Local Market Update – December 2025

A Research Tool Provided by Realcomp

Oceola Twp

Livingston County

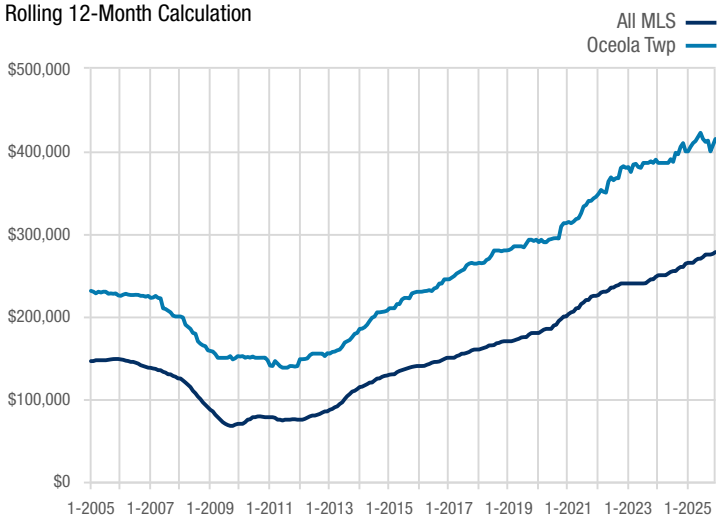
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	5	**7**	+ 40.0%	159	**147**	- 7.5%
Pending Sales	10	**8**	- 20.0%	131	**111**	- 15.3%
Closed Sales	13	**5**	- 61.5%	127	**113**	- 11.0%
Days on Market Until Sale	26	**21**	- 19.2%	27	**27**	0.0%
Median Sales Price*	$360,000	**$355,000**	- 1.4%	$400,000	**$415,000**	+ 3.8%
Average Sales Price*	$452,292	**$383,600**	- 15.2%	$426,702	**$432,510**	+ 1.4%
Percent of List Price Received*	98.2%	**96.9%**	- 1.3%	100.4%	**100.0%**	- 0.4%
Inventory of Homes for Sale	14	**10**	- 28.6%	—	**—**	—
Months Supply of Inventory	1.3	**1.1**	- 15.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	15	**20**	+ 33.3%
Pending Sales	1	**0**	- 100.0%	15	**12**	- 20.0%
Closed Sales	1	**0**	- 100.0%	14	**13**	- 7.1%
Days on Market Until Sale	53	**—**	—	17	**19**	+ 11.8%
Median Sales Price*	$365,000	**—**	—	$322,500	**$375,000**	+ 16.3%
Average Sales Price*	$365,000	**—**	—	$352,643	**$371,031**	+ 5.2%
Percent of List Price Received*	96.2%	**—**	—	100.2%	**98.3%**	- 1.9%
Inventory of Homes for Sale	0	**3**	—	—	**—**	—
Months Supply of Inventory	—	**1.5**	—	—	**—**	—

* 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.

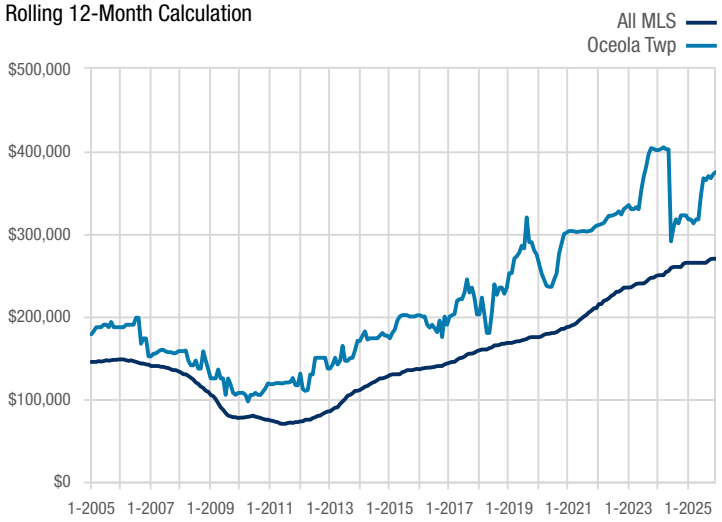
Median Sales Price - Residential

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.