

# Local Market Update – December 2024

A Research Tool Provided by the Michigan Regional Information Center



## Macomb County

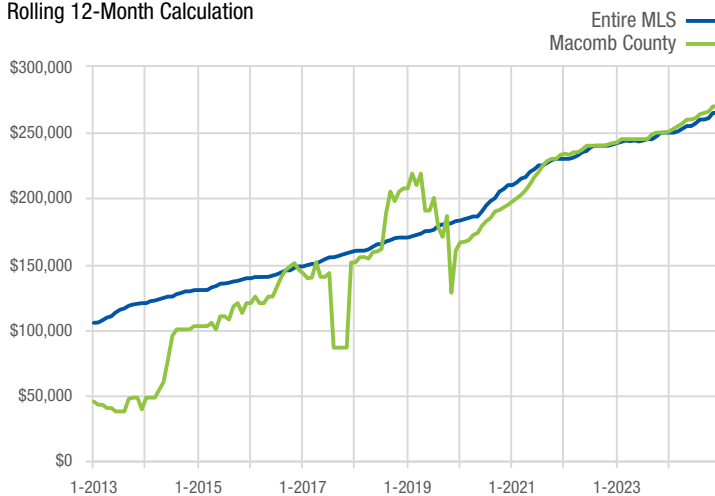
Single Family Residential	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	606	<b>581</b>	- 4.1%	10,614	<b>11,096</b>	+ 4.5%
Pending Sales	464	<b>536</b>	+ 15.5%	8,569	<b>8,400</b>	- 2.0%
Closed Sales	644	<b>626</b>	- 2.8%	8,663	<b>8,128</b>	- 6.2%
Days on Market Until Sale	50	<b>34</b>	- 32.0%	51	<b>40</b>	- 21.6%
Median Sales Price*	\$245,000	<b>\$270,000</b>	+ 10.2%	\$250,000	<b>\$270,000</b>	+ 8.0%
Average Sales Price*	\$273,145	<b>\$315,317</b>	+ 15.4%	\$285,406	<b>\$310,854</b>	+ 8.9%
Percent of List Price Received*	99.1%	<b>99.0%</b>	- 0.1%	100.1%	<b>100.1%</b>	0.0%
Inventory of Homes for Sale	1,205	<b>1,235</b>	+ 2.5%	—	—	—
Months Supply of Inventory	1.7	<b>1.8</b>	+ 5.9%	—	—	—

Condominium	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	128	<b>120</b>	- 6.3%	2,750	<b>2,959</b>	+ 7.6%
Pending Sales	98	<b>117</b>	+ 19.4%	2,338	<b>2,359</b>	+ 0.9%
Closed Sales	137	<b>162</b>	+ 18.2%	2,361	<b>2,298</b>	- 2.7%
Days on Market Until Sale	52	<b>36</b>	- 30.8%	42	<b>38</b>	- 9.5%
Median Sales Price*	\$200,000	<b>\$207,500</b>	+ 3.8%	\$205,000	<b>\$215,000</b>	+ 4.9%
Average Sales Price*	\$207,445	<b>\$214,892</b>	+ 3.6%	\$212,691	<b>\$223,834</b>	+ 5.2%
Percent of List Price Received*	98.4%	<b>98.4%</b>	0.0%	99.3%	<b>99.3%</b>	0.0%
Inventory of Homes for Sale	293	<b>322</b>	+ 9.9%	—	—	—
Months Supply of Inventory	1.5	<b>1.6</b>	+ 6.7%	—	—	—

\* 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.

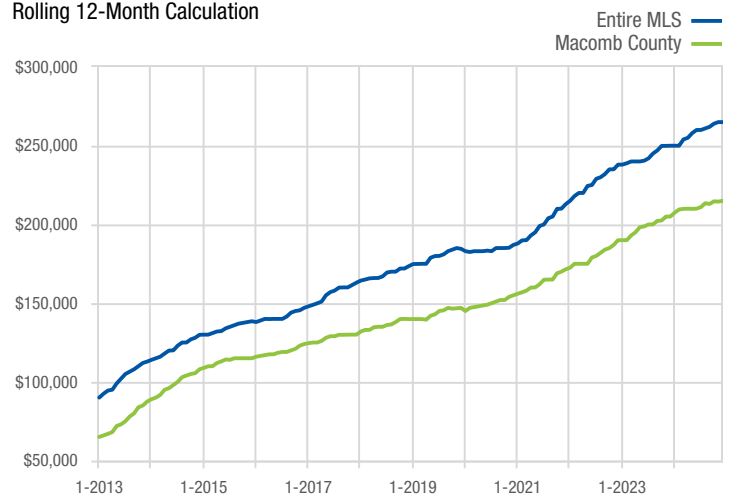
### Median Sales Price - Single Family Residential

