

ETAR® Report

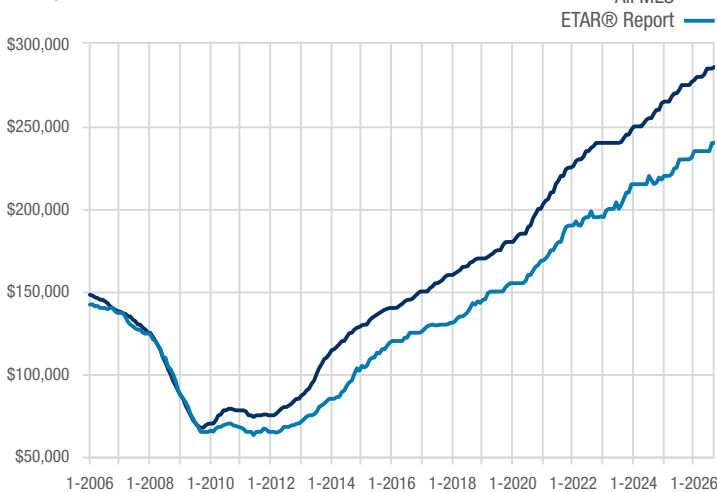
Covers areas in the Eastern Thumb area, including but not limited to Huron, Sanilac and St. Clair Counties.

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	250	216	- 13.6%	2,196	2,190	- 0.3%
Pending Sales	234	195	- 16.7%	1,601	1,536	- 4.1%
Closed Sales	245	217	- 11.4%	1,526	1,470	- 3.7%
Days on Market Until Sale	39	42	+ 7.7%	43	44	+ 2.3%
Median Sales Price*	\$235,000	\$255,000	+ 8.5%	\$233,000	\$244,450	+ 4.9%
Average Sales Price*	\$278,749	\$296,223	+ 6.3%	\$271,771	\$284,121	+ 4.5%
Percent of List Price Received*	97.5%	97.1%	- 0.4%	97.4%	97.5%	+ 0.1%
Inventory of Homes for Sale	538	567	+ 5.4%	—	—	—
Months Supply of Inventory	3.1	3.4	+ 9.7%	—	—	—

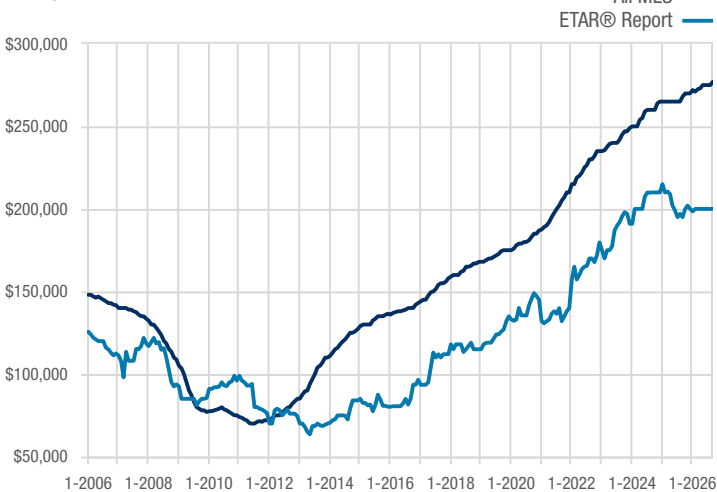
Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	15	19	+ 26.7%	131	133	+ 1.5%
Pending Sales	13	9	- 30.8%	87	96	+ 10.3%
Closed Sales	10	14	+ 40.0%	80	96	+ 20.0%
Days on Market Until Sale	49	59	+ 20.4%	34	63	+ 85.3%
Median Sales Price*	\$182,400	\$205,000	+ 12.4%	\$190,000	\$200,000	+ 5.3%
Average Sales Price*	\$217,920	\$273,093	+ 25.3%	\$207,068	\$235,283	+ 13.6%
Percent of List Price Received*	97.8%	95.4%	- 2.5%	98.1%	97.1%	- 1.0%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	4.3	3.8	- 11.6%	—	—	—

* 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.