

Local Market Update – March 2025

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

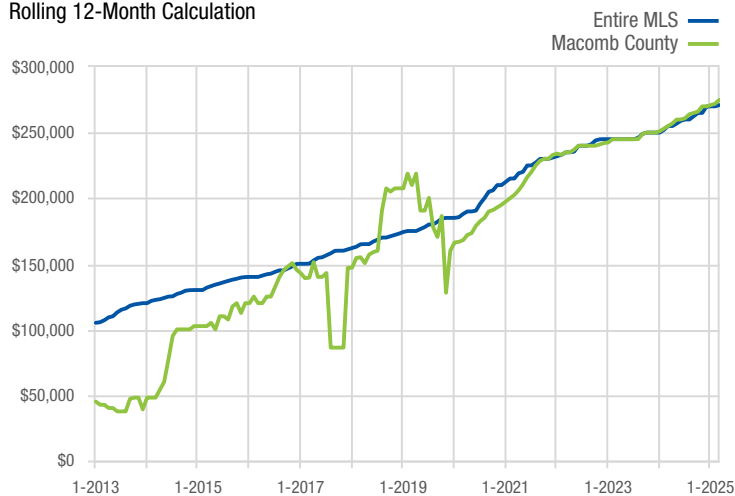
Single Family Residential	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	829	938	+ 13.1%	2,167	2,314	+ 6.8%
Pending Sales	698	701	+ 0.4%	1,853	1,816	- 2.0%
Closed Sales	629	591	- 6.0%	1,636	1,614	- 1.3%
Days on Market Until Sale	52	41	- 21.2%	53	43	- 18.9%
Median Sales Price*	\$256,000	\$280,000	+ 9.4%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$290,205	\$308,348	+ 6.3%	\$288,083	\$299,739	+ 4.0%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	993	1,184	+ 19.2%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	237	257	+ 8.4%	593	655	+ 10.5%
Pending Sales	207	202	- 2.4%	546	530	- 2.9%
Closed Sales	185	167	- 9.7%	466	459	- 1.5%
Days on Market Until Sale	47	46	- 2.1%	50	44	- 12.0%
Median Sales Price*	\$210,000	\$225,000	+ 7.1%	\$207,250	\$220,000	+ 6.2%
Average Sales Price*	\$224,505	\$236,365	+ 5.3%	\$215,877	\$231,301	+ 7.1%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	235	302	+ 28.5%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

* 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.

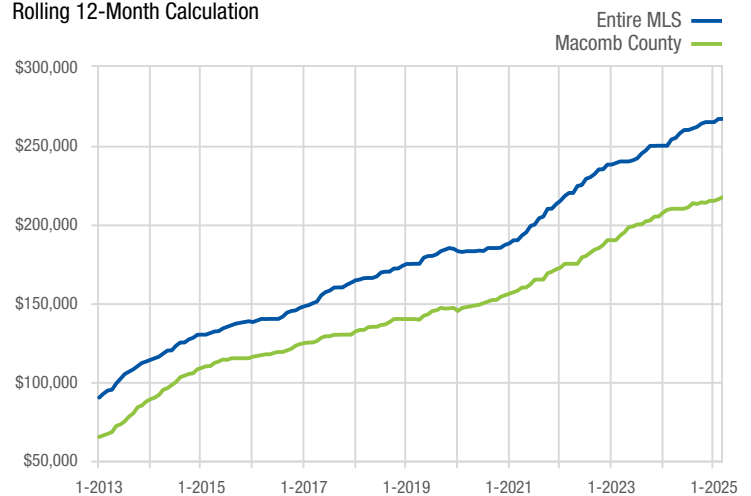
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Oakland County

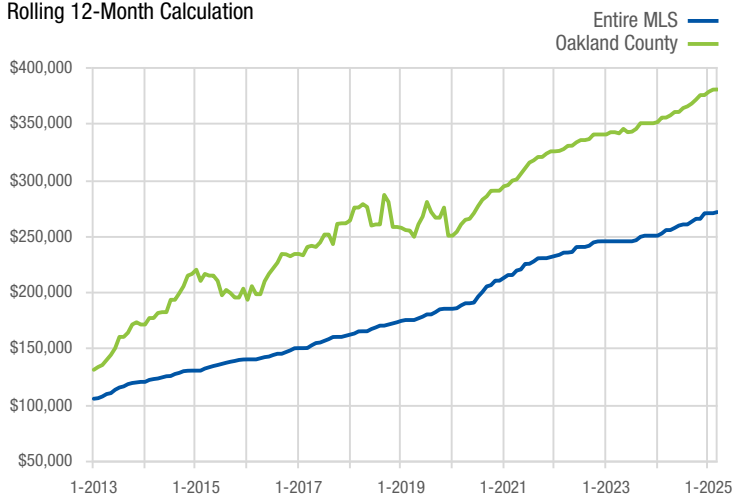
Single Family Residential	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	1,211	1,317	+ 8.8%	3,206	3,234	+ 0.9%
Pending Sales	1,023	939	- 8.2%	2,667	2,415	- 9.4%
Closed Sales	926	727	- 21.5%	2,364	2,095	- 11.4%
Days on Market Until Sale	60	35	- 41.7%	61	39	- 36.1%
Median Sales Price*	\$360,000	\$367,200	+ 2.0%	\$348,000	\$360,000	+ 3.4%
Average Sales Price*	\$446,368	\$444,863	- 0.3%	\$433,073	\$447,580	+ 3.3%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	1,544	1,592	+ 3.1%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	289	393	+ 36.0%	835	955	+ 14.4%
Pending Sales	276	244	- 11.6%	730	638	- 12.6%
Closed Sales	243	191	- 21.4%	630	566	- 10.2%
Days on Market Until Sale	54	43	- 20.4%	59	43	- 27.1%
Median Sales Price*	\$268,000	\$275,000	+ 2.6%	\$261,563	\$274,000	+ 4.8%
Average Sales Price*	\$303,853	\$303,189	- 0.2%	\$289,587	\$311,426	+ 7.5%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	354	546	+ 54.2%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

