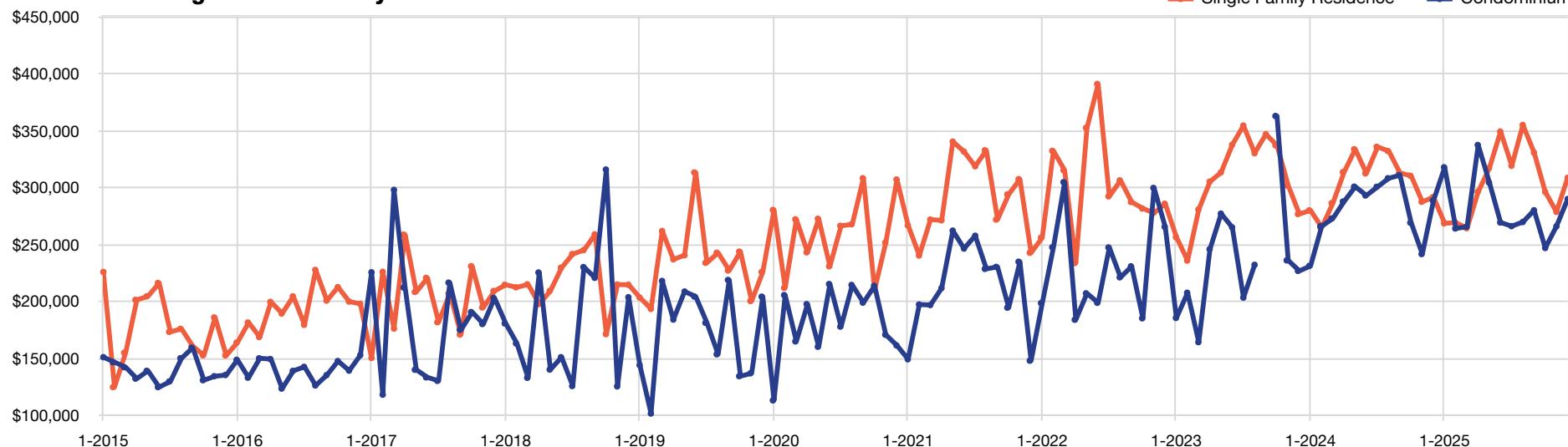
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	\$268,093	- 4.1%	\$317,398	+ 37.7%
Feb-2025	\$268,708	+ 1.6%	\$263,556	- 0.7%
Mar-2025	\$263,815	- 7.7%	\$265,076	- 2.7%
Apr-2025	\$295,880	- 5.5%	\$336,994	+ 17.3%
May-2025	\$316,718	- 5.0%	\$303,988	+ 1.2%
Jun-2025	\$348,851	+ 11.8%	\$268,809	- 8.1%
Jul-2025	\$318,729	- 5.0%	\$265,598	- 11.5%
Aug-2025	\$354,614	+ 6.9%	\$269,243	- 12.5%
Sep-2025	\$330,327	+ 5.7%	\$279,585	- 9.9%
Oct-2025	\$295,659	- 4.6%	\$246,394	- 8.3%
Nov-2025	\$278,140	- 3.1%	\$265,457	+ 10.1%
Dec-2025	\$308,140	+ 5.9%	\$289,415	+ 0.5%
12-Month Avg*	\$308,456	+ 0.8%	\$280,113	- 0.8%

* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

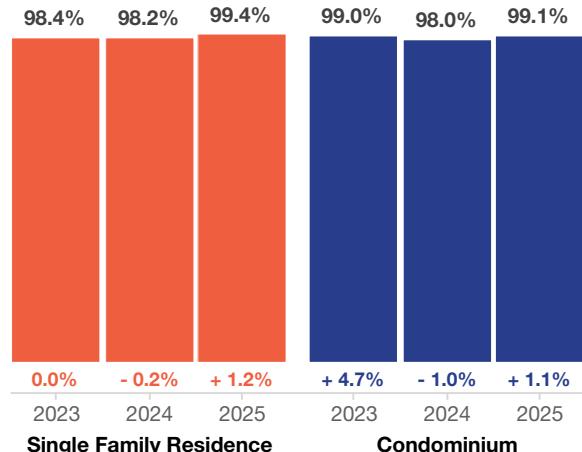


Percent of List Price Received

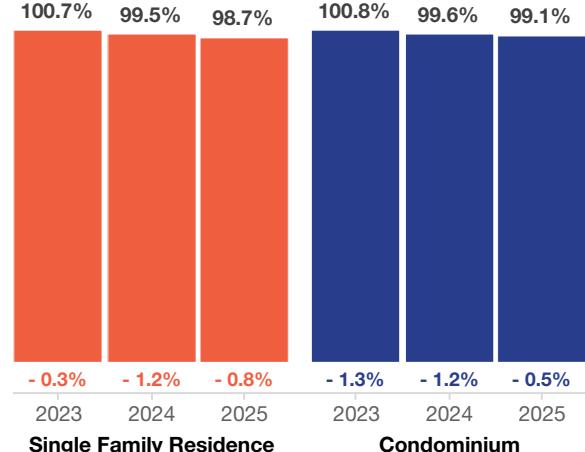
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



Year to Date

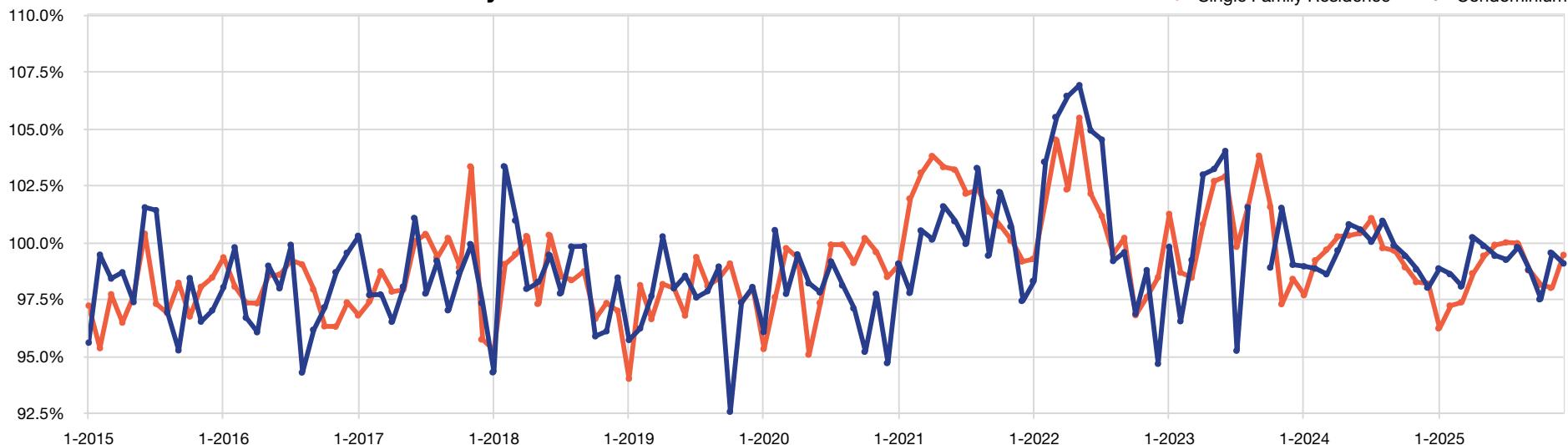


Pct. of List Price Received*	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	96.2%	-1.5%	98.8%	-0.1%
Feb-2025	97.2%	-2.0%	98.6%	-0.2%
Mar-2025	97.3%	-2.4%	98.0%	-0.6%
Apr-2025	98.6%	-1.6%	100.2%	+0.6%
May-2025	99.4%	-0.9%	99.8%	-1.0%
Jun-2025	99.9%	-0.5%	99.4%	-1.2%
Jul-2025	100.0%	-1.1%	99.2%	-0.8%
Aug-2025	100.0%	+0.3%	99.8%	-1.1%
Sep-2025	98.8%	-0.8%	98.8%	-1.1%
Oct-2025	98.1%	-0.8%	97.5%	-1.9%
Nov-2025	98.0%	-0.2%	99.5%	+0.7%
Dec-2025	99.4%	+1.2%	99.1%	+1.1%
12-Month Avg*	98.7%	-0.8%	99.1%	-0.5%

* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family Residence — Condominium

Historical Percent of List Price Received by Month

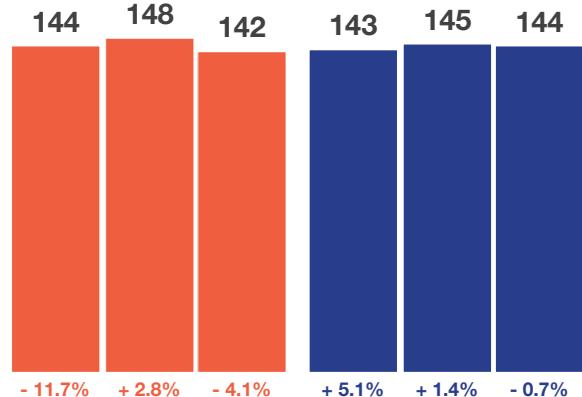


Housing Affordability Index

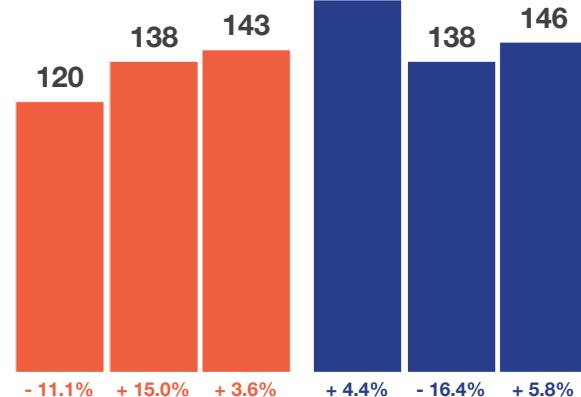
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

