Local Market Update – December 2025

A Research Tool Provided by Realcomp

Vienna Twp

Genesee County

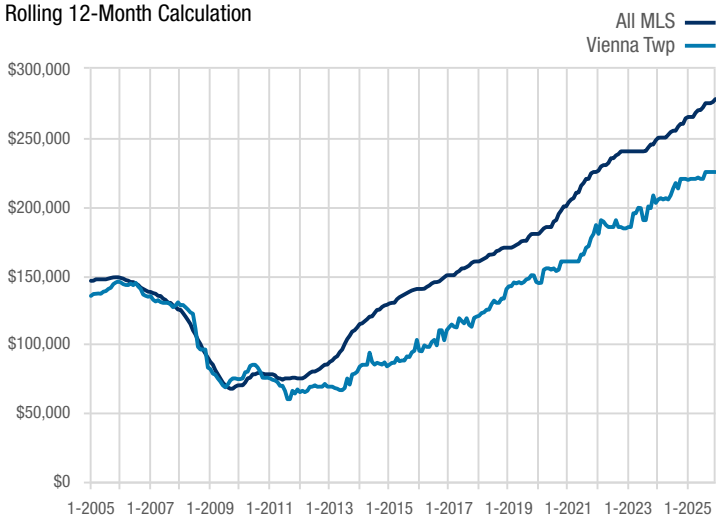
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	7	**6**	- 14.3%	171	**125**	- 26.9%
Pending Sales	5	**8**	+ 60.0%	143	**119**	- 16.8%
Closed Sales	11	**12**	+ 9.1%	139	**120**	- 13.7%
Days on Market Until Sale	55	**29**	- 47.3%	35	**35**	0.0%
Median Sales Price*	$160,000	**$205,000**	+ 28.1%	$220,000	**$225,000**	+ 2.3%
Average Sales Price*	$195,836	**$218,983**	+ 11.8%	$237,714	**$232,251**	- 2.3%
Percent of List Price Received*	95.7%	**98.8%**	+ 3.2%	98.9%	**99.7%**	+ 0.8%
Inventory of Homes for Sale	25	**9**	- 64.0%	—	**—**	—
Months Supply of Inventory	2.1	**0.9**	- 57.1%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**0**	- 100.0%	34	**24**	- 29.4%
Pending Sales	0	**1**	—	24	**19**	- 20.8%
Closed Sales	0	**0**	0.0%	23	**19**	- 17.4%
Days on Market Until Sale	—	**—**	—	94	**102**	+ 8.5%
Median Sales Price*	—	**—**	—	$250,000	**$233,000**	- 6.8%
Average Sales Price*	—	**—**	—	$251,000	**$240,224**	- 4.3%
Percent of List Price Received*	—	**—**	—	98.4%	**98.7%**	+ 0.3%
Inventory of Homes for Sale	15	**6**	- 60.0%	—	**—**	—
Months Supply of Inventory	5.6	**2.8**	- 50.0%	—	**—**	—

* 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.

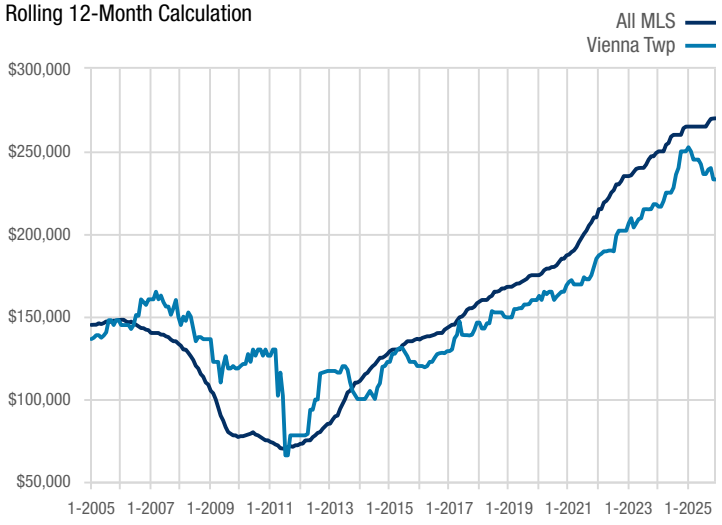
Median Sales Price - Residential

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.