Local Market Update – December 2025

A Research Tool Provided by Realcomp

City of the Vlg of Clarkston

Oakland County

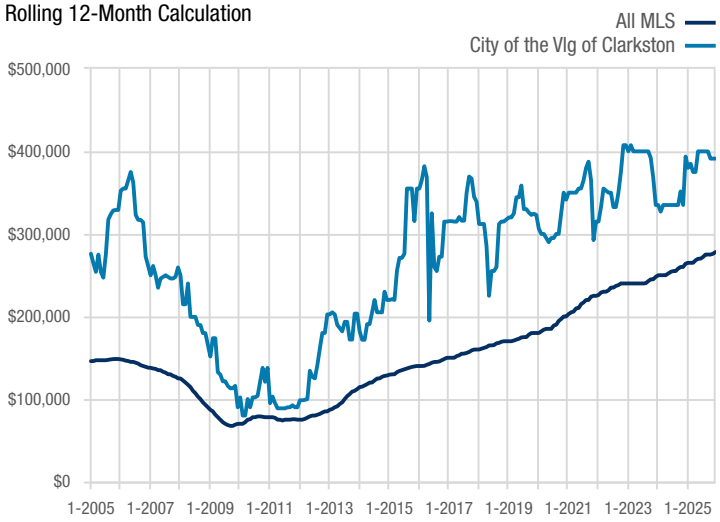
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	28	**58**	+ 107.1%
Pending Sales	2	**0**	- 100.0%	25	**41**	+ 64.0%
Closed Sales	2	**0**	- 100.0%	24	**42**	+ 75.0%
Days on Market Until Sale	17	**—**	—	26	**18**	- 30.8%
Median Sales Price*	$390,000	**—**	—	$393,750	**$391,200**	- 0.6%
Average Sales Price*	$390,000	**—**	—	$459,500	**$403,160**	- 12.3%
Percent of List Price Received*	97.2%	**—**	—	99.2%	**98.9%**	- 0.3%
Inventory of Homes for Sale	5	**7**	+ 40.0%	—	**—**	—
Months Supply of Inventory	2.0	**1.5**	- 25.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**0**	- 100.0%	11	**22**	+ 100.0%
Pending Sales	2	**0**	- 100.0%	8	**9**	+ 12.5%
Closed Sales	0	**0**	0.0%	6	**9**	+ 50.0%
Days on Market Until Sale	—	**—**	—	46	**37**	- 19.6%
Median Sales Price*	—	**—**	—	$370,495	**$549,990**	+ 48.4%
Average Sales Price*	—	**—**	—	$333,832	**$496,318**	+ 48.7%
Percent of List Price Received*	—	**—**	—	95.5%	**100.0%**	+ 4.7%
Inventory of Homes for Sale	3	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	1.9	**—**	—	—	**—**	—

* 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.

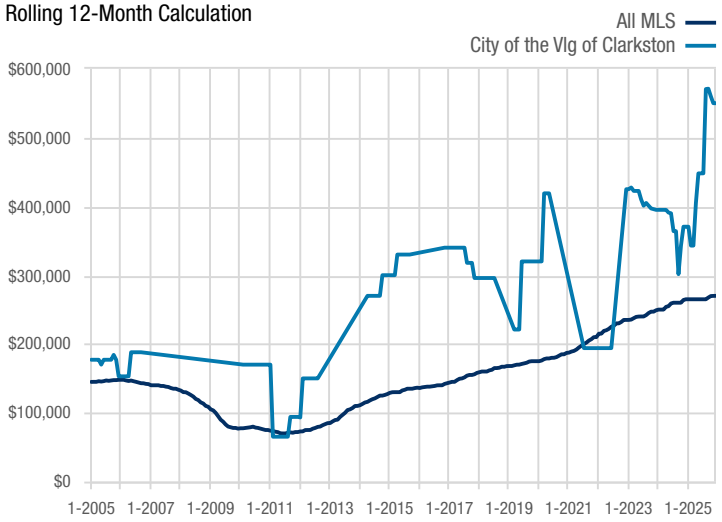
Median Sales Price - Residential

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.