Local Market Update – December 2025

A Research Tool Provided by Realcomp

Waterford Twp

Oakland County

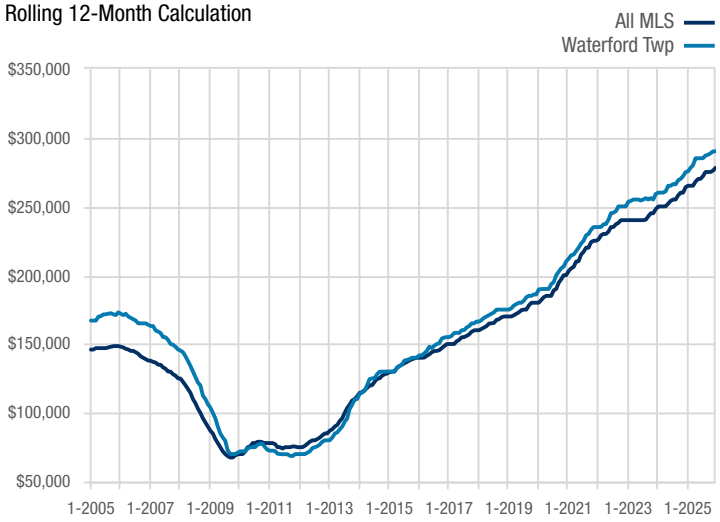
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	46	**54**	+ 17.4%	1,019	**1,073**	+ 5.3%
Pending Sales	64	**36**	- 43.8%	834	**792**	- 5.0%
Closed Sales	68	**46**	- 32.4%	837	**791**	- 5.5%
Days on Market Until Sale	23	**24**	+ 4.3%	23	**25**	+ 8.7%
Median Sales Price*	$265,000	**$258,500**	- 2.5%	$274,900	**$290,000**	+ 5.5%
Average Sales Price*	$290,799	**$320,438**	+ 10.2%	$306,394	**$329,874**	+ 7.7%
Percent of List Price Received*	97.8%	**99.7%**	+ 1.9%	100.3%	**99.9%**	- 0.4%
Inventory of Homes for Sale	93	**114**	+ 22.6%	—	**—**	—
Months Supply of Inventory	1.3	**1.7**	+ 30.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	6	**6**	0.0%	186	**179**	- 3.8%
Pending Sales	9	**5**	- 44.4%	153	**137**	- 10.5%
Closed Sales	12	**9**	- 25.0%	149	**138**	- 7.4%
Days on Market Until Sale	29	**27**	- 6.9%	26	**28**	+ 7.7%
Median Sales Price*	$202,500	**$175,000**	- 13.6%	$200,000	**$204,000**	+ 2.0%
Average Sales Price*	$213,642	**$158,711**	- 25.7%	$216,567	**$207,546**	- 4.2%
Percent of List Price Received*	97.8%	**98.3%**	+ 0.5%	98.6%	**98.5%**	- 0.1%
Inventory of Homes for Sale	15	**24**	+ 60.0%	—	**—**	—
Months Supply of Inventory	1.2	**2.1**	+ 75.0%	—	**—**	—

* 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.

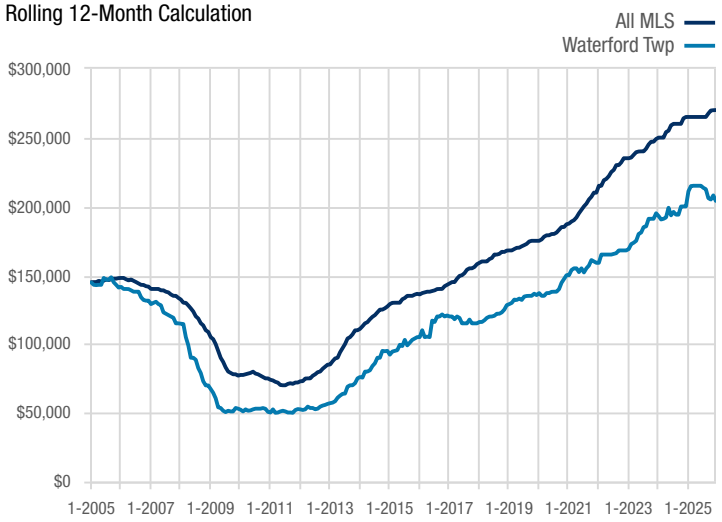
Median Sales Price - Residential

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.

Current as of January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.