Local Market Update – March 2026

A Research Tool Provided by Realcomp

Berkley

Oakland County

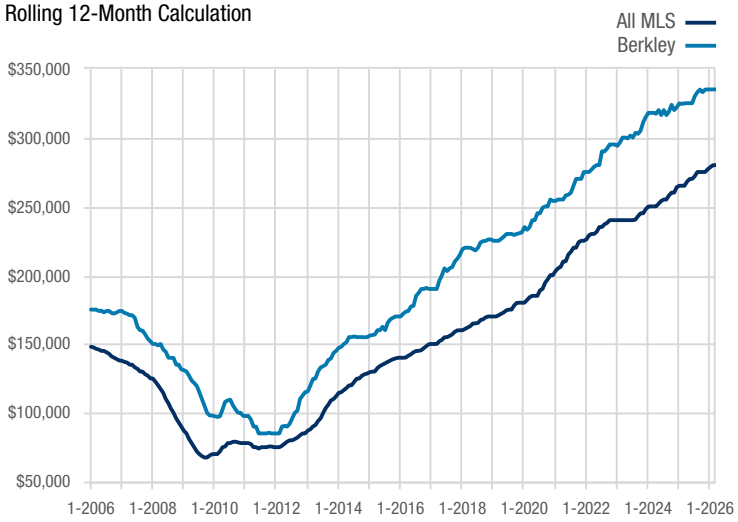
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	20	**32**	+ 60.0%	61	**81**	+ 32.8%
Pending Sales	21	**27**	+ 28.6%	50	**62**	+ 24.0%
Closed Sales	15	**27**	+ 80.0%	43	**48**	+ 11.6%
Days on Market Until Sale	14	**24**	+ 71.4%	28	**29**	+ 3.6%
Median Sales Price*	$326,000	**$335,000**	+ 2.8%	$326,000	**$330,000**	+ 1.2%
Average Sales Price*	$317,081	**$372,463**	+ 17.5%	$325,010	**$360,394**	+ 10.9%
Percent of List Price Received*	99.6%	**100.6%**	+ 1.0%	99.9%	**100.2%**	+ 0.3%
Inventory of Homes for Sale	20	**25**	+ 25.0%	—	**—**	—
Months Supply of Inventory	0.8	**1.0**	+ 25.0%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	0	**1**	—	1	**1**	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	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	—	**1.0**	—	—	**—**	—

* 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.

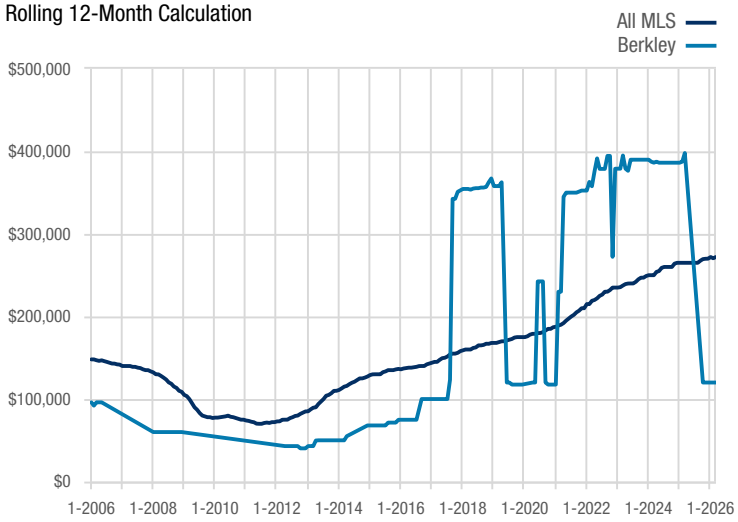
Median Sales Price - Residential

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 April 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.