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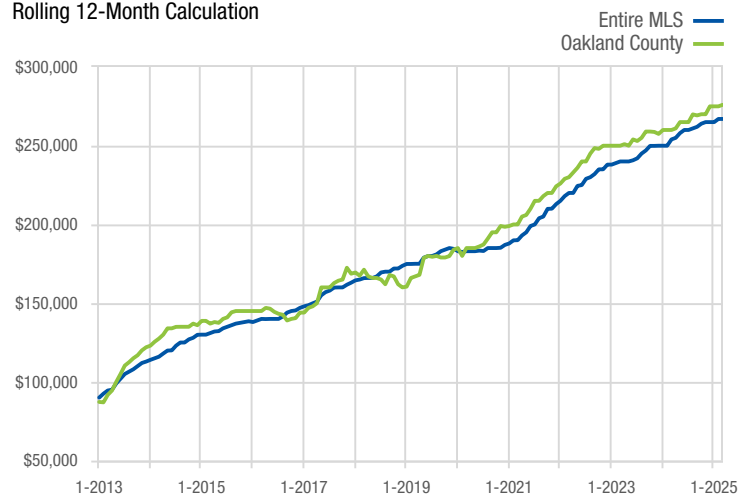
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Washtenaw County

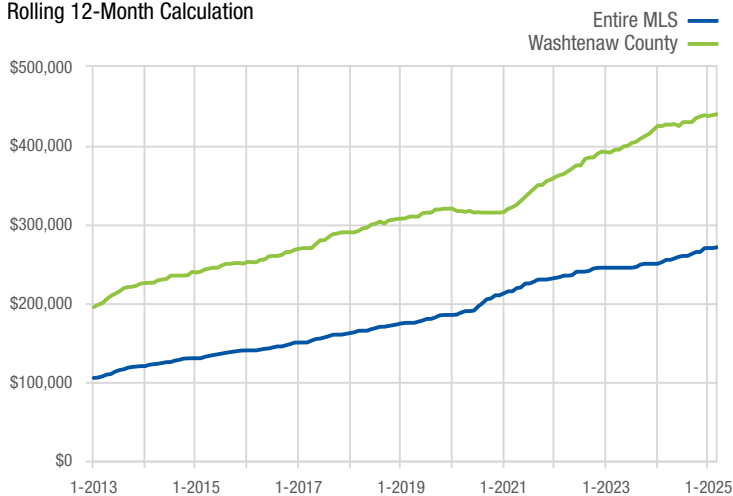
Single Family Residential Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	256	334	+ 30.5%	686	789	+ 15.0%
Pending Sales	234	168	- 28.2%	580	487	- 16.0%
Closed Sales	190	163	- 14.2%	476	453	- 4.8%
Days on Market Until Sale	50	33	- 34.0%	52	44	- 15.4%
Median Sales Price*	\$440,000	\$451,200	+ 2.5%	\$417,500	\$429,950	+ 3.0%
Average Sales Price*	\$481,048	\$518,440	+ 7.8%	\$466,266	\$483,039	+ 3.6%
Percent of List Price Received*	102.1%	100.6%	- 1.5%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale	307	482	+ 57.0%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Condominium Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	96	129	+ 34.4%	236	273	+ 15.7%
Pending Sales	90	64	- 28.9%	200	182	- 9.0%
Closed Sales	61	65	+ 6.6%	146	158	+ 8.2%
Days on Market Until Sale	38	39	+ 2.6%	49	45	- 8.2%
Median Sales Price*	\$311,320	\$285,000	- 8.5%	\$296,000	\$320,000	+ 8.1%
Average Sales Price*	\$414,492	\$358,115	- 13.6%	\$367,757	\$380,662	+ 3.5%
Percent of List Price Received*	100.7%	99.6%	- 1.1%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	144	206	+ 43.1%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

