

Local Market Update – September 2026

A Research Tool Provided by Realcomp

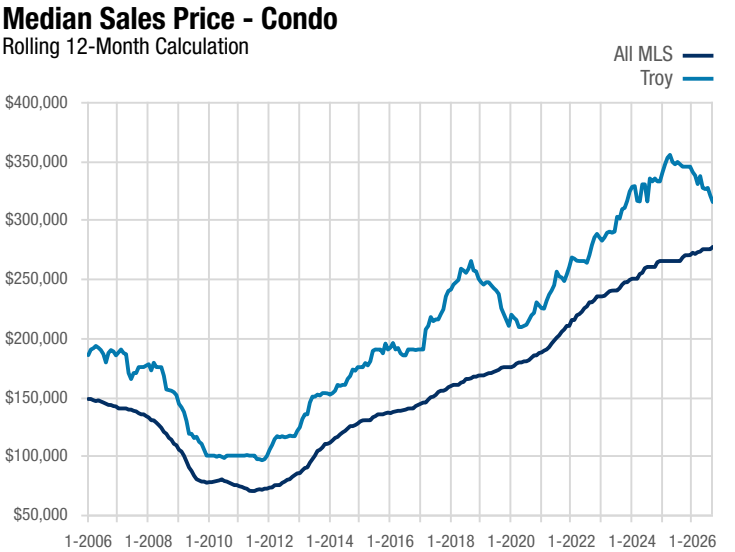
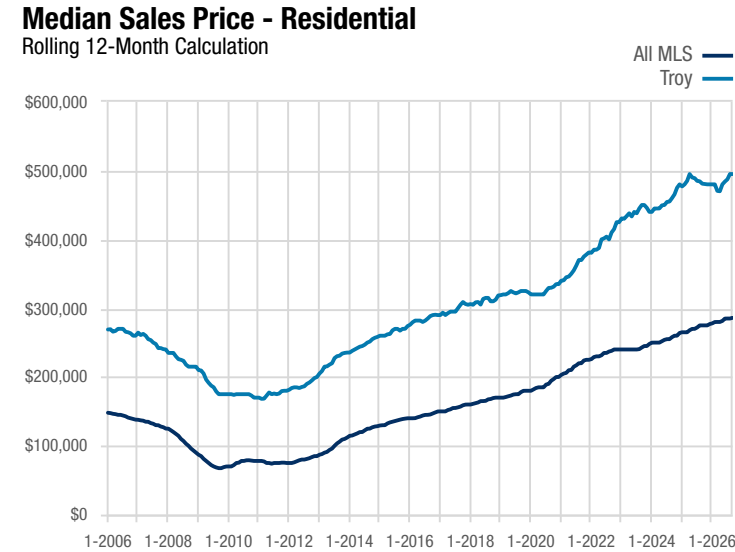


Troy Oakland County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	93	76	- 18.3%	726	739	+ 1.8%
Pending Sales	62	47	- 24.2%	501	502	+ 0.2%
Closed Sales	73	61	- 16.4%	500	490	- 2.0%
Days on Market Until Sale	19	30	+ 57.9%	22	25	+ 13.6%
Median Sales Price*	\$484,900	\$459,000	- 5.3%	\$480,500	\$500,000	+ 4.1%
Average Sales Price*	\$515,739	\$524,411	+ 1.7%	\$525,539	\$547,433	+ 4.2%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	126	140	+ 11.1%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	35	+ 52.2%	213	293	+ 37.6%
Pending Sales	15	18	+ 20.0%	138	165	+ 19.6%
Closed Sales	12	11	- 8.3%	138	151	+ 9.4%
Days on Market Until Sale	16	37	+ 131.3%	41	36	- 12.2%
Median Sales Price*	\$330,000	\$285,000	- 13.6%	\$347,000	\$310,000	- 10.7%
Average Sales Price*	\$333,366	\$306,227	- 8.1%	\$385,077	\$338,552	- 12.1%
Percent of List Price Received*	98.6%	96.1%	- 2.5%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	60	71	+ 18.3%	—	—	—
Months Supply of Inventory	4.2	4.1	- 2.4%	—	—	—

* 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.



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.