Local Market Update – December 2025

A Research Tool Provided by Realcomp

Marysville

St. Clair County

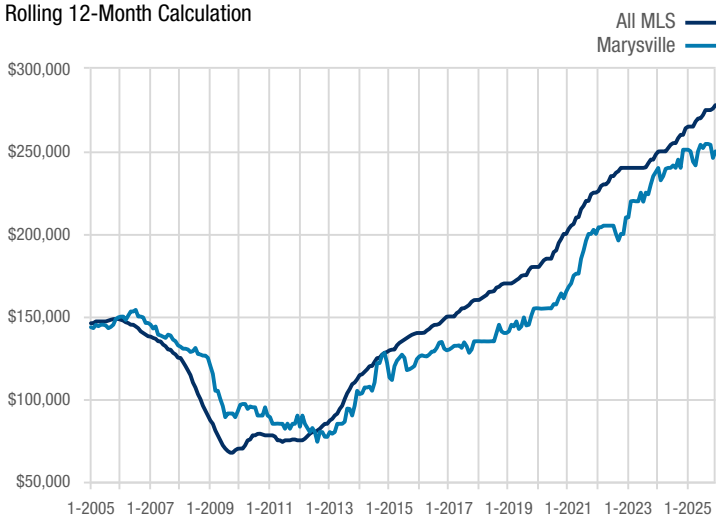
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	5	**9**	+ 80.0%	131	**140**	+ 6.9%
Pending Sales	4	**10**	+ 150.0%	113	**119**	+ 5.3%
Closed Sales	11	**9**	- 18.2%	116	**114**	- 1.7%
Days on Market Until Sale	21	**23**	+ 9.5%	33	**29**	- 12.1%
Median Sales Price*	$242,000	**$300,000**	+ 24.0%	$251,000	**$250,000**	- 0.4%
Average Sales Price*	$250,927	**$295,889**	+ 17.9%	$264,298	**$262,148**	- 0.8%
Percent of List Price Received*	98.4%	**98.9%**	+ 0.5%	99.1%	**98.1%**	- 1.0%
Inventory of Homes for Sale	14	**13**	- 7.1%	—	**—**	—
Months Supply of Inventory	1.5	**1.3**	- 13.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**2**	0.0%	59	**71**	+ 20.3%
Pending Sales	2	**3**	+ 50.0%	42	**52**	+ 23.8%
Closed Sales	4	**4**	0.0%	42	**52**	+ 23.8%
Days on Market Until Sale	30	**37**	+ 23.3%	24	**41**	+ 70.8%
Median Sales Price*	$157,450	**$182,500**	+ 15.9%	$185,000	**$183,200**	- 1.0%
Average Sales Price*	$157,475	**$173,750**	+ 10.3%	$189,510	**$187,317**	- 1.2%
Percent of List Price Received*	96.2%	**94.6%**	- 1.7%	98.0%	**98.0%**	0.0%
Inventory of Homes for Sale	7	**10**	+ 42.9%	—	**—**	—
Months Supply of Inventory	2.0	**2.3**	+ 15.0%	—	**—**	—

* 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.

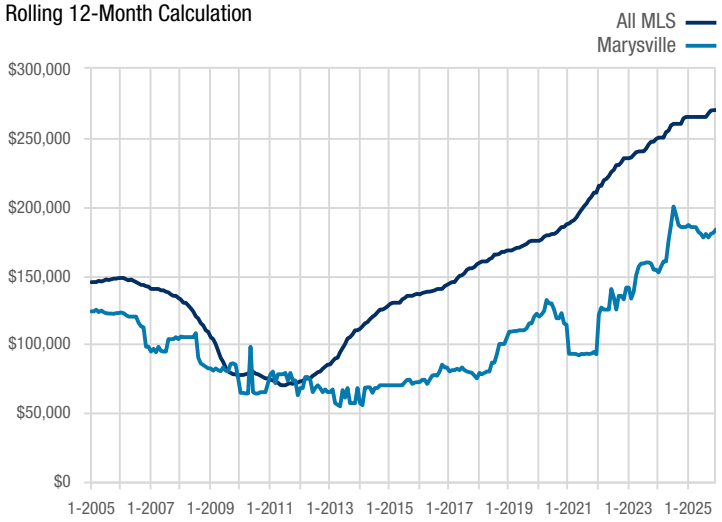
Median Sales Price - Residential

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.