

Royal Oak

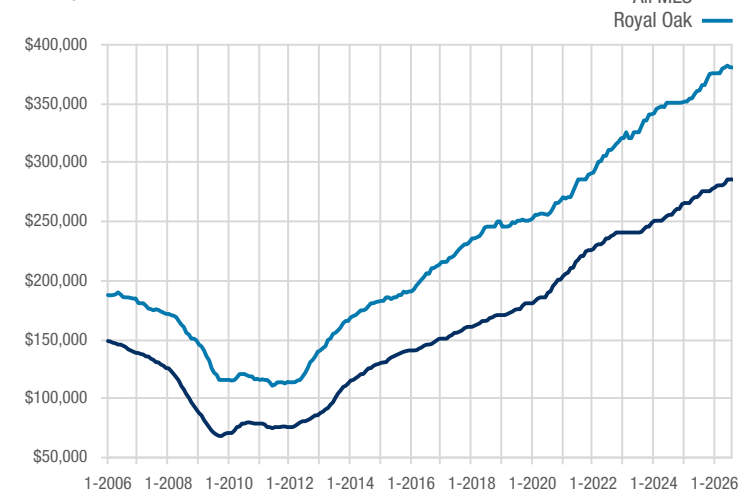
Oakland County

Residential	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	122	147	+ 20.5%	860	1,018	+ 18.4%
Pending Sales	77	75	- 2.6%	628	655	+ 4.3%
Closed Sales	82	79	- 3.7%	607	630	+ 3.8%
Days on Market Until Sale	18	18	0.0%	21	25	+ 19.0%
Median Sales Price*	\$382,000	\$385,000	+ 0.8%	\$370,000	\$383,050	+ 3.5%
Average Sales Price*	\$429,402	\$406,876	- 5.2%	\$440,560	\$451,805	+ 2.6%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	101.3%	100.5%	- 0.8%
Inventory of Homes for Sale	142	212	+ 49.3%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

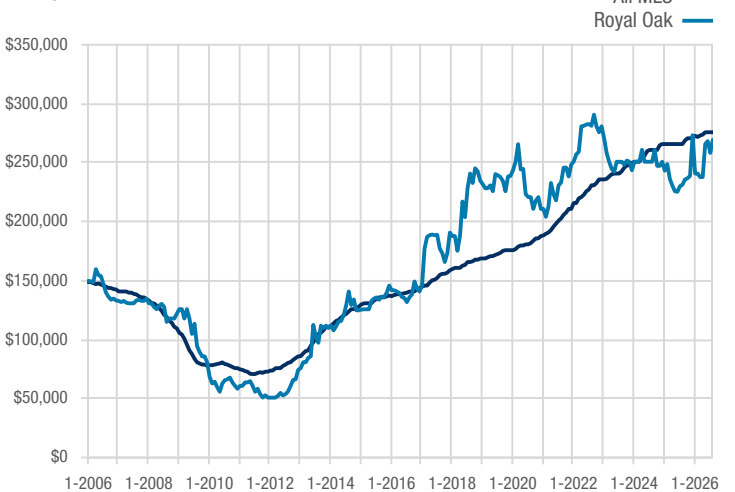
Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	29	34	+ 17.2%	253	280	+ 10.7%
Pending Sales	18	22	+ 22.2%	143	158	+ 10.5%
Closed Sales	22	22	0.0%	138	152	+ 10.1%
Days on Market Until Sale	44	41	- 6.8%	38	47	+ 23.7%
Median Sales Price*	\$283,500	\$347,500	+ 22.6%	\$252,450	\$245,000	- 3.0%
Average Sales Price*	\$291,832	\$325,702	+ 11.6%	\$290,557	\$268,918	- 7.4%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	98.5%	97.0%	- 1.5%
Inventory of Homes for Sale	64	82	+ 28.1%	—	—	—
Months Supply of Inventory	3.7	4.5	+ 21.6%	—	—	—

* 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.