Local Market Update – December 2025

A Research Tool Provided by Realcomp

Arbela Twp

Tuscola County

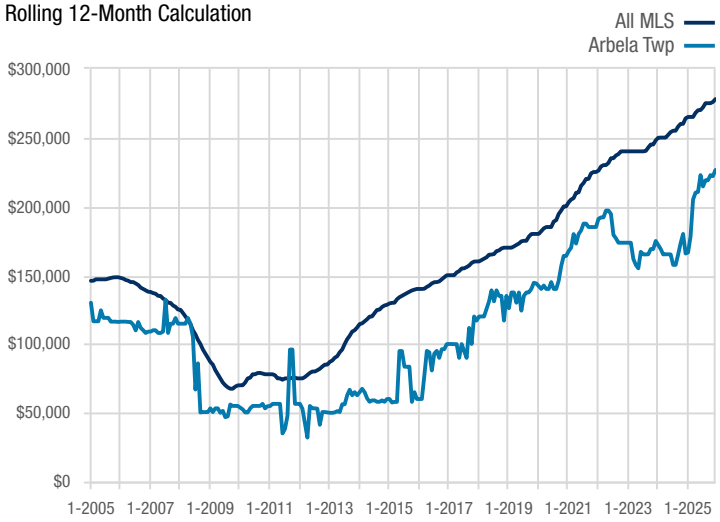
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	37	**37**	0.0%
Pending Sales	0	**2**	—	32	**28**	- 12.5%
Closed Sales	4	**2**	- 50.0%	36	**27**	- 25.0%
Days on Market Until Sale	30	**22**	- 26.7%	27	**28**	+ 3.7%
Median Sales Price*	$123,750	**$177,500**	+ 43.4%	$165,750	**$226,500**	+ 36.7%
Average Sales Price*	$167,625	**$177,500**	+ 5.9%	$179,786	**$242,152**	+ 34.7%
Percent of List Price Received*	94.6%	**96.0%**	+ 1.5%	97.6%	**99.4%**	+ 1.8%
Inventory of Homes for Sale	5	**5**	0.0%	—	—	—
Months Supply of Inventory	1.4	**2.0**	+ 42.9%	—	—	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

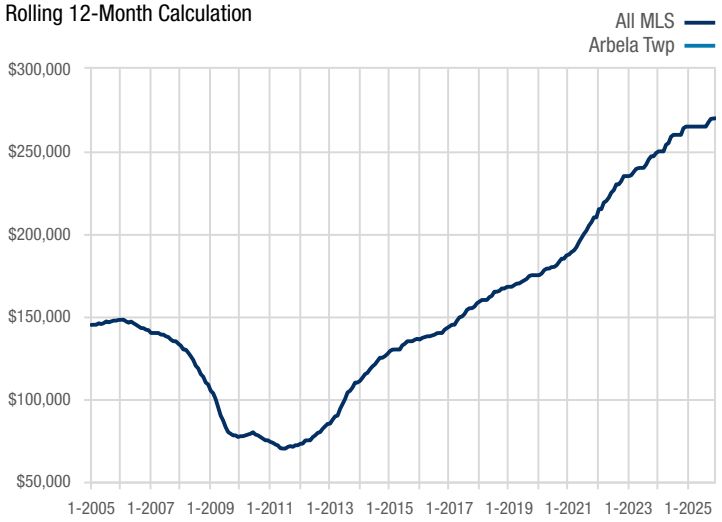
Median Sales Price - Residential

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.