Local Market Update – December 2025

A Research Tool Provided by Realcomp

Oak Park

Oakland County

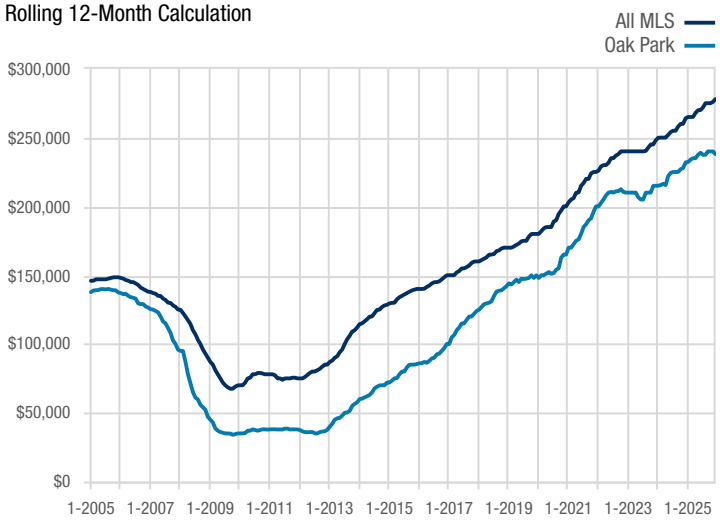
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	21	**24**	+ 14.3%	390	**428**	+ 9.7%
Pending Sales	23	**17**	- 26.1%	295	**279**	- 5.4%
Closed Sales	23	**22**	- 4.3%	295	**279**	- 5.4%
Days on Market Until Sale	30	**23**	- 23.3%	26	**28**	+ 7.7%
Median Sales Price*	$240,000	**$216,000**	- 10.0%	$232,000	**$238,000**	+ 2.6%
Average Sales Price*	$266,286	**$209,625**	- 21.3%	$228,880	**$238,311**	+ 4.1%
Percent of List Price Received*	99.0%	**100.2%**	+ 1.2%	100.0%	**99.7%**	- 0.3%
Inventory of Homes for Sale	44	**54**	+ 22.7%	—	**—**	—
Months Supply of Inventory	1.8	**2.3**	+ 27.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**1**	0.0%	8	**5**	- 37.5%
Pending Sales	2	**0**	- 100.0%	5	**2**	- 60.0%
Closed Sales	2	**0**	- 100.0%	5	**2**	- 60.0%
Days on Market Until Sale	5	**—**	—	8	**50**	+ 525.0%
Median Sales Price*	$58,500	**—**	—	$157,500	**$248,500**	+ 57.8%
Average Sales Price*	$58,500	**—**	—	$155,500	**$248,500**	+ 59.8%
Percent of List Price Received*	100.0%	**—**	—	98.3%	**97.1%**	- 1.2%
Inventory of Homes for Sale	2	**3**	+ 50.0%	—	**—**	—
Months Supply of Inventory	1.6	**3.0**	+ 87.5%	—	**—**	—

* 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.

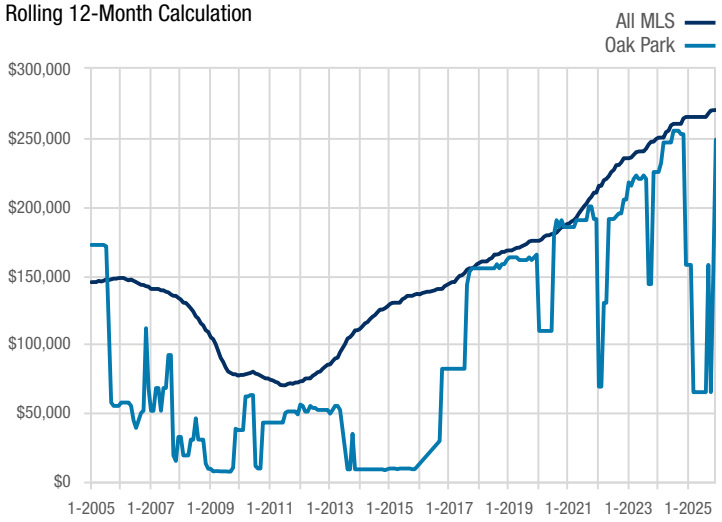
Median Sales Price - Residential

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.