Local Market Update – September 2026

A Research Tool Provided by Realcomp

Gilford Twp

Tuscola County

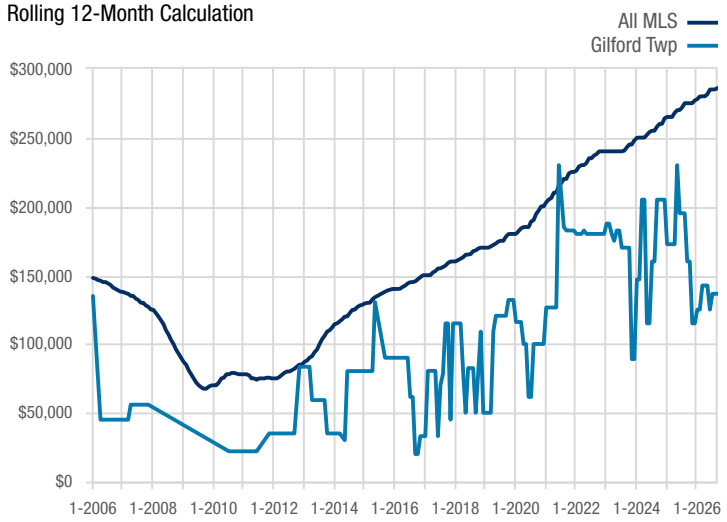
Residential	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
Pending Sales	0	**0**	0.0%	1	**3**	+ 200.0%
Closed Sales	0	**0**	0.0%	1	**3**	+ 200.0%
Days on Market Until Sale	—	**—**	—	165	**64**	- 61.2%
Median Sales Price*	—	**—**	—	$160,000	**$148,000**	- 7.5%
Average Sales Price*	—	**—**	—	$160,000	**$170,667**	+ 6.7%
Percent of List Price Received*	—	**—**	—	97.0%	**99.4%**	+ 2.5%
Inventory of Homes for Sale	2	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	2.0	**—**	—	—	**—**	—

Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% 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.

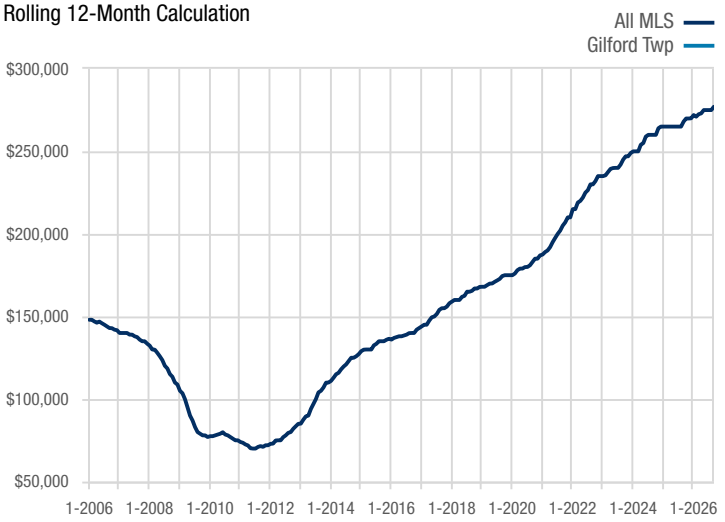
Median Sales Price - Residential

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