Local Market Update – December 2025

A Research Tool Provided by Realcomp

Tuscola County

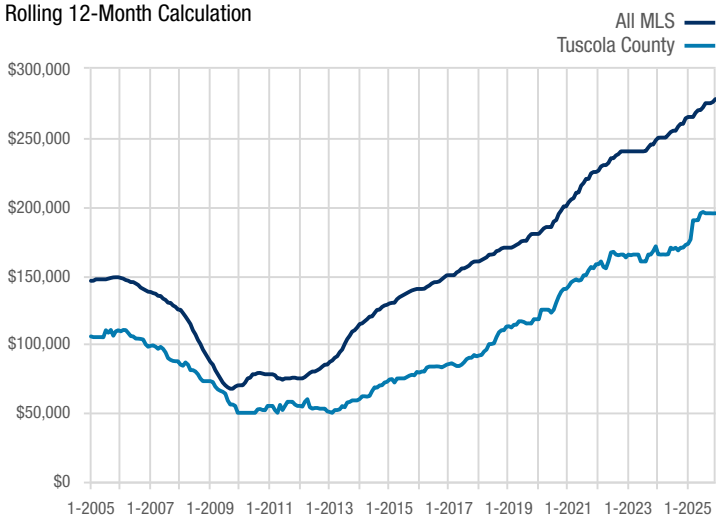
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	24	**17**	- 29.2%	482	**494**	+ 2.5%
Pending Sales	29	**25**	- 13.8%	382	**387**	+ 1.3%
Closed Sales	39	**34**	- 12.8%	374	**386**	+ 3.2%
Days on Market Until Sale	53	**42**	- 20.8%	48	**47**	- 2.1%
Median Sales Price*	$193,000	**$232,450**	+ 20.4%	$172,000	**$195,000**	+ 13.4%
Average Sales Price*	$199,741	**$223,815**	+ 12.1%	$197,663	**$215,382**	+ 9.0%
Percent of List Price Received*	99.6%	**96.4%**	- 3.2%	97.4%	**96.5%**	- 0.9%
Inventory of Homes for Sale	79	**86**	+ 8.9%	—	**—**	—
Months Supply of Inventory	2.5	**2.7**	+ 8.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
Pending Sales	0	**0**	0.0%	2	**2**	0.0%
Closed Sales	0	**0**	0.0%	3	**2**	- 33.3%
Days on Market Until Sale	—	**—**	—	5	**6**	+ 20.0%
Median Sales Price*	—	**—**	—	$173,500	**$227,500**	+ 31.1%
Average Sales Price*	—	**—**	—	$170,167	**$227,500**	+ 33.7%
Percent of List Price Received*	—	**—**	—	103.8%	**101.1%**	- 2.6%
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.

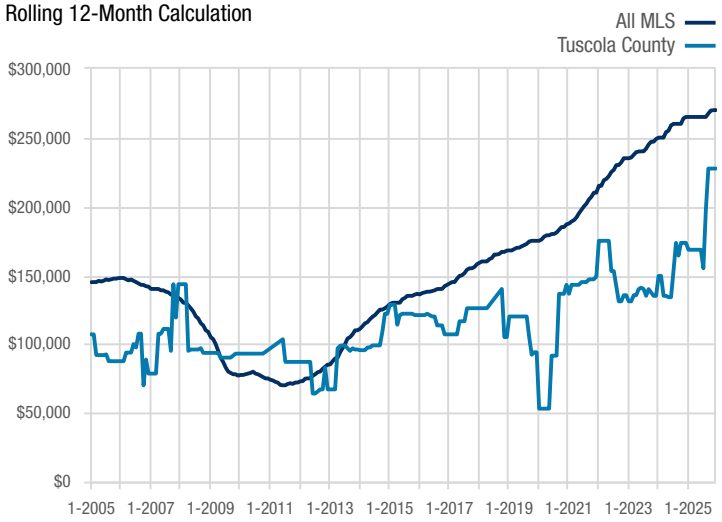
Median Sales Price - Residential

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.