

LUTAR® Report

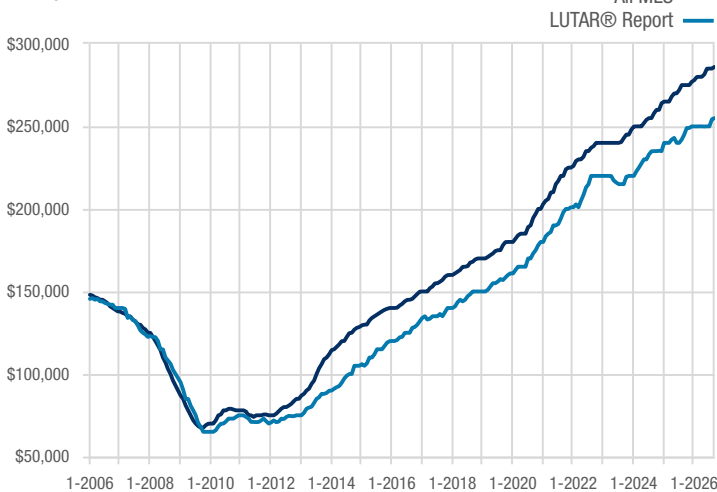
Covers locales in Huron, Tuscola, Sanilac and Lapeer Counties.

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	207	199	- 3.9%	1,751	1,726	- 1.4%
Pending Sales	173	138	- 20.2%	1,190	1,240	+ 4.2%
Closed Sales	161	159	- 1.2%	1,125	1,182	+ 5.1%
Days on Market Until Sale	41	43	+ 4.9%	48	47	- 2.1%
Median Sales Price*	\$248,900	\$248,000	- 0.4%	\$245,000	\$251,250	+ 2.6%
Average Sales Price*	\$288,336	\$294,343	+ 2.1%	\$291,901	\$300,594	+ 3.0%
Percent of List Price Received*	97.8%	95.9%	- 1.9%	96.7%	97.5%	+ 0.8%
Inventory of Homes for Sale	544	489	- 10.1%	—	—	—
Months Supply of Inventory	4.2	3.6	- 14.3%	—	—	—

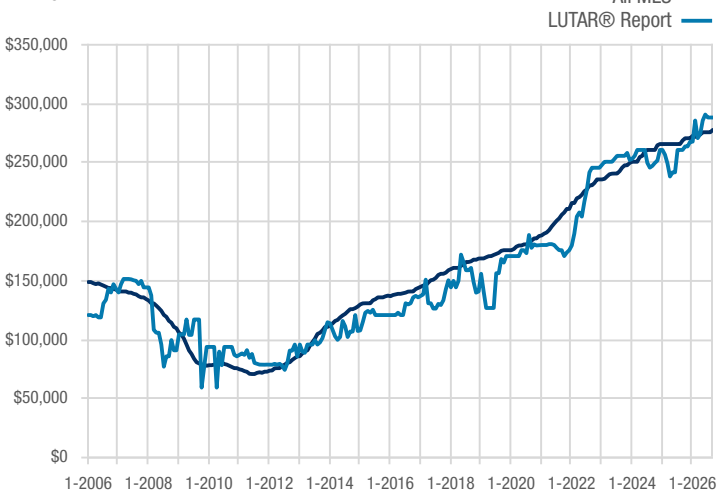
Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	6	- 14.3%	43	59	+ 37.2%
Pending Sales	3	3	0.0%	25	45	+ 80.0%
Closed Sales	5	3	- 40.0%	21	38	+ 81.0%
Days on Market Until Sale	107	13	- 87.9%	61	67	+ 9.8%
Median Sales Price*	\$340,000	\$350,850	+ 3.2%	\$260,000	\$283,000	+ 8.8%
Average Sales Price*	\$296,605	\$376,950	+ 27.1%	\$246,621	\$281,853	+ 14.3%
Percent of List Price Received*	98.9%	96.3%	- 2.6%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	6.2	3.3	- 46.8%	—	—	—

* 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.