Local Market Update – December 2025

A Research Tool Provided by Realcomp

Tuscola Twp

Tuscola County

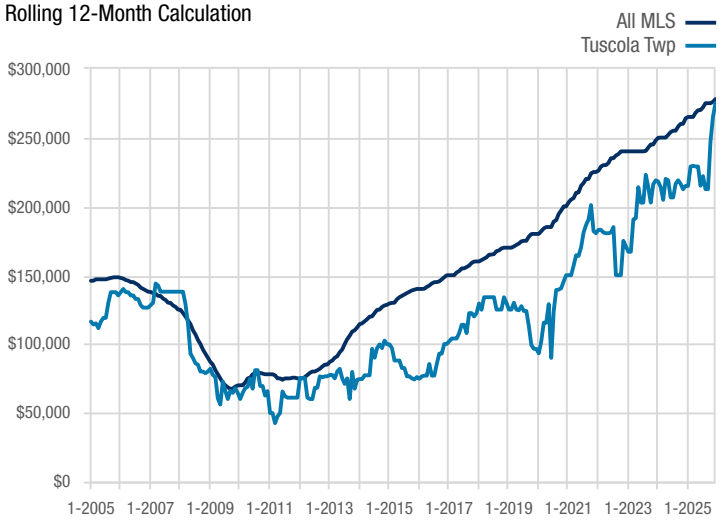
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	28	**22**	- 21.4%
Pending Sales	3	**0**	- 100.0%	22	**17**	- 22.7%
Closed Sales	3	**1**	- 66.7%	19	**19**	0.0%
Days on Market Until Sale	57	**138**	+ 142.1%	51	**85**	+ 66.7%
Median Sales Price*	$229,000	**$275,000**	+ 20.1%	$214,900	**$275,000**	+ 28.0%
Average Sales Price*	$239,833	**$275,000**	+ 14.7%	$248,116	**$269,021**	+ 8.4%
Percent of List Price Received*	99.1%	**91.7%**	- 7.5%	96.2%	**94.2%**	- 2.1%
Inventory of Homes for Sale	5	**6**	+ 20.0%	—	**—**	—
Months Supply of Inventory	2.0	**3.2**	+ 60.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
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.

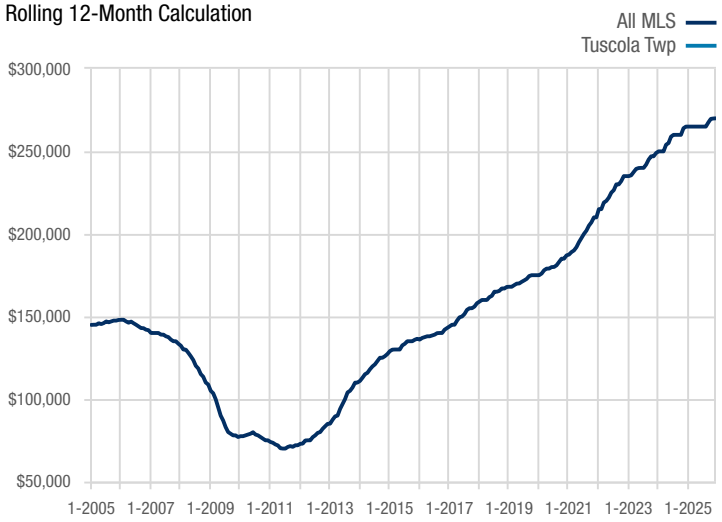
Median Sales Price - Residential

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.