

Local Market Update – December 2025

A Research Tool Provided by Realcomp



Novi Oakland County

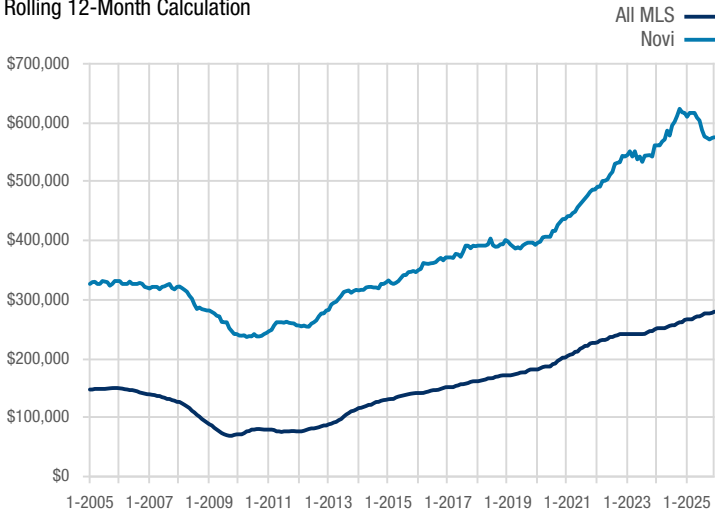
Residential	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	24	14	- 41.7%	481	465	- 3.3%
Pending Sales	21	19	- 9.5%	378	357	- 5.6%
Closed Sales	24	23	- 4.2%	379	360	- 5.0%
Days on Market Until Sale	23	43	+ 87.0%	19	21	+ 10.5%
Median Sales Price*	\$515,000	\$490,000	- 4.9%	\$615,000	\$573,750	- 6.7%
Average Sales Price*	\$603,850	\$543,470	- 10.0%	\$714,604	\$661,254	- 7.5%
Percent of List Price Received*	97.9%	100.0%	+ 2.1%	101.3%	100.2%	- 1.1%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	15	14	- 6.7%	293	333	+ 13.7%
Pending Sales	16	11	- 31.3%	253	250	- 1.2%
Closed Sales	17	18	+ 5.9%	242	260	+ 7.4%
Days on Market Until Sale	24	34	+ 41.7%	21	26	+ 23.8%
Median Sales Price*	\$255,000	\$351,000	+ 37.6%	\$275,000	\$324,860	+ 18.1%
Average Sales Price*	\$340,428	\$403,404	+ 18.5%	\$316,646	\$368,012	+ 16.2%
Percent of List Price Received*	99.9%	98.3%	- 1.6%	100.3%	99.6%	- 0.7%
Inventory of Homes for Sale	28	40	+ 42.9%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

* 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.

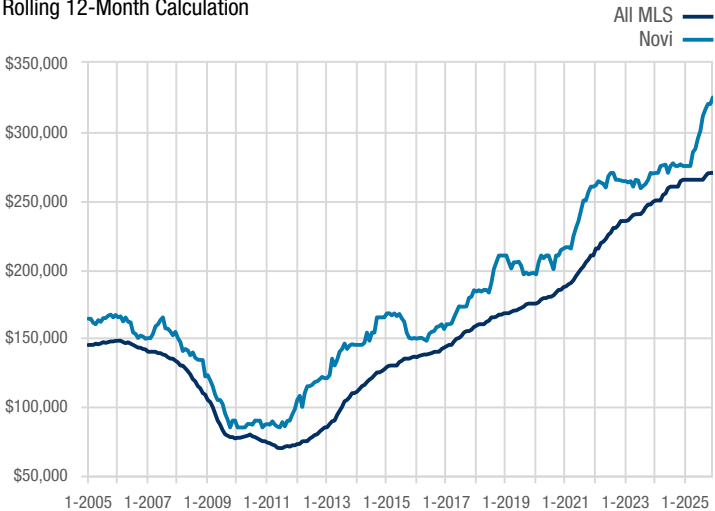
Median Sales Price - Residential

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.