Local Market Update – December 2025

A Research Tool Provided by Realcomp

Pontiac

Oakland County

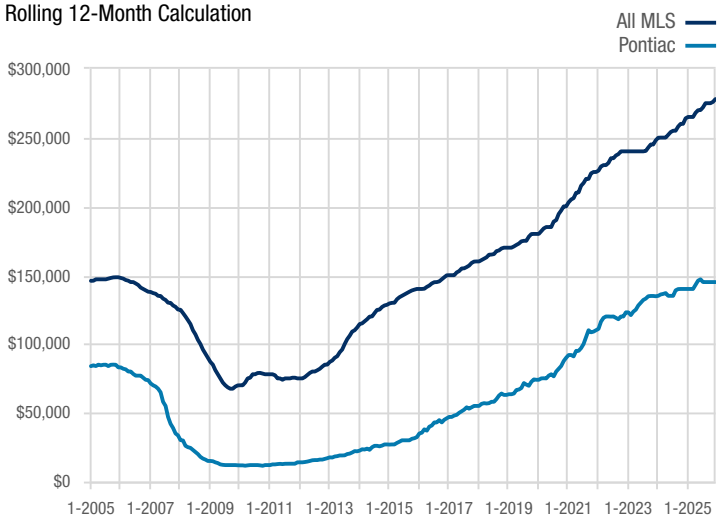
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	32	**47**	+ 46.9%	550	**666**	+ 21.1%
Pending Sales	31	**33**	+ 6.5%	460	**466**	+ 1.3%
Closed Sales	30	**34**	+ 13.3%	463	**459**	- 0.9%
Days on Market Until Sale	32	**35**	+ 9.4%	37	**30**	- 18.9%
Median Sales Price*	$133,500	**$138,000**	+ 3.4%	$140,000	**$145,000**	+ 3.6%
Average Sales Price*	$137,040	**$152,145**	+ 11.0%	$152,551	**$158,775**	+ 4.1%
Percent of List Price Received*	98.7%	**97.1%**	- 1.6%	99.5%	**98.1%**	- 1.4%
Inventory of Homes for Sale	71	**91**	+ 28.2%	—	**—**	—
Months Supply of Inventory	1.9	**2.3**	+ 21.1%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**3**	0.0%	33	**45**	+ 36.4%
Pending Sales	2	**0**	- 100.0%	27	**25**	- 7.4%
Closed Sales	0	**0**	0.0%	25	**27**	+ 8.0%
Days on Market Until Sale	—	**—**	—	28	**33**	+ 17.9%
Median Sales Price*	—	**—**	—	$156,000	**$142,500**	- 8.7%
Average Sales Price*	—	**—**	—	$155,468	**$148,163**	- 4.7%
Percent of List Price Received*	—	**—**	—	98.8%	**94.6%**	- 4.3%
Inventory of Homes for Sale	3	**6**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.1	**2.4**	+ 118.2%	—	**—**	—

* 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.

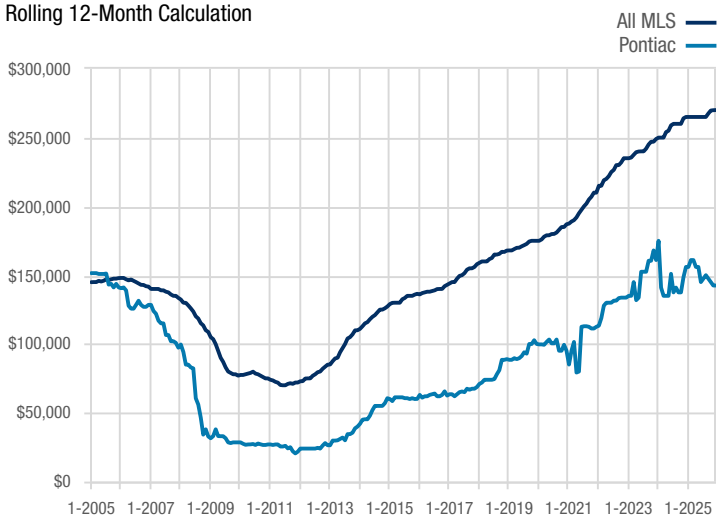
Median Sales Price - Residential

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.

Current as of January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.