Local Market Update – December 2025

A Research Tool Provided by Realcomp

Ferndale

Oakland County

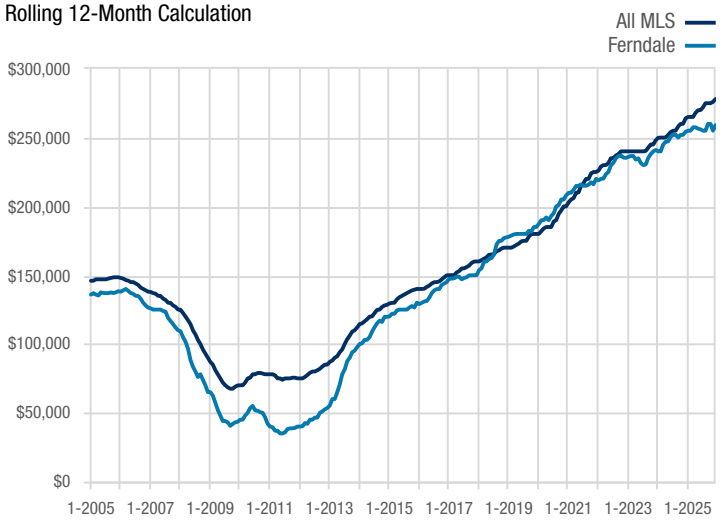
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	29	**25**	- 13.8%	533	**624**	+ 17.1%
Pending Sales	19	**22**	+ 15.8%	387	**401**	+ 3.6%
Closed Sales	29	**30**	+ 3.4%	387	**401**	+ 3.6%
Days on Market Until Sale	31	**25**	- 19.4%	22	**24**	+ 9.1%
Median Sales Price*	$224,500	**$275,000**	+ 22.5%	$254,250	**$259,000**	+ 1.9%
Average Sales Price*	$266,376	**$294,177**	+ 10.4%	$272,876	**$277,915**	+ 1.8%
Percent of List Price Received*	97.1%	**98.6%**	+ 1.5%	100.7%	**99.7%**	- 1.0%
Inventory of Homes for Sale	56	**63**	+ 12.5%	—	**—**	—
Months Supply of Inventory	1.7	**1.9**	+ 11.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	28	**24**	- 14.3%
Pending Sales	1	**0**	- 100.0%	22	**11**	- 50.0%
Closed Sales	1	**0**	- 100.0%	22	**12**	- 45.5%
Days on Market Until Sale	61	**—**	—	22	**31**	+ 40.9%
Median Sales Price*	$299,999	**—**	—	$310,750	**$312,500**	+ 0.6%
Average Sales Price*	$299,999	**—**	—	$308,064	**$319,000**	+ 3.5%
Percent of List Price Received*	100.0%	**—**	—	98.8%	**96.8%**	- 2.0%
Inventory of Homes for Sale	0	**2**	—	—	**—**	—
Months Supply of Inventory	—	**0.9**	—	—	**—**	—

* 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.

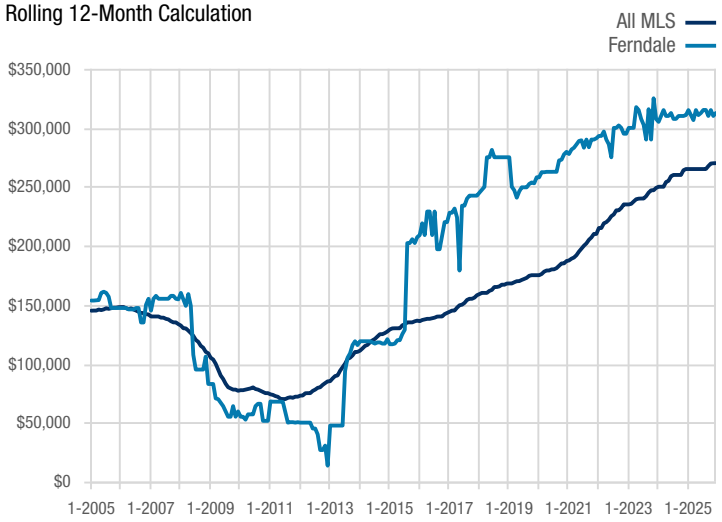
Median Sales Price - Residential

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.