

Local Market Update – January 2025

A Research Tool Provided by Realcomp



Dearborn

Wayne County

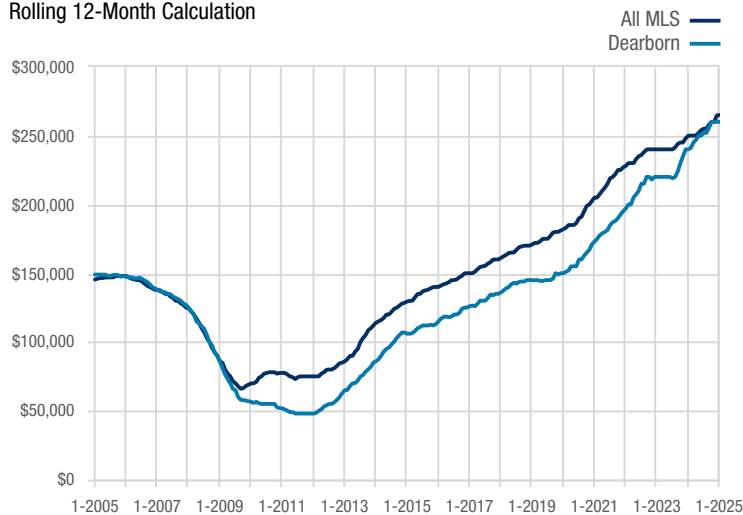
Residential Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	83	66	- 20.5%	83	66	- 20.5%
Pending Sales	58	52	- 10.3%	58	52	- 10.3%
Closed Sales	51	47	- 7.8%	51	47	- 7.8%
Days on Market Until Sale	25	21	- 16.0%	25	21	- 16.0%
Median Sales Price*	\$240,000	\$250,000	+ 4.2%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$267,202	\$312,534	+ 17.0%	\$267,202	\$312,534	+ 17.0%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	99.1%	98.3%	- 0.8%
Inventory of Homes for Sale	85	64	- 24.7%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

Condo Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	10	12	+ 20.0%	10	12	+ 20.0%
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	15	41	+ 173.3%	15	41	+ 173.3%
Median Sales Price*	\$147,500	\$70,000	- 52.5%	\$147,500	\$70,000	- 52.5%
Average Sales Price*	\$147,500	\$75,767	- 48.6%	\$147,500	\$75,767	- 48.6%
Percent of List Price Received*	94.8%	99.1%	+ 4.5%	94.8%	99.1%	+ 4.5%
Inventory of Homes for Sale	6	19	+ 216.7%	—	—	—
Months Supply of Inventory	0.8	2.5	+ 212.5%	—	—	—

* 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.

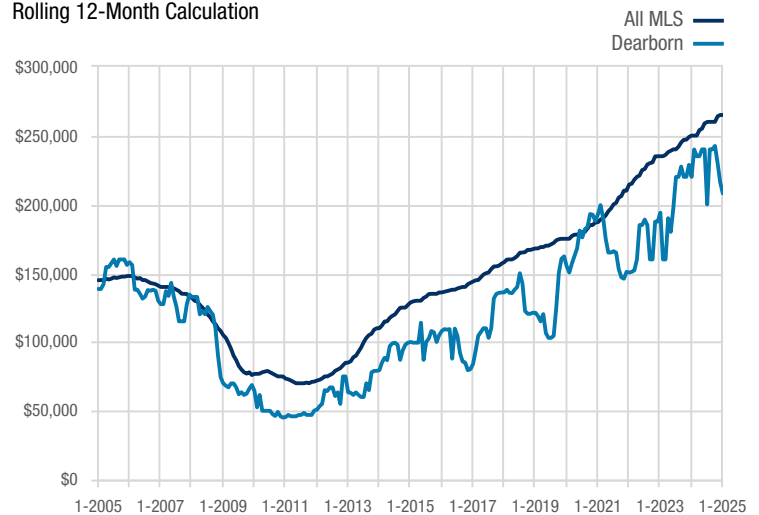
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

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.