REALCOMP

Single Family Real Estate Market Statistics

FOR IMMEDIATE RELEASE

Statistics Contact: Francine L. Green, Realcomp [248-553-3003, ext. 114], fgreen@corp.realcomp.com

Sales Increase, Inventory Levels Jump to 5-Year MLS High for June

Realcomp Y-O-Y Quick Facts for June 2025

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
10,235	**10,352**	**$295,000**	**15,245**	**23,280**	**31**
Up by 3.0%	Up by .3%	Up by 5.4%	Up by 12.3%	Up by 21.7%	Up by 2 days

National Real Estate Commentary

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to $422,800 as of last measure.

June – Local Activity

Closed Sales increased 3.0 percent for Residential homes and 2.4 percent for Condo homes. Pending Sales decreased 0.3 percent for Residential homes but increased 4.9 percent for Condo homes. Inventory increased 21.0 percent for Residential homes and 26.5 percent for Condo homes.

The Median Sales Price increased 7.1 percent to $299,900 for Residential homes but decreased 1.4 percent to $276,000 for Condo homes. Days on Market increased 7.1 percent for Residential homes but decreased 2.8 percent for Condo homes. Months-Supply of Inventory increased 18.2 percent for Residential homes and 26.1 percent for Condo homes.

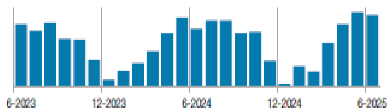
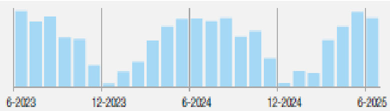
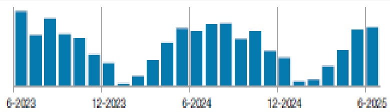
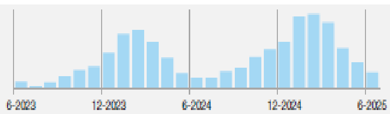
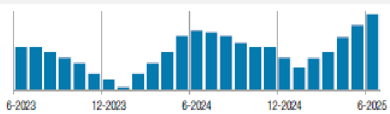
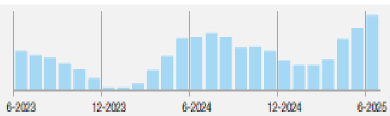
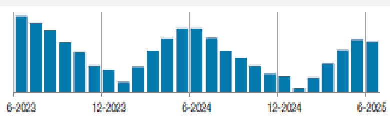
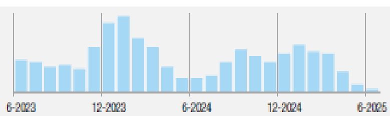
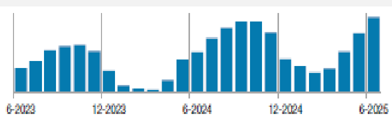
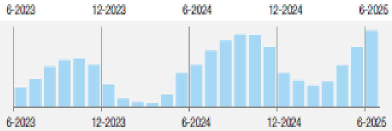
"Sales increased as we saw more homes on the market than in the previous five years in June with over 23,000 homes available for home buyers," said Karen S. Kage, Realcomp CEO. "At the same time, home sellers experienced another median sales price jump and a new all-time high of $295,000. The market is healthy as the summer season continues."

June Comparisons – Res & Condo Combined - All MLS

- New Listings increased by 12.3% from 13,571 to 15,245 Year-Over-Year (YOY). New Listings decreased .02% from 15,499 Month-Over-Month (MOM).
- Pending Sales increased by .3% from 10,320 to 10,352 YOY. Pending Sales increased from 10,166 MOM, an increase of .02%
- Closed Sales increased by 3.0% from 9,941 to 10,235 YOY. Closed Sales increased from 9,713 MOM, an increase of .05%.
- Average Days on Market (DOM) increased by 2 days from 29 to 31 YOY. Average Days on Market decreased from 34 days MOM.
- Median Sale Price increased by 5.4% from $280,000 to $295,000 YOY. Median Sale Price increased from $285,000 MOM, and increase of .04%.
- Percentage of Last List Price Received decreased slightly by .7% from 100.4% to 99.7% YOY. Percentage of Last List Price Received decreased from 99.8% MOM.
- Inventory of Homes for Sale increased by 21.7% from 19,127 to 23,280 YOY. Inventory of Homes for Sale increased from 21,837 MOM.
- Month's Supply of Inventory increased by 18.2% from 2.2 to 2.6 YOY. Month's Supply of Inventory increased from 2.5 MOM.
- Average Showings per Home decreased from 9.1 to 5.9 YOY. Average Showings decreased from 6.9 MOM.
- Listings that were both listed and pended in the same month were at 4,884. This represents 32.0% of the new listings for the month and 47.2% of the pended listings. Listings that were both listed and pended in the same month increased from 4,979 MOM.