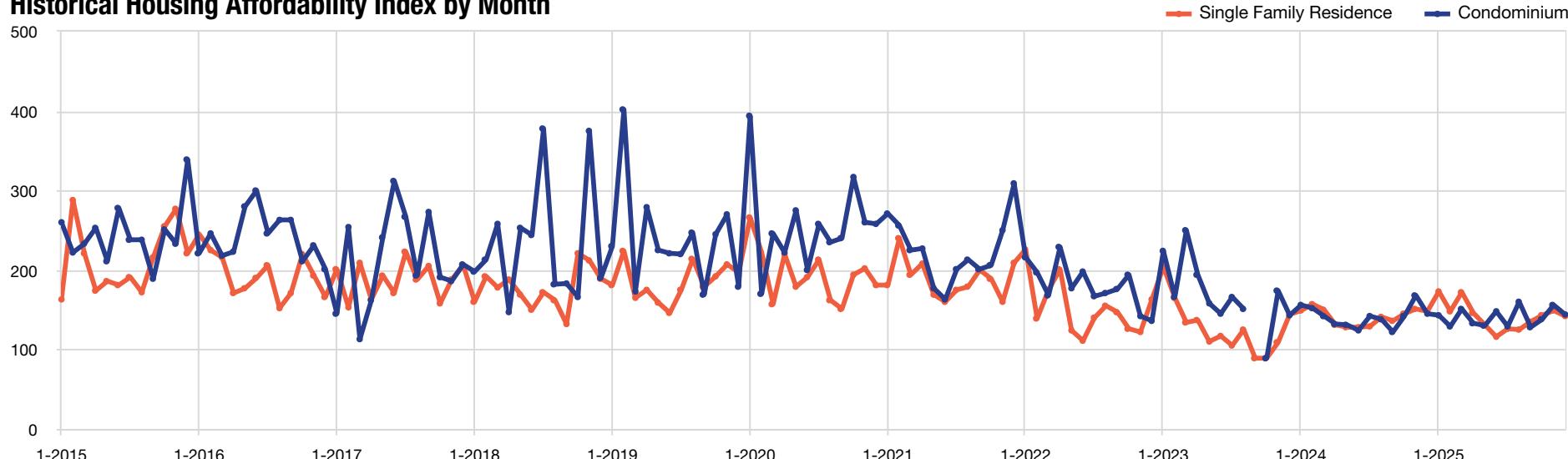


Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	173	+ 16.1%	143	- 8.3%
Feb-2025	148	- 5.7%	129	- 15.1%
Mar-2025	172	+ 14.7%	151	+ 6.3%
Apr-2025	146	+ 11.5%	133	+ 0.8%
May-2025	131	+ 2.3%	130	- 0.8%
Jun-2025	116	- 9.4%	148	+ 19.4%
Jul-2025	126	- 2.3%	129	- 9.2%
Aug-2025	125	- 11.3%	160	+ 15.9%
Sep-2025	135	- 0.7%	128	+ 4.9%
Oct-2025	143	- 1.4%	138	- 2.8%
Nov-2025	149	- 1.3%	156	- 7.1%
Dec-2025	142	- 4.1%	144	- 0.7%
12-Month Avg	142	+ 0.7%	141	0.0%

