Local Market Update – December 2025

A Research Tool Provided by Realcomp

Pittsfield Twp

Washtenaw County

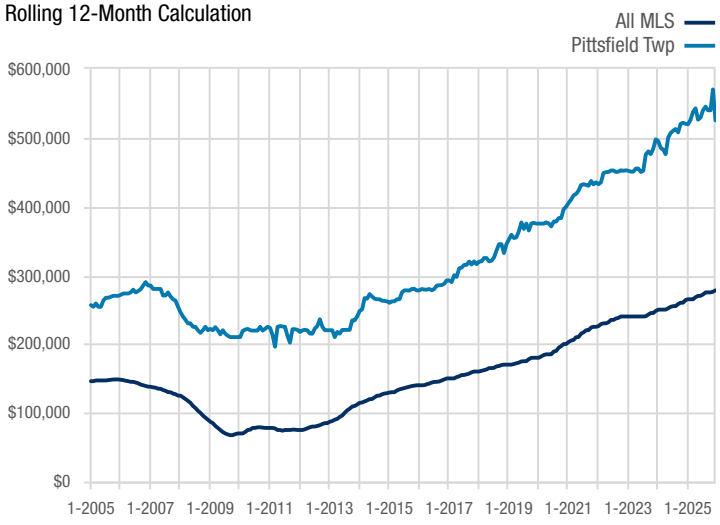
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	12	**8**	- 33.3%	235	**292**	+ 24.3%
Pending Sales	10	**7**	- 30.0%	191	**208**	+ 8.9%
Closed Sales	10	**14**	+ 40.0%	192	**200**	+ 4.2%
Days on Market Until Sale	38	**47**	+ 23.7%	45	**39**	- 13.3%
Median Sales Price*	$527,500	**$420,000**	- 20.4%	$520,000	**$525,000**	+ 1.0%
Average Sales Price*	$543,793	**$487,106**	- 10.4%	$568,377	**$565,987**	- 0.4%
Percent of List Price Received*	98.1%	**97.4%**	- 0.7%	102.1%	**100.7%**	- 1.4%
Inventory of Homes for Sale	15	**24**	+ 60.0%	—	**—**	—
Months Supply of Inventory	0.9	**1.4**	+ 55.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	7	**9**	+ 28.6%	162	**237**	+ 46.3%
Pending Sales	13	**7**	- 46.2%	127	**161**	+ 26.8%
Closed Sales	12	**14**	+ 16.7%	124	**161**	+ 29.8%
Days on Market Until Sale	42	**35**	- 16.7%	34	**45**	+ 32.4%
Median Sales Price*	$284,000	**$461,253**	+ 62.4%	$310,000	**$419,900**	+ 35.5%
Average Sales Price*	$394,836	**$409,356**	+ 3.7%	$386,973	**$419,244**	+ 8.3%
Percent of List Price Received*	100.0%	**98.3%**	- 1.7%	101.5%	**100.1%**	- 1.4%
Inventory of Homes for Sale	44	**39**	- 11.4%	—	**—**	—
Months Supply of Inventory	4.2	**2.9**	- 31.0%	—	**—**	—

* 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.

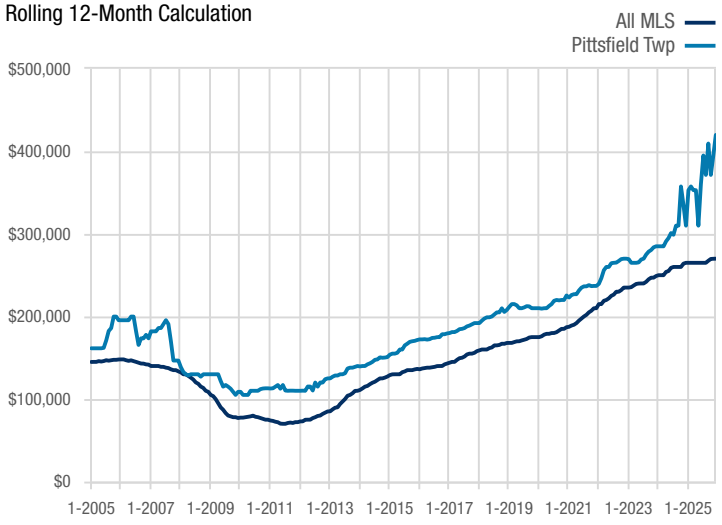
Median Sales Price - Residential

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.