

# Local Market Update – January 2025

A Research Tool Provided by the Michigan Regional Information Center



## Macomb County

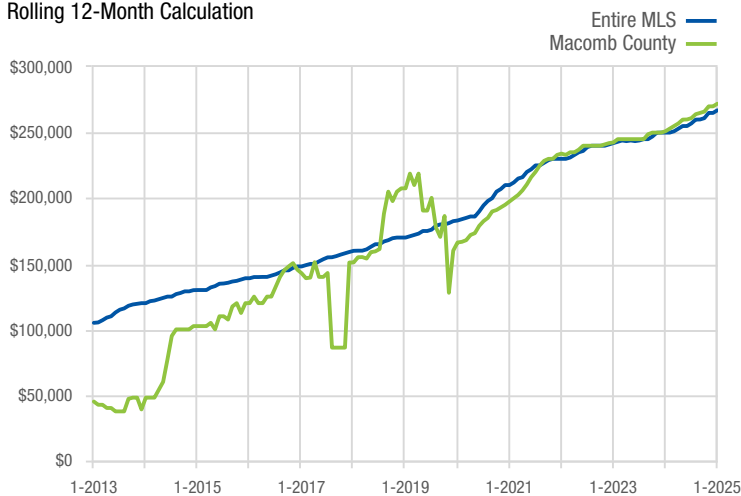
| Single Family Residential       | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 667       | <b>698</b>       | + 4.6%   | 667          | <b>698</b>       | + 4.6%   |
| Pending Sales                   | 569       | <b>573</b>       | + 0.7%   | 569          | <b>573</b>       | + 0.7%   |
| Closed Sales                    | 478       | <b>513</b>       | + 7.3%   | 478          | <b>513</b>       | + 7.3%   |
| Days on Market Until Sale       | 53        | <b>46</b>        | - 13.2%  | 53           | <b>46</b>        | - 13.2%  |
| Median Sales Price*             | \$235,000 | <b>\$260,000</b> | + 10.6%  | \$235,000    | <b>\$260,000</b> | + 10.6%  |
| Average Sales Price*            | \$269,753 | <b>\$297,687</b> | + 10.4%  | \$269,753    | <b>\$297,687</b> | + 10.4%  |
| Percent of List Price Received* | 98.3%     | <b>98.3%</b>     | 0.0%     | 98.3%        | <b>98.3%</b>     | 0.0%     |
| Inventory of Homes for Sale     | 1,096     | <b>1,159</b>     | + 5.7%   | —            | —                | —        |
| Months Supply of Inventory      | 1.6       | <b>1.7</b>       | + 6.3%   | —            | —                | —        |

| Condominium                     | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 168       | <b>220</b>       | + 31.0%  | 168          | <b>220</b>       | + 31.0%  |
| Pending Sales                   | 171       | <b>171</b>       | 0.0%     | 171          | <b>171</b>       | 0.0%     |
| Closed Sales                    | 132       | <b>143</b>       | + 8.3%   | 132          | <b>143</b>       | + 8.3%   |
| Days on Market Until Sale       | 53        | <b>41</b>        | - 22.6%  | 53           | <b>41</b>        | - 22.6%  |
| Median Sales Price*             | \$183,450 | <b>\$219,400</b> | + 19.6%  | \$183,450    | <b>\$219,400</b> | + 19.6%  |
| Average Sales Price*            | \$209,087 | <b>\$220,881</b> | + 5.6%   | \$209,087    | <b>\$220,881</b> | + 5.6%   |
| Percent of List Price Received* | 98.4%     | <b>97.9%</b>     | - 0.5%   | 98.4%        | <b>97.9%</b>     | - 0.5%   |
| Inventory of Homes for Sale     | 255       | <b>321</b>       | + 25.9%  | —            | —                | —        |
| Months Supply of Inventory      | 1.3       | <b>1.6</b>       | + 23.1%  | —            | —                | —        |

\* 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.

