

# Local Market Update – November 2025

A Research Tool Provided by the Michigan Regional Information Center

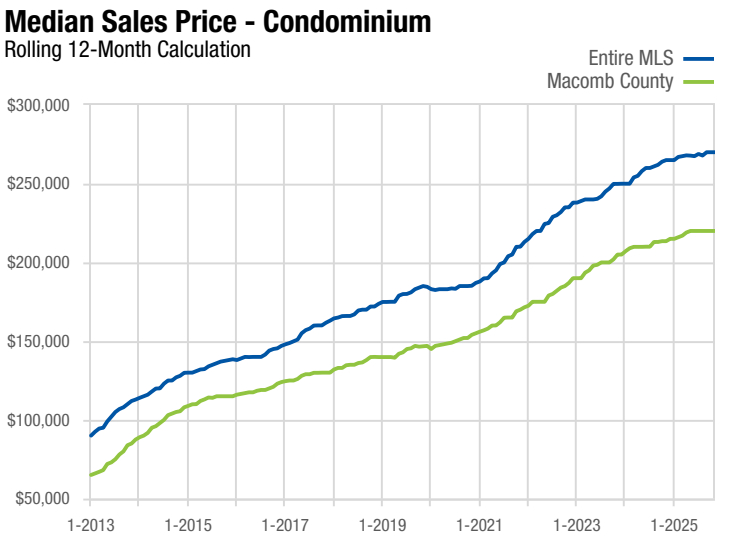
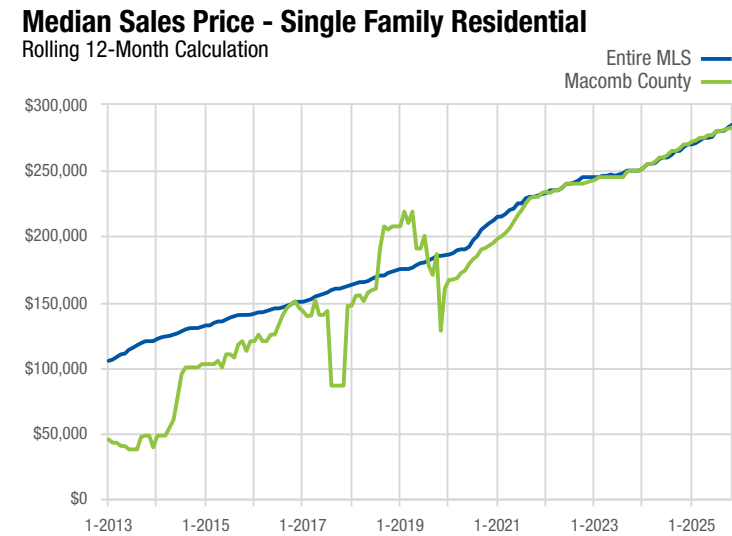


## Macomb County

Single Family Residential		November			Year to Date		
Key Metrics		2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings		796	827	+ 3.9%	10,464	11,289	+ 7.9%
Pending Sales		638	630	- 1.3%	7,811	7,952	+ 1.8%
Closed Sales		625	640	+ 2.4%	7,502	7,733	+ 3.1%
Days on Market Until Sale		35	39	+ 11.4%	29	33	+ 13.8%
Median Sales Price*		\$275,000	\$279,450	+ 1.6%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*		\$315,230	\$323,008	+ 2.5%	\$311,634	\$323,786	+ 3.9%
Percent of List Price Received*		99.1%	98.7%	- 0.4%	100.2%	99.5%	- 0.7%
Inventory of Homes for Sale		1,655	1,671	+ 1.0%	—	—	—
Months Supply of Inventory		2.4	2.4	0.0%	—	—	—

Condominium		November			Year to Date		
Key Metrics		2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings		240	203	- 15.4%	2,840	2,969	+ 4.5%
Pending Sales		175	157	- 10.3%	2,239	2,153	- 3.8%
Closed Sales		159	158	- 0.6%	2,145	2,085	- 2.8%
Days on Market Until Sale		33	34	+ 3.0%	29	34	+ 17.2%
Median Sales Price*		\$213,000	\$201,250	- 5.5%	\$215,000	\$220,000	+ 2.3%
Average Sales Price*		\$221,574	\$223,873	+ 1.0%	\$224,243	\$233,019	+ 3.9%
Percent of List Price Received*		98.3%	98.1%	- 0.2%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale		420	447	+ 6.4%	—	—	—
Months Supply of Inventory		2.2	2.4	+ 9.1%	—	—	—

\* 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.



