Local Market Update – December 2025

A Research Tool Provided by Realcomp

Birmingham

Oakland County

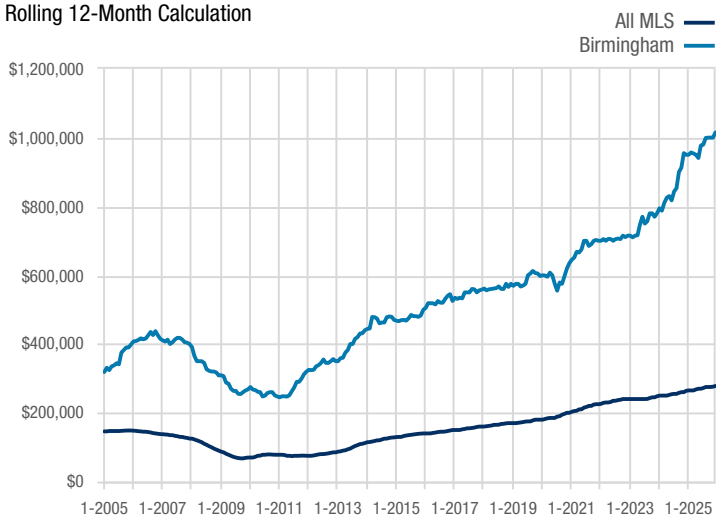
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	33	**20**	- 39.4%	598	**596**	- 0.3%
Pending Sales	21	**19**	- 9.5%	357	**320**	- 10.4%
Closed Sales	23	**23**	0.0%	355	**319**	- 10.1%
Days on Market Until Sale	30	**23**	- 23.3%	25	**26**	+ 4.0%
Median Sales Price*	$899,900	**$1,185,000**	+ 31.7%	$950,000	**$1,015,000**	+ 6.8%
Average Sales Price*	$1,254,590	**$1,259,348**	+ 0.4%	$1,159,424	**$1,249,032**	+ 7.7%
Percent of List Price Received*	99.5%	**96.2%**	- 3.3%	99.3%	**98.4%**	- 0.9%
Inventory of Homes for Sale	60	**52**	- 13.3%	—	**—**	—
Months Supply of Inventory	2.0	**2.0**	0.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	14	**7**	- 50.0%	159	**191**	+ 20.1%
Pending Sales	7	**4**	- 42.9%	91	**102**	+ 12.1%
Closed Sales	8	**3**	- 62.5%	87	**106**	+ 21.8%
Days on Market Until Sale	16	**31**	+ 93.8%	28	**28**	0.0%
Median Sales Price*	$655,750	**$260,000**	- 60.4%	$325,000	**$300,000**	- 7.7%
Average Sales Price*	$700,500	**$226,667**	- 67.6%	$521,334	**$538,638**	+ 3.3%
Percent of List Price Received*	97.7%	**95.3%**	- 2.5%	97.9%	**98.0%**	+ 0.1%
Inventory of Homes for Sale	21	**19**	- 9.5%	—	**—**	—
Months Supply of Inventory	2.8	**2.2**	- 21.4%	—	**—**	—

* 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.

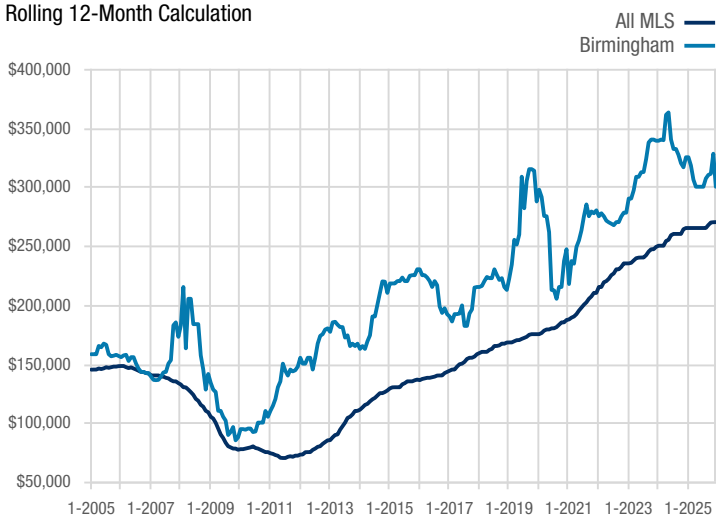
Median Sales Price - Residential

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.