Local Market Update – December 2025

A Research Tool Provided by Realcomp

Sylvan Lake

Oakland County

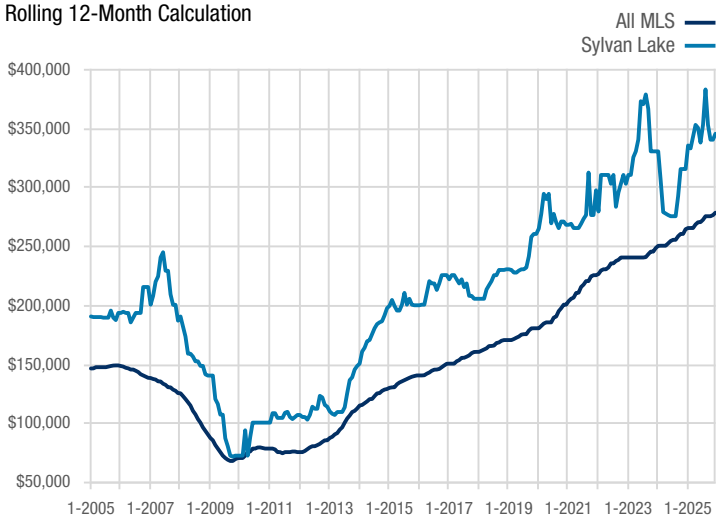
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**1**	- 50.0%	26	**34**	+ 30.8%
Pending Sales	0	**0**	0.0%	18	**27**	+ 50.0%
Closed Sales	1	**0**	- 100.0%	18	**26**	+ 44.4%
Days on Market Until Sale	0	—	—	18	**34**	+ 88.9%
Median Sales Price*	$269,000	—	—	$315,000	**$344,900**	+ 9.5%
Average Sales Price*	$269,000	—	—	$385,146	**$476,373**	+ 23.7%
Percent of List Price Received*	100.0%	—	—	99.1%	**95.9%**	- 3.2%
Inventory of Homes for Sale	3	**2**	- 33.3%	—	—	—
Months Supply of Inventory	1.5	**0.7**	- 53.3%	—	—	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

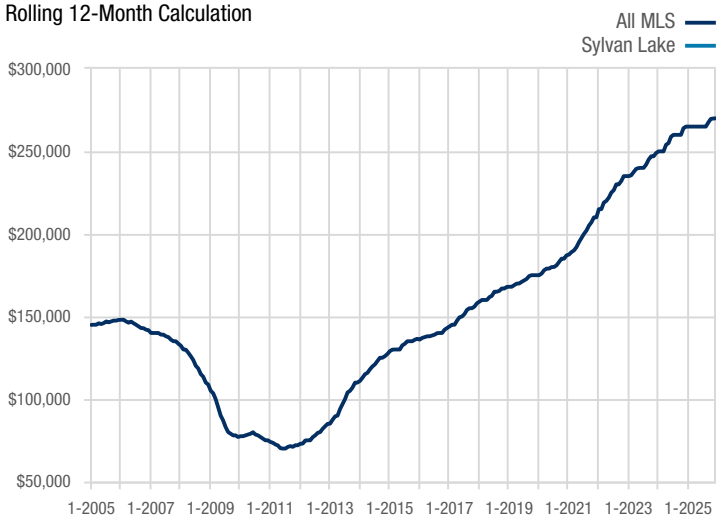
Median Sales Price - Residential

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.