



Single Family Real Estate Market Statistics

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More Homes on Market for Potential Home Buyers: Inventory increases more than 13% YOY to highest MLS November levels in 5 years

Realcomp Y-O-Y Quick Facts for November 2025

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
7,656	7,184	\$274,700	9,368	24,529	40
Down by 10.7%	Down by 7.9%	Up by 3.7%	Down by 2.3%	Up by 13.4%	Up by 2 days

National Real Estate Commentary

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

November – Local Activity

Closed Sales decreased 10.4 percent for Residential homes and 13.0 percent for Condo homes. Pending Sales decreased 7.7 percent for Residential homes and 9.3 percent for Condo homes. Inventory increased 12.7 percent for Residential homes and 18.3 percent for Condo homes.

The Median Sales Price increased 3.8 percent to \$275,000 for Residential homes and remained flat at \$265,000 for Condo homes. Days on Market increased 2.6 percent for Residential homes but decreased 4.5 percent for Condo homes. Months Supply of Inventory increased 12.5 percent for Residential homes and 19.2 percent for Condo homes.

November Comparisons – Res & Condo Combined - All MLS

- New Listings decreased by 2.3% from 9,585 to 9,368 Year-Over-Year (YOY). New Listings decreased from 13,907 Month-Over-Month (MOM), a decrease of about 32.6%.
- Pending Sales decreased by 7.9% from 7,801 to 7,184 YOY. Pending sales decreased from 9,027 MOM, a decrease of 20.4%.
- Closed Sales decreased by 10.7% from 8,577 to 7,656 YOY. Closed sales decreased from 9,885 MOM, a decrease of 22.5%.
- Average Days on Market (DOM) increased by 2 days from 38 to 40 YOY. Average Days on Market increased from 38 days MOM.
- Median Sale Price increased by 3.7% from \$265,000 to \$274,700 YOY. Median Sale price decreased from \$275,000 MOM, a decrease of 0.1%.
- Percentage of Last List Price Received decreased slightly by .2% from 98.2% to 98.0% YOY. Percentage of Last List Price Received decreased by 0.1%, MOM.
- Inventory of Homes for Sale increased by 13.4% from 21,627 to 24,529 YOY. Inventory of Homes for Sale decreased from 26,511 MOM, a decrease of 7.5%.
- Month's Supply of Inventory increased by 12.5% from 2.4 to 2.7 YOY. Month's Supply of Inventory decreased 6.9% from 2.9, MOM.
- Average Showings per Home decreased from 6.3 to 4.2 YOY. Average Showings decreased from 4.7 MOM, a difference of .5 showings.
- Listings that were both listed and pended in the same month were at 2,214. This represents 23.6% of the new listings for the month and 30.8% of the pended listings. Listings that were both listed and pended in the same month decreased from 3,412 MOM.

“More homes entered the market in November, year-over-year, than in any November in the past five years,” said Karen Kage, CEO, Realcomp II LTD. “Higher inventory levels make the residential real estate environment ripe for activity in the days ahead and beyond the holiday season.”

November 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
November-21	*12,041	November-21	*10,476	November-21	\$226,000	November-21	18,620
November-22	8,712	November-22	7,493	November-22	\$230,000	November-22	22,313
November-23	8,230	November-23	7,322	November-23	\$240,000	November-23	19,252
November-24	8,577	November-24	7,801	November-24	\$265,000	November-24	21,627
November-25	7,656	November-25	7,184	November-25	*\$274,700	November-25	*24,529

November 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
November-21	423	November-21	386	November-21	\$85,000	November-21	1,928
November-22	350	November-22	373	November-22	\$85,000	November-22	2,574
November-23	473	November-23	426	November-23	\$80,000	November-23	2,621
November-24	*511	November-24	*488	November-24	\$91,000	November-24	2,478
November-25	353	November-25	407	November-25	*\$95,000	November-25	*2,947