All Residential and Condos Combined Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		13,571	**15,245**	+ 12.3%	69,779	**73,767**	+ 5.7%
Pending Sales		10,320	**10,352**	+ 0.3%	53,744	**53,561**	- 0.3%
Closed Sales		9,941	**10,235**	+ 3.0%	49,784	**48,939**	- 1.7%
Days on Market Until Sale		29	**31**	+ 6.9%	36	**40**	+ 11.1%
Median Sales Price		$280,000	**$295,000**	+ 5.4%	$259,000	**$271,500**	+ 4.8%
Average Sales Price		$332,595	**$355,930**	+ 7.0%	$310,278	**$327,911**	+ 5.7%
Percent of List Price Received		100.4%	**99.7%**	- 0.7%	99.5%	**99.0%**	- 0.5%
Housing Affordability Index		117	**112**	- 4.3%	126	**121**	- 4.0%
Inventory of Homes for Sale		19,127	**23,280**	+ 21.7%	--	**--**	--
Months Supply of Inventory		2.2	**2.6**	+ 18.2%	--	**--**	--

June 5-Year Perspectives – Res & Condo Combined – All MLS

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	13,731	June-21	13,666	June-21	$237,500	June-21	15,192
June-22	12,826	June-22	12,442	June-22	$260,000	June-22	21,432
June-23	9,684	June-23	10,780	June-23	$265,000	June-23	17,253
June-24	10,447	June-24	10,320	June-24	$280,000	June-24	19,127
June-25	10,235	June-25	10,352	June-25	$295,000	June-25	23,280

June 5-Year Perspectives – Res & Condo Combined – City of Detroit

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	424	June-21	385	June-21	$72,500	June-21	1,355
June-22	448	June-22	424	June-22	$98,250	June-22	2,179
June-23	474	June-23	467	June-23	$78,000	June-23	2,315
June-24	492	June-24	520	June-24	$85,000	June-24	2,384
June-25	430	June-25	492	June-25	$112,000	June-25	2,411

June 5-Year Perspectives – Res & Condo Combined – Genessee

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	589	June-21	556	June-21	$180,000	June-21	535
June-22	544	June-22	494	June-22	$195,000	June-22	1,007
June-23	419	June-23	485	June-23	$203,000	June-23	770
June-24	442	June-24	459	June-24	$213,900	June-24	948
June-25	406	June-25	470	June-25	$220,000	June-25	1,096

June 5-Year Perspectives — Res & Condo Combined — Lapeer County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	124	June-21	105	June-21	$250,000	June-21	169
June-22	122	June-22	120	June-22	$284,207	June-22	279
June-23	83	June-23	96	June-23	$285,000	June-23	180
June-24	82	June-24	80	June-24	$325,000	June-24	213
June-25	80	June-25	91	June-25	$283,775	June-25	277

June 5-Year Perspectives — Res & Condo Combined — Livingston County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	341	June-21	361	June-21	$345,000	June-21	449
June-22	308	June-22	308	June-22	$355,000	June-22	512
June-23	249	June-23	273	June-23	$393,000	June-23	396
June-24	246	June-24	216	June-24	$410,500	June-24	423
June-25	244	June-25	278	June-25	$406,250	June-25	503

June 5-Year Perspectives — Res & Condo Combined — Macomb County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	1,399	June-21	1,405	June-21	$220,000	June-21	1,420
June-22	1,351	June-22	1,195	June-22	$251,000	June-22	1,913
June-23	1,157	June-23	1,064	June-23	$250,000	June-23	1,313
June-24	958	June-24	1,053	June-24	$268,000	June-24	1,450
June-25	1,011	June-25	1,046	June-25	$270,000	June-25	1,907

June 5-Year Perspectives -- Res & Condo Combined -- Oakland County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	2,206	June-21	2,130	June-21	$322,500	June-21	2,823
June-22	1,987	June-22	1,849	June-22	$350,000	June-22	3,071
June-23	1,686	June-23	1,567	June-23	$347,700	June-23	2,129
June-24	1,448	June-24	1,574	June-24	$365,000	June-24	2,325
June-25	1,516	June-25	1,668	June-25	$380,000	June-25	2,967

June 5-Year Perspectives -- Res & Condo Combined – St. Clair County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	249	June-21	234	June-21	$225,000	June-21	357
June-22	226	June-22	225	June-22	$220,000	June-22	414
June-23	196	June-23	219	June-23	$239,500	June-23	353
June-24	184	June-24	180	June-24	$253,150	June-24	326
June-25	176	June-25	204	June-25	$283,500	June-25	383

June 5-Year Perspectives -- Res & Condo Combined -- Wayne County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
June-21	2,098	June-21	2,031	June-21	$155,000	June-21	3,365
June-22	1,944	June-22	1,921	June-22	$165,000	June-22	4,261
June-23	1,835	June-23	1,694	June-23	$190,000	June-23	3,744
June-24	1,712	June-24	1,737	June-24	$200,000	June-24	3,831
June-25	1,582	June-25	1,765	June-25	$224,450	June-25	4,194

*High points noted with an asterisk

Note: These numbers represent real estate market activity in the lower part of Michigan. Be sure to contact a REALTOR® for their expertise about local markets. Find a REALTOR® in your market at www.MoveInMichigan.com.