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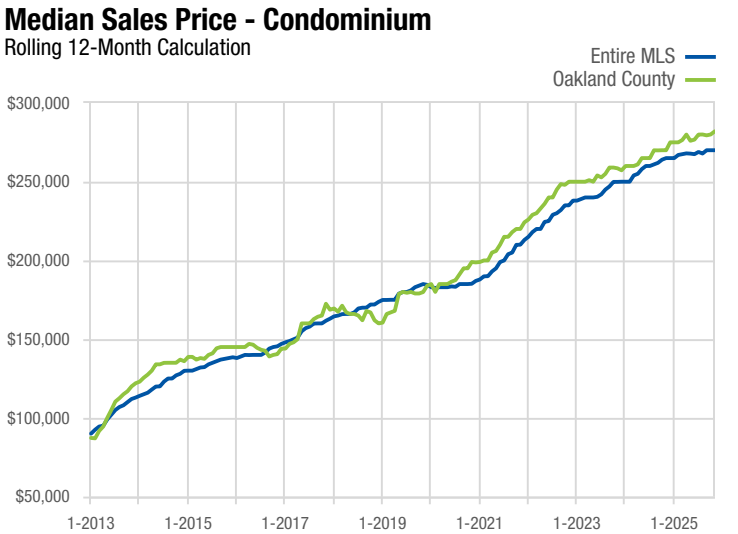
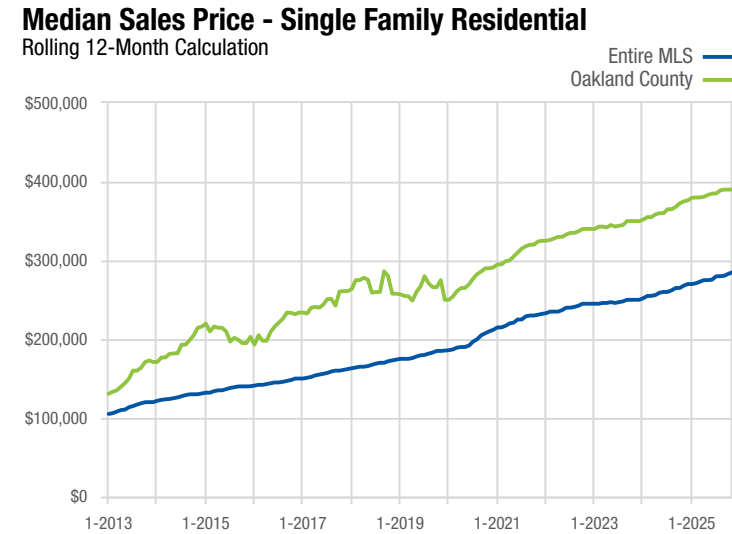


## Oakland County

Single Family Residential		November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change	
New Listings	1,123	1,078	- 4.0%	15,793	16,874	+ 6.8%	
Pending Sales	886	857	- 3.3%	11,619	11,667	+ 0.4%	
Closed Sales	987	848	- 14.1%	11,408	11,355	- 0.5%	
Days on Market Until Sale	29	36	+ 24.1%	28	30	+ 7.1%	
Median Sales Price*	\$375,000	\$375,000	0.0%	\$378,000	\$395,000	+ 4.5%	
Average Sales Price*	\$452,756	\$454,770	+ 0.4%	\$473,350	\$490,277	+ 3.6%	
Percent of List Price Received*	99.4%	98.7%	- 0.7%	100.4%	99.9%	- 0.5%	
Inventory of Homes for Sale	2,383	2,251	- 5.5%	—	—	—	
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—	

Condominium		November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change	
New Listings	264	314	+ 18.9%	3,849	4,290	+ 11.5%	
Pending Sales	197	184	- 6.6%	2,882	2,802	- 2.8%	
Closed Sales	227	202	- 11.0%	2,834	2,746	- 3.1%	
Days on Market Until Sale	41	38	- 7.3%	31	37	+ 19.4%	
Median Sales Price*	\$265,000	\$275,500	+ 4.0%	\$275,000	\$283,500	+ 3.1%	
Average Sales Price*	\$296,652	\$308,340	+ 3.9%	\$308,983	\$322,111	+ 4.2%	
Percent of List Price Received*	98.1%	97.8%	- 0.3%	99.2%	98.6%	- 0.6%	
Inventory of Homes for Sale	607	731	+ 20.4%	—	—	—	
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—	

