Local Market Update – March 2026

A Research Tool Provided by Realcomp

Arbela Twp

Tuscola County

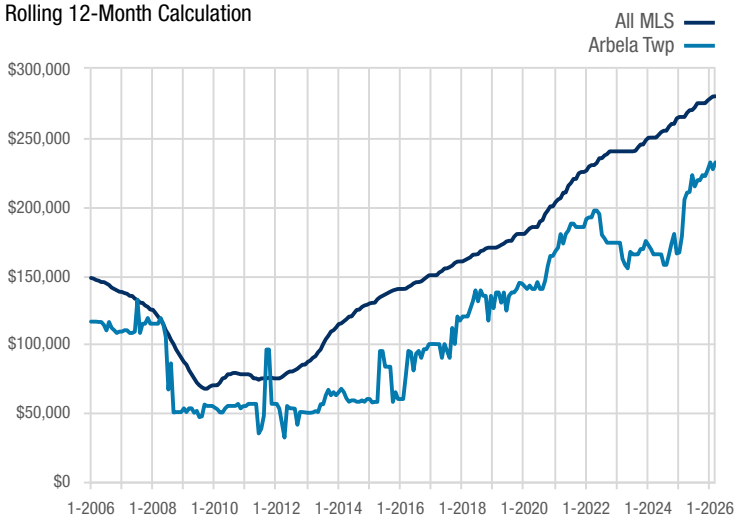
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	3	**3**	0.0%	10	**6**	- 40.0%
Pending Sales	3	**3**	0.0%	8	**8**	0.0%
Closed Sales	6	**1**	- 83.3%	7	**7**	0.0%
Days on Market Until Sale	37	**7**	- 81.1%	33	**57**	+ 72.7%
Median Sales Price*	$221,500	**$255,000**	+ 15.1%	$226,500	**$235,000**	+ 3.8%
Average Sales Price*	$244,833	**$255,000**	+ 4.2%	$242,214	**$222,786**	- 8.0%
Percent of List Price Received*	99.6%	**96.2%**	- 3.4%	100.1%	**98.2%**	- 1.9%
Inventory of Homes for Sale	4	**2**	- 50.0%	—	**—**	—
Months Supply of Inventory	1.3	**0.7**	- 46.2%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% 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.

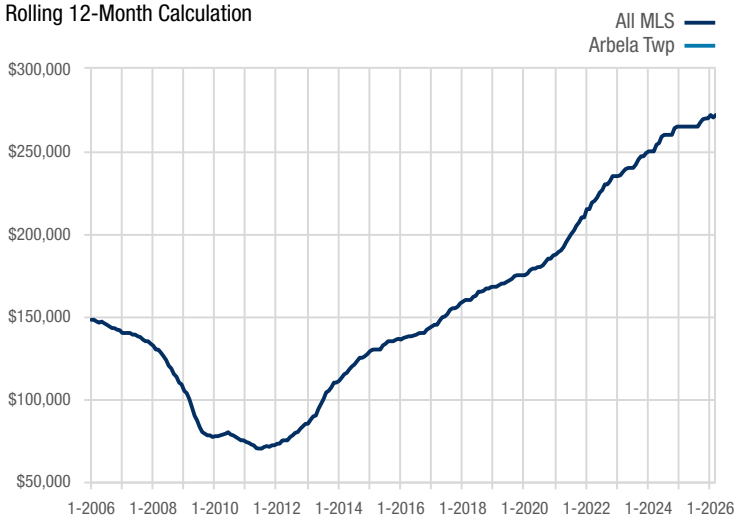
Median Sales Price - Residential

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 April 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.