



## MULTIFAMILY REPORT

# Detroit Keeps Up

December 2025

**YoY Rent Growth Outpaces Most Key Metros**

**Construction Starts Increase**

**Investment Volume Dips**



# DETROIT MULTIFAMILY



## Rents Hold Steady As US Average Dips

Detroit's average advertised asking rent was flat on a trailing three-month basis through October, at \$1,332. Meanwhile, the national average slid 20 basis points, to \$1,743. The gap was wider year-over-year, as the metro recorded a 1.9% uptick compared to just a 0.5% increase at the national level. Among the top 30 metros tracked by Yardi Matrix, Detroit posted one of the strongest year-over-year rent growth rates, ranking eighth among other top submarkets.

Employment growth in the metro was 0.6% year-over-year through August, just 20 basis points below the U.S. average. Detroit's unemployment rate stood at 4.3% in August, according to preliminary Bureau of Labor Statistics data. Over the 12-month period ending in August, the metro gained 7,300 net jobs, with financial activities leading growth, up 3,600 positions. OpenAI, Oracle and Related Digital have selected a 250-acre site in Saline Township, Mich., just outside Ann Arbor, for a data center campus. The joint venture expects to start construction on the \$7 billion project in early 2026.

More than 1,500 units were delivered in the first 10 months of the year. Developers had 3,701 units under construction and an additional 27,000 in the planning and permitting stages. Investment amounted to \$224 million year-to-date through October, slightly below the \$245 million recorded in the same period last year.

## Market Analysis | December 2025

### Contacts

#### Jeff Adler

Vice President & General  
Manager of Yardi Matrix  
[Jeff.Adler@Yardi.com](mailto:Jeff.Adler@Yardi.com)  
(303) 615-3676

#### Ron Brock, Jr.

Industry Principal, Matrix  
[JR.Brock@Yardi.com](mailto:JR.Brock@Yardi.com)  
(480) 663-1149 x14006

#### Doug Ressler

Media Contact  
[Doug.Ressler@Yardi.com](mailto:Doug.Ressler@Yardi.com)  
(480) 695-3365

### Author

#### Agota Felhazi

Senior Associate Editor

### Recent Detroit Transactions

#### Village Club of Farmington Hills



City: Farmington Hills, Mich.  
Buyer: T2 Capital Management  
Purchase Price: \$36 MM  
Price per Unit: \$150,000

#### The Alcove Troy



City: Troy, Mich.  
Buyer: Jacobson Brothers  
Purchase Price: \$16 MM  
Price per Unit: \$103,873