Local Market Update – December 2025

A Research Tool Provided by Realcomp

Genesee County

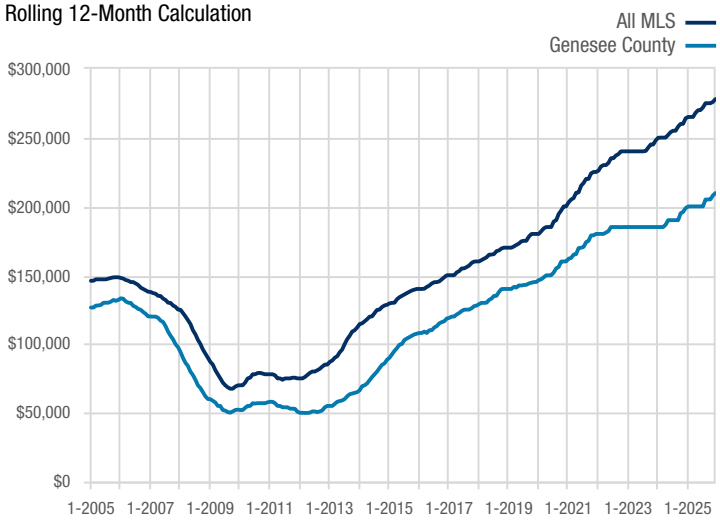
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	272	**264**	- 2.9%	5,786	**5,849**	+ 1.1%
Pending Sales	253	**272**	+ 7.5%	4,438	**4,597**	+ 3.6%
Closed Sales	338	**333**	- 1.5%	4,463	**4,535**	+ 1.6%
Days on Market Until Sale	45	**44**	- 2.2%	37	**39**	+ 5.4%
Median Sales Price*	$197,950	**$205,000**	+ 3.6%	$198,700	**$209,700**	+ 5.5%
Average Sales Price*	$212,569	**$218,266**	+ 2.7%	$213,374	**$230,433**	+ 8.0%
Percent of List Price Received*	97.2%	**97.4%**	+ 0.2%	97.8%	**98.0%**	+ 0.2%
Inventory of Homes for Sale	989	**853**	- 13.8%	—	**—**	—
Months Supply of Inventory	2.7	**2.2**	- 18.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	27	**23**	- 14.8%	498	**592**	+ 18.9%
Pending Sales	18	**29**	+ 61.1%	414	**433**	+ 4.6%
Closed Sales	21	**31**	+ 47.6%	422	**424**	+ 0.5%
Days on Market Until Sale	26	**35**	+ 34.6%	34	**38**	+ 11.8%
Median Sales Price*	$214,000	**$217,000**	+ 1.4%	$230,000	**$235,000**	+ 2.2%
Average Sales Price*	$204,462	**$238,917**	+ 16.9%	$231,687	**$236,692**	+ 2.2%
Percent of List Price Received*	97.9%	**98.6%**	+ 0.7%	98.9%	**98.3%**	- 0.6%
Inventory of Homes for Sale	79	**98**	+ 24.1%	—	**—**	—
Months Supply of Inventory	2.3	**2.7**	+ 17.4%	—	**—**	—

* 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.

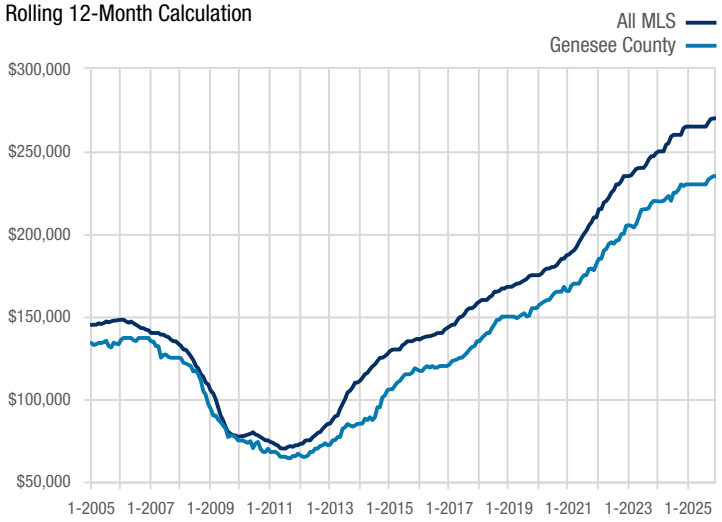
Median Sales Price - Residential

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.