REALCOMP

Single Family Real Estate Market Statistics

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Market Sees Positive Upticks in April

New listings (20%), closed sales (17%), and pending sales (9%) all show significant gains over March

Realcomp Y-O-Y Quick Facts for April 2025

Closed Sales	Pending Sales	Median Sale Price	New Listings	Homes On Market	Avg. Days on Market
8,194	**9,154**	**$275,000**	**13,925**	**19,544**	**39**
Down by 9.9%	Down by 6.6%	Up by 5.8%	Up by 7.3%	Up by 23.6%	Up by 4 days

National Real Estate Commentary

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to $403,700 as of last measure.

April – Local Activity

Closed Sales decreased 10.0 percent for Residential homes and 9.0 percent for Condo homes. Pending Sales decreased 6.9 percent for Residential homes and 5.1 percent for Condo homes. Inventory increased 23.6 percent for Residential homes and 23.6 percent for Condo homes.

The Median Sales Price increased 5.8 percent to $275,000 for Residential homes and 2.8 percent to $272,500 for Condo homes. Days on Market increased 5.6 percent for Residential homes and 23.5 percent for Condo homes. Months-Supply of Inventory increased 29.4 percent for Residential homes and 23.8 percent for Condo homes.

"The planets all moved toward greater alignment as March became April," said Karen Kage, CEO, Realcomp II Ltd. "With the Spring/Summer season here, these month-over-month increases in sales, pending sales and new listings are all positive signs for the days ahead."

April Comparisons – Res & Condo Combined - All MLS

- New Listings increased by 7.3% from 12,982 to 13,925 Year-Over-Year (YOY). New Listings increased from 11,580 Month-Over-Month (MOM).
- Pending Sales decreased by 6.6% from 9,806 to 9,154 YOY. Pending Sales increased from 8,400 MOM.
- Closed Sales decreased by 9.9% from 9,091 to 8,194 YOY. Closed Sales increased from 7,012 MOM.
- Average Days on Market (DOM) increased by 4 days from 35 to 39 YOY. Average Days on Market decreased from 47 days MOM.
- Median Sale Price increased by 5.8% from $260,000 to $275,000 YOY. Median Sale Price increased from $260,000 MOM.
- Percentage of Last List Price Received decreased slightly by .6% from 99.9% to 99.3% YOY. Percentage of Last List Price Received increased from 98.7% MOM.
- Inventory of Homes for Sale increased by 23.6% from 15,811 to 19,544 YOY. Inventory of Homes for Sale increased from 17,479 MOM.
- Month's Supply of Inventory increased by 22.2% from 1.8 to 2.2 YOY. Month's Supply of Inventory increased from 2.0 MOM.
- Average Showings per Home decreased from 11.4 to 7.1 YOY. Average Showings decreased from 7.5 MOM.
- Listings that were both listed and pended in the same month were at 4,750. This represents 34.1% of the new listings for the month and 51.9% of the pended listings. Listings that were both listed and pended in the same month increased from 4,013 MOM.

All Residential and Condos Combined Overview

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Data-driven, Results-focused MLS

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

Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings	4-2023 10-2023 4-2024 10-2024 4-2025	12,982	**13,925**	+ 7.3%	41,284	**42,567**	+ 3.1%
Pending Sales	4-2023 10-2023 4-2024 10-2024 4-2025	9,806	**9,154**	- 6.6%	33,136	**31,769**	- 4.1%
Closed Sales	4-2023 10-2023 4-2024 10-2024 4-2025	9,091	**8,194**	- 9.9%	29,667	**28,119**	- 5.2%
Days on Market Until Sale	4-2023 10-2023 4-2024 10-2024 4-2025	35	**39**	+ 11.4%	40	**46**	+ 15.0%
Median Sales Price	4-2023 10-2023 4-2024 10-2024 4-2025	$260,000	**$275,000**	+ 5.8%	$245,000	**$260,000**	+ 6.1%
Average Sales Price	4-2023 10-2023 4-2024 10-2024 4-2025	$312,644	**$332,908**	+ 6.5%	$295,557	**$313,573**	+ 6.1%
Percent of List Price Received	4-2023 10-2023 4-2024 10-2024 4-2025	99.9%	**99.3%**	- 0.6%	99.0%	**98.4%**	- 0.6%
Housing Affordability Index	4-2023 10-2023 4-2024 10-2024 4-2025	122	**119**	- 2.5%	130	**126**	- 3.1%
Inventory of Homes for Sale	4-2023 10-2023 4-2024 10-2024 4-2025	15,811	**19,544**	+ 23.6%	--	**--**	--
Months Supply of Inventory	4-2023 10-2023 4-2024 10-2024 4-2025	1.8	**2.2**	+ 22.2%	--	**--**	--