Realcomp Shareholder Boards & Associations of REALTORS®:

- DABOR, Andrea Kuentz, CEO, 313-278-2220
- DAR, Sharon Armour, EVP, 313-962-1313
- ETAR, Laura VanHouteghen, 810-982-6889
- GPBR, Bob Taylor, CEO, 313-882-8000
- LUTAR, 810-664-0271
- LCAR, Terri Fratarcangeli, EVP, 810-225-1100
- NOCBOR, Patricia Jacobs, EVP, 248-674-4080

Listing and Sales Summary Report
June 2025

	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change
All MLS (All Inclusive)	**10,235**	**9,941**	**+3.0%**	**$295,000**	**$280,000**	**+5.4%**	**31**	**29**	**+6.9%**	**23,280**	**19,127**	**+21.7%**
City of Detroit*	430	520	-17.3%	$112,000	$85,000	+31.8%	46	50	-8.0%	2,411	2,384	+1.1%
Dearborn/Dearborn Heights*	147	141	+4.3%	$237,500	$250,000	-5.0%	12	15	-20.0%	183	171	+7.0%
Downriver Area*	355	359	-1.1%	$203,900	$200,000	+2.0%	24	18	+33.3%	594	448	+32.6%
Genesee County	406	442	-8.1%	$220,000	$213,900	+2.9%	33	28	+17.9%	1,096	948	+15.6%
Greater Wayne*	1,152	1,192	-3.4%	$260,000	$250,000	+4.0%	20	18	+11.1%	1,783	1,447	+23.2%
Grosse Pointe Areas*	89	65	+36.9%	$442,000	$519,000	-14.8%	26	34	-23.5%	172	140	+22.9%
Hillsdale County	53	61	-13.1%	$260,000	$200,000	+30.0%	74	49	+51.0%	170	129	+31.8%
Huron County	15	15	0.0%	$159,000	$150,000	+6.0%	46	49	-6.1%	58	64	-9.4%
Jackson County	194	202	-4.0%	$267,500	$220,000	+21.6%	47	46	+2.2%	452	321	+40.8%
Lapeer County	80	82	-2.4%	$283,775	$325,000	-12.7%	24	41	-41.5%	277	213	+30.0%
Lenawee County	125	120	+4.2%	$289,000	$205,000	+41.0%	59	55	+7.3%	289	239	+20.9%
Livingston County	244	246	-0.8%	$406,250	$410,500	-1.0%	28	28	0.0%	503	423	+18.9%
Macomb County	1,011	958	+5.5%	$270,000	$268,000	+0.7%	26	22	+18.2%	1,907	1,450	+31.5%
Metro Detroit Area*	4,353	4,364	-0.3%	$295,000	$280,000	+5.4%	25	24	+4.2%	9,571	8,029	+19.2%
Monroe County	156	141	+10.6%	$265,500	$239,900	+10.7%	35	39	-10.3%	329	261	+26.1%
Montcalm County	73	63	+15.9%	$248,000	$215,000	+15.3%	35	28	+25.0%	155	131	+18.3%
Oakland County	1,516	1,448	+4.7%	$380,000	$365,000	+4.1%	20	19	+5.3%	2,967	2,325	+27.6%
Saginaw County	183	172	+6.4%	$208,200	$152,500	+36.5%	38	28	+35.7%	344	307	+12.1%
Sanilac County	33	43	-23.3%	$170,000	$185,000	-8.1%	49	63	-22.2%	144	134	+7.5%
Shiawassee County	64	82	-22.0%	$205,000	$220,000	-6.8%	21	25	-16.0%	127	100	+27.0%
St. Clair County	176	184	-4.3%	$283,500	$253,150	+12.0%	32	27	+18.5%	383	326	+17.5%
Tuscola County	27	25	+8.0%	$217,500	$189,900	+14.5%	45	29	+55.2%	94	89	+5.6%
Washtenaw County	413	337	+22.6%	$440,900	$405,000	+8.9%	38	30	+26.7%	891	682	+30.6%
Wayne County	1,582	1,712	-7.6%	$224,450	$200,000	+12.2%	27	27	0.0%	4,194	3,831	+9.5%

* Included in county numbers.