Local Market Update – December 2025

A Research Tool Provided by Realcomp

Gaines Twp

Genesee County

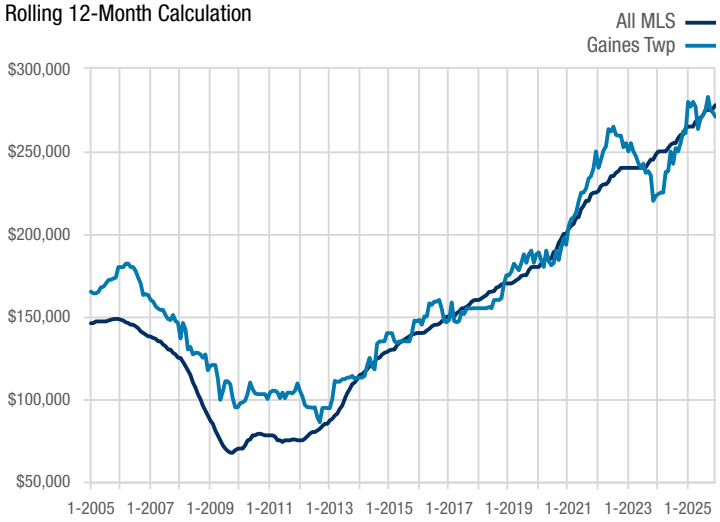
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	5	**1**	- 80.0%	64	**71**	+ 10.9%
Pending Sales	2	**1**	- 50.0%	59	**64**	+ 8.5%
Closed Sales	2	**2**	0.0%	60	**64**	+ 6.7%
Days on Market Until Sale	118	**5**	- 95.8%	36	**28**	- 22.2%
Median Sales Price*	$397,500	**$213,500**	- 46.3%	$261,000	**$271,000**	+ 3.8%
Average Sales Price*	$397,500	**$213,500**	- 46.3%	$293,474	**$291,884**	- 0.5%
Percent of List Price Received*	98.9%	**102.8%**	+ 3.9%	99.2%	**98.1%**	- 1.1%
Inventory of Homes for Sale	7	**5**	- 28.6%	—	**—**	—
Months Supply of Inventory	1.4	**0.9**	- 35.7%	—	**—**	—

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

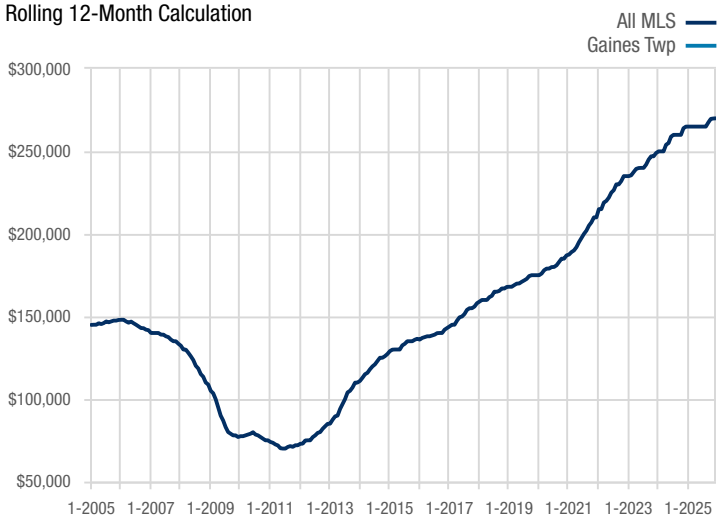
Median Sales Price - Residential

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.