

Local Market Update – February 2025

A Research Tool Provided by the Michigan Regional Information Center



Macomb County

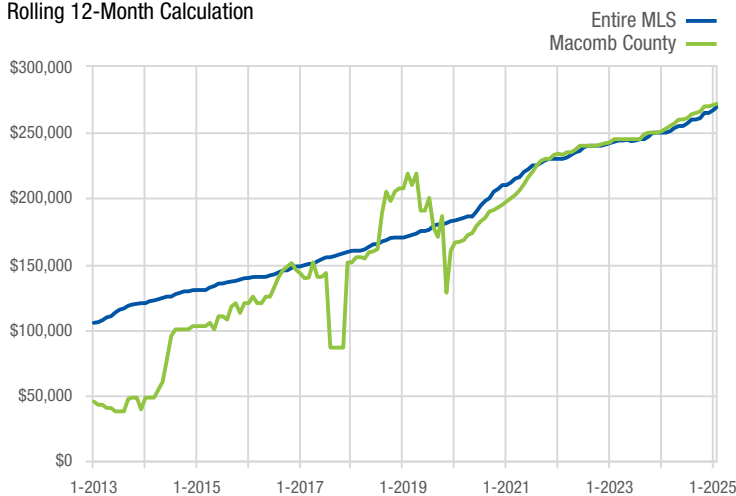
Single Family Residential	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	671	676	+ 0.7%	1,338	1,374	+ 2.7%
Pending Sales	586	549	- 6.3%	1,155	1,127	- 2.4%
Closed Sales	529	480	- 9.3%	1,007	1,003	- 0.4%
Days on Market Until Sale	55	42	- 23.6%	54	44	- 18.5%
Median Sales Price*	\$255,000	\$265,000	+ 3.9%	\$245,000	\$261,500	+ 6.7%
Average Sales Price*	\$302,149	\$297,828	- 1.4%	\$286,756	\$296,711	+ 3.5%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	1,025	1,119	+ 9.2%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	188	178	- 5.3%	356	399	+ 12.1%
Pending Sales	168	159	- 5.4%	339	330	- 2.7%
Closed Sales	149	141	- 5.4%	281	288	+ 2.5%
Days on Market Until Sale	52	43	- 17.3%	53	42	- 20.8%
Median Sales Price*	\$208,000	\$220,000	+ 5.8%	\$199,000	\$220,000	+ 10.6%
Average Sales Price*	\$211,180	\$232,314	+ 10.0%	\$210,197	\$227,087	+ 8.0%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.7%	98.0%	- 0.7%
Inventory of Homes for Sale	241	301	+ 24.9%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

* 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.

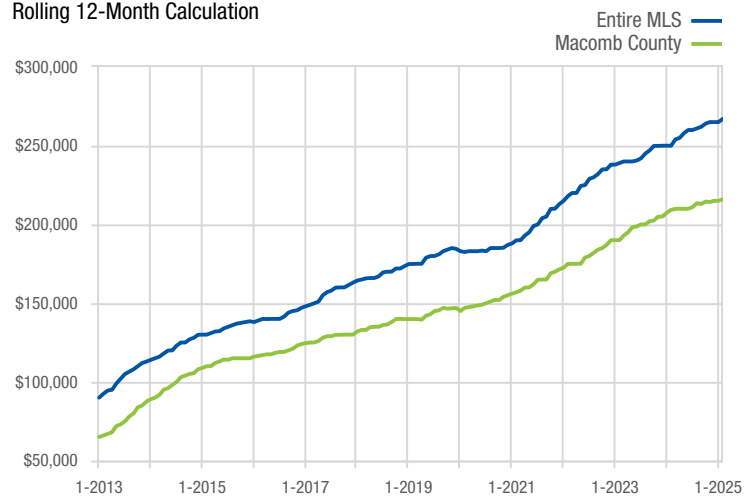
Median Sales Price - Single Family Residential

