Local Market Update – March 2026

A Research Tool Provided by Realcomp

Royal Oak

Oakland County

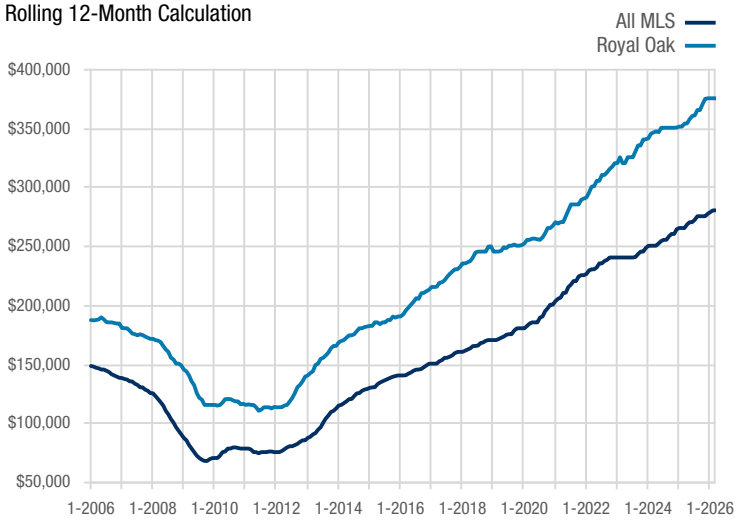
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	98	**87**	- 11.2%	220	**225**	+ 2.3%
Pending Sales	84	**63**	- 25.0%	194	**168**	- 13.4%
Closed Sales	71	**52**	- 26.8%	171	**146**	- 14.6%
Days on Market Until Sale	24	**34**	+ 41.7%	34	**43**	+ 26.5%
Median Sales Price*	$367,200	**$375,000**	+ 2.1%	$360,000	**$367,500**	+ 2.1%
Average Sales Price*	$445,955	**$448,313**	+ 0.5%	$437,526	**$434,224**	- 0.8%
Percent of List Price Received*	100.9%	**99.2%**	- 1.7%	100.3%	**98.8%**	- 1.5%
Inventory of Homes for Sale	69	**97**	+ 40.6%	—	**—**	—
Months Supply of Inventory	0.9	**1.3**	+ 44.4%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	37	**19**	- 48.6%	88	**72**	- 18.2%
Pending Sales	16	**20**	+ 25.0%	48	**57**	+ 18.8%
Closed Sales	18	**16**	- 11.1%	50	**48**	- 4.0%
Days on Market Until Sale	42	**76**	+ 81.0%	36	**59**	+ 63.9%
Median Sales Price*	$262,450	**$201,405**	- 23.3%	$287,450	**$221,655**	- 22.9%
Average Sales Price*	$275,837	**$227,857**	- 17.4%	$305,875	**$232,306**	- 24.1%
Percent of List Price Received*	98.1%	**95.2%**	- 3.0%	98.4%	**97.0%**	- 1.4%
Inventory of Homes for Sale	48	**48**	0.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.7**	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.

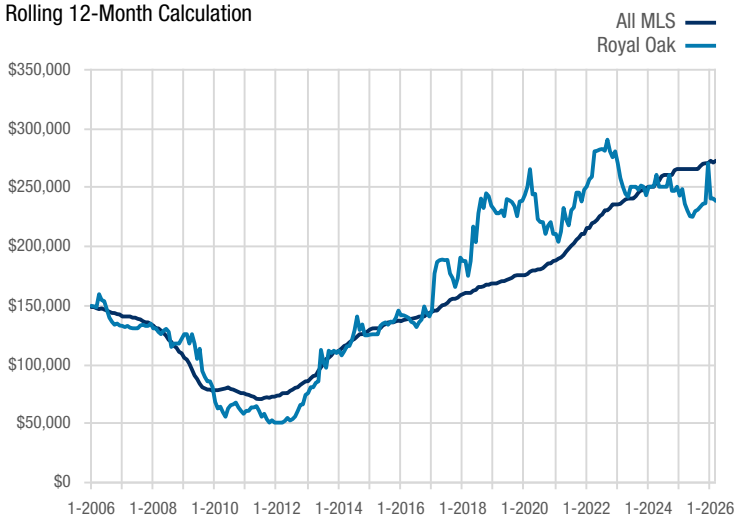
Median Sales Price - Residential

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.