Local Market Update – December 2025

A Research Tool Provided by Realcomp

Napoleon Twp

Jackson County

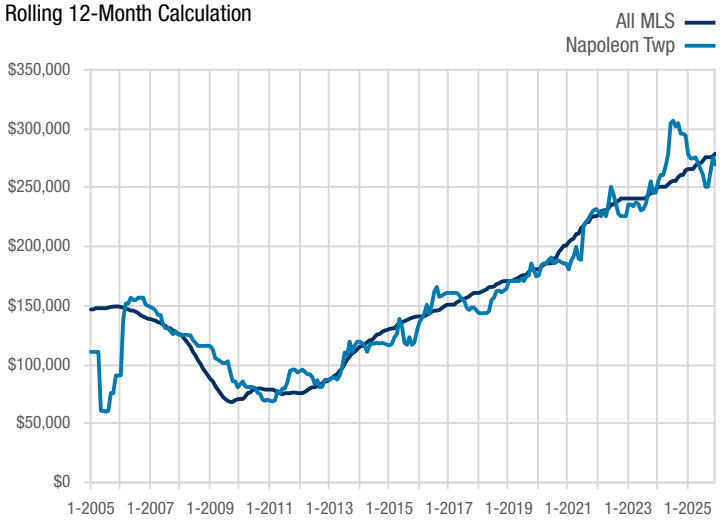
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	7	**3**	- 57.1%	119	**99**	- 16.8%
Pending Sales	3	**5**	+ 66.7%	90	**89**	- 1.1%
Closed Sales	3	**6**	+ 100.0%	94	**90**	- 4.3%
Days on Market Until Sale	60	**33**	- 45.0%	59	**60**	+ 1.7%
Median Sales Price*	$224,900	**$179,950**	- 20.0%	$293,500	**$268,750**	- 8.4%
Average Sales Price*	$259,967	**$204,217**	- 21.4%	$294,887	**$289,613**	- 1.8%
Percent of List Price Received*	98.8%	**105.9%**	+ 7.2%	99.3%	**98.4%**	- 0.9%
Inventory of Homes for Sale	23	**13**	- 43.5%	—	**—**	—
Months Supply of Inventory	3.1	**1.8**	- 41.9%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	3	**2**	- 33.3%
Pending Sales	0	**0**	0.0%	2	**2**	0.0%
Closed Sales	0	**0**	0.0%	2	**2**	0.0%
Days on Market Until Sale	—	**—**	—	95	**34**	- 64.2%
Median Sales Price*	—	**—**	—	$288,500	**$294,950**	+ 2.2%
Average Sales Price*	—	**—**	—	$288,500	**$294,950**	+ 2.2%
Percent of List Price Received*	—	**—**	—	98.8%	**98.3%**	- 0.5%
Inventory of Homes for Sale	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	1.0	**1.0**	0.0%	—	**—**	—

* 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.

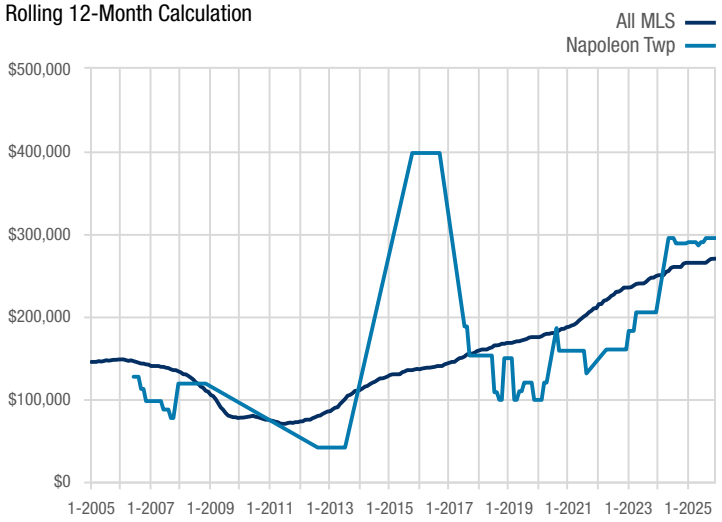
Median Sales Price - Residential

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.