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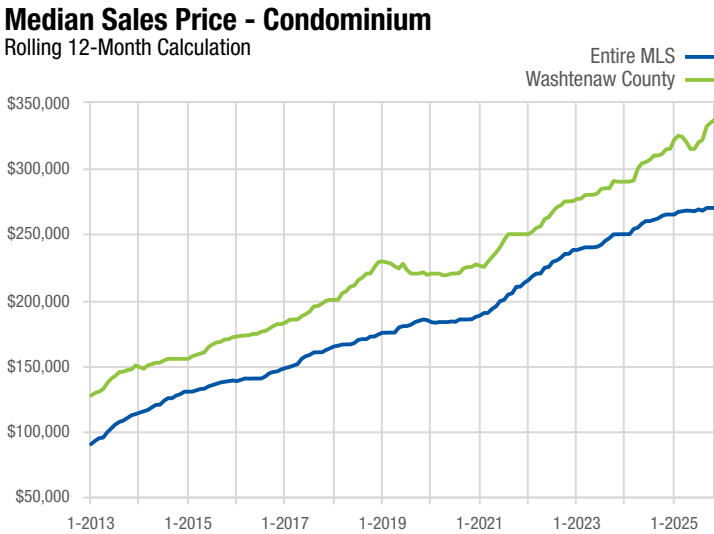
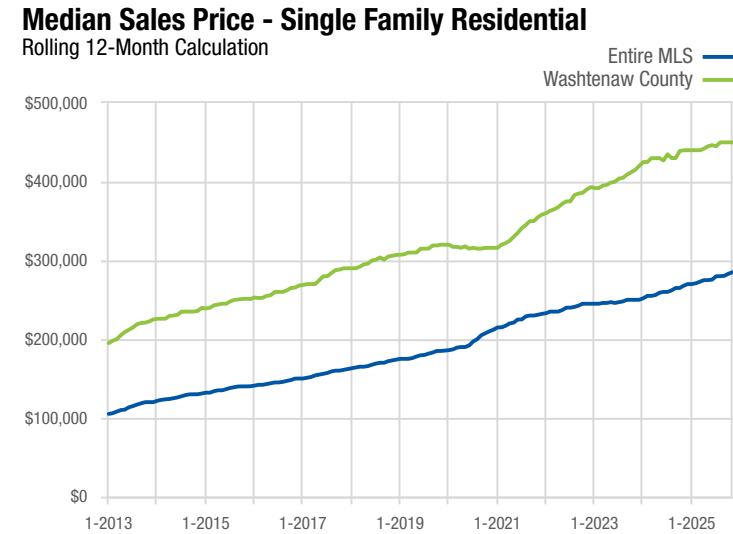


Washtenaw County

Single Family Residential			November			Year to Date		
Key Metrics			2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings			185	167	- 9.7%	3,203	3,613	+ 12.8%
Pending Sales			186	147	- 21.0%	2,471	2,558	+ 3.5%
Closed Sales			207	178	- 14.0%	2,394	2,502	+ 4.5%
Days on Market Until Sale			35	34	- 2.9%	30	31	+ 3.3%
Median Sales Price*			\$432,000	\$422,500	- 2.2%	\$440,000	\$450,000	+ 2.3%
Average Sales Price*			\$495,543	\$502,095	+ 1.3%	\$507,906	\$519,002	+ 2.2%
Percent of List Price Received*			99.6%	98.8%	- 0.8%	100.9%	100.2%	- 0.7%
Inventory of Homes for Sale			449	513	+ 14.3%	—	—	—
Months Supply of Inventory			2.1	2.3	+ 9.5%	—	—	—

Condominium			November			Year to Date		
Key Metrics			2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings			49	77	+ 57.1%	1,034	1,172	+ 13.3%
Pending Sales			58	40	- 31.0%	840	782	- 6.9%
Closed Sales			62	46	- 25.8%	807	780	- 3.3%
Days on Market Until Sale			43	43	0.0%	34	35	+ 2.9%
Median Sales Price*			\$289,950	\$332,500	+ 14.7%	\$317,000	\$340,000	+ 7.3%
Average Sales Price*			\$368,811	\$369,972	+ 0.3%	\$384,218	\$391,802	+ 2.0%
Percent of List Price Received*			99.1%	98.0%	- 1.1%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale			170	251	+ 47.6%	—	—	—
Months Supply of Inventory			2.3	3.6	+ 56.5%	—	—	—

