# Local Market Update – December 2025

A Research Tool Provided by Realcomp

# Fort Gratiot Twp

## St. Clair County

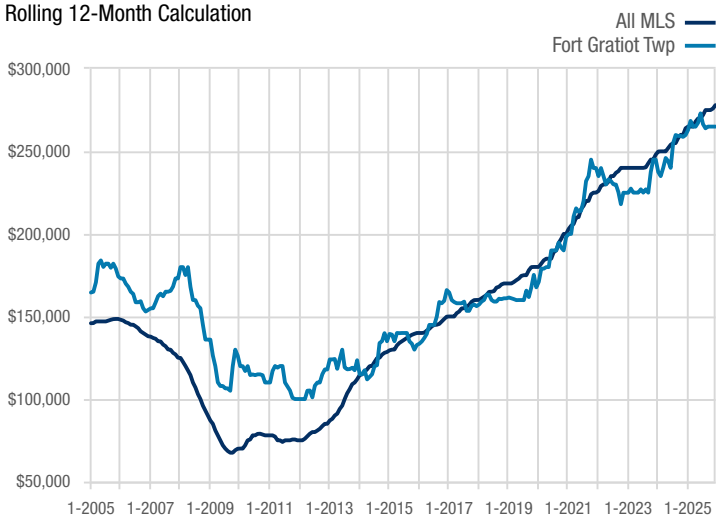
| Residential | December | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2024** | **2025** | **% Change** | **Thru 12-2024** | **Thru 12-2025** | **% Change** |
| New Listings | 6 | **3** | - 50.0% | 182 | **178** | - 2.2% |
| Pending Sales | 12 | **7** | - 41.7% | 152 | **160** | + 5.3% |
| Closed Sales | 6 | **11** | + 83.3% | 153 | **166** | + 8.5% |
| Days on Market Until Sale | 23 | **34** | + 47.8% | 27 | **34** | + 25.9% |
| Median Sales Price* | $295,000 | **$239,900** | - 18.7% | $259,900 | **$265,000** | + 2.0% |
| Average Sales Price* | $277,250 | **$352,516** | + 27.1% | $280,747 | **$298,253** | + 6.2% |
| Percent of List Price Received* | 98.0% | **98.5%** | + 0.5% | 99.3% | **98.6%** | - 0.7% |
| Inventory of Homes for Sale | 20 | **11** | - 45.0% | — | **—** | — |
| Months Supply of Inventory | 1.6 | **0.8** | - 50.0% | — | **—** | — |

| Condo | December | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2024** | **2025** | **% Change** | **Thru 12-2024** | **Thru 12-2025** | **% Change** |
| New Listings | 0 | **0** | 0.0% | 3 | **9** | + 200.0% |
| Pending Sales | 0 | **1** | — | 3 | **8** | + 166.7% |
| Closed Sales | 0 | **0** | 0.0% | 3 | **7** | + 133.3% |
| Days on Market Until Sale | — | **—** | — | 39 | **45** | + 15.4% |
| Median Sales Price* | — | **—** | — | $185,000 | **$225,000** | + 21.6% |
| Average Sales Price* | — | **—** | — | $205,000 | **$223,486** | + 9.0% |
| Percent of List Price Received* | — | **—** | — | 97.9% | **97.3%** | - 0.6% |
| Inventory of Homes for Sale | 0 | **1** | — | — | **—** | — |
| Months Supply of Inventory | — | **0.6** | — | — | **—** | — |

* 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.

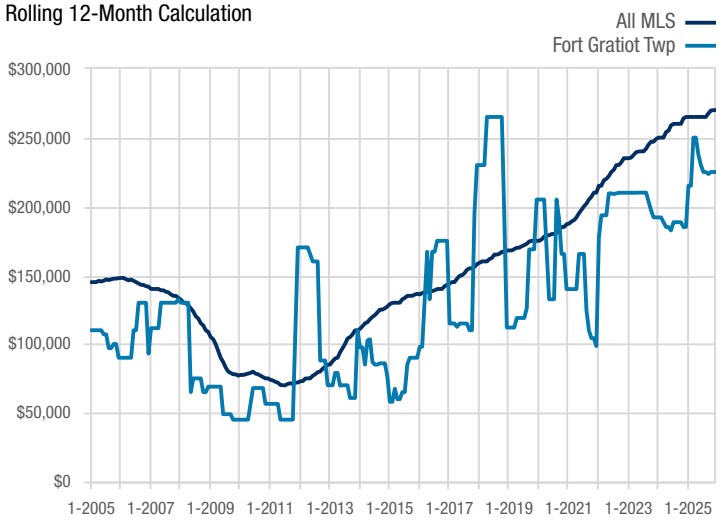
### Median Sales Price - Residential

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.