Local Market Update – December 2025

A Research Tool Provided by Realcomp

Elba Twp

Lapeer County

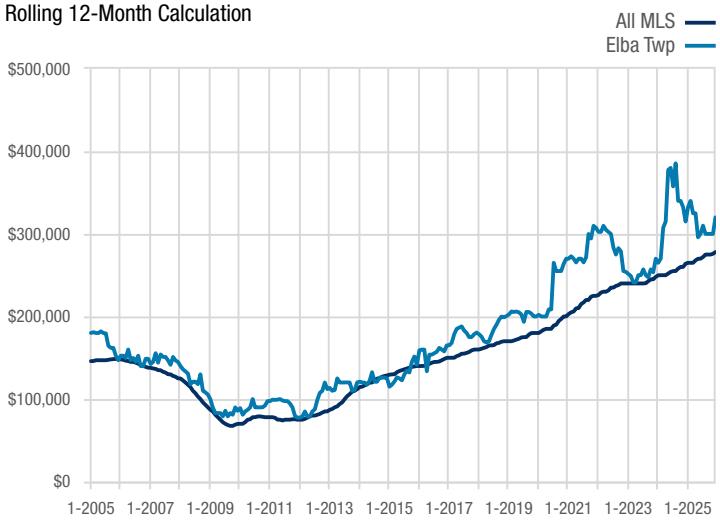
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**3**	0.0%	61	**58**	- 4.9%
Pending Sales	4	**4**	0.0%	43	**48**	+ 11.6%
Closed Sales	5	**3**	- 40.0%	45	**47**	+ 4.4%
Days on Market Until Sale	85	**35**	- 58.8%	31	**47**	+ 51.6%
Median Sales Price*	$269,000	**$325,000**	+ 20.8%	$315,000	**$320,000**	+ 1.6%
Average Sales Price*	$273,300	**$295,000**	+ 7.9%	$348,232	**$348,017**	- 0.1%
Percent of List Price Received*	96.4%	**95.2%**	- 1.2%	98.6%	**96.9%**	- 1.7%
Inventory of Homes for Sale	12	**6**	- 50.0%	—	**—**	—
Months Supply of Inventory	3.3	**1.4**	- 57.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
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.

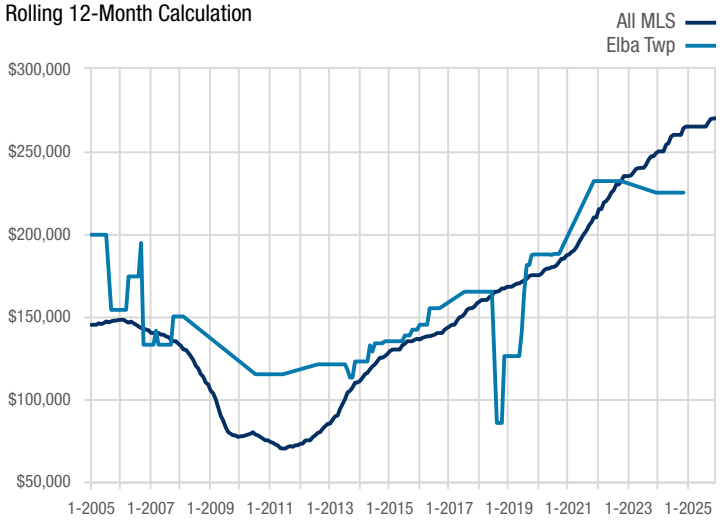
Median Sales Price - Residential

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.