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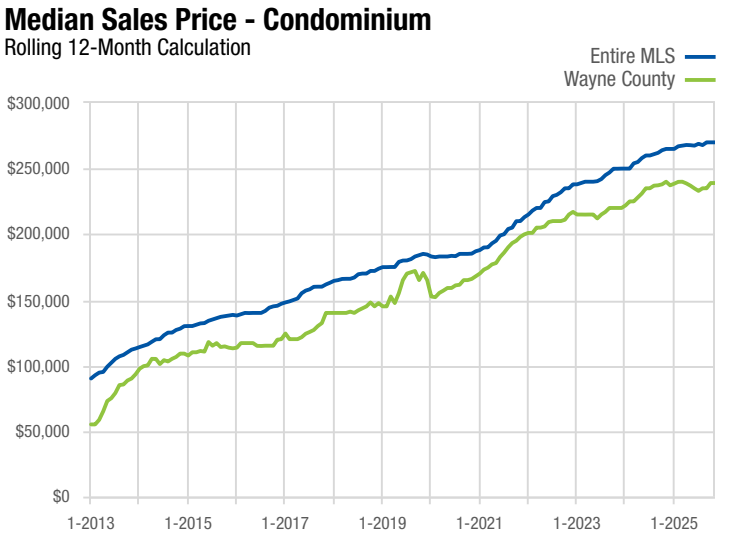
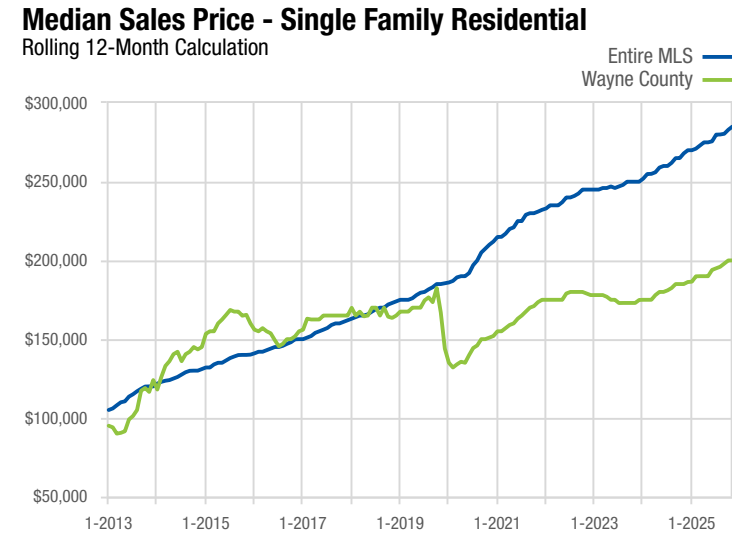


## Wayne County

Single Family Residential		November			Year to Date		
Key Metrics		2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings		1,812	1,877	+ 3.6%	23,298	23,923	+ 2.7%
Pending Sales		1,279	1,164	- 9.0%	15,797	14,921	- 5.5%
Closed Sales		1,364	1,157	- 15.2%	15,345	14,480	- 5.6%
Days on Market Until Sale		35	35	0.0%	34	36	+ 5.9%
Median Sales Price*		\$190,000	\$208,000	+ 9.5%	\$187,500	\$202,000	+ 7.7%
Average Sales Price*		\$231,721	\$252,873	+ 9.1%	\$231,749	\$249,994	+ 7.9%
Percent of List Price Received*		97.7%	97.7%	0.0%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale		4,394	4,603	+ 4.8%	—	—	—
Months Supply of Inventory		3.1	3.5	+ 12.9%	—	—	—

Condominium		November			Year to Date		
Key Metrics		2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings		151	196	+ 29.8%	2,478	2,827	+ 14.1%
Pending Sales		118	122	+ 3.4%	1,708	1,813	+ 6.1%
Closed Sales		153	132	- 13.7%	1,710	1,724	+ 0.8%
Days on Market Until Sale		41	42	+ 2.4%	35	39	+ 11.4%
Median Sales Price*		\$240,000	\$238,750	- 0.5%	\$239,900	\$240,000	+ 0.0%
Average Sales Price*		\$257,731	\$278,690	+ 8.1%	\$271,669	\$274,311	+ 1.0%
Percent of List Price Received*		98.3%	98.2%	- 0.1%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale		552	568	+ 2.9%	—	—	—
Months Supply of Inventory		3.6	3.5	- 2.8%	—	—	—

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