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

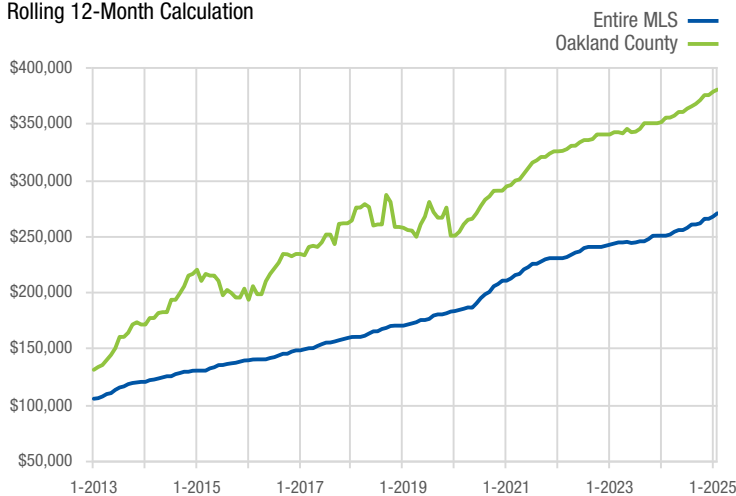
Single Family Residential	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	983	908	- 7.6%	1,997	1,918	- 4.0%
Pending Sales	850	731	- 14.0%	1,647	1,481	- 10.1%
Closed Sales	765	677	- 11.5%	1,439	1,336	- 7.2%
Days on Market Until Sale	63	39	- 38.1%	62	41	- 33.9%
Median Sales Price*	\$348,500	\$350,000	+ 0.4%	\$340,000	\$355,000	+ 4.4%
Average Sales Price*	\$416,106	\$451,178	+ 8.4%	\$424,431	\$449,990	+ 6.0%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	1,623	1,469	- 9.5%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	259	263	+ 1.5%	546	561	+ 2.7%
Pending Sales	216	187	- 13.4%	454	397	- 12.6%
Closed Sales	206	192	- 6.8%	387	366	- 5.4%
Days on Market Until Sale	61	39	- 36.1%	62	44	- 29.0%
Median Sales Price*	\$256,953	\$275,000	+ 7.0%	\$255,000	\$269,000	+ 5.5%
Average Sales Price*	\$280,792	\$315,555	+ 12.4%	\$280,630	\$315,591	+ 12.5%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	394	461	+ 17.0%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

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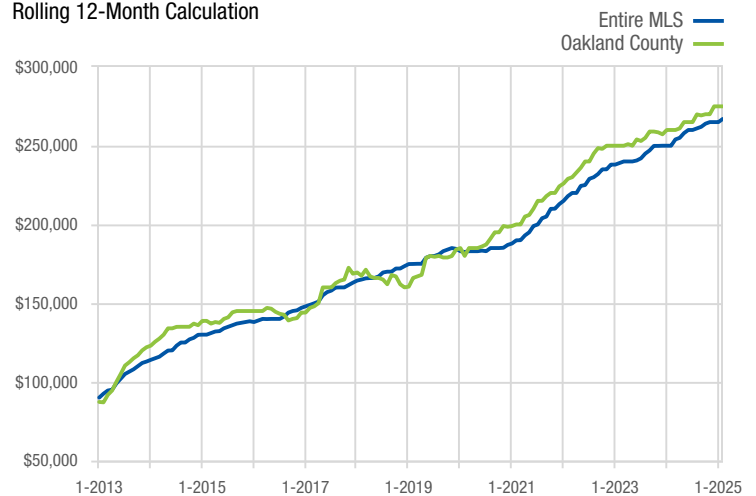
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Washtenaw County

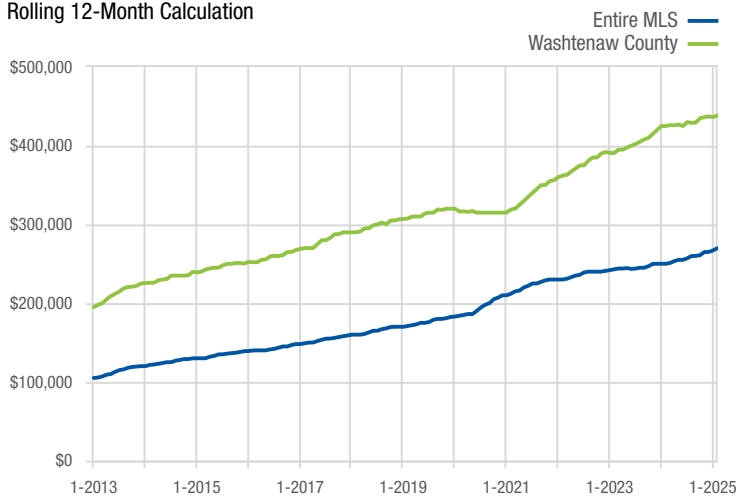
Single Family Residential	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	247	224	- 9.3%	431	455	+ 5.6%
Pending Sales	192	128	- 33.3%	347	280	- 19.3%
Closed Sales	165	160	- 3.0%	287	284	- 1.0%
Days on Market Until Sale	53	47	- 11.3%	53	50	- 5.7%
Median Sales Price*	\$405,000	\$410,000	+ 1.2%	\$405,000	\$400,000	- 1.2%
Average Sales Price*	\$445,260	\$446,367	+ 0.2%	\$455,187	\$454,422	- 0.2%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	325	406	+ 24.9%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	74	78	+ 5.4%	140	143	+ 2.1%
Pending Sales	61	59	- 3.3%	110	108	- 1.8%
Closed Sales	47	48	+ 2.1%	85	91	+ 7.1%
Days on Market Until Sale	64	63	- 1.6%	58	49	- 15.5%
Median Sales Price*	\$299,000	\$340,000	+ 13.7%	\$280,000	\$347,000	+ 23.9%
Average Sales Price*	\$334,621	\$385,382	+ 15.2%	\$334,218	\$397,628	+ 19.0%
Percent of List Price Received*	99.1%	100.6%	+ 1.5%	99.5%	99.7%	+ 0.2%
Inventory of Homes for Sale	145	173	+ 19.3%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

