Local Market Update – December 2025

A Research Tool Provided by Realcomp

Ypsilanti

Washtenaw County

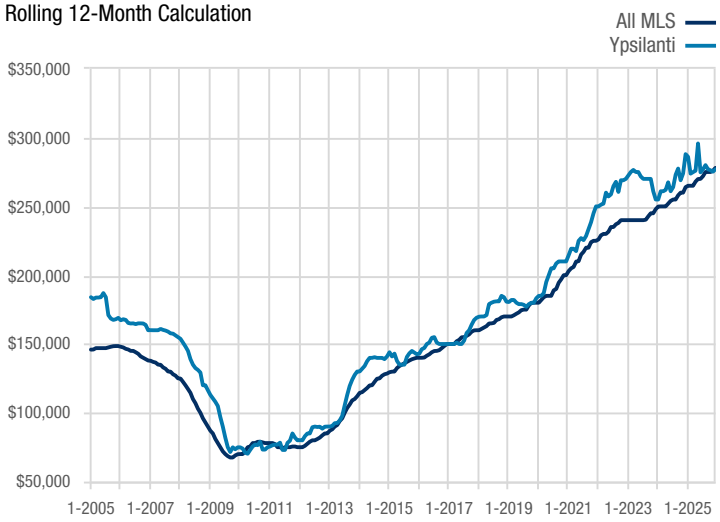
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	8	**25**	+ 212.5%	169	**319**	+ 88.8%
Pending Sales	9	**12**	+ 33.3%	138	**228**	+ 65.2%
Closed Sales	5	**22**	+ 340.0%	133	**223**	+ 67.7%
Days on Market Until Sale	60	**34**	- 43.3%	32	**32**	0.0%
Median Sales Price*	$320,000	**$297,500**	- 7.0%	$288,000	**$277,000**	- 3.8%
Average Sales Price*	$329,000	**$305,200**	- 7.2%	$283,125	**$289,138**	+ 2.1%
Percent of List Price Received*	98.3%	**99.4%**	+ 1.1%	100.0%	**100.3%**	+ 0.3%
Inventory of Homes for Sale	19	**49**	+ 157.9%	—	**—**	—
Months Supply of Inventory	1.7	**2.6**	+ 52.9%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**4**	—	31	**33**	+ 6.5%
Pending Sales	0	**2**	—	21	**18**	- 14.3%
Closed Sales	1	**1**	0.0%	21	**14**	- 33.3%
Days on Market Until Sale	18	**11**	- 38.9%	27	**24**	- 11.1%
Median Sales Price*	$162,500	**$175,000**	+ 7.7%	$181,250	**$210,500**	+ 16.1%
Average Sales Price*	$162,500	**$175,000**	+ 7.7%	$207,459	**$216,332**	+ 4.3%
Percent of List Price Received*	99.4%	**100.0%**	+ 0.6%	99.7%	**103.0%**	+ 3.3%
Inventory of Homes for Sale	3	**8**	+ 166.7%	—	**—**	—
Months Supply of Inventory	1.4	**4.4**	+ 214.3%	—	**—**	—

* 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.

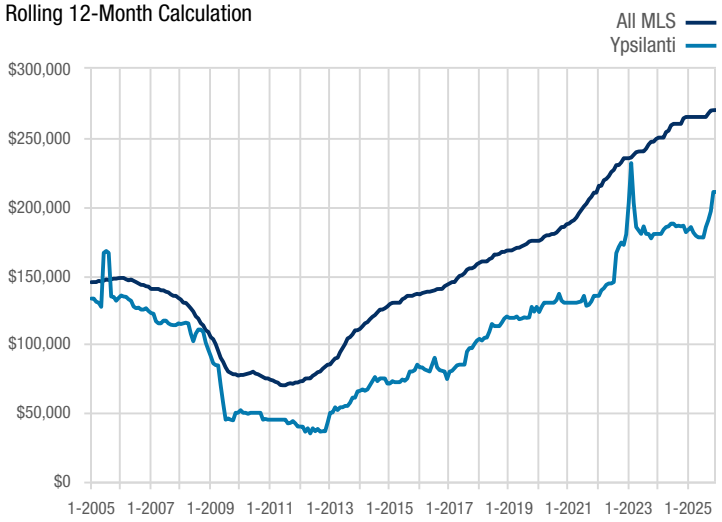
Median Sales Price - Residential

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.