Local Market Update – December 2025

A Research Tool Provided by Realcomp

Ann Arbor

Washtenaw County

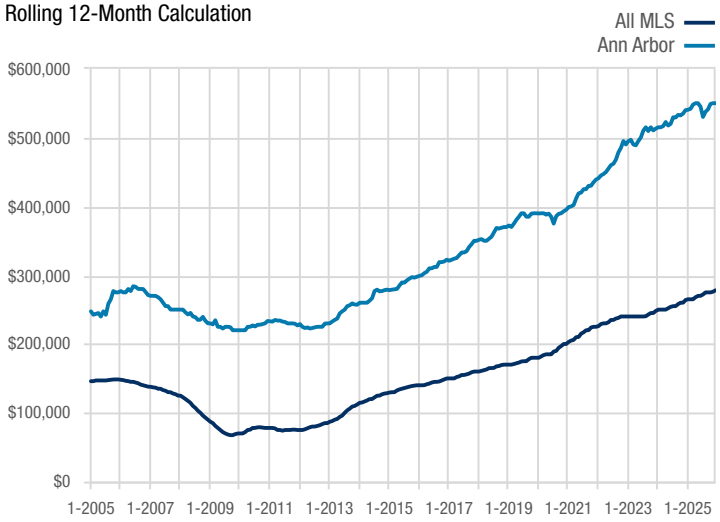
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	16	**17**	+ 6.3%	742	**843**	+ 13.6%
Pending Sales	31	**27**	- 12.9%	576	**619**	+ 7.5%
Closed Sales	37	**49**	+ 32.4%	578	**621**	+ 7.4%
Days on Market Until Sale	46	**63**	+ 37.0%	34	**41**	+ 20.6%
Median Sales Price*	$499,000	**$525,000**	+ 5.2%	$540,000	**$550,000**	+ 1.9%
Average Sales Price*	$565,521	**$625,388**	+ 10.6%	$625,631	**$636,742**	+ 1.8%
Percent of List Price Received*	98.8%	**99.4%**	+ 0.6%	102.0%	**100.4%**	- 1.6%
Inventory of Homes for Sale	54	**62**	+ 14.8%	—	**—**	—
Months Supply of Inventory	1.1	**1.2**	+ 9.1%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	23	**16**	- 30.4%	554	**654**	+ 18.1%
Pending Sales	24	**19**	- 20.8%	470	**424**	- 9.8%
Closed Sales	30	**29**	- 3.3%	458	**437**	- 4.6%
Days on Market Until Sale	56	**76**	+ 35.7%	40	**50**	+ 25.0%
Median Sales Price*	$350,000	**$285,000**	- 18.6%	$356,313	**$360,000**	+ 1.0%
Average Sales Price*	$408,865	**$362,475**	- 11.3%	$429,057	**$422,316**	- 1.6%
Percent of List Price Received*	99.1%	**97.9%**	- 1.2%	100.4%	**98.9%**	- 1.5%
Inventory of Homes for Sale	53	**94**	+ 77.4%	—	**—**	—
Months Supply of Inventory	1.4	**2.7**	+ 92.9%	—	**—**	—

* 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.

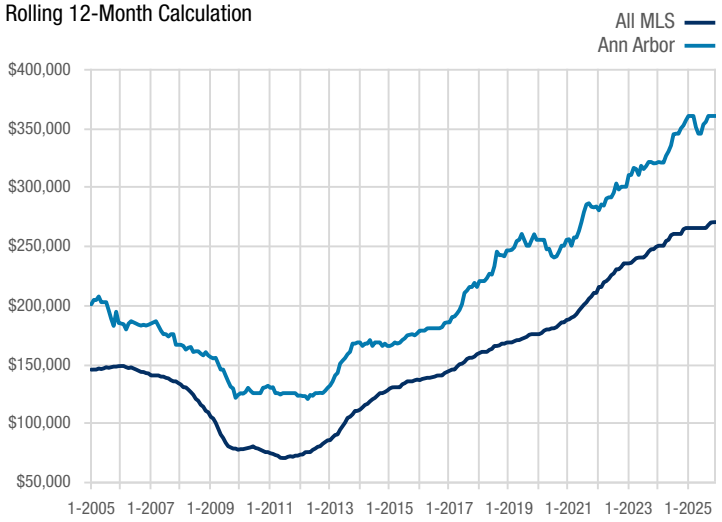
Median Sales Price - Residential

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.