Historical Housing Affordability Index by Month

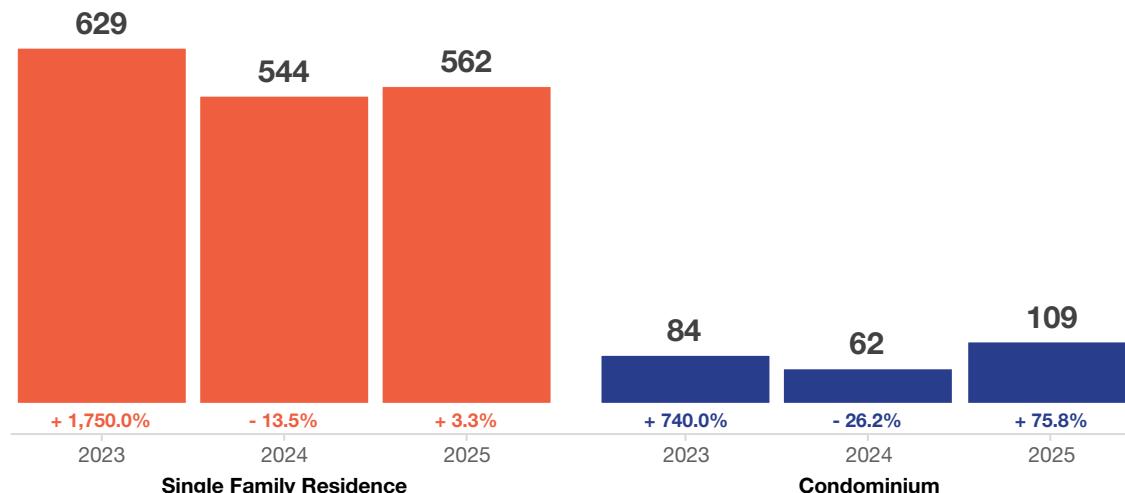


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

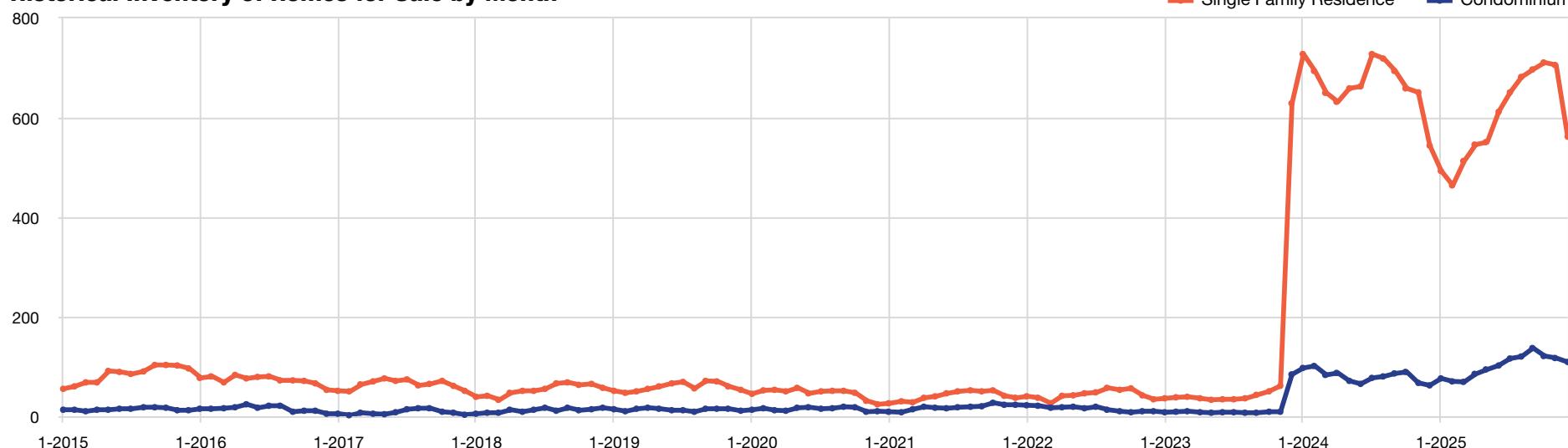


December



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	493	- 32.3%	76	- 21.6%
Feb-2025	464	- 33.1%	70	- 30.7%
Mar-2025	513	- 21.1%	69	- 16.9%
Apr-2025	546	- 13.6%	85	- 2.3%
May-2025	551	- 16.4%	94	+ 32.4%
Jun-2025	612	- 7.7%	102	+ 56.9%
Jul-2025	651	- 10.6%	116	+ 50.6%
Aug-2025	682	- 5.1%	120	+ 50.0%
Sep-2025	697	+ 0.4%	137	+ 59.3%
Oct-2025	711	+ 7.9%	121	+ 36.0%
Nov-2025	706	+ 8.4%	117	+ 74.6%
Dec-2025	562	+ 3.3%	109	+ 75.8%
12-Month Avg	599	- 10.3%	101	+ 26.3%