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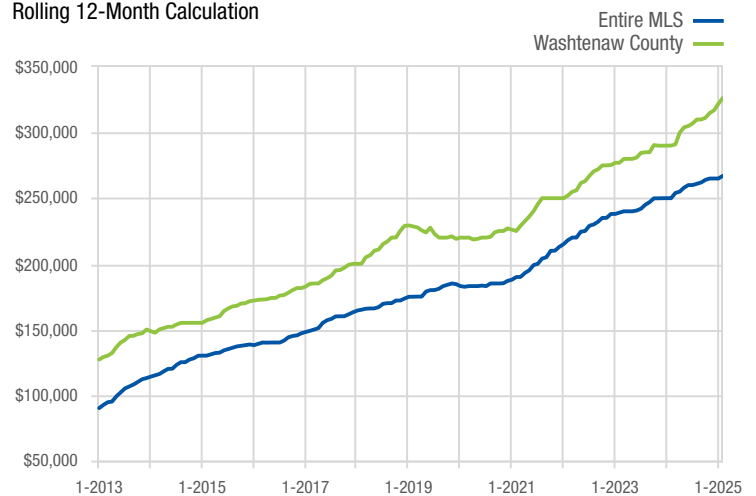
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



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Wayne County

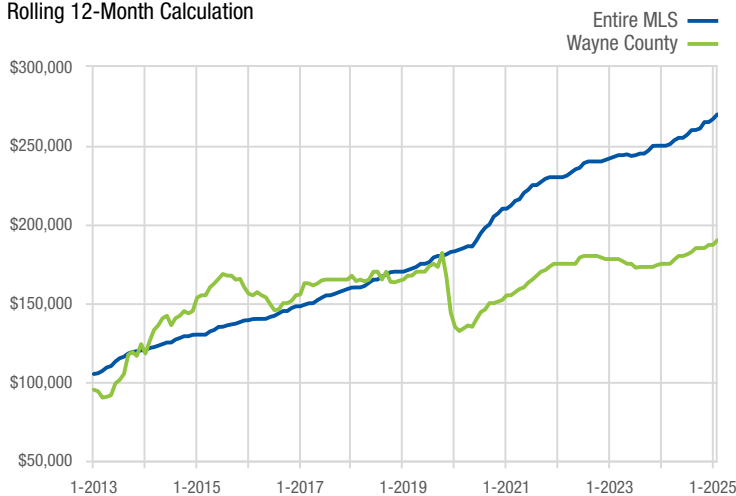
Single Family Residential	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	1,848	1,518	- 17.9%	3,640	3,091	- 15.1%
Pending Sales	1,226	1,122	- 8.5%	2,425	2,224	- 8.3%
Closed Sales	1,134	978	- 13.8%	2,183	1,997	- 8.5%
Days on Market Until Sale	61	47	- 23.0%	62	46	- 25.8%
Median Sales Price*	\$155,000	\$179,450	+ 15.8%	\$165,000	\$175,000	+ 6.1%
Average Sales Price*	\$189,466	\$224,318	+ 18.4%	\$193,614	\$217,111	+ 12.1%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	97.7%	97.2%	- 0.5%
Inventory of Homes for Sale	3,629	3,025	- 16.6%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	213	153	- 28.2%	395	371	- 6.1%
Pending Sales	144	122	- 15.3%	282	239	- 15.2%
Closed Sales	134	93	- 30.6%	249	183	- 26.5%
Days on Market Until Sale	68	38	- 44.1%	70	45	- 35.7%
Median Sales Price*	\$210,000	\$225,000	+ 7.1%	\$215,000	\$224,500	+ 4.4%
Average Sales Price*	\$271,890	\$252,545	- 7.1%	\$252,345	\$250,824	- 0.6%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	394	412	+ 4.6%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

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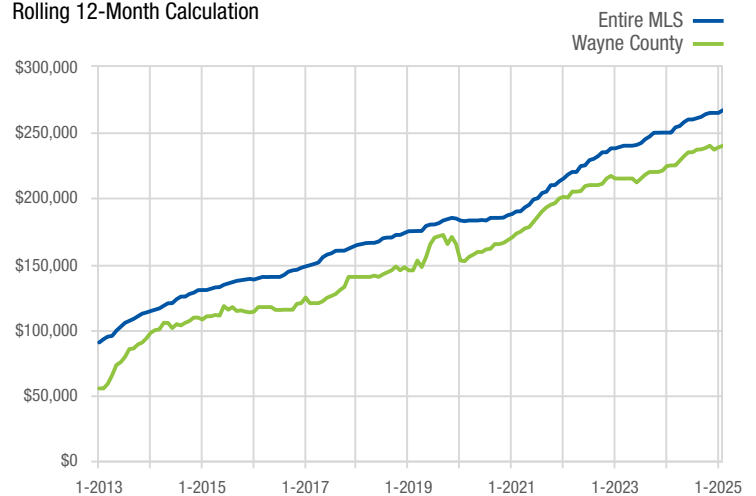
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