Local Market Update – December 2025

A Research Tool Provided by Realcomp

Davison

Genesee County

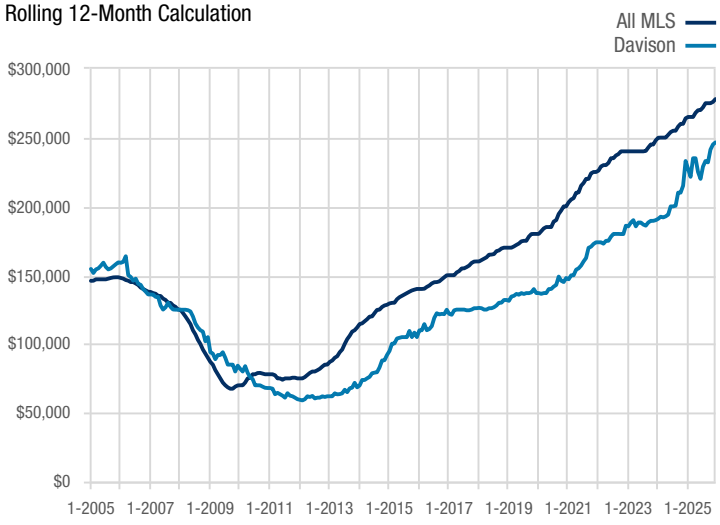
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**11**	+ 450.0%	104	**200**	+ 92.3%
Pending Sales	4	**9**	+ 125.0%	77	**171**	+ 122.1%
Closed Sales	4	**20**	+ 400.0%	77	**167**	+ 116.9%
Days on Market Until Sale	52	**39**	- 25.0%	26	**32**	+ 23.1%
Median Sales Price*	$264,950	**$249,750**	- 5.7%	$233,000	**$246,500**	+ 5.8%
Average Sales Price*	$244,975	**$288,215**	+ 17.7%	$227,190	**$272,519**	+ 20.0%
Percent of List Price Received*	99.0%	**97.4%**	- 1.6%	100.3%	**100.1%**	- 0.2%
Inventory of Homes for Sale	17	**24**	+ 41.2%	—	**—**	—
Months Supply of Inventory	2.6	**1.7**	- 34.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	7	**30**	+ 328.6%
Pending Sales	0	**0**	0.0%	7	**23**	+ 228.6%
Closed Sales	0	**1**	—	8	**22**	+ 175.0%
Days on Market Until Sale	—	**5**	—	34	**18**	- 47.1%
Median Sales Price*	—	**$126,000**	—	$225,000	**$189,300**	- 15.9%
Average Sales Price*	—	**$126,000**	—	$206,559	**$202,634**	- 1.9%
Percent of List Price Received*	—	**100.9%**	—	101.0%	**99.9%**	- 1.1%
Inventory of Homes for Sale	0	**4**	—	—	**—**	—
Months Supply of Inventory	—	**1.6**	—	—	**—**	—

* 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.

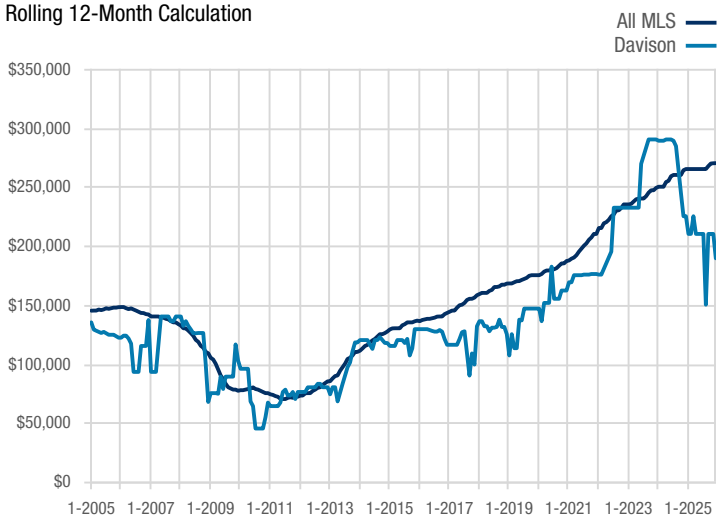
Median Sales Price - Residential

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.