Local Market Update – December 2025

A Research Tool Provided by Realcomp

Caro

Tuscola County

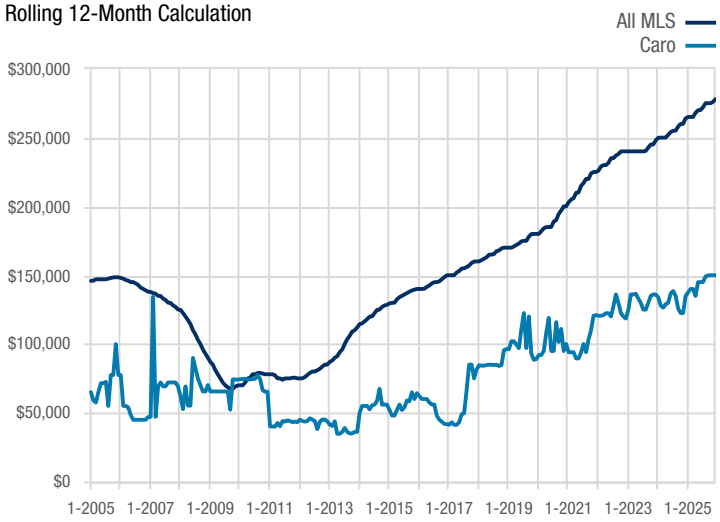
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**2**	+ 100.0%	35	**45**	+ 28.6%
Pending Sales	1	**7**	+ 600.0%	24	**42**	+ 75.0%
Closed Sales	3	**4**	+ 33.3%	25	**36**	+ 44.0%
Days on Market Until Sale	31	**26**	- 16.1%	40	**51**	+ 27.5%
Median Sales Price*	$243,000	**$111,300**	- 54.2%	$134,900	**$149,950**	+ 11.2%
Average Sales Price*	$288,833	**$138,150**	- 52.2%	$146,486	**$164,984**	+ 12.6%
Percent of List Price Received*	114.5%	**89.8%**	- 21.6%	100.1%	**94.5%**	- 5.6%
Inventory of Homes for Sale	10	**5**	- 50.0%	—	**—**	—
Months Supply of Inventory	4.2	**1.4**	- 66.7%	—	**—**	—

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.

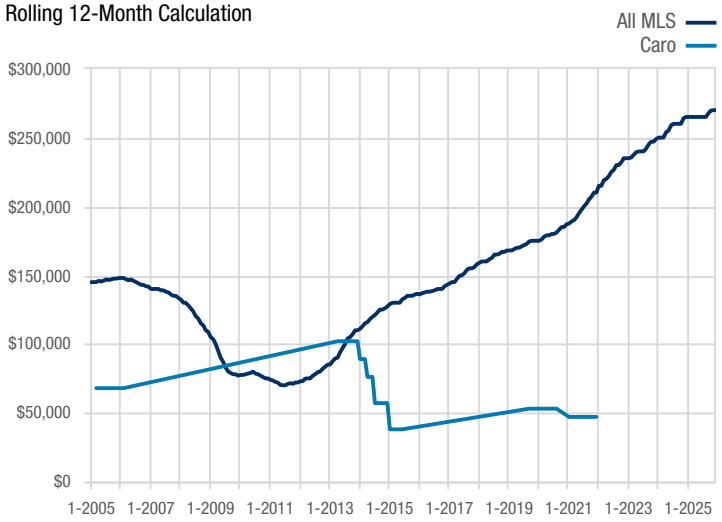
Median Sales Price - Residential

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.