November 5-Year Perspectives – Res & Condo Combined – Genessee County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
November-21	*501	November-21	*482	November-21	\$170,000	November-21	888
November-22	393	November-22	328	November-22	\$179,500	November-22	*1,184
November-23	429	November-23	349	November-23	\$179,000	November-23	987
November-24	359	November-24	377	November-24	\$188,320	November-24	*1,184
November-25	371	November-25	345	November-25	*\$205,350	November-25	1,182

November 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
November-21	*114	November-21	*92	November-21	\$268,945	November-21	229
November-22	71	November-22	76	November-22	\$239,900	November-22	238
November-23	74	November-23	62	November-23	\$237,500	November-23	183
November-24	82	November-24	65	November-24	\$300,000	November-24	247
November-25	74	November-25	67	November-25	*\$315,000	November-25	*256

November 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
November-21	*293	November-21	*232	November-21	\$328,000	November-21	370
November-22	182	November-22	137	November-22	\$346,000	November-22	*482
November-23	183	November-23	145	November-23	\$349,000	November-23	419
November-24	189	November-24	177	November-24	*\$385,500	November-24	439
November-25	159	November-25	175	November-25	\$385,000	November-25	425

November 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
November-21	*1,259	November-21	*1,189	November-21	\$215,000	November-21	1,520
November-22	877	November-22	802	November-22	\$221,000	November-22	2,010
November-23	831	November-23	768	November-23	\$240,000	November-23	1,527
November-24	790	November-24	816	November-24	*\$260,000	November-24	1,821
November-25	795	November-25	791	November-25	\$258,000	November-25	*2,095

November 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
November-21	*1,891	November-21	*1,588	November-21	\$305,000	November-21	2,569
November-22	1,245	November-22	1,033	November-22	\$310,000	November-22	2,925
November-23	1,094	November-23	1,025	November-23	\$323,000	November-23	2,446
November-24	1,216	November-24	1,084	November-24	\$346,000	November-24	2,560
November-25	1,048	November-25	1,050	November-25	*\$350,000	November-25	*3,007

November 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
November-21	*192	November-21	*166	November-21	\$194,500	November-21	331
November-22	146	November-22	129	November-22	\$202,500	November-22	*420
November-23	135	November-23	120	November-23	\$219,000	November-23	374
November-24	142	November-24	139	November-24	*\$250,000	November-24	337
November-25	149	November-25	143	November-25	\$225,000	November-25	387

November 5-Year Perspectives -- Res & Condo Combined — Washtenaw County

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
November-21	*385	November-21	*373	November-21	\$340,000	November-21	967
November-22	297	November-22	254	November-22	\$360,000	November-22	*1,040
November-23	279	November-23	294	November-23	\$363,750	November-23	742
November-24	270	November-24	246	November-24	\$397,500	November-24	615
November-25	228	November-25	181	November-25	*\$402,525	November-25	800

November 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
November-21	*1,877	November-21	*1,767	November-21	\$180,000	November-21	3,863
November-22	1,414	November-22	1,364	November-22	\$175,000	November-22	4,764
November-23	1,467	November-23	1,312	November-23	\$175,000	November-23	4,155
November-24	1,520	November-24	1,400	November-24	\$195,000	November-24	4,205
November-25	1,275	November-25	1,295	November-25	*\$210,000	November-25	*5,141

*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.

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- LUTAR, 810-664-0271
- LCAR, Terri Fratacangeli, EVP, 810-225-1100
- NOCBOR, Patricia Jacobs, EVP, 248-674-4080

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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		9,585	9,368	- 2.3%	135,122	141,933	+ 5.0%
Pending Sales		7,801	7,184	- 7.9%	100,981	102,031	+ 1.0%
Closed Sales		8,577	7,656	- 10.7%	98,974	99,443	+ 0.5%
Days on Market Until Sale		38	40	+ 5.3%	35	38	+ 8.6%
Median Sales Price		\$265,000	\$274,700	+ 3.7%	\$265,000	\$277,000	+ 4.5%
Average Sales Price		\$317,798	\$329,269	+ 3.6%	\$318,553	\$335,866	+ 5.4%
Percent of List Price Received		98.2%	98.0%	- 0.2%	99.3%	98.8%	- 0.5%
Housing Affordability Index		124	125	+ 0.8%	124	124	0.0%
Inventory of Homes for Sale		21,627	24,529	+ 13.4%	--	--	--
Months Supply of Inventory		2.4	2.7	+ 12.5%	--	--	--

