Local Market Update – December 2025

A Research Tool Provided by Realcomp

Manchester Vlg

Washtenaw County

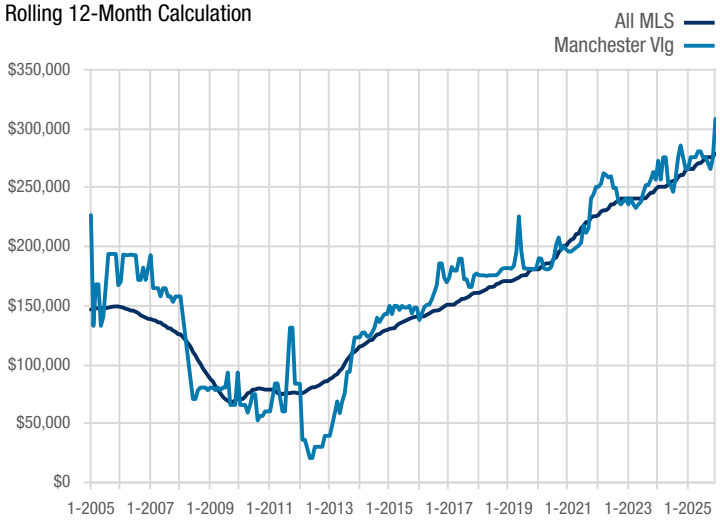
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**2**	- 50.0%	31	**28**	- 9.7%
Pending Sales	4	**1**	- 75.0%	22	**15**	- 31.8%
Closed Sales	4	**1**	- 75.0%	18	**18**	0.0%
Days on Market Until Sale	54	**50**	- 7.4%	49	**85**	+ 73.5%
Median Sales Price*	$262,500	**$192,500**	- 26.7%	$265,000	**$307,450**	+ 16.0%
Average Sales Price*	$261,250	**$192,500**	- 26.3%	$271,044	**$296,182**	+ 9.3%
Percent of List Price Received*	96.0%	**98.7%**	+ 2.8%	96.1%	**99.3%**	+ 3.3%
Inventory of Homes for Sale	4	**9**	+ 125.0%	—	**—**	—
Months Supply of Inventory	1.6	**5.4**	+ 237.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	13	**7**	- 46.2%
Pending Sales	0	**0**	0.0%	8	**6**	- 25.0%
Closed Sales	1	**0**	- 100.0%	8	**6**	- 25.0%
Days on Market Until Sale	66	**—**	—	51	**69**	+ 35.3%
Median Sales Price*	$312,000	**—**	—	$160,000	**$258,700**	+ 61.7%
Average Sales Price*	$312,000	**—**	—	$177,759	**$266,533**	+ 49.9%
Percent of List Price Received*	95.1%	**—**	—	98.8%	**99.7%**	+ 0.9%
Inventory of Homes for Sale	2	**1**	- 50.0%	—	**—**	—
Months Supply of Inventory	1.8	**0.7**	- 61.1%	—	**—**	—

* 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.

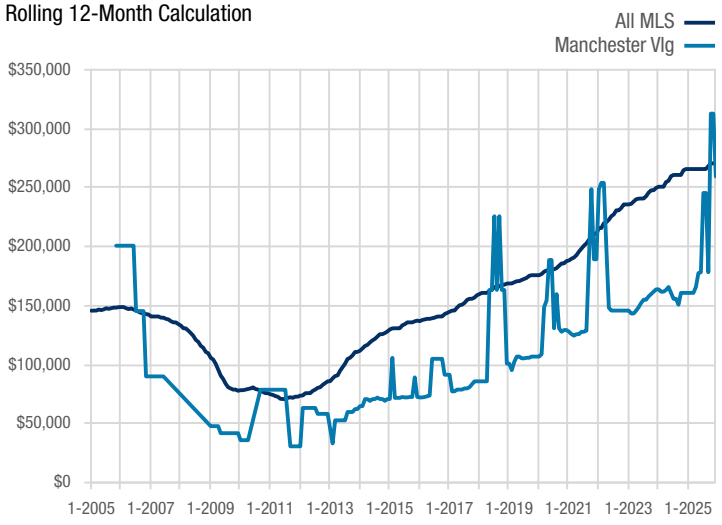
Median Sales Price - Residential

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.