

# Local Market Update for December 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



## Calhoun County

### Detached Single Family

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	4	- 33.3%	72	77	+ 6.9%
Pending Sales	7	1	- 85.7%	51	54	+ 5.9%
Closed Sales	6	7	+ 16.7%	51	54	+ 5.9%
Days on Market Until Sale	154	57	- 63.0%	70	113	+ 61.4%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Median Sales Price*	\$132,750	\$269,000	+ 102.6%	\$200,000	\$271,500	+ 35.8%
Percent of List Price Received*	88.6%	99.5%	+ 12.3%	95.0%	95.7%	+ 0.7%

### Townhouse/Condo

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent 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	--	--	--	--	--	--
Inventory of Homes for Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

### Mobile/Manufactured

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	0	- 100.0%	26	30	+ 15.4%
Pending Sales	0	0	--	15	16	+ 6.7%
Closed Sales	1	2	+ 100.0%	14	16	+ 14.3%
Days on Market Until Sale	8	15	+ 87.5%	61	74	+ 21.3%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Median Sales Price*	\$100,000	\$125,750	+ 25.8%	\$105,500	\$164,500	+ 55.9%
Percent of List Price Received*	54.1%	100.0%	+ 84.8%	88.4%	93.5%	+ 5.8%

\* 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.

## Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

