

NOCBOR® Report

Covers the following northern areas of Oakland County: Auburn Hills, Bloomfield Twp, Brandon Twp, City of the Village of Clarkston, Springfield Twp, Fenton, Groveland Twp, Holly Twp, Holly Vlg, Independence Twp, Keego Harbor, Lake Angelus, Lake Orion Vlg, Orchard Lake, Orion Twp, Ortonville Vlg, Oxford Twp, Oxford Vlg, Pontiac, Rose Twp, Sylvan Lake and Waterford Twp.

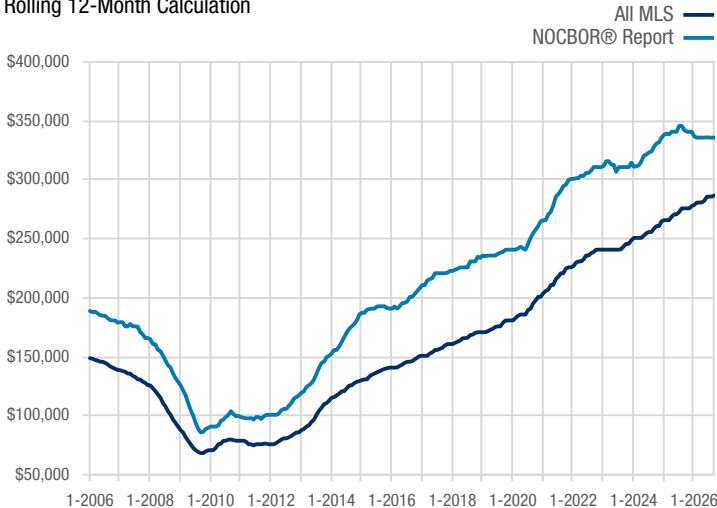
Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	403	465	+ 15.4%	3,759	3,682	- 2.0%
Pending Sales	291	261	- 10.3%	2,636	2,539	- 3.7%
Closed Sales	313	291	- 7.0%	2,543	2,455	- 3.5%
Days on Market Until Sale	29	26	- 10.3%	27	28	+ 3.7%
Median Sales Price*	\$350,000	\$350,000	0.0%	\$347,250	\$341,000	- 1.8%
Average Sales Price*	\$436,341	\$422,631	- 3.1%	\$440,548	\$417,839	- 5.2%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	652	836	+ 28.2%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	84	104	+ 23.8%	716	734	+ 2.5%
Pending Sales	49	47	- 4.1%	502	456	- 9.2%
Closed Sales	50	54	+ 8.0%	484	433	- 10.5%
Days on Market Until Sale	33	26	- 21.2%	32	34	+ 6.3%
Median Sales Price*	\$257,000	\$262,450	+ 2.1%	\$251,500	\$259,900	+ 3.3%
Average Sales Price*	\$298,940	\$304,494	+ 1.9%	\$300,944	\$297,905	- 1.0%
Percent of List Price Received*	97.1%	98.3%	+ 1.2%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	120	198	+ 65.0%	—	—	—
Months Supply of Inventory	2.3	4.1	+ 78.3%	—	—	—

* 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.

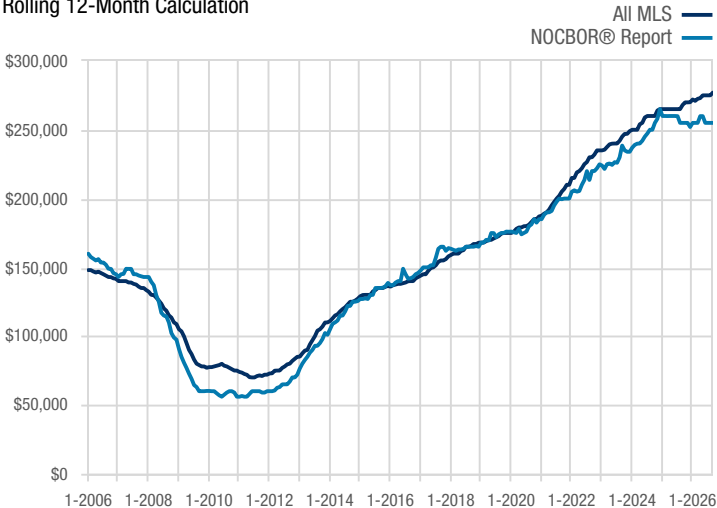
Median Sales Price - Residential

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.