Local Market Update – December 2025

A Research Tool Provided by Realcomp

Fenton

Genesee County

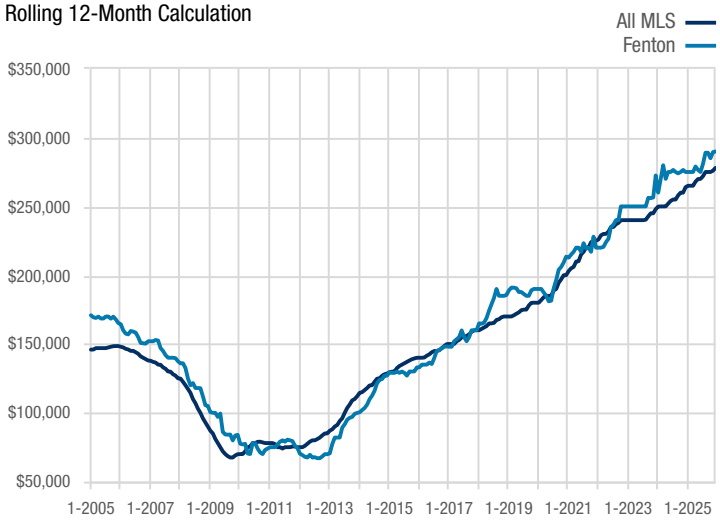
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	7	**8**	+ 14.3%	125	**265**	+ 112.0%
Pending Sales	11	**8**	- 27.3%	109	**177**	+ 62.4%
Closed Sales	11	**13**	+ 18.2%	104	**176**	+ 69.2%
Days on Market Until Sale	31	**25**	- 19.4%	29	**22**	- 24.1%
Median Sales Price*	$225,000	**$243,000**	+ 8.0%	$275,000	**$289,950**	+ 5.4%
Average Sales Price*	$240,718	**$251,492**	+ 4.5%	$315,154	**$376,856**	+ 19.6%
Percent of List Price Received*	97.6%	**98.7%**	+ 1.1%	100.1%	**98.9%**	- 1.2%
Inventory of Homes for Sale	11	**47**	+ 327.3%	—	**—**	—
Months Supply of Inventory	1.2	**3.2**	+ 166.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**4**	+ 300.0%	46	**94**	+ 104.3%
Pending Sales	3	**5**	+ 66.7%	42	**54**	+ 28.6%
Closed Sales	3	**6**	+ 100.0%	41	**52**	+ 26.8%
Days on Market Until Sale	23	**46**	+ 100.0%	27	**30**	+ 11.1%
Median Sales Price*	$200,000	**$235,000**	+ 17.5%	$240,000	**$250,000**	+ 4.2%
Average Sales Price*	$204,933	**$234,975**	+ 14.7%	$245,893	**$278,194**	+ 13.1%
Percent of List Price Received*	98.3%	**98.5%**	+ 0.2%	99.4%	**98.9%**	- 0.5%
Inventory of Homes for Sale	5	**29**	+ 480.0%	—	**—**	—
Months Supply of Inventory	1.4	**5.9**	+ 321.4%	—	**—**	—

* 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.

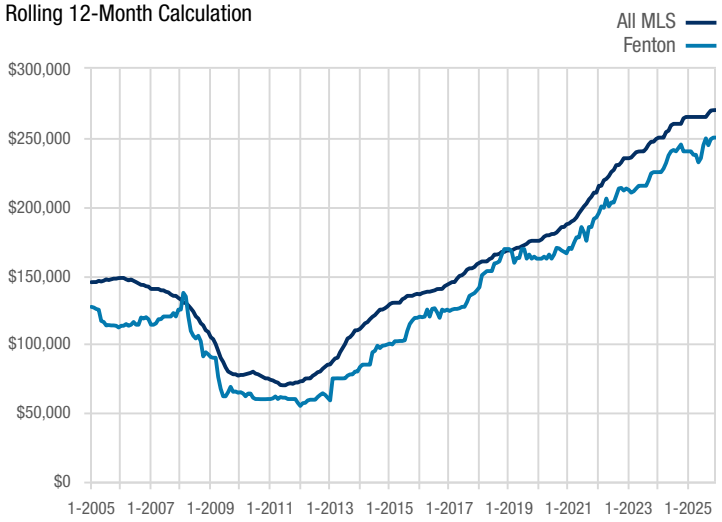
Median Sales Price - Residential

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.