Local Market Update – December 2025

A Research Tool Provided by Realcomp

Clawson

Oakland County

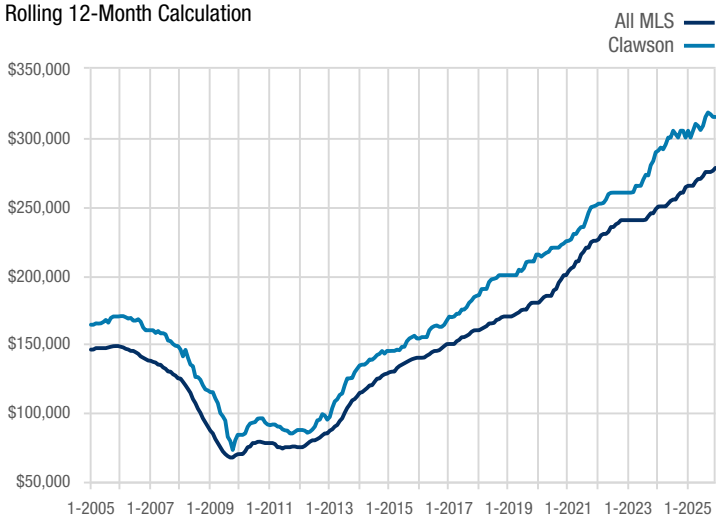
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**7**	+ 133.3%	170	**196**	+ 15.3%
Pending Sales	4	**6**	+ 50.0%	150	**163**	+ 8.7%
Closed Sales	8	**7**	- 12.5%	159	**160**	+ 0.6%
Days on Market Until Sale	15	**27**	+ 80.0%	20	**16**	- 20.0%
Median Sales Price*	$277,500	**$315,000**	+ 13.5%	$300,000	**$315,000**	+ 5.0%
Average Sales Price*	$290,750	**$304,357**	+ 4.7%	$312,901	**$313,058**	+ 0.1%
Percent of List Price Received*	102.5%	**99.3%**	- 3.1%	101.7%	**101.3%**	- 0.4%
Inventory of Homes for Sale	8	**12**	+ 50.0%	—	**—**	—
Months Supply of Inventory	0.6	**0.9**	+ 50.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**0**	- 100.0%	21	**19**	- 9.5%
Pending Sales	1	**0**	- 100.0%	18	**17**	- 5.6%
Closed Sales	0	**1**	—	18	**17**	- 5.6%
Days on Market Until Sale	—	**13**	—	13	**29**	+ 123.1%
Median Sales Price*	—	**$299,000**	—	$210,000	**$238,000**	+ 13.3%
Average Sales Price*	—	**$299,000**	—	$202,244	**$231,489**	+ 14.5%
Percent of List Price Received*	—	**100.0%**	—	100.4%	**98.4%**	- 2.0%
Inventory of Homes for Sale	4	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	2.2	**—**	—	—	**—**	—

* 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.

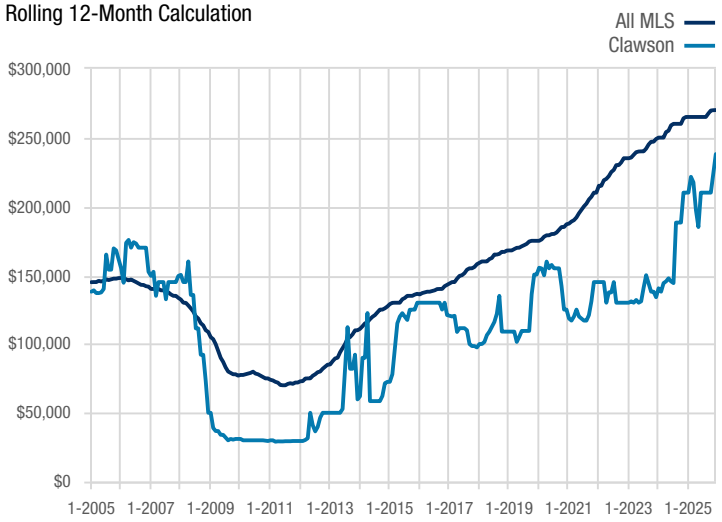
Median Sales Price - Residential

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.