Local Market Update – December 2025

A Research Tool Provided by Realcomp

Independence Twp

Oakland County

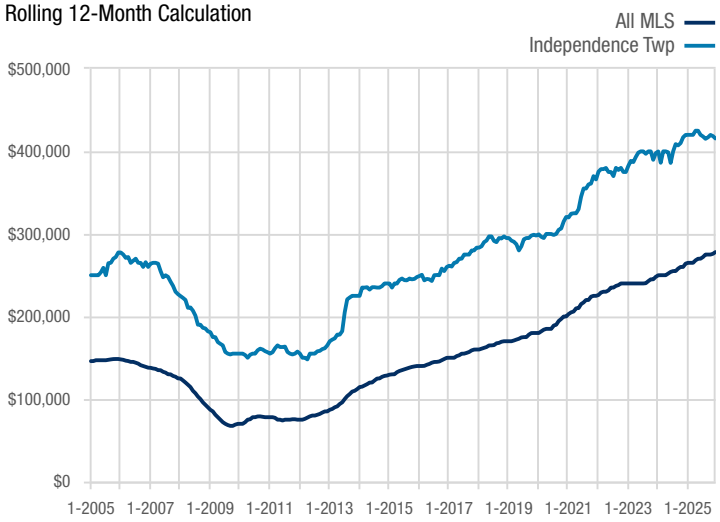
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	20	**9**	- 55.0%	466	**413**	- 11.4%
Pending Sales	18	**13**	- 27.8%	343	**324**	- 5.5%
Closed Sales	29	**27**	- 6.9%	349	**324**	- 7.2%
Days on Market Until Sale	36	**27**	- 25.0%	28	**25**	- 10.7%
Median Sales Price*	$399,900	**$357,500**	- 10.6%	$419,900	**$415,600**	- 1.0%
Average Sales Price*	$438,890	**$414,472**	- 5.6%	$478,743	**$476,734**	- 0.4%
Percent of List Price Received*	98.8%	**99.8%**	+ 1.0%	100.6%	**100.5%**	- 0.1%
Inventory of Homes for Sale	41	**29**	- 29.3%	—	**—**	—
Months Supply of Inventory	1.4	**1.1**	- 21.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**9**	+ 125.0%	93	**123**	+ 32.3%
Pending Sales	3	**0**	- 100.0%	81	**84**	+ 3.7%
Closed Sales	3	**2**	- 33.3%	81	**87**	+ 7.4%
Days on Market Until Sale	35	**23**	- 34.3%	38	**31**	- 18.4%
Median Sales Price*	$393,990	**$565,725**	+ 43.6%	$423,990	**$404,990**	- 4.5%
Average Sales Price*	$424,515	**$565,725**	+ 33.3%	$409,476	**$392,825**	- 4.1%
Percent of List Price Received*	96.9%	**101.1%**	+ 4.3%	99.5%	**99.4%**	- 0.1%
Inventory of Homes for Sale	10	**15**	+ 50.0%	—	**—**	—
Months Supply of Inventory	1.5	**2.0**	+ 33.3%	—	**—**	—

* 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.

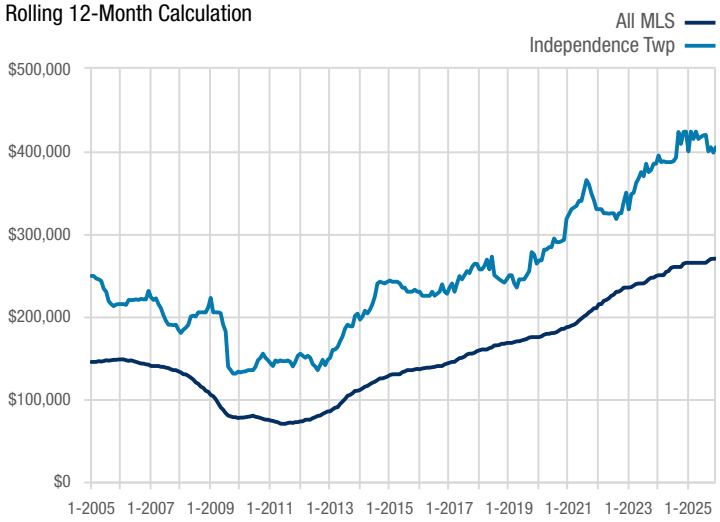
Median Sales Price - Residential

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.