Local Market Update – December 2025

A Research Tool Provided by Realcomp

Oakland County

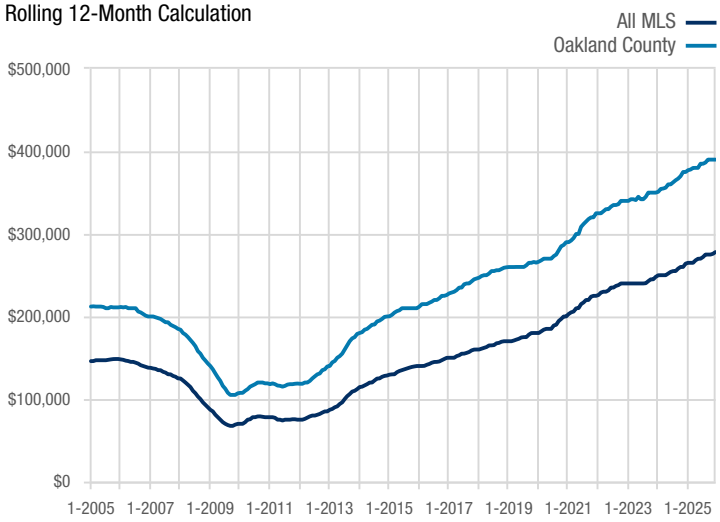
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	714	**706**	- 1.1%	16,560	**17,731**	+ 7.1%
Pending Sales	718	**672**	- 6.4%	12,360	**12,411**	+ 0.4%
Closed Sales	952	**889**	- 6.6%	12,400	**12,341**	- 0.5%
Days on Market Until Sale	29	**34**	+ 17.2%	25	**26**	+ 4.0%
Median Sales Price*	$370,000	**$380,000**	+ 2.7%	$375,000	**$390,000**	+ 4.0%
Average Sales Price*	$440,717	**$496,997**	+ 12.8%	$469,579	**$489,118**	+ 4.2%
Percent of List Price Received*	98.6%	**98.5%**	- 0.1%	100.3%	**99.7%**	- 0.6%
Inventory of Homes for Sale	1,612	**1,744**	+ 8.2%	—	**—**	—
Months Supply of Inventory	1.6	**1.7**	+ 6.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	187	**191**	+ 2.1%	4,032	**4,505**	+ 11.7%
Pending Sales	171	**135**	- 21.1%	3,047	**2,942**	- 3.4%
Closed Sales	205	**179**	- 12.7%	3,038	**2,930**	- 3.6%
Days on Market Until Sale	32	**40**	+ 25.0%	29	**34**	+ 17.2%
Median Sales Price*	$261,000	**$299,000**	+ 14.6%	$275,000	**$285,000**	+ 3.6%
Average Sales Price*	$317,782	**$327,812**	+ 3.2%	$309,533	**$322,788**	+ 4.3%
Percent of List Price Received*	98.0%	**97.5%**	- 0.5%	99.1%	**98.6%**	- 0.5%
Inventory of Homes for Sale	459	**635**	+ 38.3%	—	**—**	—
Months Supply of Inventory	1.8	**2.6**	+ 44.4%	—	**—**	—

* 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.

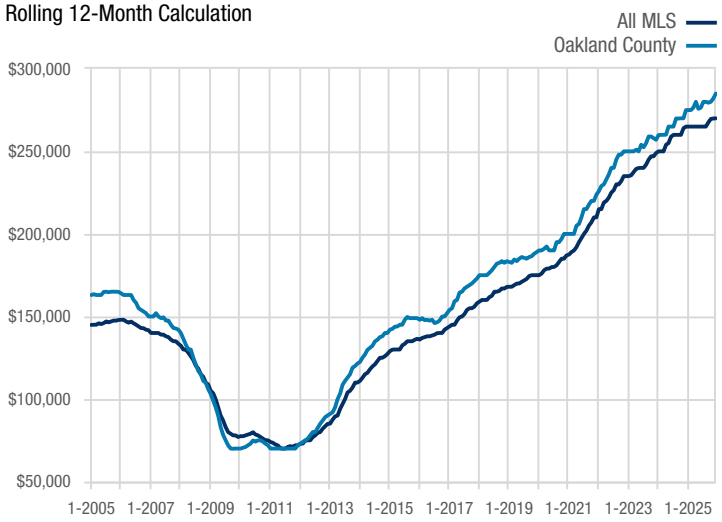
Median Sales Price - Residential

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.