Local Market Update – December 2025

A Research Tool Provided by Realcomp

Clayton Twp

Genesee County

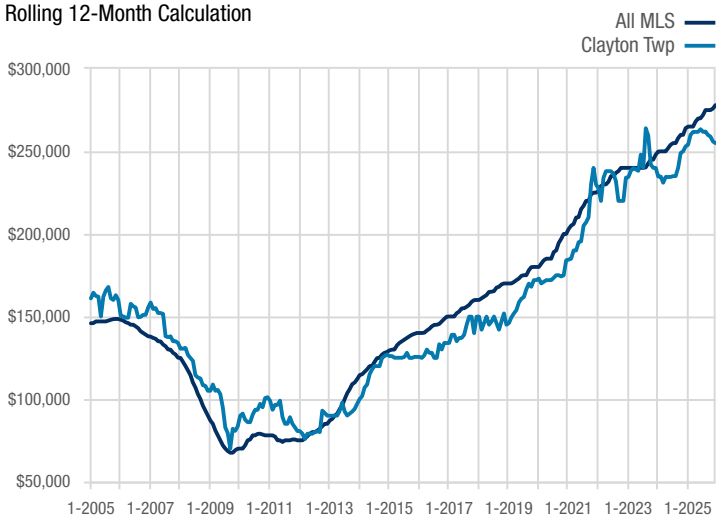
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**2**	0.0%	96	**59**	- 38.5%
Pending Sales	5	**3**	- 40.0%	78	**51**	- 34.6%
Closed Sales	2	**7**	+ 250.0%	75	**59**	- 21.3%
Days on Market Until Sale	15	**30**	+ 100.0%	28	**49**	+ 75.0%
Median Sales Price*	$257,450	**$255,000**	- 1.0%	$253,000	**$255,000**	+ 0.8%
Average Sales Price*	$257,450	**$269,271**	+ 4.6%	$283,371	**$270,961**	- 4.4%
Percent of List Price Received*	98.8%	**95.1%**	- 3.7%	99.2%	**98.8%**	- 0.4%
Inventory of Homes for Sale	13	**8**	- 38.5%	—	**—**	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	5	**2**	- 60.0%
Pending Sales	0	**0**	0.0%	4	**3**	- 25.0%
Closed Sales	0	**0**	0.0%	4	**3**	- 25.0%
Days on Market Until Sale	—	**—**	—	8	**106**	+ 1,225.0%
Median Sales Price*	—	**—**	—	$234,450	**$173,000**	- 26.2%
Average Sales Price*	—	**—**	—	$233,100	**$191,800**	- 17.7%
Percent of List Price Received*	—	**—**	—	100.2%	**99.1%**	- 1.1%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.8	**—**	—	—	**—**	—

* 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.

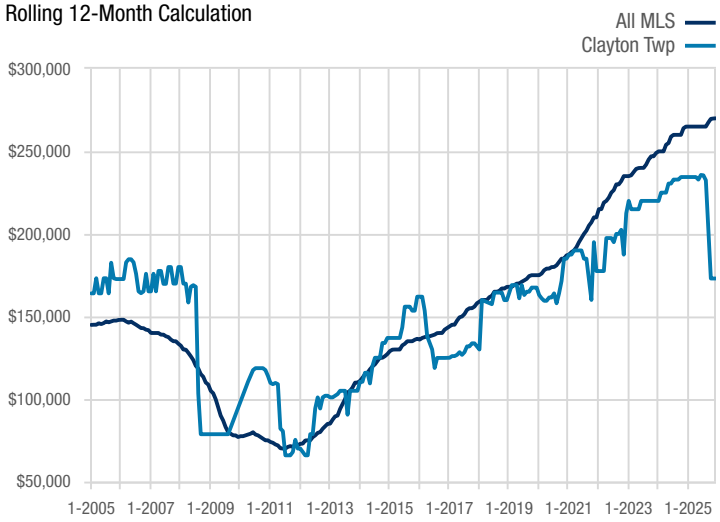
Median Sales Price - Residential

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.