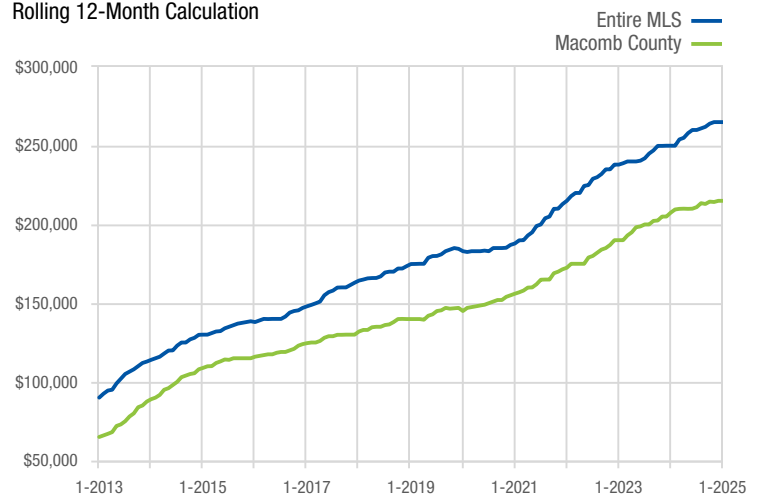
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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## Oakland County

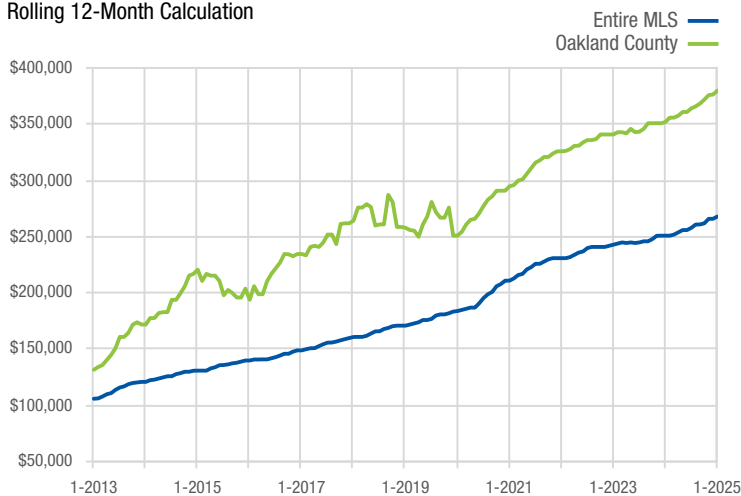
| Single Family Residential       | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 1,015     | <b>1,007</b>     | - 0.8%   | 1,015        | <b>1,007</b>     | - 0.8%   |
| Pending Sales                   | 797       | <b>745</b>       | - 6.5%   | 797          | <b>745</b>       | - 6.5%   |
| Closed Sales                    | 674       | <b>639</b>       | - 5.2%   | 674          | <b>639</b>       | - 5.2%   |
| Days on Market Until Sale       | 60        | <b>42</b>        | - 30.0%  | 60           | <b>42</b>        | - 30.0%  |
| Median Sales Price*             | \$331,250 | <b>\$365,000</b> | + 10.2%  | \$331,250    | <b>\$365,000</b> | + 10.2%  |
| Average Sales Price*            | \$433,872 | <b>\$453,556</b> | + 4.5%   | \$433,872    | <b>\$453,556</b> | + 4.5%   |
| Percent of List Price Received* | 98.4%     | <b>98.5%</b>     | + 0.1%   | 98.4%        | <b>98.5%</b>     | + 0.1%   |
| Inventory of Homes for Sale     | 1,750     | <b>1,553</b>     | - 11.3%  | —            | —                | —        |
| Months Supply of Inventory      | 1.7       | <b>1.5</b>       | - 11.8%  | —            | —                | —        |

