Local Market Update – December 2025

A Research Tool Provided by Realcomp

Berkley

Oakland County

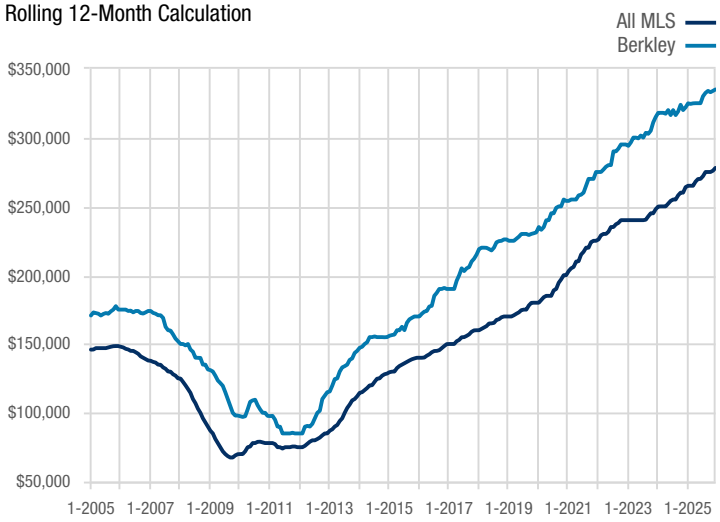
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	12	**14**	+ 16.7%	315	**384**	+ 21.9%
Pending Sales	15	**14**	- 6.7%	281	**295**	+ 5.0%
Closed Sales	21	**24**	+ 14.3%	285	**298**	+ 4.6%
Days on Market Until Sale	23	**36**	+ 56.5%	18	**22**	+ 22.2%
Median Sales Price*	$301,000	**$342,750**	+ 13.9%	$322,000	**$335,000**	+ 4.0%
Average Sales Price*	$321,472	**$391,881**	+ 21.9%	$338,963	**$361,385**	+ 6.6%
Percent of List Price Received*	99.4%	**98.7%**	- 0.7%	101.3%	**101.0%**	- 0.3%
Inventory of Homes for Sale	15	**24**	+ 60.0%	—	**—**	—
Months Supply of Inventory	0.6	**1.0**	+ 66.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	3	**4**	+ 33.3%
Pending Sales	0	**0**	0.0%	4	**1**	- 75.0%
Closed Sales	0	**0**	0.0%	4	**1**	- 75.0%
Days on Market Until Sale	—	**—**	—	40	**52**	+ 30.0%
Median Sales Price*	—	**—**	—	$386,250	**$120,000**	- 68.9%
Average Sales Price*	—	**—**	—	$333,875	**$120,000**	- 64.1%
Percent of List Price Received*	—	**—**	—	100.9%	**80.1%**	- 20.6%
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.

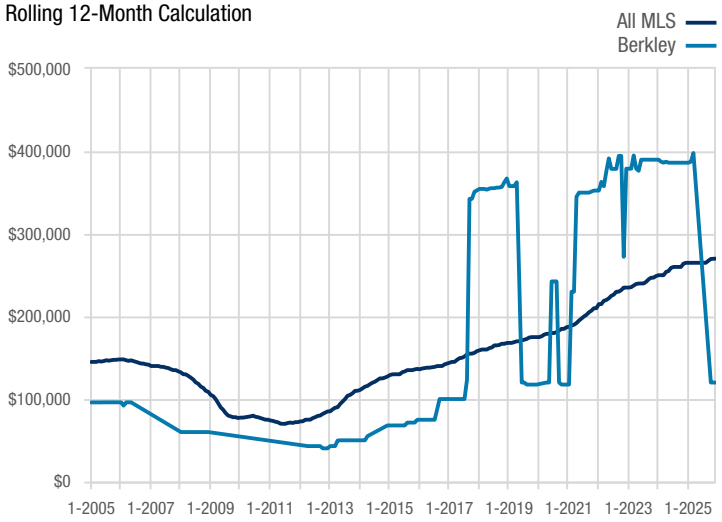
Median Sales Price - Residential

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 January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.