Local Market Update – December 2025

A Research Tool Provided by Realcomp

Oakland Twp

Oakland County

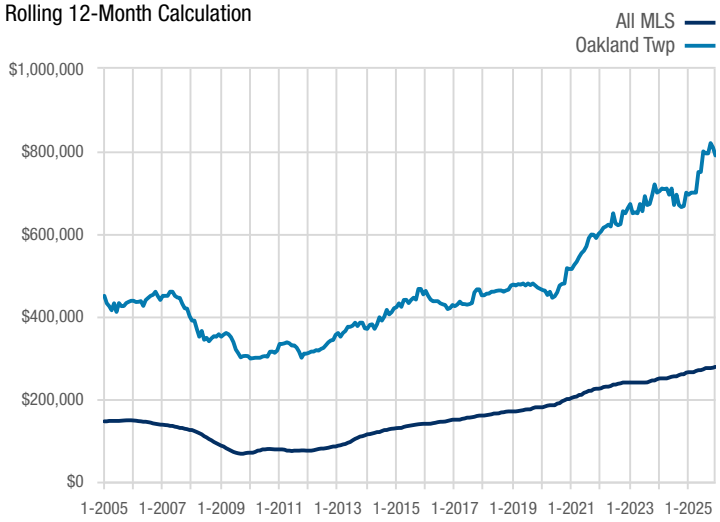
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	7	**5**	- 28.6%	297	**226**	- 23.9%
Pending Sales	12	**8**	- 33.3%	209	**165**	- 21.1%
Closed Sales	13	**13**	0.0%	203	**170**	- 16.3%
Days on Market Until Sale	59	**70**	+ 18.6%	40	**36**	- 10.0%
Median Sales Price*	$870,000	**$836,000**	- 3.9%	$700,000	**$790,000**	+ 12.9%
Average Sales Price*	$916,161	**$1,374,875**	+ 50.1%	$866,848	**$937,093**	+ 8.1%
Percent of List Price Received*	97.3%	**99.3%**	+ 2.1%	99.3%	**99.5%**	+ 0.2%
Inventory of Homes for Sale	42	**33**	- 21.4%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	0.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**0**	- 100.0%	43	**30**	- 30.2%
Pending Sales	3	**1**	- 66.7%	35	**27**	- 22.9%
Closed Sales	3	**0**	- 100.0%	32	**29**	- 9.4%
Days on Market Until Sale	27	**—**	—	21	**28**	+ 33.3%
Median Sales Price*	$845,000	**—**	—	$300,750	**$307,000**	+ 2.1%
Average Sales Price*	$690,667	**—**	—	$400,089	**$380,910**	- 4.8%
Percent of List Price Received*	97.8%	**—**	—	99.6%	**99.0%**	- 0.6%
Inventory of Homes for Sale	3	**2**	- 33.3%	—	**—**	—
Months Supply of Inventory	1.0	**0.7**	- 30.0%	—	**—**	—

* 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.

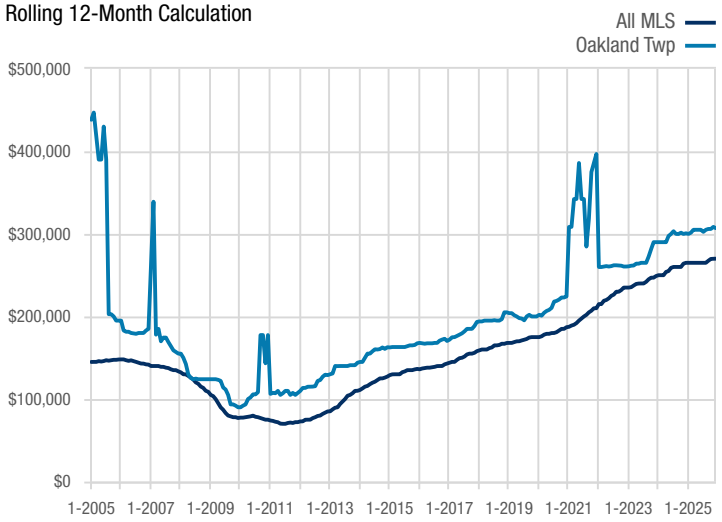
Median Sales Price - Residential

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.