Historical Inventory of Homes for Sale by Month

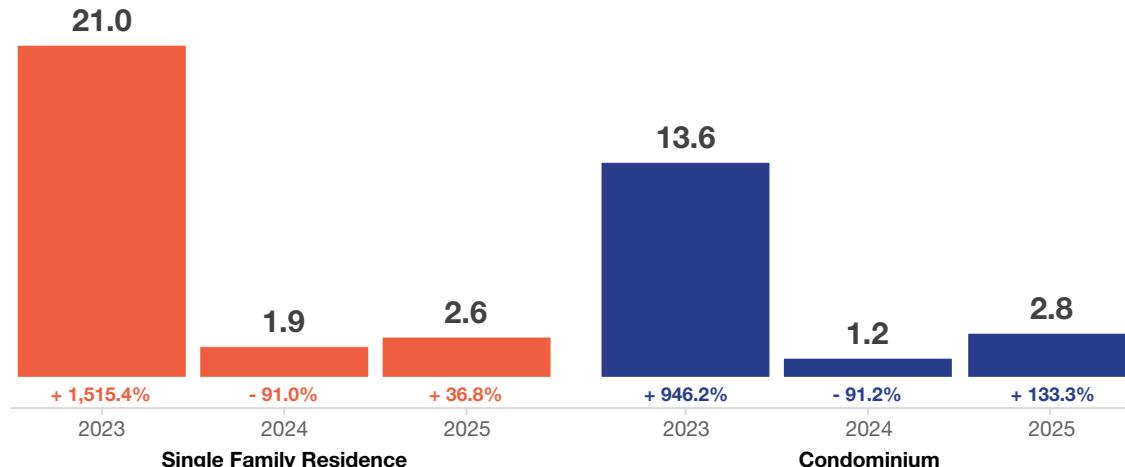


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



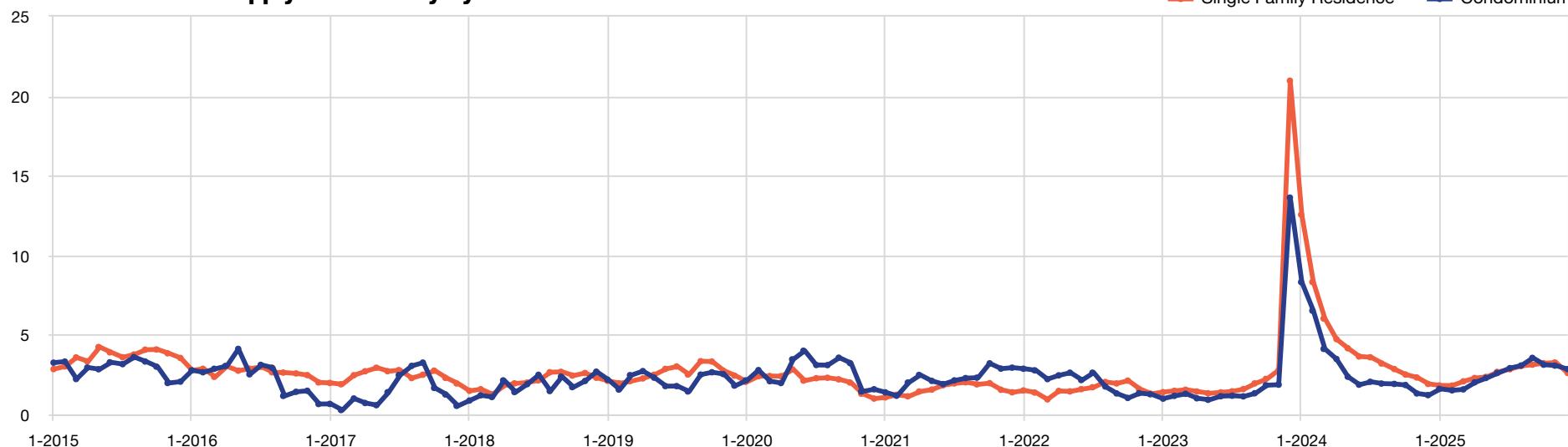
December



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2025	1.8	- 85.7%	1.6	- 80.7%
Feb-2025	1.8	- 78.3%	1.5	- 76.9%
Mar-2025	2.1	- 65.0%	1.6	- 61.0%
Apr-2025	2.3	- 51.1%	2.0	- 42.9%
May-2025	2.4	- 42.9%	2.3	- 4.2%
Jun-2025	2.7	- 25.0%	2.6	+ 36.8%
Jul-2025	2.8	- 22.2%	2.9	+ 45.0%
Aug-2025	3.0	- 6.3%	3.1	+ 63.2%
Sep-2025	3.1	+ 10.7%	3.6	+ 89.5%
Oct-2025	3.2	+ 28.0%	3.1	+ 72.2%
Nov-2025	3.3	+ 43.5%	3.1	+ 138.5%
Dec-2025	2.6	+ 36.8%	2.8	+ 133.3%
12-Month Avg*	2.6	- 44.3%	2.5	- 18.4%

* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market 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	% Change	YTD 2024	YTD 2025	% Change
	12-2023	6-2024	12-2024	6-2025	12-2025						
New Listings						222	182	- 18.0%	5,685	4,576	- 19.5%
Pending Sales						182	177	- 2.7%	4,026	3,051	- 24.2%
Closed Sales						282	213	- 24.5%	3,942	2,989	- 24.2%
Days on Market Until Sale						29	37	+ 27.6%	21	31	+ 47.6%
Median Sales Price						\$235,000	\$255,500	+ 8.7%	\$250,000	\$254,000	+ 1.6%
Average Sales Price						\$290,712	\$305,137	+ 5.0%	\$302,340	\$304,132	+ 0.6%
Percent of List Price Received						98.1%	99.4%	+ 1.3%	99.6%	98.8%	- 0.8%
Housing Affordability Index						147	143	- 2.7%	138	144	+ 4.3%
Inventory of Homes for Sale						606	671	+ 10.7%	—	—	—
Months Supply of Inventory						1.8	2.6	+ 44.4%	—	—	—