Local Market Update – December 2025

A Research Tool Provided by Realcomp

Lapeer County

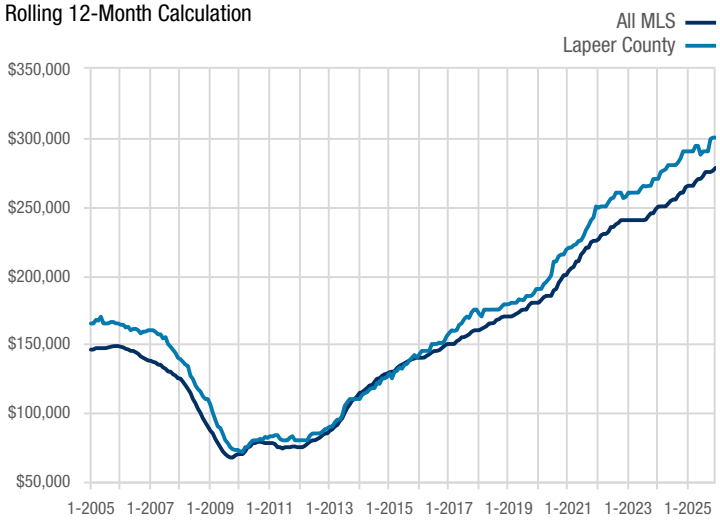
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	56	**59**	+ 5.4%	1,198	**1,297**	+ 8.3%
Pending Sales	56	**67**	+ 19.6%	866	**926**	+ 6.9%
Closed Sales	64	**74**	+ 15.6%	859	**912**	+ 6.2%
Days on Market Until Sale	56	**43**	- 23.2%	41	**41**	0.0%
Median Sales Price*	$250,000	**$277,000**	+ 10.8%	$290,000	**$300,000**	+ 3.4%
Average Sales Price*	$300,946	**$314,861**	+ 4.6%	$332,151	**$336,353**	+ 1.3%
Percent of List Price Received*	96.8%	**98.0%**	+ 1.2%	98.3%	**97.9%**	- 0.4%
Inventory of Homes for Sale	202	**196**	- 3.0%	—	**—**	—
Months Supply of Inventory	2.8	**2.5**	- 10.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**2**	- 50.0%	58	**54**	- 6.9%
Pending Sales	3	**3**	0.0%	38	**36**	- 5.3%
Closed Sales	2	**2**	0.0%	36	**35**	- 2.8%
Days on Market Until Sale	25	**32**	+ 28.0%	58	**53**	- 8.6%
Median Sales Price*	$229,750	**$398,361**	+ 73.4%	$256,000	**$300,000**	+ 17.2%
Average Sales Price*	$229,750	**$398,361**	+ 73.4%	$243,593	**$308,920**	+ 26.8%
Percent of List Price Received*	96.0%	**97.8%**	+ 1.9%	99.7%	**98.5%**	- 1.2%
Inventory of Homes for Sale	15	**8**	- 46.7%	—	**—**	—
Months Supply of Inventory	4.7	**2.7**	- 42.6%	—	**—**	—

* 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.

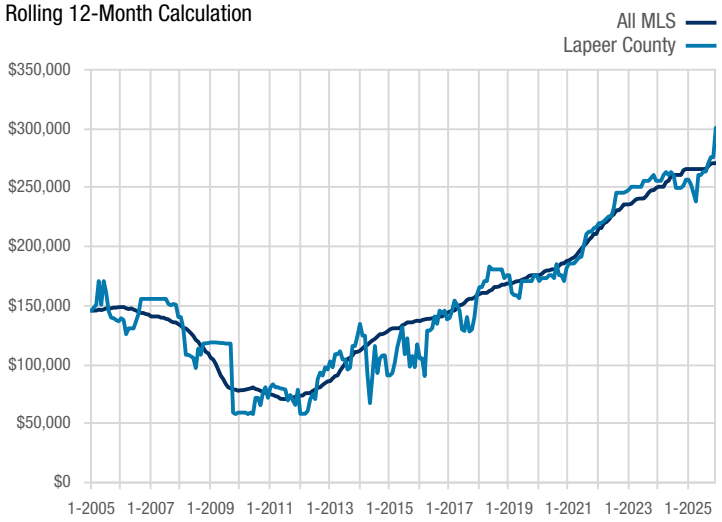
Median Sales Price - Residential

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.