

Birmingham

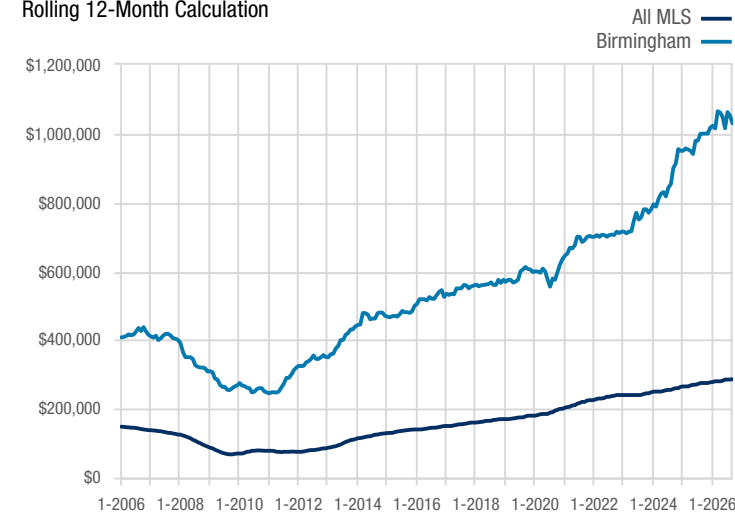
Oakland County

| Residential                     | September   |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 9-2025  | Thru 9-2026 | % Change |
| New Listings                    | 56          | 72          | + 28.6%  | 488          | 512         | + 4.9%   |
| Pending Sales                   | 30          | 27          | - 10.0%  | 262          | 239         | - 8.8%   |
| Closed Sales                    | 31          | 18          | - 41.9%  | 255          | 224         | - 12.2%  |
| Days on Market Until Sale       | 30          | 35          | + 16.7%  | 26           | 24          | - 7.7%   |
| Median Sales Price*             | \$1,300,000 | \$1,100,000 | - 15.4%  | \$1,015,000  | \$1,032,750 | + 1.7%   |
| Average Sales Price*            | \$1,450,839 | \$1,245,417 | - 14.2%  | \$1,268,163  | \$1,328,831 | + 4.8%   |
| Percent of List Price Received* | 97.4%       | 97.0%       | - 0.4%   | 98.6%        | 98.8%       | + 0.2%   |
| Inventory of Homes for Sale     | 86          | 101         | + 17.4%  | —            | —           | —        |
| Months Supply of Inventory      | 3.1         | 4.1         | + 32.3%  | —            | —           | —        |

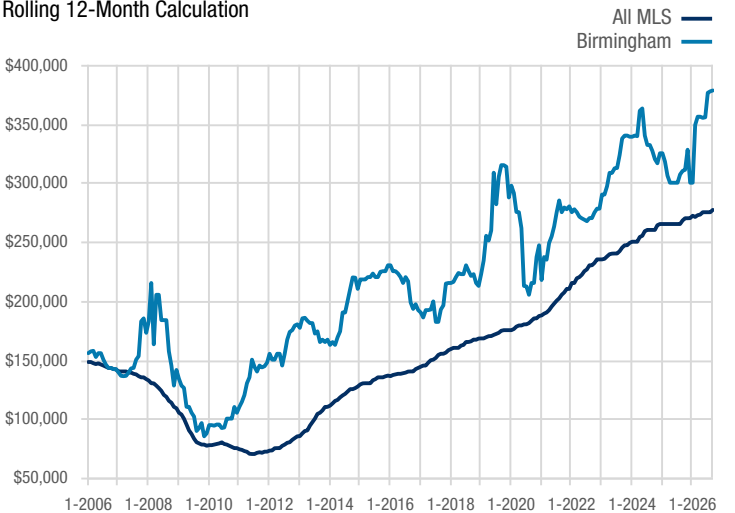
| Condo                           | September |             |          | Year to Date |             |          |
|---------------------------------|-----------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026        | % Change | Thru 9-2025  | Thru 9-2026 | % Change |
| New Listings                    | 24        | 50          | + 108.3% | 153          | 211         | + 37.9%  |
| Pending Sales                   | 10        | 6           | - 40.0%  | 76           | 74          | - 2.6%   |
| Closed Sales                    | 10        | 6           | - 40.0%  | 78           | 71          | - 9.0%   |
| Days on Market Until Sale       | 27        | 102         | + 277.8% | 28           | 34          | + 21.4%  |
| Median Sales Price*             | \$365,500 | \$865,000   | + 136.7% | \$297,500    | \$399,000   | + 34.1%  |
| Average Sales Price*            | \$526,700 | \$1,198,333 | + 127.5% | \$509,055    | \$766,960   | + 50.7%  |
| Percent of List Price Received* | 96.1%     | 98.7%       | + 2.7%   | 98.5%        | 97.6%       | - 0.9%   |
| Inventory of Homes for Sale     | 33        | 73          | + 121.2% | —            | —           | —        |
| Months Supply of Inventory      | 3.9       | 8.8         | + 125.6% | —            | —           | —        |

\* 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.