Local Market Update – March 2026

A Research Tool Provided by Realcomp

Rochester Hills

Oakland County

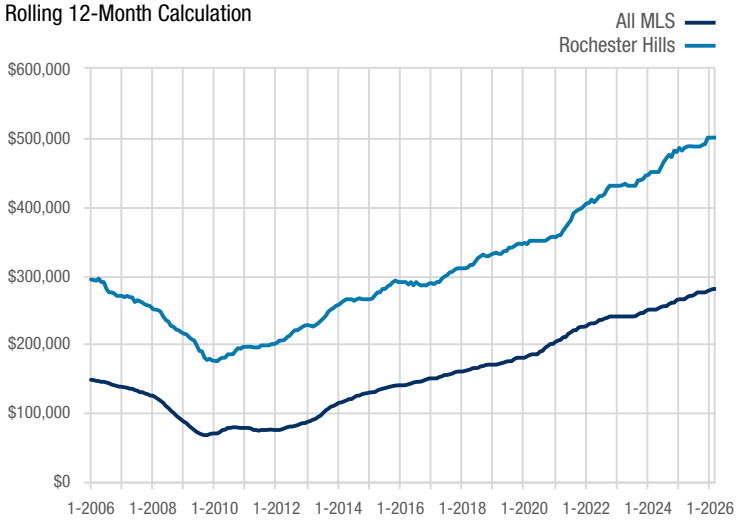
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	62	**55**	- 11.3%	139	**143**	+ 2.9%
Pending Sales	38	**50**	+ 31.6%	96	**106**	+ 10.4%
Closed Sales	28	**35**	+ 25.0%	83	**83**	0.0%
Days on Market Until Sale	40	**32**	- 20.0%	36	**30**	- 16.7%
Median Sales Price*	$499,900	**$495,000**	- 1.0%	$473,000	**$488,000**	+ 3.2%
Average Sales Price*	$529,453	**$547,415**	+ 3.4%	$506,371	**$517,311**	+ 2.2%
Percent of List Price Received*	100.3%	**99.8%**	- 0.5%	99.9%	**98.8%**	- 1.1%
Inventory of Homes for Sale	72	**60**	- 16.7%	—	**—**	—
Months Supply of Inventory	1.6	**1.3**	- 18.8%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	26	**31**	+ 19.2%	56	**71**	+ 26.8%
Pending Sales	14	**22**	+ 57.1%	35	**47**	+ 34.3%
Closed Sales	9	**23**	+ 155.6%	33	**36**	+ 9.1%
Days on Market Until Sale	40	**27**	- 32.5%	33	**41**	+ 24.2%
Median Sales Price*	$280,000	**$276,000**	- 1.4%	$280,000	**$270,000**	- 3.6%
Average Sales Price*	$264,151	**$269,268**	+ 1.9%	$278,708	**$277,031**	- 0.6%
Percent of List Price Received*	98.3%	**98.5%**	+ 0.2%	97.9%	**97.6%**	- 0.3%
Inventory of Homes for Sale	48	**49**	+ 2.1%	—	**—**	—
Months Supply of Inventory	3.0	**3.0**	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.

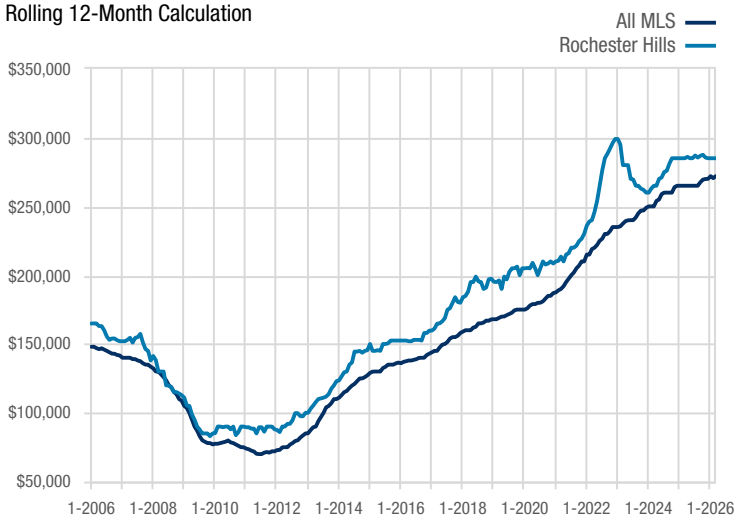
Median Sales Price - Residential

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.