

Ferndale

Oakland County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	70	59	- 15.7%	487	516	+ 6.0%
Pending Sales	24	25	+ 4.2%	311	327	+ 5.1%
Closed Sales	23	30	+ 30.4%	303	312	+ 3.0%
Days on Market Until Sale	33	23	- 30.3%	24	25	+ 4.2%
Median Sales Price*	\$260,000	\$263,500	+ 1.3%	\$260,000	\$266,062	+ 2.3%
Average Sales Price*	\$273,609	\$303,628	+ 11.0%	\$280,180	\$290,905	+ 3.8%
Percent of List Price Received*	101.0%	100.1%	- 0.9%	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	94	99	+ 5.3%	—	—	—
Months Supply of Inventory	2.9	2.9	0.0%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	6	+ 100.0%	20	24	+ 20.0%
Pending Sales	1	1	0.0%	8	11	+ 37.5%
Closed Sales	2	1	- 50.0%	8	11	+ 37.5%
Days on Market Until Sale	32	17	- 46.9%	20	25	+ 25.0%
Median Sales Price*	\$247,500	\$235,000	- 5.1%	\$312,500	\$286,750	- 8.2%
Average Sales Price*	\$247,500	\$235,000	- 5.1%	\$305,000	\$271,523	- 11.0%
Percent of List Price Received*	97.2%	100.0%	+ 2.9%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	1.9	4.0	+ 110.5%	—	—	—

* 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.

