

Southfield

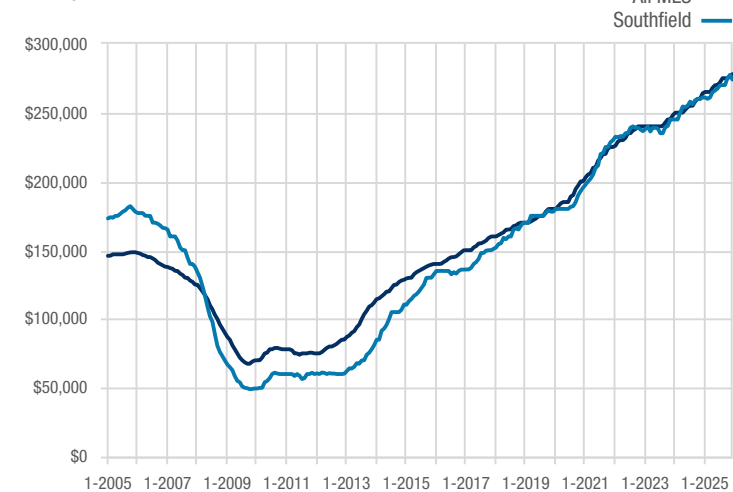
Oakland County

Residential	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	44	38	- 13.6%	658	705	+ 7.1%
Pending Sales	43	45	+ 4.7%	476	506	+ 6.3%
Closed Sales	40	42	+ 5.0%	462	501	+ 8.4%
Days on Market Until Sale	24	36	+ 50.0%	26	31	+ 19.2%
Median Sales Price*	\$287,450	\$256,450	- 10.8%	\$261,000	\$274,000	+ 5.0%
Average Sales Price*	\$280,610	\$260,693	- 7.1%	\$266,069	\$276,495	+ 3.9%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	84	87	+ 3.6%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

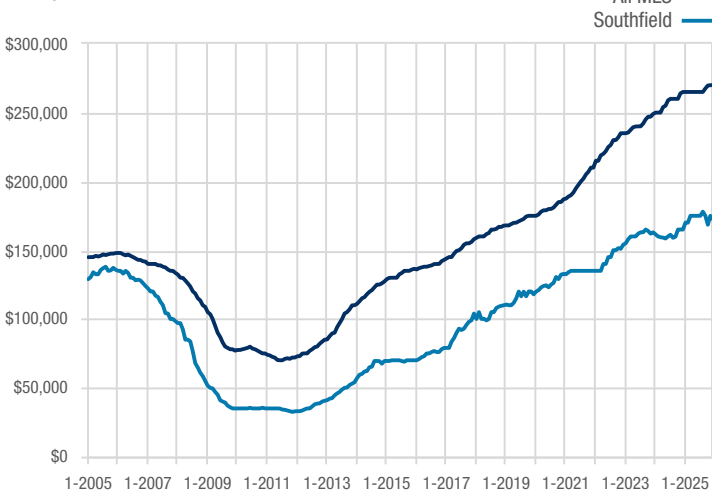
Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	9	13	+ 44.4%	220	242	+ 10.0%
Pending Sales	12	5	- 58.3%	170	149	- 12.4%
Closed Sales	14	7	- 50.0%	164	152	- 7.3%
Days on Market Until Sale	32	40	+ 25.0%	39	42	+ 7.7%
Median Sales Price*	\$168,750	\$110,300	- 34.6%	\$165,000	\$172,500	+ 4.5%
Average Sales Price*	\$200,289	\$124,471	- 37.9%	\$171,904	\$172,115	+ 0.1%
Percent of List Price Received*	98.1%	88.9%	- 9.4%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	24	42	+ 75.0%	—	—	—
Months Supply of Inventory	1.7	3.4	+ 100.0%	—	—	—

* 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.