Local Market Update – December 2025

A Research Tool Provided by Realcomp

Howell

Livingston County

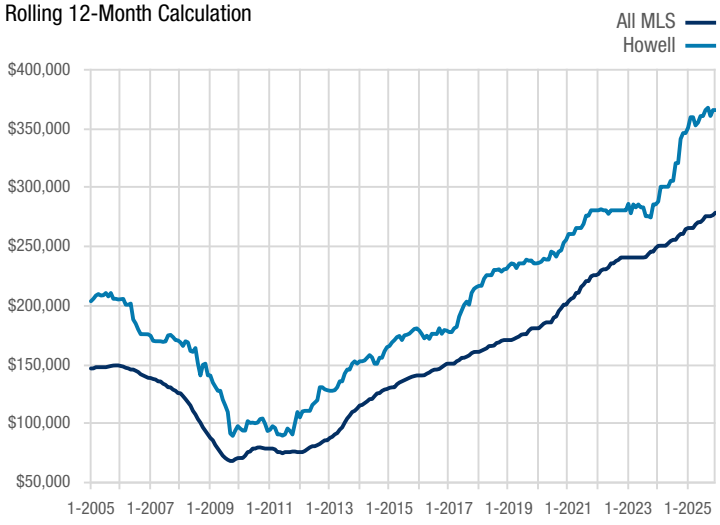
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	8	**16**	+ 100.0%	194	**266**	+ 37.1%
Pending Sales	5	**12**	+ 140.0%	131	**190**	+ 45.0%
Closed Sales	10	**15**	+ 50.0%	128	**181**	+ 41.4%
Days on Market Until Sale	36	**47**	+ 30.6%	28	**30**	+ 7.1%
Median Sales Price*	$348,950	**$385,000**	+ 10.3%	$345,500	**$365,000**	+ 5.6%
Average Sales Price*	$354,375	**$415,467**	+ 17.2%	$369,427	**$381,382**	+ 3.2%
Percent of List Price Received*	99.9%	**97.5%**	- 2.4%	99.9%	**100.3%**	+ 0.4%
Inventory of Homes for Sale	23	**37**	+ 60.9%	—	**—**	—
Months Supply of Inventory	2.1	**2.3**	+ 9.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**0**	- 100.0%	47	**101**	+ 114.9%
Pending Sales	2	**4**	+ 100.0%	35	**65**	+ 85.7%
Closed Sales	2	**4**	+ 100.0%	36	**65**	+ 80.6%
Days on Market Until Sale	47	**37**	- 21.3%	38	**37**	- 2.6%
Median Sales Price*	$193,500	**$232,500**	+ 20.2%	$245,625	**$260,000**	+ 5.9%
Average Sales Price*	$193,500	**$225,625**	+ 16.6%	$249,634	**$259,886**	+ 4.1%
Percent of List Price Received*	96.8%	**97.5%**	+ 0.7%	98.6%	**98.3%**	- 0.3%
Inventory of Homes for Sale	7	**11**	+ 57.1%	—	**—**	—
Months Supply of Inventory	2.2	**2.0**	- 9.1%	—	**—**	—

* 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.

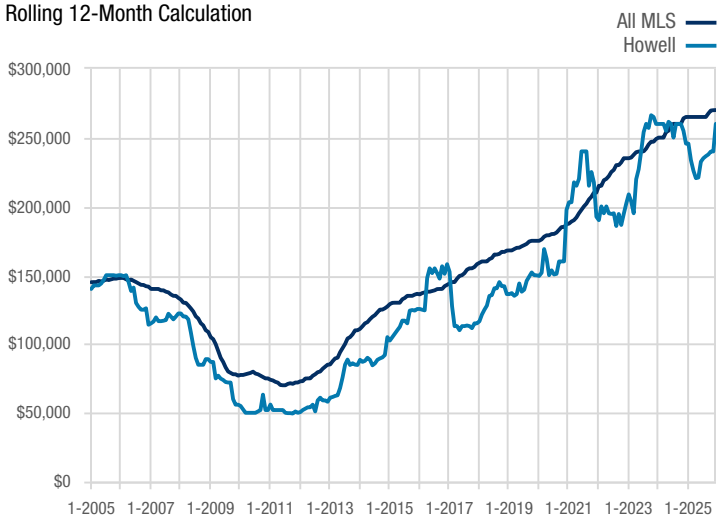
Median Sales Price - Residential

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.