Local Market Update – December 2025

A Research Tool Provided by Realcomp

Vassar Twp

Tuscola County

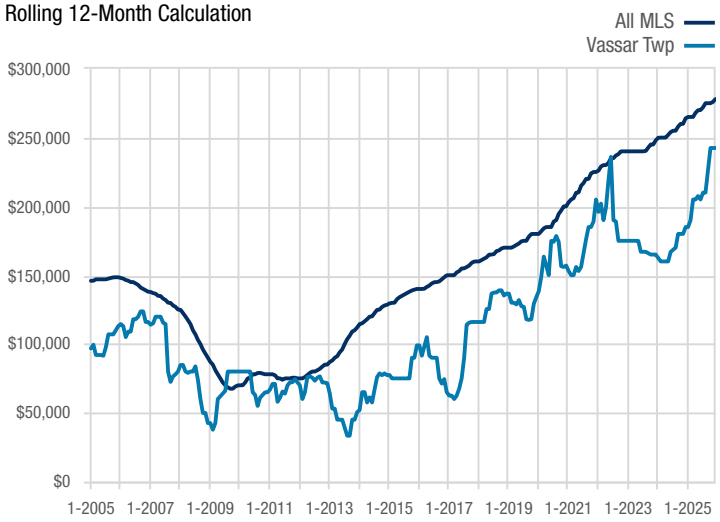
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**1**	- 66.7%	40	**35**	- 12.5%
Pending Sales	3	**1**	- 66.7%	31	**33**	+ 6.5%
Closed Sales	3	**3**	0.0%	29	**33**	+ 13.8%
Days on Market Until Sale	27	**26**	- 3.7%	52	**49**	- 5.8%
Median Sales Price*	$205,000	**$167,000**	- 18.5%	$185,000	**$242,450**	+ 31.1%
Average Sales Price*	$186,667	**$185,667**	- 0.5%	$224,017	**$229,638**	+ 2.5%
Percent of List Price Received*	108.2%	**89.4%**	- 17.4%	99.4%	**93.9%**	- 5.5%
Inventory of Homes for Sale	10	**4**	- 60.0%	—	**—**	—
Months Supply of Inventory	3.5	**1.3**	- 62.9%	—	**—**	—

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.

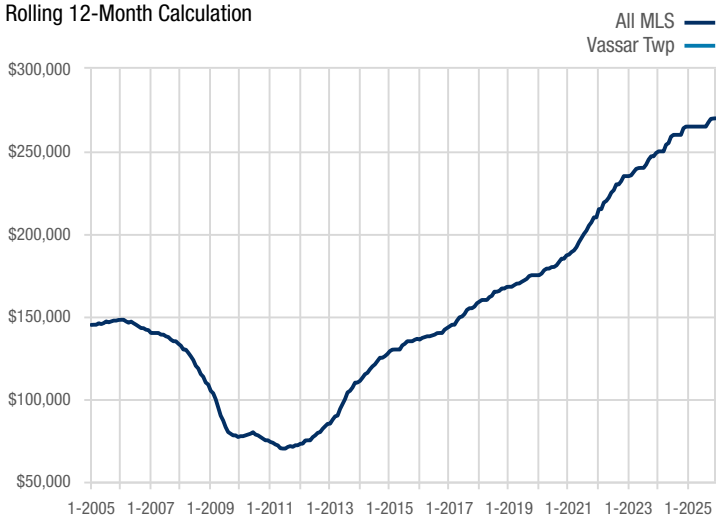
Median Sales Price - Residential

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.