Local Market Update – December 2025

A Research Tool Provided by Realcomp

Ann Arbor Twp

Washtenaw County

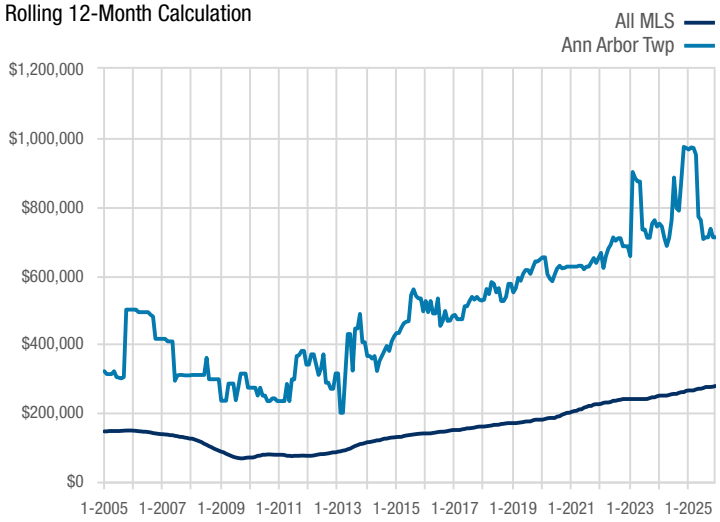
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	42	**49**	+ 16.7%
Pending Sales	1	**0**	- 100.0%	29	**32**	+ 10.3%
Closed Sales	3	**1**	- 66.7%	29	**33**	+ 13.8%
Days on Market Until Sale	24	**83**	+ 245.8%	62	**75**	+ 21.0%
Median Sales Price*	$885,000	**$775,000**	- 12.4%	$970,000	**$710,000**	- 26.8%
Average Sales Price*	$841,667	**$775,000**	- 7.9%	$973,925	**$1,008,458**	+ 3.5%
Percent of List Price Received*	97.7%	**101.3%**	+ 3.7%	98.8%	**99.7%**	+ 0.9%
Inventory of Homes for Sale	7	**5**	- 28.6%	—	**—**	—
Months Supply of Inventory	2.7	**1.6**	- 40.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	15	**5**	- 66.7%
Pending Sales	2	**0**	- 100.0%	13	**3**	- 76.9%
Closed Sales	0	**0**	0.0%	11	**5**	- 54.5%
Days on Market Until Sale	—	**—**	—	32	**12**	- 62.5%
Median Sales Price*	—	**—**	—	$430,000	**$391,000**	- 9.1%
Average Sales Price*	—	**—**	—	$472,035	**$398,500**	- 15.6%
Percent of List Price Received*	—	**—**	—	102.1%	**99.7%**	- 2.4%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.5	**—**	—	—	**—**	—

* 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.

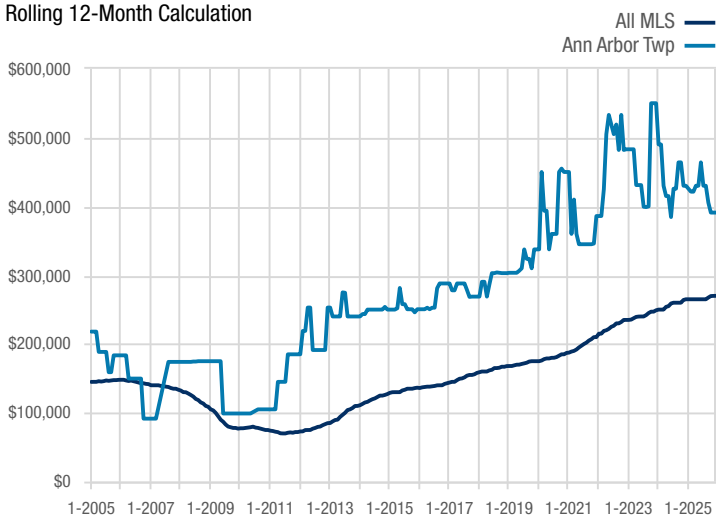
Median Sales Price - Residential

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.

Current as of January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.