April 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
April-21	10,865	April-21	11,894	April-21	$224,500	April-21	15,295
April-22	10,281	April-22	10,989	April-22	$242,300	April-22	15,307
April-23	7,745	April-23	9,247	April-23	$243,450	April-23	14,861
April-24	9,091	April-24	9,806	April-24	$260,000	April-24	15,811
April-25	8,194	April-25	9,154	April-25	$275,000	April-25	19,544

April 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
April-21	378	April-21	386	April-21	$74,000	April-21	1,385
April-22	478	April-22	510	April-22	$80,700	April-22	1,899
April-23	433	April-23	490	April-23	$75,000	April-23	2,056
April-24	519	April-24	575	April-24	$86,000	April-24	2,330
April-25	428	April-25	537	April-25	$99,000	April-25	2,317

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

Closed Sales		Pending Sales		Median Sale Prices		Overall Inventory	
Date	Count	Date	Count	Date	Price	Date	Count
April-21	466	April-21	520	April-21	$180,000	April-21	668
April-22	461	April-22	481	April-22	$194,000	April-22	764
April-23	329	April-23	407	April-23	$189,900	April-23	749
April-24	428	April-24	458	April-24	$210,000	April-24	806
April-25	373	April-25	488	April-25	$198,950	April-25	884

April 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
April-21	98	April-21	103	April-21	$217,593	April-21	184
April-22	98	April-22	94	April-22	$257,495	April-22	219
April-23	50	April-23	79	April-23	$279,200	April-23	145
April-24	84	April-24	68	April-24	$280,000	April-24	166
April-25	57	April-25	61	April-25	$344,900	April-25	209

April 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
April-21	263	April-21	329	April-21	$325,000	April-21	376
April-22	260	April-22	258	April-22	$349,000	April-22	353
April-23	172	April-23	210	April-23	$383,000	April-23	337
April-24	201	April-24	219	April-24	$390,000	April-24	372
April-25	178	April-25	201	April-25	$392,500	April-25	352

April 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
April-21	1,116	April-21	1,190	April-21	$211,000	April-21	1,104
April-22	1,077	April-22	1,169	April-22	$235,000	April-22	1,237
April-23	855	April-23	939	April-23	$240,000	April-23	1,205
April-24	923	April-24	978	April-24	$256,000	April-24	1,221
April-25	830	April-25	985	April-25	$270,000	April-25	1,628

April 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
April-21	1,700	April-21	1,905	April-21	$305,000	April-21	2,426
April-22	1,580	April-22	1,732	April-22	$319,950	April-22	2,106
April-23	1,099	April-23	1,328	April-23	$319,750	April-23	1,924
April-24	1,284	April-24	1,417	April-24	$332,000	April-24	1,844
April-25	1,147	April-25	1,393	April-25	$355,000	April-25	2,392

April 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
April-21	148	April-21	195	April-21	$205,000	April-21	274
April-22	169	April-22	179	April-22	$210,000	April-22	296
April-23	144	April-23	162	April-23	$222,450	April-23	295
April-24	144	April-24	154	April-24	$237,500	April-24	282
April-25	135	April-25	163	April-25	$260,000	April-25	316

April 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
April-21	1,733	April-21	1,842	April-21	$178,000	April-21	2,914
April-22	1,757	April-22	1,795	April-22	$180,000	April-22	3,341
April-23	1,392	April-23	1,625	April-23	$170,000	April-23	3,303
April-24	1,566	April-24	1,698	April-24	$191,750	April-24	3,545
April-25	1,362	April-25	1,669	April-25	$200,000	April-25	3,805

*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.

