Local Market Update – December 2025

A Research Tool Provided by Realcomp

Hazel Park

Oakland County

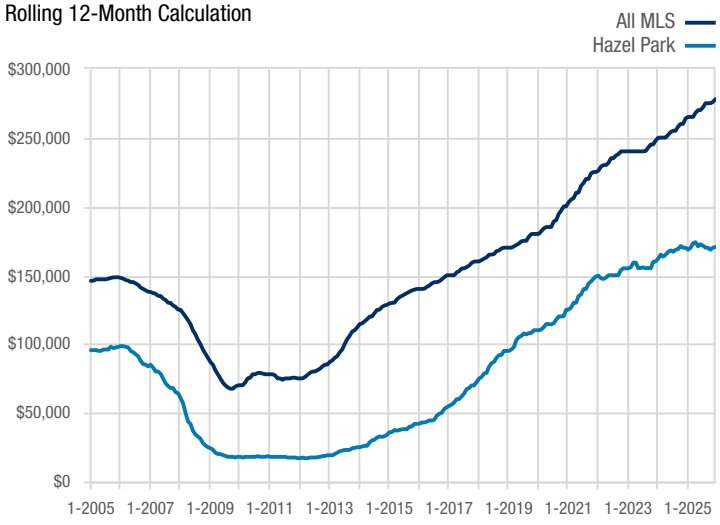
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	23	**17**	- 26.1%	431	**401**	- 7.0%
Pending Sales	17	**12**	- 29.4%	286	**271**	- 5.2%
Closed Sales	21	**14**	- 33.3%	289	**273**	- 5.5%
Days on Market Until Sale	37	**22**	- 40.5%	24	**36**	+ 50.0%
Median Sales Price*	$155,000	**$175,000**	+ 12.9%	$170,000	**$170,500**	+ 0.3%
Average Sales Price*	$166,412	**$169,350**	+ 1.8%	$175,195	**$177,292**	+ 1.2%
Percent of List Price Received*	94.8%	**100.6%**	+ 6.1%	99.3%	**98.4%**	- 0.9%
Inventory of Homes for Sale	70	**47**	- 32.9%	—	**—**	—
Months Supply of Inventory	2.9	**2.1**	- 27.6%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	19	**5**	- 73.7%
Pending Sales	0	**0**	0.0%	14	**7**	- 50.0%
Closed Sales	1	**0**	- 100.0%	16	**7**	- 56.3%
Days on Market Until Sale	26	**—**	—	69	**51**	- 26.1%
Median Sales Price*	$190,000	**—**	—	$280,845	**$272,000**	- 3.1%
Average Sales Price*	$190,000	**—**	—	$276,028	**$249,700**	- 9.5%
Percent of List Price Received*	97.5%	**—**	—	98.7%	**97.7%**	- 1.0%
Inventory of Homes for Sale	3	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	1.5	**—**	—	—	**—**	—

* 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.

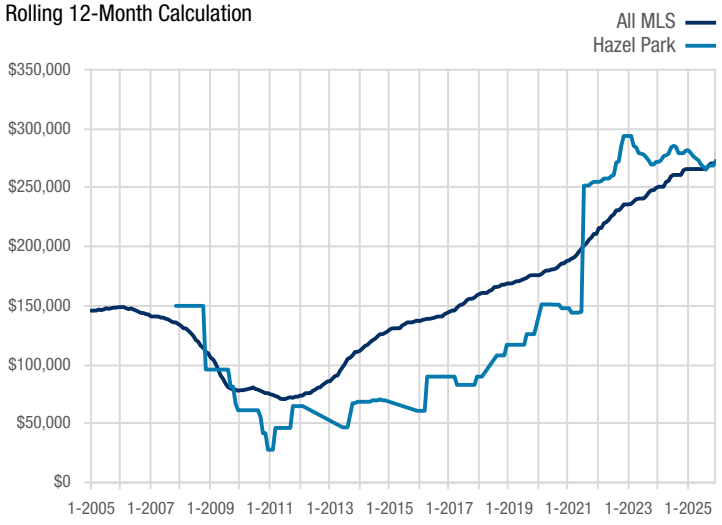
Median Sales Price - Residential

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.