Local Market Update – December 2025

A Research Tool Provided by Realcomp

Swartz Creek

Genesee County

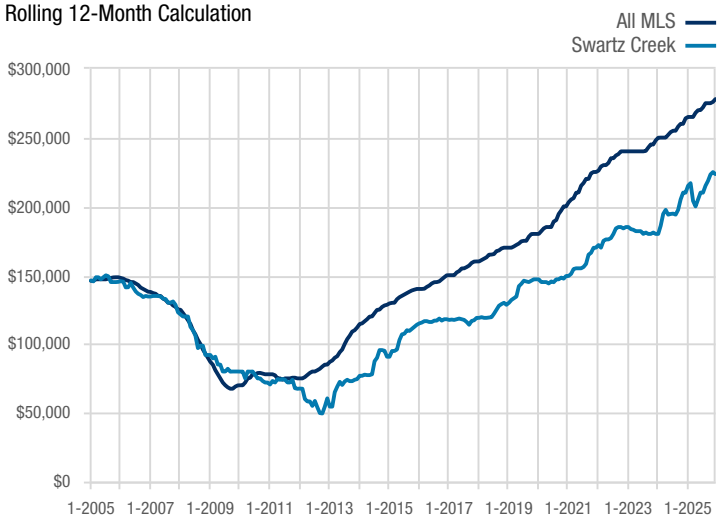
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**10**	+ 233.3%	96	**145**	+ 51.0%
Pending Sales	3	**10**	+ 233.3%	75	**127**	+ 69.3%
Closed Sales	4	**10**	+ 150.0%	78	**116**	+ 48.7%
Days on Market Until Sale	91	**23**	- 74.7%	31	**27**	- 12.9%
Median Sales Price*	$144,500	**$177,500**	+ 22.8%	$210,000	**$223,450**	+ 6.4%
Average Sales Price*	$167,875	**$169,540**	+ 1.0%	$196,632	**$230,661**	+ 17.3%
Percent of List Price Received*	90.8%	**93.6%**	+ 3.1%	98.3%	**98.0%**	- 0.3%
Inventory of Homes for Sale	8	**12**	+ 50.0%	—	**—**	—
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	1	**0**	- 100.0%	15	**19**	+ 26.7%
Pending Sales	1	**1**	0.0%	14	**17**	+ 21.4%
Closed Sales	0	**0**	0.0%	15	**17**	+ 13.3%
Days on Market Until Sale	—	**—**	—	27	**24**	- 11.1%
Median Sales Price*	—	**—**	—	$249,900	**$226,000**	- 9.6%
Average Sales Price*	—	**—**	—	$239,300	**$236,376**	- 1.2%
Percent of List Price Received*	—	**—**	—	98.7%	**98.0%**	- 0.7%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

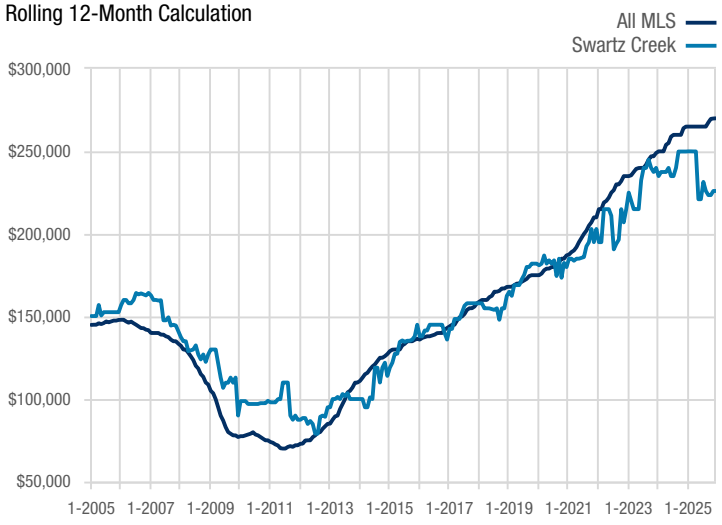
Median Sales Price - Residential

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.