| Condominium                     | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 287       | <b>296</b>       | + 3.1%   | 287          | <b>296</b>       | + 3.1%   |
| Pending Sales                   | 238       | <b>211</b>       | - 11.3%  | 238          | <b>211</b>       | - 11.3%  |
| Closed Sales                    | 181       | <b>167</b>       | - 7.7%   | 181          | <b>167</b>       | - 7.7%   |
| Days on Market Until Sale       | 63        | <b>49</b>        | - 22.2%  | 63           | <b>49</b>        | - 22.2%  |
| Median Sales Price*             | \$253,000 | <b>\$256,000</b> | + 1.2%   | \$253,000    | <b>\$256,000</b> | + 1.2%   |
| Average Sales Price*            | \$280,444 | <b>\$308,015</b> | + 9.8%   | \$280,444    | <b>\$308,015</b> | + 9.8%   |
| Percent of List Price Received* | 98.1%     | <b>97.7%</b>     | - 0.4%   | 98.1%        | <b>97.7%</b>     | - 0.4%   |
| Inventory of Homes for Sale     | 402       | <b>450</b>       | + 11.9%  | —            | —                | —        |
| Months Supply of Inventory      | 1.6       | <b>1.8</b>       | + 12.5%  | —            | —                | —        |

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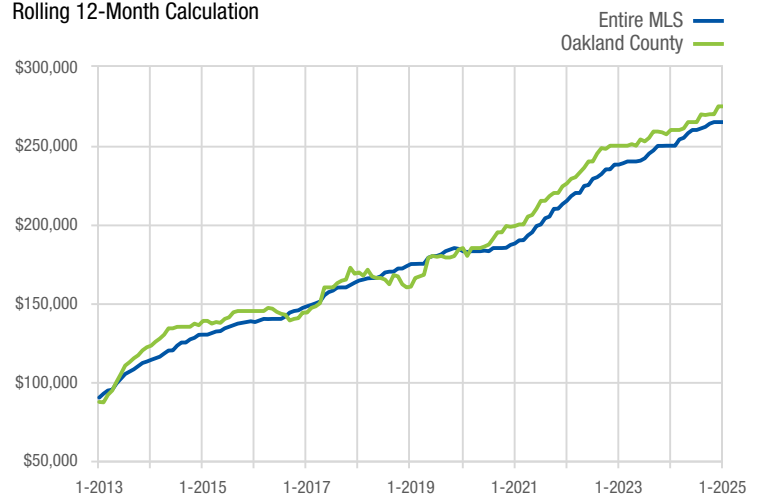
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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## Washtenaw County

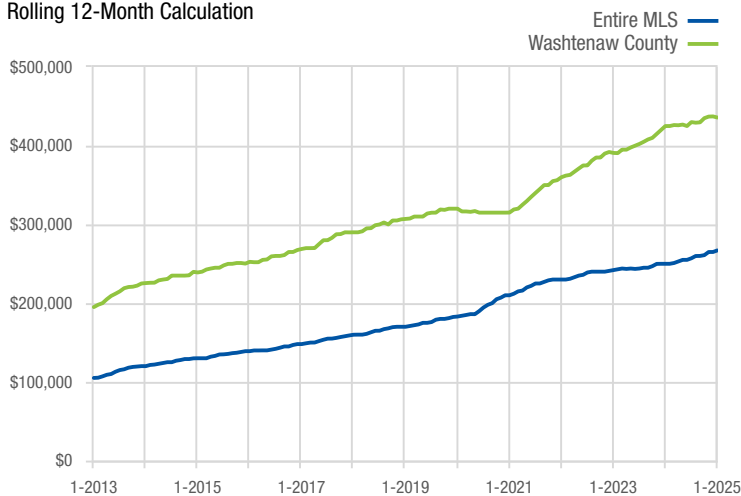
| Single Family Residential<br>Key Metrics | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| New Listings                             | 184       | <b>231</b>       | + 25.5%  | 184          | <b>231</b>       | + 25.5%  |
| Pending Sales                            | 154       | <b>116</b>       | - 24.7%  | 154          | <b>116</b>       | - 24.7%  |
| Closed Sales                             | 122       | <b>123</b>       | + 0.8%   | 122          | <b>123</b>       | + 0.8%   |
| Days on Market Until Sale                | 54        | <b>55</b>        | + 1.9%   | 54           | <b>55</b>        | + 1.9%   |
| Median Sales Price*                      | \$395,000 | <b>\$395,000</b> | 0.0%     | \$395,000    | <b>\$395,000</b> | 0.0%     |
| Average Sales Price*                     | \$468,612 | <b>\$461,985</b> | - 1.4%   | \$468,612    | <b>\$461,985</b> | - 1.4%   |
| Percent of List Price Received*          | 97.9%     | <b>98.1%</b>     | + 0.2%   | 97.9%        | <b>98.1%</b>     | + 0.2%   |
| Inventory of Homes for Sale              | 334       | <b>384</b>       | + 15.0%  | —            | —                | —        |
| Months Supply of Inventory               | 1.4       | <b>1.8</b>       | + 28.6%  | —            | —                | —        |

