

Local Market Update – December 2025

A Research Tool Provided by Realcomp

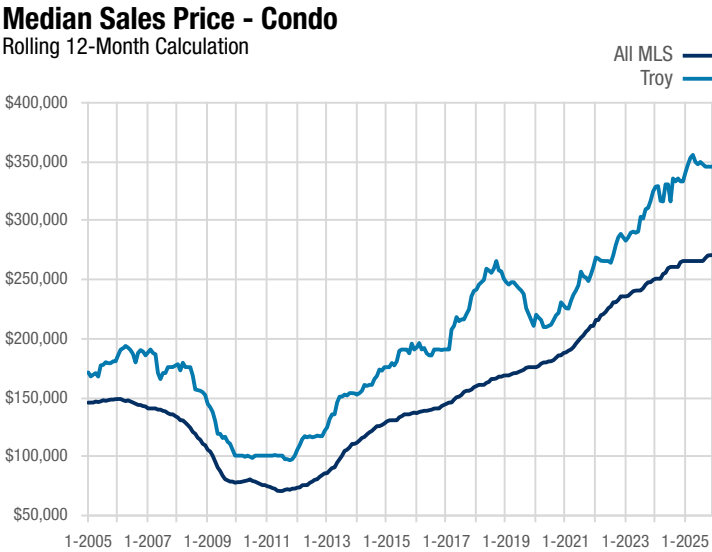
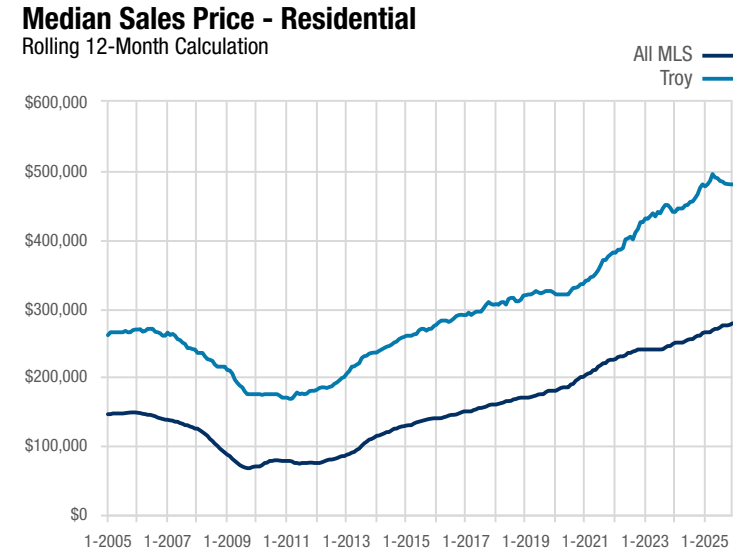


Troy Oakland County

Residential	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	32	43	+ 34.4%	873	899	+ 3.0%
Pending Sales	42	39	- 7.1%	701	649	- 7.4%
Closed Sales	52	55	+ 5.8%	681	654	- 4.0%
Days on Market Until Sale	19	28	+ 47.4%	19	22	+ 15.8%
Median Sales Price*	\$470,000	\$470,000	0.0%	\$480,000	\$480,000	0.0%
Average Sales Price*	\$496,330	\$540,803	+ 9.0%	\$527,173	\$528,125	+ 0.2%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	101.6%	100.5%	- 1.1%
Inventory of Homes for Sale	62	72	+ 16.1%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	13	12	- 7.7%	229	280	+ 22.3%
Pending Sales	9	13	+ 44.4%	175	185	+ 5.7%
Closed Sales	11	9	- 18.2%	172	177	+ 2.9%
Days on Market Until Sale	45	44	- 2.2%	30	41	+ 36.7%
Median Sales Price*	\$370,000	\$360,000	- 2.7%	\$332,500	\$345,000	+ 3.8%
Average Sales Price*	\$353,119	\$335,886	- 4.9%	\$354,235	\$375,078	+ 5.9%
Percent of List Price Received*	98.7%	98.7%	0.0%	100.6%	99.2%	- 1.4%
Inventory of Homes for Sale	37	38	+ 2.7%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

* 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.



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.