Local Market Update – December 2025

A Research Tool Provided by Realcomp

Washtenaw County

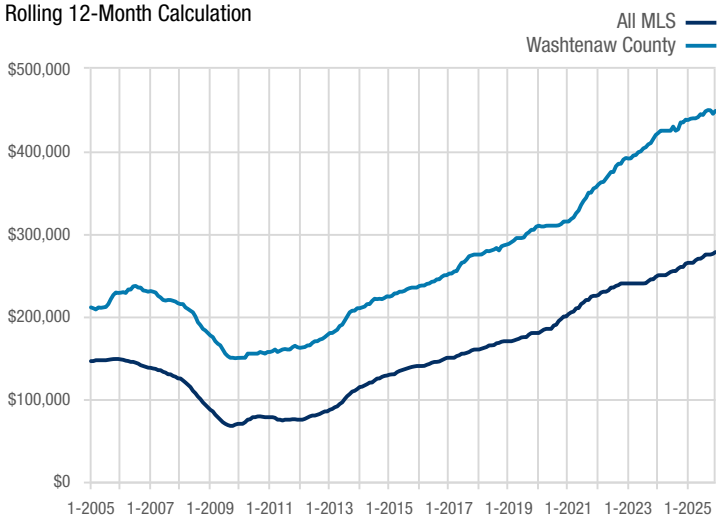
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	119	**125**	+ 5.0%	3,351	**3,790**	+ 13.1%
Pending Sales	147	**102**	- 30.6%	2,632	**2,755**	+ 4.7%
Closed Sales	206	**216**	+ 4.9%	2,616	**2,754**	+ 5.3%
Days on Market Until Sale	45	**51**	+ 13.3%	38	**43**	+ 13.2%
Median Sales Price*	$419,950	**$425,000**	+ 1.2%	$438,343	**$449,000**	+ 2.4%
Average Sales Price*	$475,975	**$482,206**	+ 1.3%	$502,690	**$514,486**	+ 2.3%
Percent of List Price Received*	98.7%	**99.2%**	+ 0.5%	100.7%	**100.0%**	- 0.7%
Inventory of Homes for Sale	340	**405**	+ 19.1%	—	**—**	—
Months Supply of Inventory	1.6	**1.8**	+ 12.5%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	52	**43**	- 17.3%	1,094	**1,245**	+ 13.8%
Pending Sales	45	**37**	- 17.8%	896	**860**	- 4.0%
Closed Sales	63	**63**	0.0%	880	**872**	- 0.9%
Days on Market Until Sale	54	**57**	+ 5.6%	43	**48**	+ 11.6%
Median Sales Price*	$305,000	**$319,000**	+ 4.6%	$312,403	**$335,000**	+ 7.2%
Average Sales Price*	$361,802	**$357,180**	- 1.3%	$379,649	**$385,627**	+ 1.6%
Percent of List Price Received*	99.2%	**98.4%**	- 0.8%	100.4%	**99.4%**	- 1.0%
Inventory of Homes for Sale	149	**196**	+ 31.5%	—	**—**	—
Months Supply of Inventory	2.0	**2.7**	+ 35.0%	—	**—**	—

* 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.

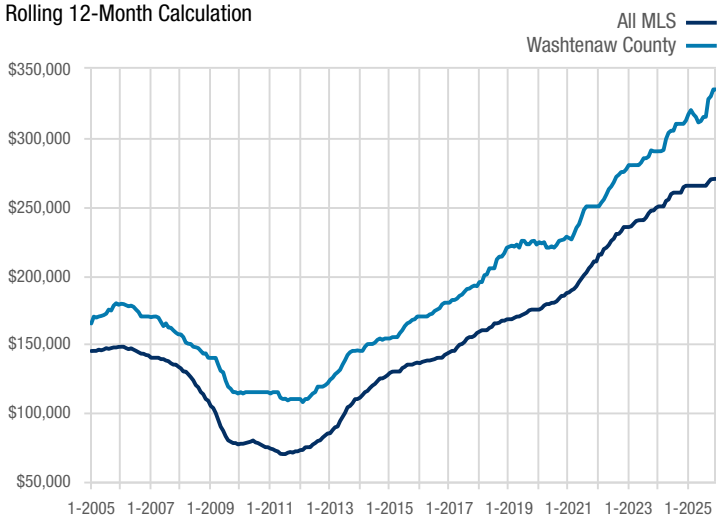
Median Sales Price - Residential

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.