| Condominium<br>Key Metrics      | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| New Listings                    | 66        | <b>65</b>        | - 1.5%   | 66           | <b>65</b>        | - 1.5%   |
| Pending Sales                   | 49        | <b>42</b>        | - 14.3%  | 49           | <b>42</b>        | - 14.3%  |
| Closed Sales                    | 38        | <b>43</b>        | + 13.2%  | 38           | <b>43</b>        | + 13.2%  |
| Days on Market Until Sale       | 51        | <b>34</b>        | - 33.3%  | 51           | <b>34</b>        | - 33.3%  |
| Median Sales Price*             | \$260,000 | <b>\$375,000</b> | + 44.2%  | \$260,000    | <b>\$375,000</b> | + 44.2%  |
| Average Sales Price*            | \$333,720 | <b>\$411,298</b> | + 23.2%  | \$333,720    | <b>\$411,298</b> | + 23.2%  |
| Percent of List Price Received* | 100.0%    | <b>98.7%</b>     | - 1.3%   | 100.0%       | <b>98.7%</b>     | - 1.3%   |
| Inventory of Homes for Sale     | 139       | <b>166</b>       | + 19.4%  | —            | —                | —        |
| Months Supply of Inventory      | 1.8       | <b>2.3</b>       | + 27.8%  | —            | —                | —        |

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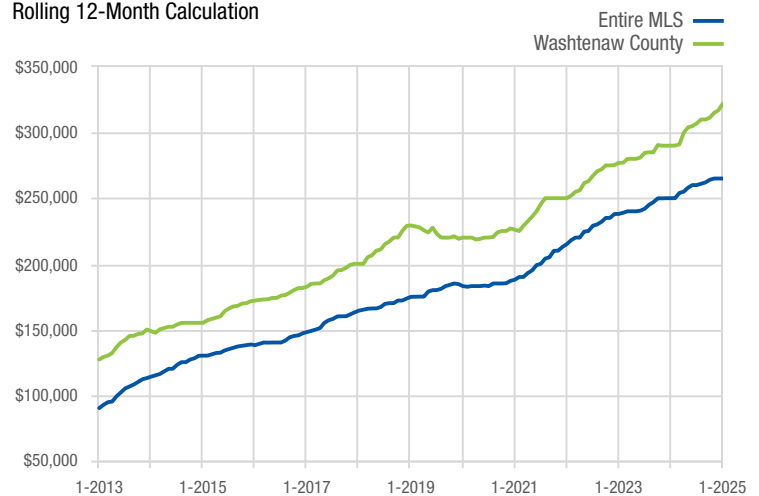
### Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