Listing and Sales Summary Report

November 2025



	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change
All MLS (All Inclusive)	7,656	8,577	-10.7%	\$274,700	\$265,000	+3.7%	40	38	+5.3%	24,529	21,627	+13.4%
City of Detroit*	353	511	-30.9%	\$95,000	\$91,000	+4.4%	43	48	-10.4%	2,947	2,478	+18.9%
Dearborn/Dearborn Heights*	124	130	-4.6%	\$241,500	\$227,500	+6.2%	22	20	+10.0%	241	186	+29.6%
Downriver Area*	293	323	-9.3%	\$210,850	\$195,000	+8.1%	35	25	+40.0%	722	561	+28.7%
Genesee County	371	359	+3.3%	\$205,350	\$188,320	+9.0%	38	41	-7.3%	1,182	1,184	-0.2%
Greater Wayne*	922	1,009	-8.6%	\$250,000	\$232,000	+7.8%	29	24	+20.8%	2,194	1,727	+27.0%
Grosse Pointe Areas*	51	58	-12.1%	\$360,000	\$409,000	-12.0%	41	41	0.0%	159	138	+15.2%
Hillsdale County	40	39	+2.6%	\$275,000	\$194,750	+41.2%	67	63	+6.3%	183	128	+43.0%
Huron County	6	12	-50.0%	\$155,000	\$139,750	+10.9%	111	62	+79.0%	67	52	+28.8%
Jackson County	147	189	-22.2%	\$224,900	\$215,000	+4.6%	65	48	+35.4%	479	407	+17.7%
Lapeer County	74	82	-9.8%	\$315,000	\$300,000	+5.0%	43	41	+4.9%	256	247	+3.6%
Lenawee County	83	85	-2.4%	\$234,555	\$226,000	+3.8%	44	67	-34.3%	282	253	+11.5%
Livingston County	159	189	-15.9%	\$385,000	\$385,500	-0.1%	38	43	-11.6%	425	439	-3.2%
Macomb County	795	790	+0.6%	\$258,000	\$260,000	-0.8%	34	33	+3.0%	2,095	1,821	+15.0%
Metro Detroit Area*	3,277	3,715	-11.8%	\$272,500	\$262,750	+3.7%	33	32	+3.1%	10,668	9,025	+18.2%
Monroe County	122	130	-6.2%	\$267,200	\$240,000	+11.3%	49	45	+8.9%	341	316	+7.9%
Montcalm County	47	57	-17.5%	\$220,000	\$239,900	-8.3%	36	37	-2.7%	146	156	-6.4%
Oakland County	1,048	1,216	-13.8%	\$350,000	\$346,000	+1.2%	30	28	+7.1%	3,007	2,560	+17.5%
Saginaw County	127	172	-26.2%	\$160,000	\$176,250	-9.2%	32	42	-23.8%	454	373	+21.7%
Sanilac County	26	29	-10.3%	\$210,000	\$225,000	-6.7%	67	65	+3.1%	142	119	+19.3%
Shiawassee County	55	76	-27.6%	\$224,900	\$190,000	+18.4%	51	29	+75.9%	115	113	+1.8%
St. Clair County	149	142	+4.9%	\$225,000	\$250,000	-10.0%	34	39	-12.8%	387	337	+14.8%
Tuscola County	39	30	+30.0%	\$215,000	\$218,700	-1.7%	41	94	-56.4%	103	98	+5.1%
Washtenaw County	228	270	-15.6%	\$402,525	\$397,500	+1.3%	49	45	+8.9%	800	615	+30.1%
Wayne County	1,275	1,520	-16.1%	\$210,000	\$195,000	+7.7%	33	32	+3.1%	5,141	4,205	+22.3%

* Included in county numbers.