Local Market Update – December 2025

A Research Tool Provided by Realcomp

Royal Oak Twp

Oakland County

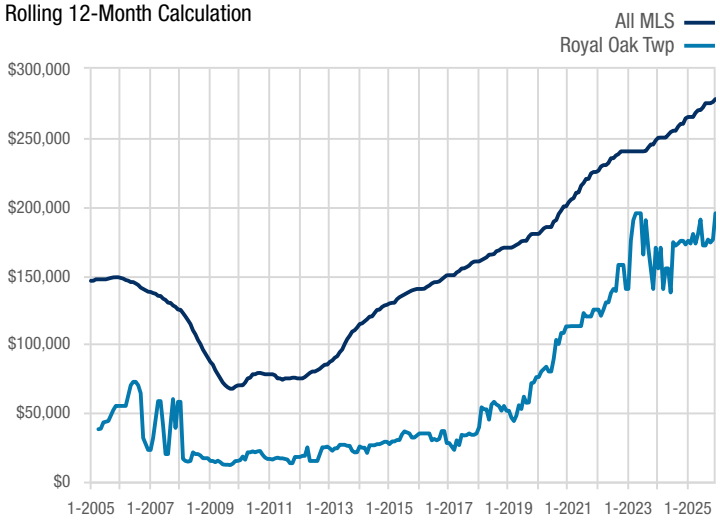
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**3**	+ 50.0%	35	**36**	+ 2.9%
Pending Sales	2	**2**	0.0%	26	**16**	- 38.5%
Closed Sales	3	**3**	0.0%	26	**17**	- 34.6%
Days on Market Until Sale	29	**12**	- 58.6%	32	**49**	+ 53.1%
Median Sales Price*	$123,000	**$205,000**	+ 66.7%	$172,300	**$195,000**	+ 13.2%
Average Sales Price*	$126,533	**$227,900**	+ 80.1%	$155,946	**$193,412**	+ 24.0%
Percent of List Price Received*	97.3%	**97.2%**	- 0.1%	97.5%	**98.3%**	+ 0.8%
Inventory of Homes for Sale	3	**7**	+ 133.3%	—	**—**	—
Months Supply of Inventory	1.2	**3.1**	+ 158.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**1**	—	1	**1**	0.0%
Days on Market Until Sale	—	**46**	—	15	**46**	+ 206.7%
Median Sales Price*	—	**$120,500**	—	$150,000	**$120,500**	- 19.7%
Average Sales Price*	—	**$120,500**	—	$150,000	**$120,500**	- 19.7%
Percent of List Price Received*	—	**96.5%**	—	90.9%	**96.5%**	+ 6.2%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

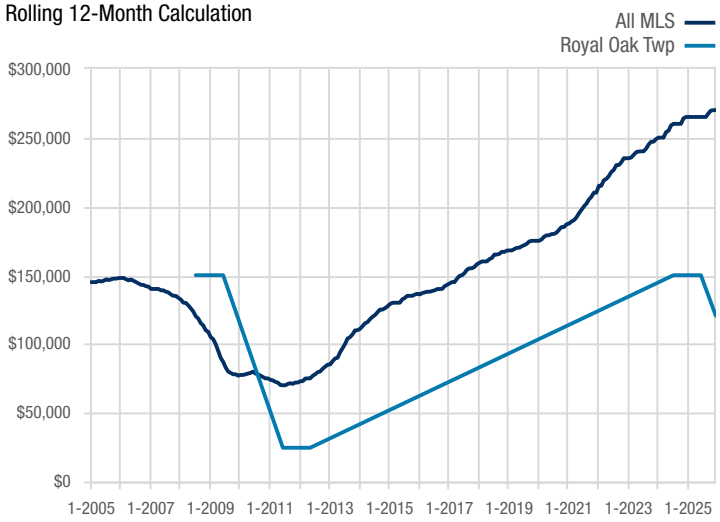
Median Sales Price - Residential

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.