Local Market Update – December 2025

A Research Tool Provided by Realcomp

Rochester Hills

Oakland County

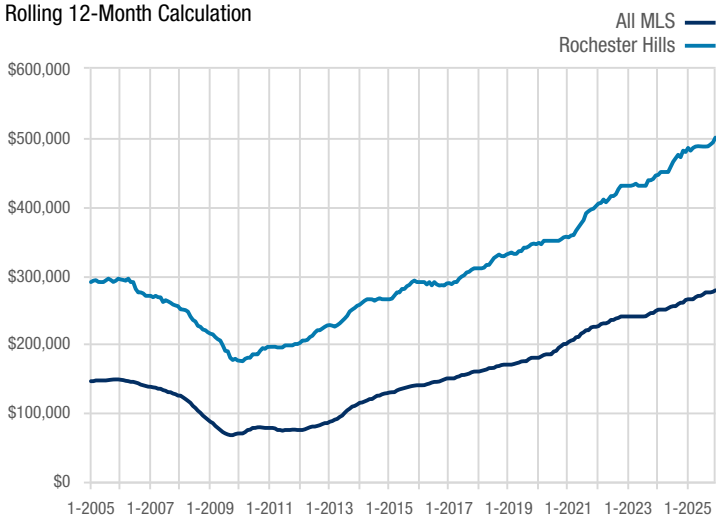
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	19	**24**	+ 26.3%	721	**768**	+ 6.5%
Pending Sales	18	**32**	+ 77.8%	573	**560**	- 2.3%
Closed Sales	40	**41**	+ 2.5%	582	**546**	- 6.2%
Days on Market Until Sale	27	**29**	+ 7.4%	26	**24**	- 7.7%
Median Sales Price*	$437,450	**$500,000**	+ 14.3%	$479,000	**$499,995**	+ 4.4%
Average Sales Price*	$448,187	**$522,839**	+ 16.7%	$505,433	**$534,963**	+ 5.8%
Percent of List Price Received*	98.7%	**97.4%**	- 1.3%	101.1%	**100.2%**	- 0.9%
Inventory of Homes for Sale	63	**52**	- 17.5%	—	**—**	—
Months Supply of Inventory	1.3	**1.1**	- 15.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	15	**10**	- 33.3%	283	**274**	- 3.2%
Pending Sales	12	**8**	- 33.3%	213	**187**	- 12.2%
Closed Sales	12	**12**	0.0%	210	**189**	- 10.0%
Days on Market Until Sale	26	**55**	+ 111.5%	21	**30**	+ 42.9%
Median Sales Price*	$272,750	**$252,500**	- 7.4%	$285,000	**$285,000**	0.0%
Average Sales Price*	$304,608	**$315,960**	+ 3.7%	$309,428	**$307,308**	- 0.7%
Percent of List Price Received*	99.1%	**97.5%**	- 1.6%	99.5%	**98.6%**	- 0.9%
Inventory of Homes for Sale	47	**37**	- 21.3%	—	**—**	—
Months Supply of Inventory	2.6	**2.4**	- 7.7%	—	**—**	—

* 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.

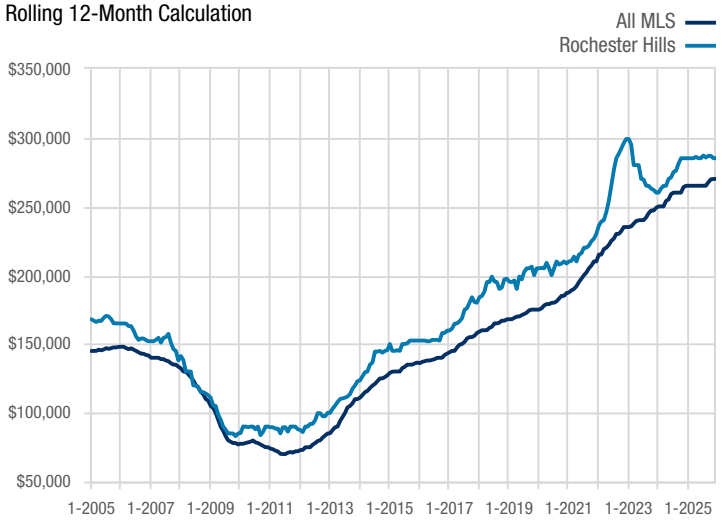
Median Sales Price - Residential

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.