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## Wayne County

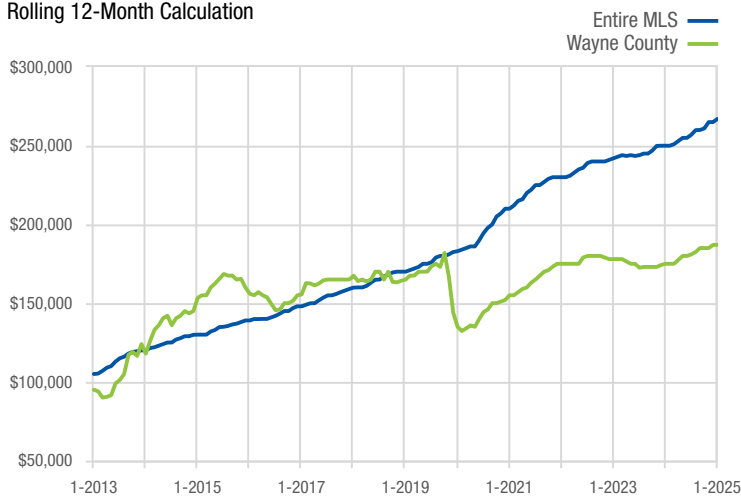
| Single Family Residential       | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 1,792     | <b>1,565</b>     | - 12.7%  | 1,792        | <b>1,565</b>     | - 12.7%  |
| Pending Sales                   | 1,199     | <b>1,119</b>     | - 6.7%   | 1,199        | <b>1,119</b>     | - 6.7%   |
| Closed Sales                    | 1,049     | <b>973</b>       | - 7.2%   | 1,049        | <b>973</b>       | - 7.2%   |
| Days on Market Until Sale       | 63        | <b>46</b>        | - 27.0%  | 63           | <b>46</b>        | - 27.0%  |
| Median Sales Price*             | \$170,000 | <b>\$175,000</b> | + 2.9%   | \$170,000    | <b>\$175,000</b> | + 2.9%   |
| Average Sales Price*            | \$198,079 | <b>\$212,392</b> | + 7.2%   | \$198,079    | <b>\$212,392</b> | + 7.2%   |
| Percent of List Price Received* | 97.3%     | <b>97.3%</b>     | 0.0%     | 97.3%        | <b>97.3%</b>     | 0.0%     |
| Inventory of Homes for Sale     | 3,616     | <b>3,118</b>     | - 13.8%  | —            | —                | —        |
| Months Supply of Inventory      | 2.6       | <b>2.2</b>       | - 15.4%  | —            | —                | —        |

| Condominium                     | January   |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 182       | <b>218</b>       | + 19.8%  | 182          | <b>218</b>       | + 19.8%  |
| Pending Sales                   | 138       | <b>122</b>       | - 11.6%  | 138          | <b>122</b>       | - 11.6%  |
| Closed Sales                    | 115       | <b>85</b>        | - 26.1%  | 115          | <b>85</b>        | - 26.1%  |
| Days on Market Until Sale       | 72        | <b>47</b>        | - 34.7%  | 72           | <b>47</b>        | - 34.7%  |
| Median Sales Price*             | \$215,500 | <b>\$215,000</b> | - 0.2%   | \$215,500    | <b>\$215,000</b> | - 0.2%   |
| Average Sales Price*            | \$229,570 | <b>\$239,564</b> | + 4.4%   | \$229,570    | <b>\$239,564</b> | + 4.4%   |
| Percent of List Price Received* | 97.8%     | <b>97.8%</b>     | 0.0%     | 97.8%        | <b>97.8%</b>     | 0.0%     |
| Inventory of Homes for Sale     | 387       | <b>432</b>       | + 11.6%  | —            | —                | —        |
| Months Supply of Inventory      | 2.4       | <b>2.9</b>       | + 20.8%  | —            | —                | —        |

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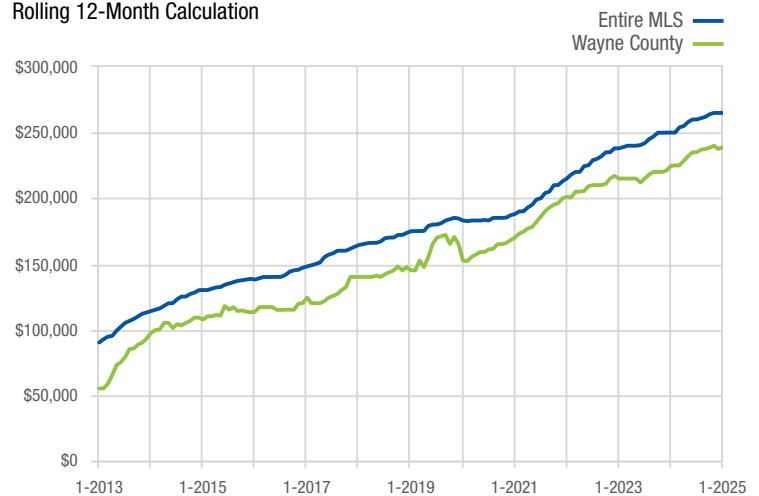
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Rolling 12-Month Calculation



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