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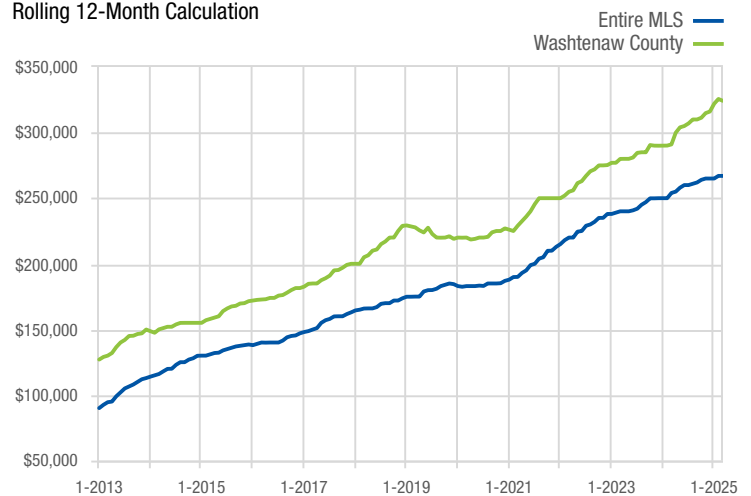
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Wayne County

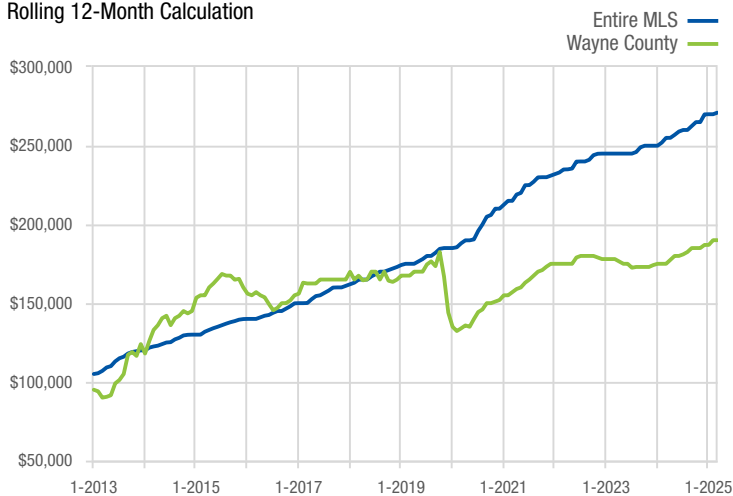
Single Family Residential	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	1,870	2,010	+ 7.5%	5,508	5,104	- 7.3%
Pending Sales	1,404	1,336	- 4.8%	3,827	3,530	- 7.8%
Closed Sales	1,250	1,059	- 15.3%	3,433	3,110	- 9.4%
Days on Market Until Sale	57	42	- 26.3%	60	45	- 25.0%
Median Sales Price*	\$175,000	\$180,000	+ 2.9%	\$168,000	\$175,300	+ 4.3%
Average Sales Price*	\$212,892	\$215,163	+ 1.1%	\$200,535	\$216,110	+ 7.8%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.1%	97.6%	- 0.5%
Inventory of Homes for Sale	3,442	3,175	- 7.8%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	186	239	+ 28.5%	581	612	+ 5.3%
Pending Sales	154	179	+ 16.2%	436	421	- 3.4%
Closed Sales	147	136	- 7.5%	396	325	- 17.9%
Days on Market Until Sale	53	47	- 11.3%	63	46	- 27.0%
Median Sales Price*	\$225,000	\$235,000	+ 4.4%	\$217,250	\$225,000	+ 3.6%
Average Sales Price*	\$249,464	\$259,821	+ 4.2%	\$251,275	\$255,362	+ 1.6%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	379	414	+ 9.2%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

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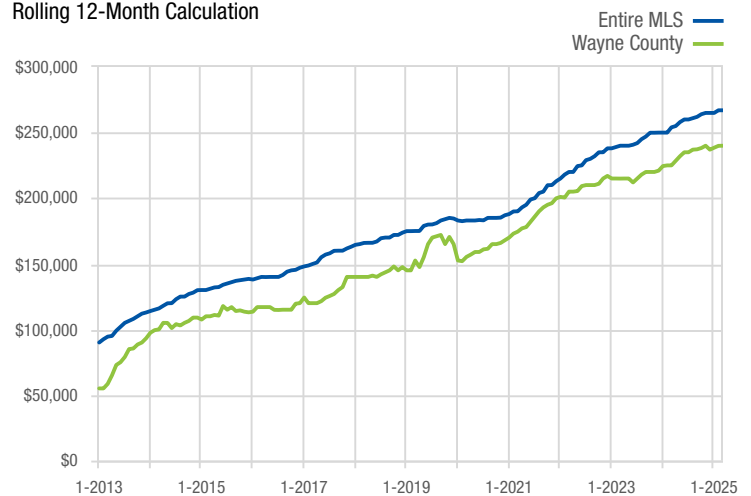
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