

Royal Oak

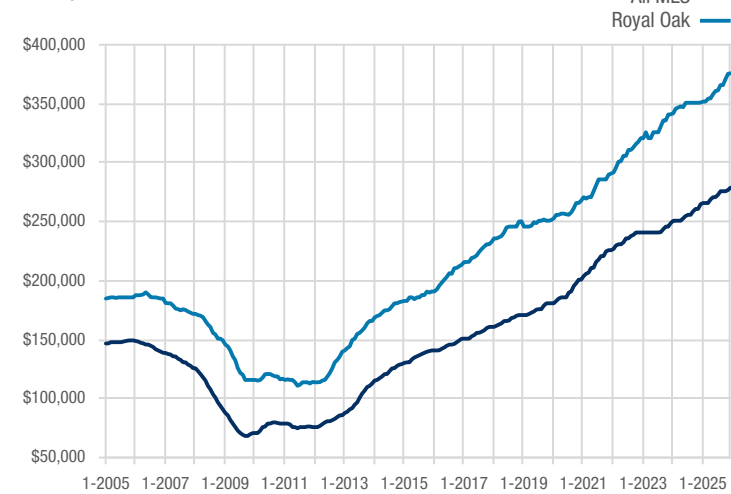
Oakland County

Residential	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	59	53	- 10.2%	1,181	1,256	+ 6.4%
Pending Sales	62	42	- 32.3%	894	890	- 0.4%
Closed Sales	90	72	- 20.0%	898	892	- 0.7%
Days on Market Until Sale	22	28	+ 27.3%	20	22	+ 10.0%
Median Sales Price*	\$362,000	\$371,500	+ 2.6%	\$350,160	\$375,000	+ 7.1%
Average Sales Price*	\$442,159	\$489,072	+ 10.6%	\$417,648	\$446,832	+ 7.0%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	100.9%	100.6%	- 0.3%
Inventory of Homes for Sale	91	117	+ 28.6%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

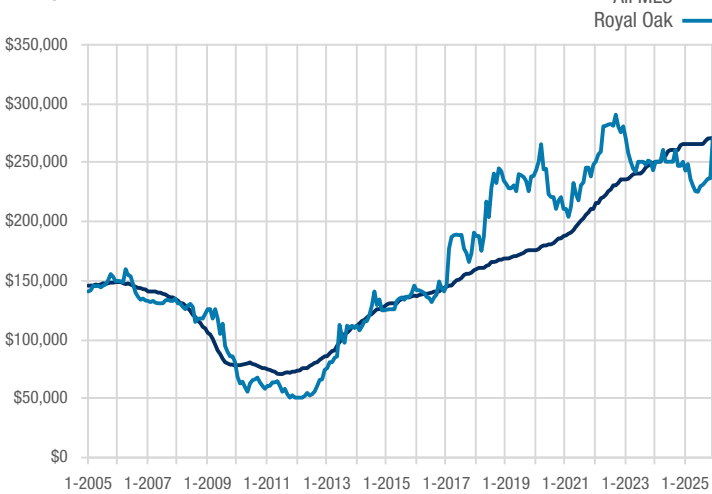
Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	14	11	- 21.4%	313	368	+ 17.6%
Pending Sales	6	6	0.0%	210	201	- 4.3%
Closed Sales	16	10	- 37.5%	214	201	- 6.1%
Days on Market Until Sale	28	40	+ 42.9%	28	37	+ 32.1%
Median Sales Price*	\$205,000	\$360,000	+ 75.6%	\$250,000	\$269,900	+ 8.0%
Average Sales Price*	\$212,556	\$323,750	+ 52.3%	\$280,753	\$290,633	+ 3.5%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.1%	98.1%	- 1.0%
Inventory of Homes for Sale	35	65	+ 85.7%	—	—	—
Months Supply of Inventory	2.0	3.9	+ 95.0%	—	—	—

* 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.