Local Market Update – December 2025

A Research Tool Provided by Realcomp

Manchester Twp

Washtenaw County

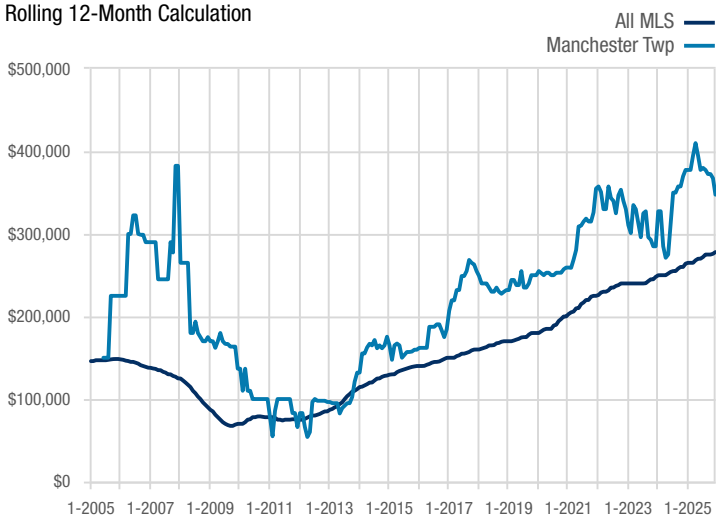
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**2**	+ 100.0%	41	**45**	+ 9.8%
Pending Sales	3	**2**	- 33.3%	32	**32**	0.0%
Closed Sales	6	**4**	- 33.3%	32	**32**	0.0%
Days on Market Until Sale	106	**43**	- 59.4%	62	**38**	- 38.7%
Median Sales Price*	$585,000	**$389,950**	- 33.3%	$377,500	**$347,500**	- 7.9%
Average Sales Price*	$585,833	**$388,475**	- 33.7%	$436,295	**$315,132**	- 27.8%
Percent of List Price Received*	94.6%	**96.1%**	+ 1.6%	97.4%	**97.4%**	0.0%
Inventory of Homes for Sale	5	**5**	0.0%	—	**—**	—
Months Supply of Inventory	1.9	**1.7**	- 10.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	4	**2**	- 50.0%
Pending Sales	0	**0**	0.0%	2	**1**	- 50.0%
Closed Sales	0	**0**	0.0%	2	**1**	- 50.0%
Days on Market Until Sale	—	**—**	—	21	**43**	+ 104.8%
Median Sales Price*	—	**—**	—	$298,525	**$159,900**	- 46.4%
Average Sales Price*	—	**—**	—	$298,525	**$159,900**	- 46.4%
Percent of List Price Received*	—	**—**	—	102.9%	**100.0%**	- 2.8%
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.

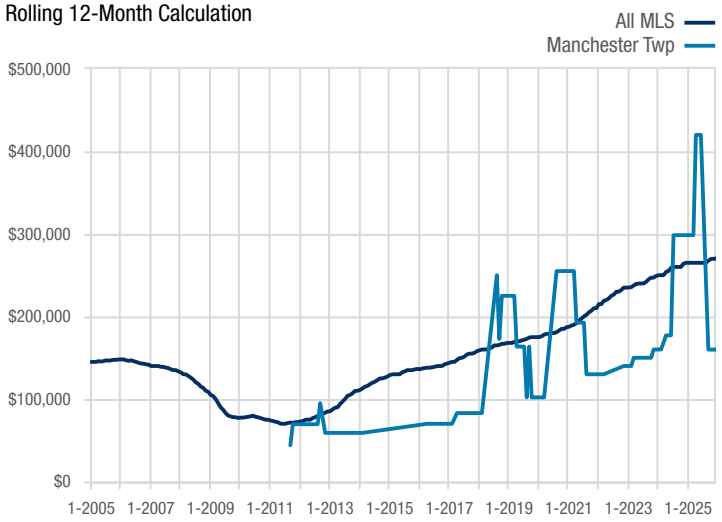
Median Sales Price - Residential

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.