Local Market Update – December 2025

A Research Tool Provided by Realcomp

Chelsea

Washtenaw County

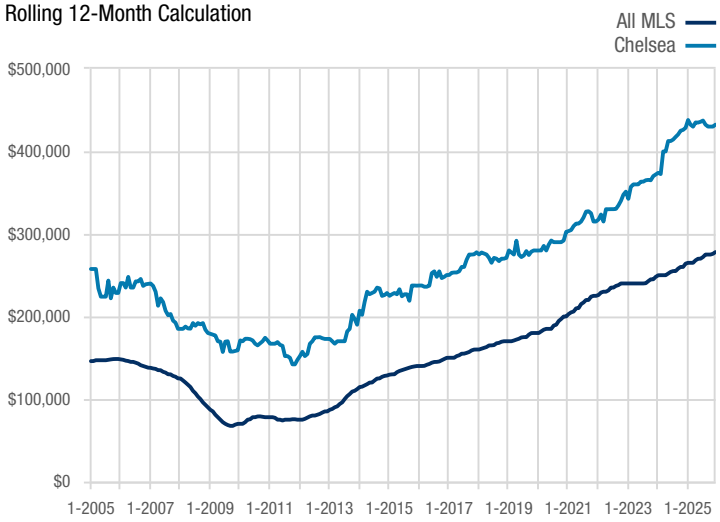
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**1**	- 75.0%	131	**116**	- 11.5%
Pending Sales	5	**2**	- 60.0%	99	**87**	- 12.1%
Closed Sales	7	**11**	+ 57.1%	99	**88**	- 11.1%
Days on Market Until Sale	36	**54**	+ 50.0%	39	**44**	+ 12.8%
Median Sales Price*	$460,000	**$465,900**	+ 1.3%	$428,540	**$432,358**	+ 0.9%
Average Sales Price*	$444,549	**$469,700**	+ 5.7%	$431,391	**$438,647**	+ 1.7%
Percent of List Price Received*	98.4%	**99.6%**	+ 1.2%	100.0%	**100.0%**	0.0%
Inventory of Homes for Sale	11	**12**	+ 9.1%	—	**—**	—
Months Supply of Inventory	1.3	**1.7**	+ 30.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**1**	- 50.0%	29	**22**	- 24.1%
Pending Sales	1	**0**	- 100.0%	24	**20**	- 16.7%
Closed Sales	0	**2**	—	24	**21**	- 12.5%
Days on Market Until Sale	—	**39**	—	38	**54**	+ 42.1%
Median Sales Price*	—	**$398,500**	—	$280,500	**$310,000**	+ 10.5%
Average Sales Price*	—	**$398,500**	—	$285,210	**$309,976**	+ 8.7%
Percent of List Price Received*	—	**103.5%**	—	100.5%	**100.4%**	- 0.1%
Inventory of Homes for Sale	2	**4**	+ 100.0%	—	**—**	—
Months Supply of Inventory	0.8	**2.0**	+ 150.0%	—	**—**	—

* 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.

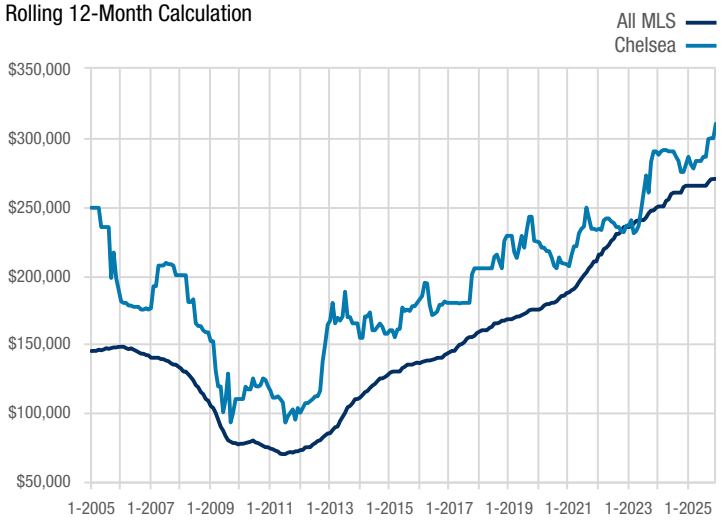
Median Sales Price - Residential

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.