Local Market Update – December 2025

A Research Tool Provided by Realcomp

ETAR® Report

Covers areas in the Eastern Thumb area, including but not limited to Huron, Sanilac and St. Clair Counties.

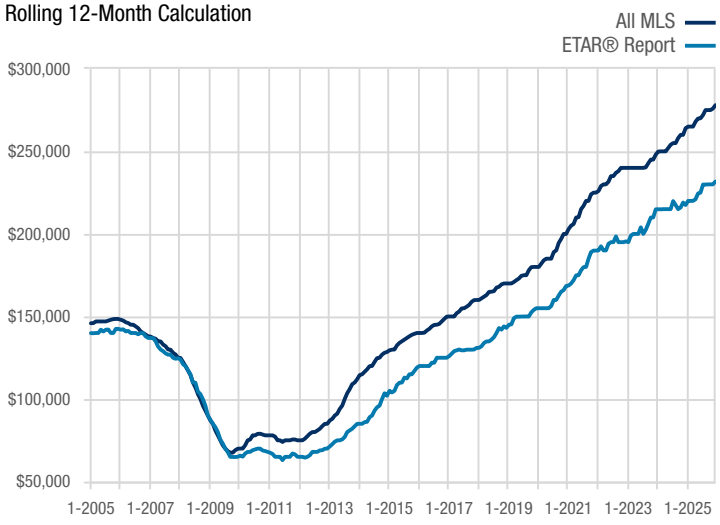
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	126	**113**	- 10.3%	2,614	**2,742**	+ 4.9%
Pending Sales	119	**128**	+ 7.6%	2,028	**2,072**	+ 2.2%
Closed Sales	145	**164**	+ 13.1%	2,026	**2,070**	+ 2.2%
Days on Market Until Sale	46	**42**	- 8.7%	43	**43**	0.0%
Median Sales Price*	$205,000	**$229,500**	+ 12.0%	$217,500	**$231,750**	+ 6.6%
Average Sales Price*	$241,433	**$279,990**	+ 16.0%	$253,269	**$272,096**	+ 7.4%
Percent of List Price Received*	96.2%	**97.4%**	+ 1.2%	97.5%	**97.3%**	- 0.2%
Inventory of Homes for Sale	382	**392**	+ 2.6%	—	**—**	—
Months Supply of Inventory	2.3	**2.3**	0.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	5	**10**	+ 100.0%	155	**164**	+ 5.8%
Pending Sales	6	**7**	+ 16.7%	118	**118**	0.0%
Closed Sales	9	**10**	+ 11.1%	121	**114**	- 5.8%
Days on Market Until Sale	42	**51**	+ 21.4%	31	**40**	+ 29.0%
Median Sales Price*	$190,000	**$191,250**	+ 0.7%	$210,000	**$199,950**	- 4.8%
Average Sales Price*	$202,100	**$178,175**	- 11.8%	$245,423	**$216,356**	- 11.8%
Percent of List Price Received*	97.2%	**96.2%**	- 1.0%	98.4%	**97.7%**	- 0.7%
Inventory of Homes for Sale	19	**30**	+ 57.9%	—	**—**	—
Months Supply of Inventory	1.9	**3.1**	+ 63.2%	—	**—**	—

* 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.

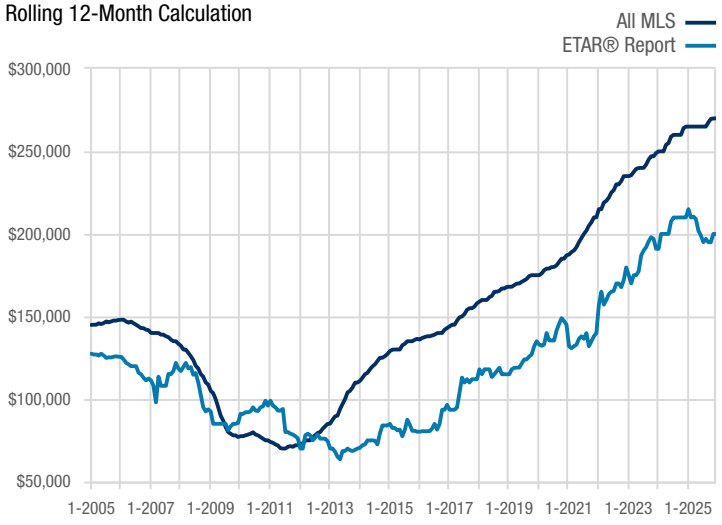
Median Sales Price - Residential

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.