Local Market Update – December 2025

A Research Tool Provided by Realcomp

Vassar

Tuscola County

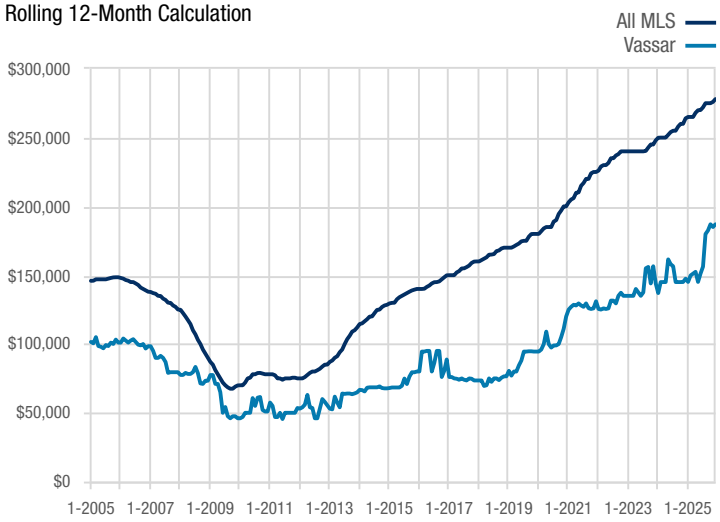
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**2**	- 50.0%	49	**65**	+ 32.7%
Pending Sales	1	**1**	0.0%	39	**50**	+ 28.2%
Closed Sales	2	**5**	+ 150.0%	38	**48**	+ 26.3%
Days on Market Until Sale	31	**40**	+ 29.0%	42	**41**	- 2.4%
Median Sales Price*	$127,000	**$185,000**	+ 45.7%	$147,450	**$187,000**	+ 26.8%
Average Sales Price*	$127,000	**$201,860**	+ 58.9%	$151,239	**$206,325**	+ 36.4%
Percent of List Price Received*	97.9%	**102.8%**	+ 5.0%	97.7%	**99.5%**	+ 1.8%
Inventory of Homes for Sale	9	**9**	0.0%	—	**—**	—
Months Supply of Inventory	2.8	**2.0**	- 28.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	1	**4**	+ 300.0%
Median Sales Price*	—	**—**	—	$182,000	**$215,000**	+ 18.1%
Average Sales Price*	—	**—**	—	$182,000	**$215,000**	+ 18.1%
Percent of List Price Received*	—	**—**	—	100.0%	**100.0%**	0.0%
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.

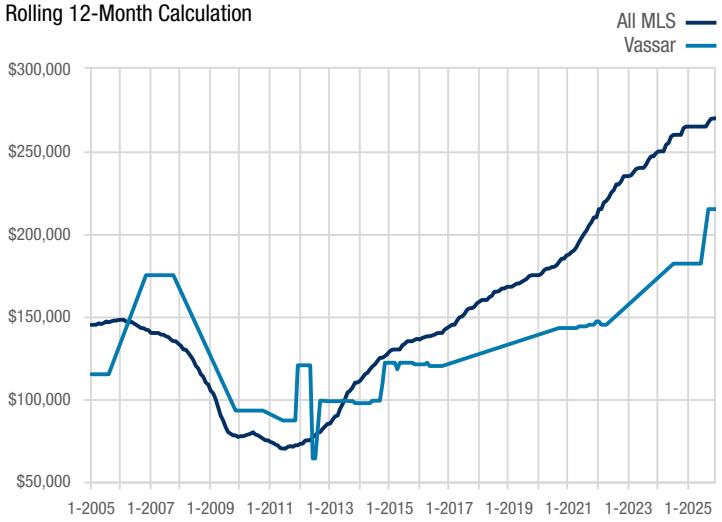
Median Sales Price - Residential

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.