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

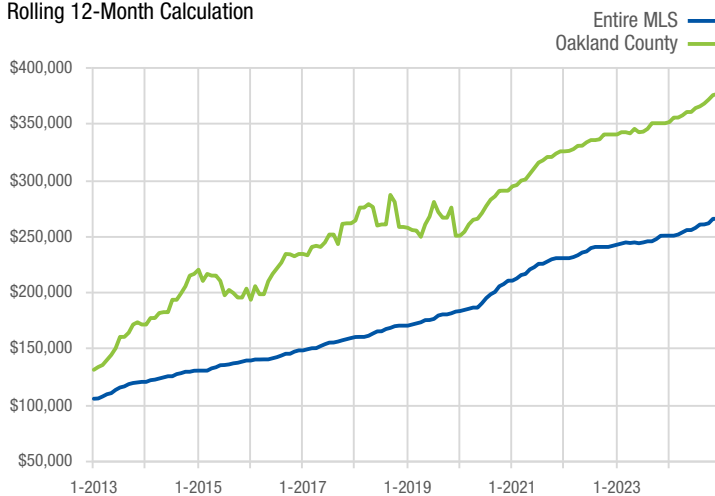
Single Family Residential	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	842	<b>708</b>	- 15.9%	16,116	<b>16,554</b>	+ 2.7%
Pending Sales	709	<b>715</b>	+ 0.8%	12,079	<b>12,394</b>	+ 2.6%
Closed Sales	857	<b>920</b>	+ 7.4%	12,083	<b>12,315</b>	+ 1.9%
Days on Market Until Sale	65	<b>32</b>	- 50.8%	59	<b>42</b>	- 28.8%
Median Sales Price*	\$325,000	<b>\$372,225</b>	+ 14.5%	\$350,000	<b>\$376,000</b>	+ 7.4%
Average Sales Price*	\$406,642	<b>\$441,732</b>	+ 8.6%	\$429,012	<b>\$470,250</b>	+ 9.6%
Percent of List Price Received*	98.9%	<b>98.6%</b>	- 0.3%	100.2%	<b>100.3%</b>	+ 0.1%
Inventory of Homes for Sale	1,889	<b>1,604</b>	- 15.1%	—	—	—
Months Supply of Inventory	1.9	<b>1.6</b>	- 15.8%	—	—	—

Condominium	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	219	<b>186</b>	- 15.1%	3,729	<b>4,033</b>	+ 8.2%
Pending Sales	182	<b>177</b>	- 2.7%	2,932	<b>3,064</b>	+ 4.5%
Closed Sales	231	<b>192</b>	- 16.9%	2,905	<b>3,008</b>	+ 3.5%
Days on Market Until Sale	66	<b>33</b>	- 50.0%	57	<b>45</b>	- 21.1%
Median Sales Price*	\$249,000	<b>\$270,000</b>	+ 8.4%	\$257,250	<b>\$275,000</b>	+ 6.9%
Average Sales Price*	\$281,014	<b>\$318,821</b>	+ 13.5%	\$297,434	<b>\$309,441</b>	+ 4.0%
Percent of List Price Received*	98.8%	<b>98.1%</b>	- 0.7%	99.5%	<b>99.1%</b>	- 0.4%
Inventory of Homes for Sale	428	<b>452</b>	+ 5.6%	—	—	—
Months Supply of Inventory	1.8	<b>1.8</b>	0.0%	—	—	—

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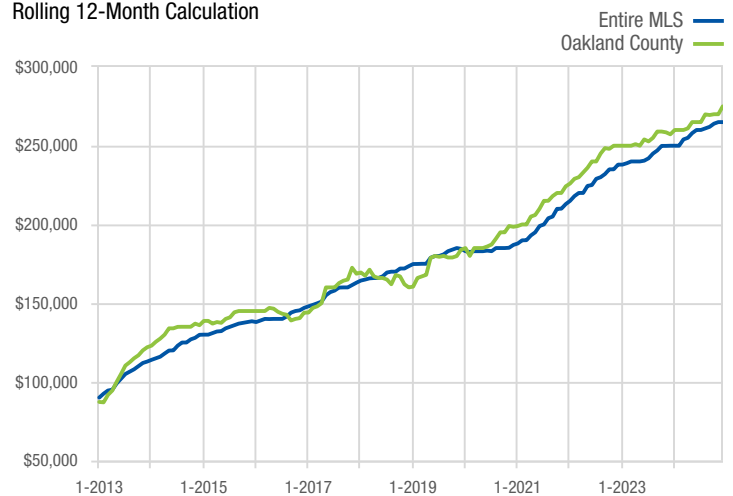
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Rolling 12-Month Calculation



