Local Market Update – December 2025

A Research Tool Provided by Realcomp

NOCBOR® Report

Covers the following northern areas of Oakland County: Auburn Hills, Bloomfield Twp, Brandon Twp, City of the Village of Clarkston, Springfield Twp, Fenton, Groveland Twp, Holly Twp, Holly Vlg, Independence Twp, Keego Harbor, Lake Angelius, Lake Orion Vlg, Orchard Lake, Orion Twp, Ortonville Vlg, Oxford Twp, Oxford Vlg, Pontiac, Rose Twp, Sylvan Lake and Waterford Twp.

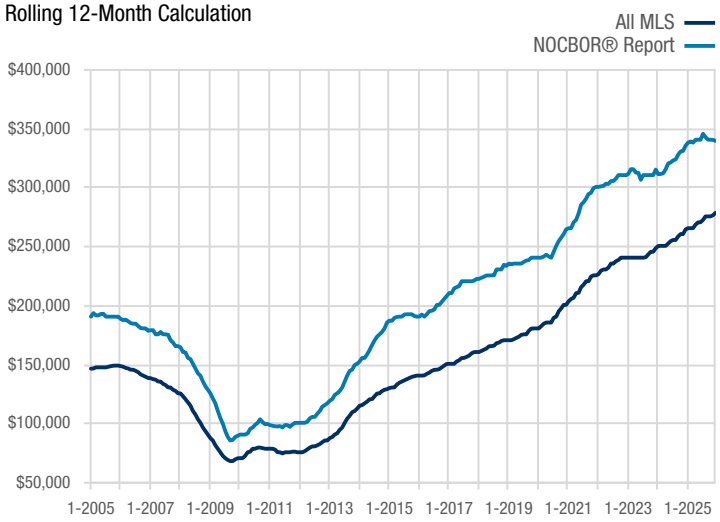
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	193	**200**	+ 3.6%	4,498	**4,610**	+ 2.5%
Pending Sales	202	**161**	- 20.3%	3,457	**3,306**	- 4.4%
Closed Sales	260	**245**	- 5.8%	3,491	**3,298**	- 5.5%
Days on Market Until Sale	33	**35**	+ 6.1%	29	**28**	- 3.4%
Median Sales Price*	$325,000	**$316,000**	- 2.8%	$335,000	**$339,000**	+ 1.2%
Average Sales Price*	$387,150	**$403,050**	+ 4.1%	$415,165	**$431,168**	+ 3.9%
Percent of List Price Received*	98.4%	**98.4%**	0.0%	99.9%	**99.4%**	- 0.5%
Inventory of Homes for Sale	448	**501**	+ 11.8%	—	—	—
Months Supply of Inventory	1.6	**1.8**	+ 12.5%	—	—	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	32	**39**	+ 21.9%	858	**862**	+ 0.5%
Pending Sales	34	**30**	- 11.8%	679	**616**	- 9.3%
Closed Sales	34	**43**	+ 26.5%	679	**620**	- 8.7%
Days on Market Until Sale	27	**38**	+ 40.7%	30	**33**	+ 10.0%
Median Sales Price*	$257,750	**$200,000**	- 22.4%	$265,000	**$250,000**	- 5.7%
Average Sales Price*	$304,266	**$276,659**	- 9.1%	$320,066	**$298,509**	- 6.7%
Percent of List Price Received*	97.7%	**97.9%**	+ 0.2%	99.0%	**98.4%**	- 0.6%
Inventory of Homes for Sale	86	**104**	+ 20.9%	—	—	—
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.

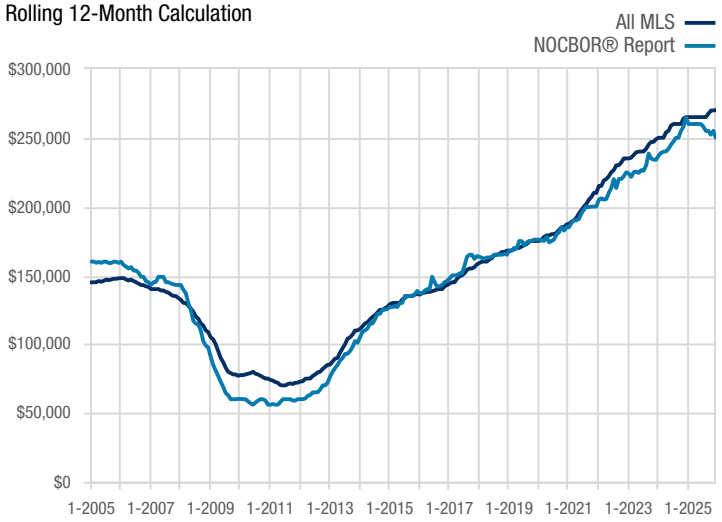
Median Sales Price - Residential

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.