Local Market Update – December 2025

A Research Tool Provided by Realcomp

Spring Arbor Twp

Jackson County

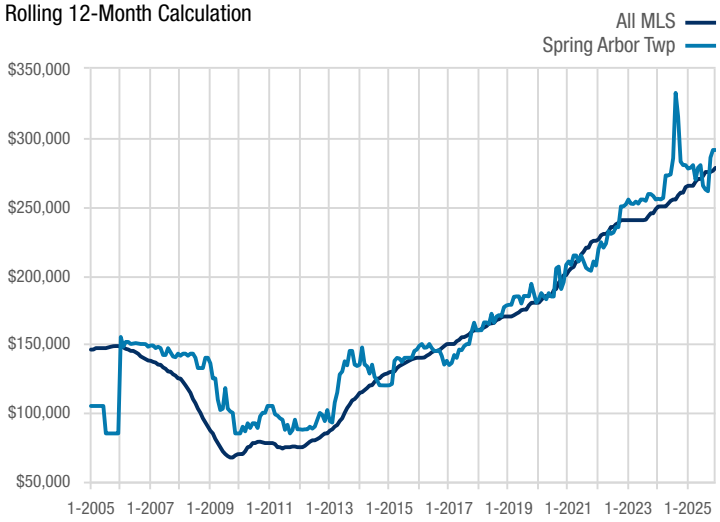
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**4**	0.0%	96	**113**	+ 17.7%
Pending Sales	5	**2**	- 60.0%	79	**86**	+ 8.9%
Closed Sales	5	**9**	+ 80.0%	81	**87**	+ 7.4%
Days on Market Until Sale	39	**57**	+ 46.2%	48	**55**	+ 14.6%
Median Sales Price*	$225,000	**$282,000**	+ 25.3%	$280,000	**$291,000**	+ 3.9%
Average Sales Price*	$253,000	**$313,444**	+ 23.9%	$292,762	**$314,048**	+ 7.3%
Percent of List Price Received*	97.3%	**98.1%**	+ 0.8%	99.1%	**98.2%**	- 0.9%
Inventory of Homes for Sale	13	**19**	+ 46.2%	—	**—**	—
Months Supply of Inventory	2.0	**2.7**	+ 35.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	6	**12**	+ 100.0%
Pending Sales	0	**0**	0.0%	7	**10**	+ 42.9%
Closed Sales	1	**0**	- 100.0%	7	**10**	+ 42.9%
Days on Market Until Sale	67	**—**	—	30	**28**	- 6.7%
Median Sales Price*	$205,000	**—**	—	$117,900	**$126,850**	+ 7.6%
Average Sales Price*	$205,000	**—**	—	$165,193	**$179,920**	+ 8.9%
Percent of List Price Received*	98.1%	**—**	—	99.4%	**99.2%**	- 0.2%
Inventory of Homes for Sale	0	**2**	—	—	**—**	—
Months Supply of Inventory	—	**1.4**	—	—	**—**	—

* 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.

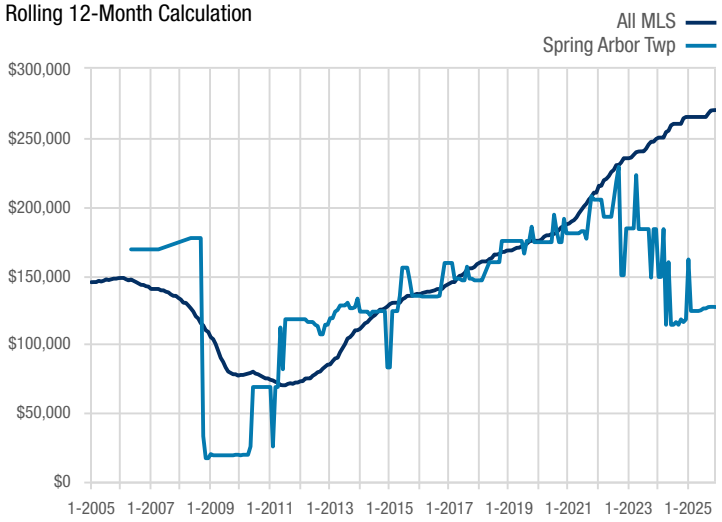
Median Sales Price - Residential

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.