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## Washtenaw County

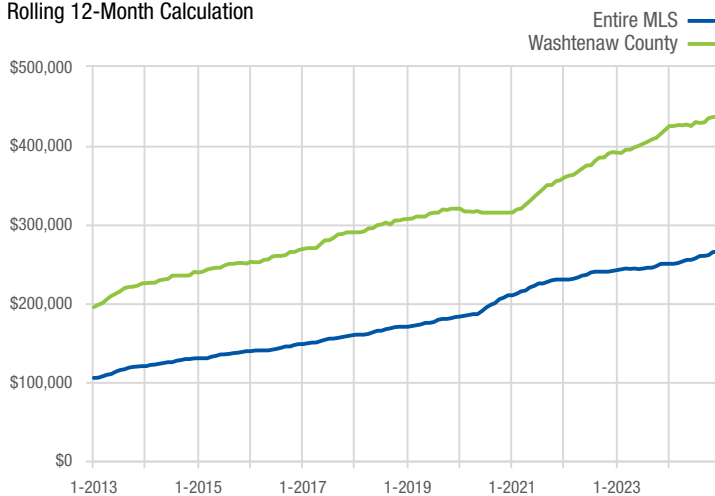
Single Family Residential	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	136	<b>119</b>	- 12.5%	3,334	<b>3,343</b>	+ 0.3%
Pending Sales	137	<b>122</b>	- 10.9%	2,799	<b>2,599</b>	- 7.1%
Closed Sales	149	<b>196</b>	+ 31.5%	2,772	<b>2,590</b>	- 6.6%
Days on Market Until Sale	58	<b>39</b>	- 32.8%	53	<b>37</b>	- 30.2%
Median Sales Price*	\$400,000	<b>\$405,000</b>	+ 1.3%	\$420,000	<b>\$437,000</b>	+ 4.0%
Average Sales Price*	\$448,448	<b>\$466,791</b>	+ 4.1%	\$478,046	<b>\$501,363</b>	+ 4.9%
Percent of List Price Received*	98.7%	<b>98.7%</b>	0.0%	101.0%	<b>100.7%</b>	- 0.3%
Inventory of Homes for Sale	379	<b>352</b>	- 7.1%	—	—	—
Months Supply of Inventory	1.6	<b>1.6</b>	0.0%	—	—	—

Condominium	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	46	<b>49</b>	+ 6.5%	1,077	<b>1,083</b>	+ 0.6%
Pending Sales	51	<b>37</b>	- 27.5%	927	<b>876</b>	- 5.5%
Closed Sales	60	<b>60</b>	0.0%	911	<b>869</b>	- 4.6%
Days on Market Until Sale	48	<b>48</b>	0.0%	64	<b>40</b>	- 37.5%
Median Sales Price*	\$280,000	<b>\$305,000</b>	+ 8.9%	\$290,000	<b>\$315,100</b>	+ 8.7%
Average Sales Price*	\$355,471	<b>\$362,142</b>	+ 1.9%	\$354,771	<b>\$383,082</b>	+ 8.0%
Percent of List Price Received*	100.3%	<b>99.2%</b>	- 1.1%	100.9%	<b>100.4%</b>	- 0.5%
Inventory of Homes for Sale	132	<b>155</b>	+ 17.4%	—	—	—
Months Supply of Inventory	1.7	<b>2.1</b>	+ 23.5%	—	—	—

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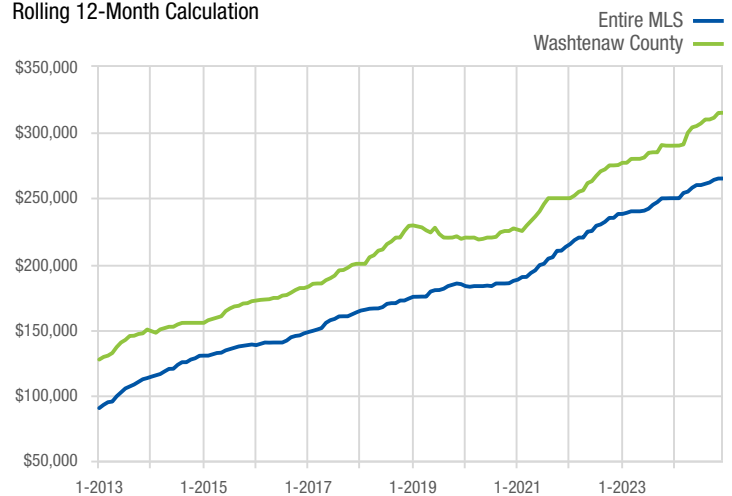
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Rolling 12-Month Calculation