Listing and Sales Summary Report
April 2025

	Total Sales (Units)			Median Sales Prices			Average DOM			On-Market Listings (Ending Inventory)		
	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change
All MLS (All Inclusive)	**8,194**	**9,091**	**-9.9%**	**$275,000**	**$260,000**	**+5.8%**	**39**	**35**	**+11.4%**	**19,544**	**15,811**	**+23.6%**
City of Detroit*	428	519	-17.5%	$99,000	$86,000	+15.1%	49	46	+6.5%	2,317	2,330	-0.6%
Dearborn/Dearborn Heights*	102	134	-23.9%	$247,500	$240,000	+3.1%	19	22	-13.6%	163	143	+14.0%
Downriver Area*	300	280	+7.1%	$199,500	$195,000	+2.3%	26	23	+13.0%	487	382	+27.5%
Genesee County	373	428	-12.9%	$198,950	$210,000	-5.3%	45	34	+32.4%	884	806	+9.7%
Greater Wayne*	934	1,047	-10.8%	$244,000	$235,000	+3.8%	25	23	+8.7%	1,488	1,215	+22.5%
Grosse Pointe Areas*	74	60	+23.3%	$424,950	$420,500	+1.1%	36	28	+28.6%	118	97	+21.6%
Hillsdale County	45	41	+9.8%	$242,000	$189,900	+27.4%	73	71	+2.8%	150	94	+59.6%
Huron County	9	18	-50.0%	$159,000	$191,500	-17.0%	109	34	+220.6%	52	41	+26.8%
Jackson County	173	174	-0.6%	$213,000	$218,000	-2.3%	56	60	-6.7%	391	252	+55.2%
Lapeer County	57	84	-32.1%	$344,900	$280,000	+23.2%	57	61	-6.6%	209	166	+25.9%
Lenawee County	86	117	-26.5%	$215,000	$215,120	-0.1%	63	64	-1.6%	236	211	+11.8%
Livingston County	178	201	-11.4%	$392,500	$390,000	+0.6%	37	22	+68.2%	352	372	-5.4%
Macomb County	830	923	-10.1%	$270,000	$256,000	+5.5%	25	26	-3.8%	1,628	1,221	+33.3%
Metro Detroit Area*	3,517	3,974	-11.5%	$277,000	$260,000	+6.5%	29	28	+3.6%	8,177	6,982	+17.1%
Monroe County	140	153	-8.5%	$254,500	$230,000	+10.7%	41	41	0.0%	275	225	+22.2%
Montcalm County	57	63	-9.5%	$250,000	$221,500	+12.9%	52	28	+85.7%	133	94	+41.5%
Oakland County	1,147	1,284	-10.7%	$355,000	$332,000	+6.9%	26	26	0.0%	2,392	1,844	+29.7%
Saginaw County	164	177	-7.3%	$158,750	$165,000	-3.8%	45	36	+25.0%	307	255	+20.4%
Sanilac County	18	29	-37.9%	$191,000	$170,000	+12.4%	58	64	-9.4%	118	112	+5.4%
Shiawassee County	51	86	-40.7%	$185,000	$184,000	+0.5%	54	34	+58.8%	95	97	-2.1%
St. Clair County	135	144	-6.3%	$260,000	$237,500	+9.5%	51	36	+41.7%	316	282	+12.1%
Tuscola County	23	30	-23.3%	$185,000	$157,500	+17.5%	56	57	-1.8%	73	59	+23.7%
Washtenaw County	314	329	-4.6%	$410,150	$405,000	+1.3%	36	35	+2.9%	837	539	+55.3%
Wayne County	1,362	1,566	-13.0%	$200,000	$191,750	+4.3%	33	31	+6.5%	3,805	3,545	+7.3%

* Included in county numbers.

Realcomp Shareholder Boards & Associations of REALTORS®:

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