Local Market Update – December 2025

A Research Tool Provided by Realcomp

LUTAR® Report

Covers locales in Huron, Tuscola, Sanilac and Lapeer Counties.

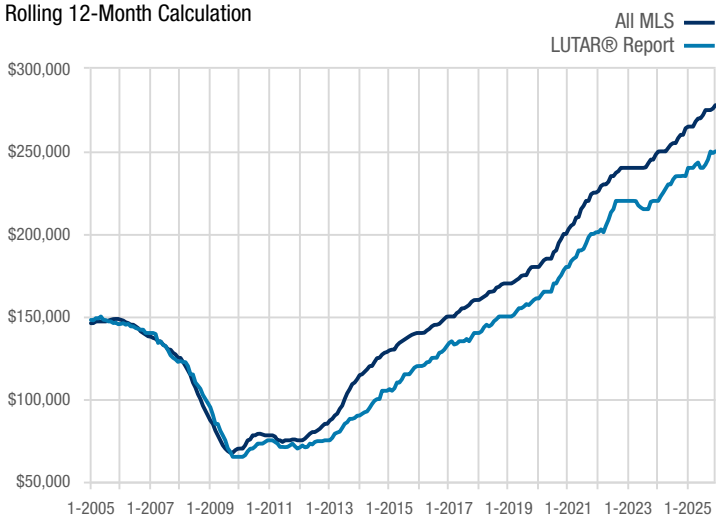
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	100	**91**	- 9.0%	2,103	**2,192**	+ 4.2%
Pending Sales	99	**100**	+ 1.0%	1,555	**1,566**	+ 0.7%
Closed Sales	112	**130**	+ 16.1%	1,543	**1,558**	+ 1.0%
Days on Market Until Sale	57	**48**	- 15.8%	49	**49**	0.0%
Median Sales Price*	$209,000	**$251,225**	+ 20.2%	$235,000	**$250,000**	+ 6.4%
Average Sales Price*	$259,980	**$276,588**	+ 6.4%	$279,420	**$294,912**	+ 5.5%
Percent of List Price Received*	97.5%	**97.3%**	- 0.2%	97.2%	**96.8%**	- 0.4%
Inventory of Homes for Sale	375	**384**	+ 2.4%	—	**—**	—
Months Supply of Inventory	2.9	**2.9**	0.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**2**	0.0%	59	**56**	- 5.1%
Pending Sales	1	**2**	+ 100.0%	38	**35**	- 7.9%
Closed Sales	1	**1**	0.0%	37	**33**	- 10.8%
Days on Market Until Sale	24	**48**	+ 100.0%	56	**51**	- 8.9%
Median Sales Price*	$230,000	**$356,722**	+ 55.1%	$260,000	**$267,000**	+ 2.7%
Average Sales Price*	$230,000	**$356,722**	+ 55.1%	$239,053	**$271,034**	+ 13.4%
Percent of List Price Received*	92.0%	**101.9%**	+ 10.8%	99.4%	**98.0%**	- 1.4%
Inventory of Homes for Sale	19	**12**	- 36.8%	—	**—**	—
Months Supply of Inventory	6.0	**4.1**	- 31.7%	—	**—**	—

* 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.

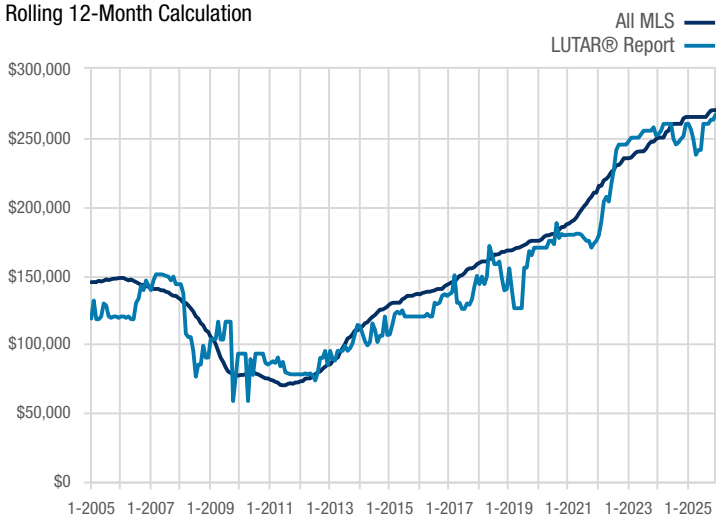
Median Sales Price - Residential

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.