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## Wayne County

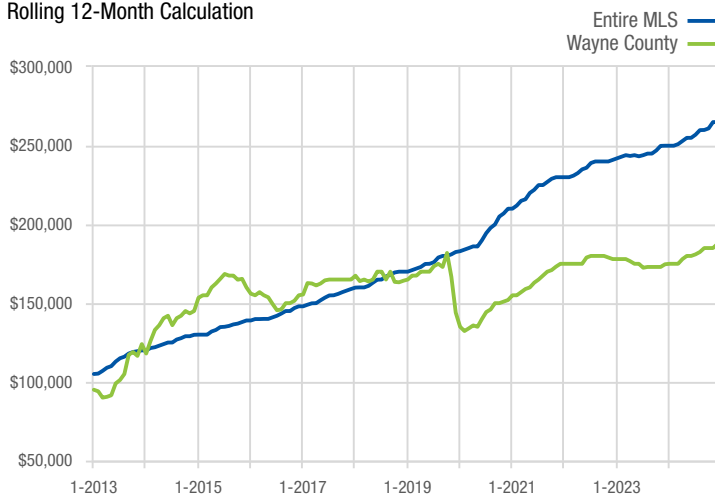
Single Family Residential	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	1,830	<b>1,360</b>	- 25.7%	24,005	<b>24,707</b>	+ 2.9%
Pending Sales	1,000	<b>1,043</b>	+ 4.3%	16,384	<b>17,001</b>	+ 3.8%
Closed Sales	1,231	<b>1,191</b>	- 3.2%	16,291	<b>16,432</b>	+ 0.9%
Days on Market Until Sale	65	<b>38</b>	- 41.5%	63	<b>47</b>	- 25.4%
Median Sales Price*	\$165,000	<b>\$185,000</b>	+ 12.1%	\$174,702	<b>\$187,500</b>	+ 7.3%
Average Sales Price*	\$198,576	<b>\$230,402</b>	+ 16.0%	\$213,965	<b>\$231,877</b>	+ 8.4%
Percent of List Price Received*	98.1%	<b>98.4%</b>	+ 0.3%	98.9%	<b>99.0%</b>	+ 0.1%
Inventory of Homes for Sale	3,865	<b>3,263</b>	- 15.6%	—	—	—
Months Supply of Inventory	2.8	<b>2.3</b>	- 17.9%	—	—	—

Condominium	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	176	<b>134</b>	- 23.9%	2,604	<b>2,605</b>	+ 0.0%
Pending Sales	112	<b>105</b>	- 6.3%	1,922	<b>1,821</b>	- 5.3%
Closed Sales	115	<b>128</b>	+ 11.3%	1,923	<b>1,827</b>	- 5.0%
Days on Market Until Sale	59	<b>45</b>	- 23.7%	62	<b>51</b>	- 17.7%
Median Sales Price*	\$247,000	<b>\$221,750</b>	- 10.2%	\$221,000	<b>\$237,750</b>	+ 7.6%
Average Sales Price*	\$272,772	<b>\$251,677</b>	- 7.7%	\$258,430	<b>\$270,607</b>	+ 4.7%
Percent of List Price Received*	98.7%	<b>96.9%</b>	- 1.8%	99.2%	<b>98.9%</b>	- 0.3%
Inventory of Homes for Sale	403	<b>414</b>	+ 2.7%	—	—	—
Months Supply of Inventory	2.5	<b>2.7</b>	+ 8.0%	—	—	—

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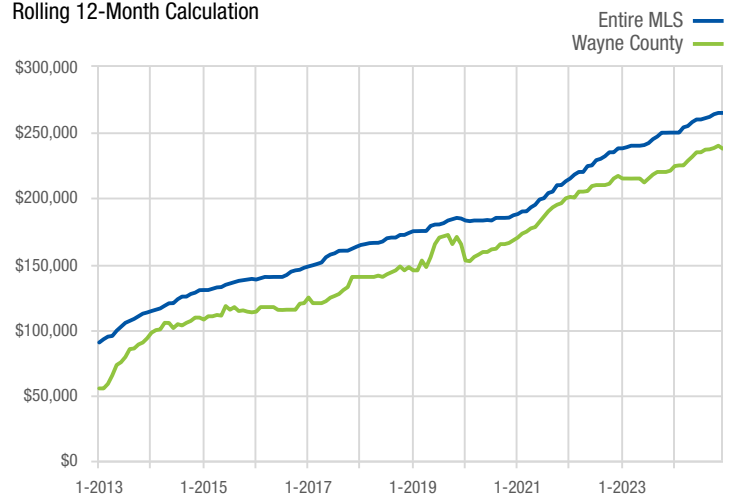
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