Local Market Update – December 2025

A Research Tool Provided by Realcomp

Madison Heights

Oakland County

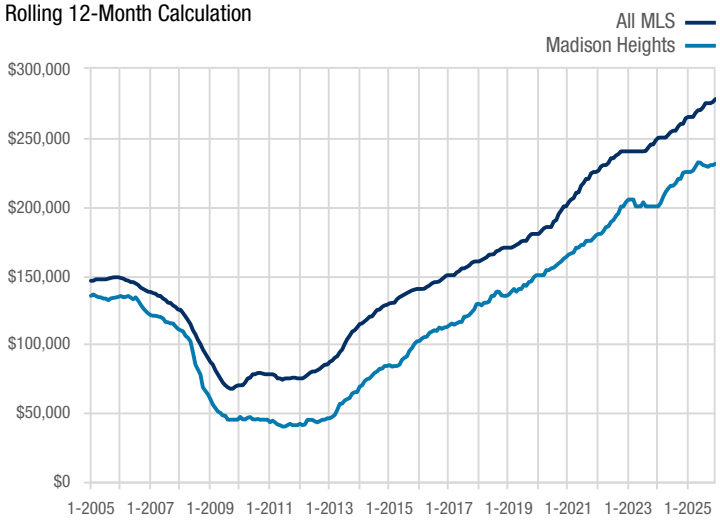
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	13	**16**	+ 23.1%	426	**452**	+ 6.1%
Pending Sales	22	**18**	- 18.2%	382	**354**	- 7.3%
Closed Sales	32	**23**	- 28.1%	385	**349**	- 9.4%
Days on Market Until Sale	23	**21**	- 8.7%	17	**21**	+ 23.5%
Median Sales Price*	$211,125	**$250,000**	+ 18.4%	$225,000	**$231,000**	+ 2.7%
Average Sales Price*	$216,817	**$232,461**	+ 7.2%	$229,254	**$229,306**	+ 0.0%
Percent of List Price Received*	97.5%	**98.1%**	+ 0.6%	101.1%	**100.7%**	- 0.4%
Inventory of Homes for Sale	19	**41**	+ 115.8%	—	—	—
Months Supply of Inventory	0.6	**1.4**	+ 133.3%	—	—	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	17	**21**	+ 23.5%
Pending Sales	1	**1**	0.0%	15	**11**	- 26.7%
Closed Sales	1	**0**	- 100.0%	14	**11**	- 21.4%
Days on Market Until Sale	21	**—**	—	32	**24**	- 25.0%
Median Sales Price*	$128,000	**—**	—	$129,000	**$137,000**	+ 6.2%
Average Sales Price*	$128,000	**—**	—	$136,821	**$144,591**	+ 5.7%
Percent of List Price Received*	98.5%	**—**	—	99.0%	**98.5%**	- 0.5%
Inventory of Homes for Sale	1	**1**	0.0%	—	—	—
Months Supply of Inventory	0.6	**0.8**	+ 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.

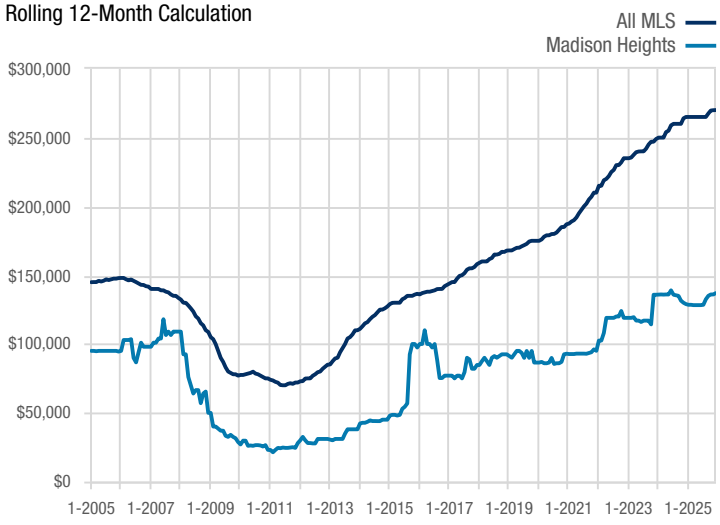
Median Sales Price - Residential

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.