Local Market Update – October 2026

A Research Tool Provided by Realcomp

Berkley

Oakland County

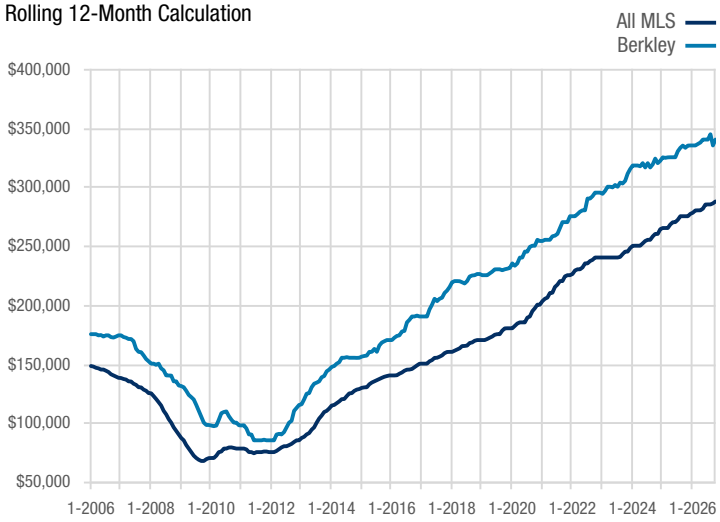
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	33	**36**	+ 9.1%	344	**361**	+ 4.9%
Pending Sales	23	**22**	- 4.3%	262	**252**	- 3.8%
Closed Sales	23	**28**	+ 21.7%	253	**245**	- 3.2%
Days on Market Until Sale	19	**16**	- 15.8%	19	**20**	+ 5.3%
Median Sales Price*	$300,000	**$350,000**	+ 16.7%	$336,250	**$342,000**	+ 1.7%
Average Sales Price*	$310,000	**$365,566**	+ 17.9%	$358,645	**$371,226**	+ 3.5%
Percent of List Price Received*	99.7%	**98.1%**	- 1.6%	101.2%	**100.5%**	- 0.7%
Inventory of Homes for Sale	44	**47**	+ 6.8%	—	**—**	—
Months Supply of Inventory	1.7	**2.0**	+ 17.6%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**2**	- 50.0%
Pending Sales	1	**0**	- 100.0%	1	**2**	+ 100.0%
Closed Sales	1	**0**	- 100.0%	1	**2**	+ 100.0%
Days on Market Until Sale	52	**—**	—	52	**63**	+ 21.2%
Median Sales Price*	$120,000	**—**	—	$120,000	**$286,000**	+ 138.3%
Average Sales Price*	$120,000	**—**	—	$120,000	**$286,000**	+ 138.3%
Percent of List Price Received*	80.1%	**—**	—	80.1%	**95.1%**	+ 18.7%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

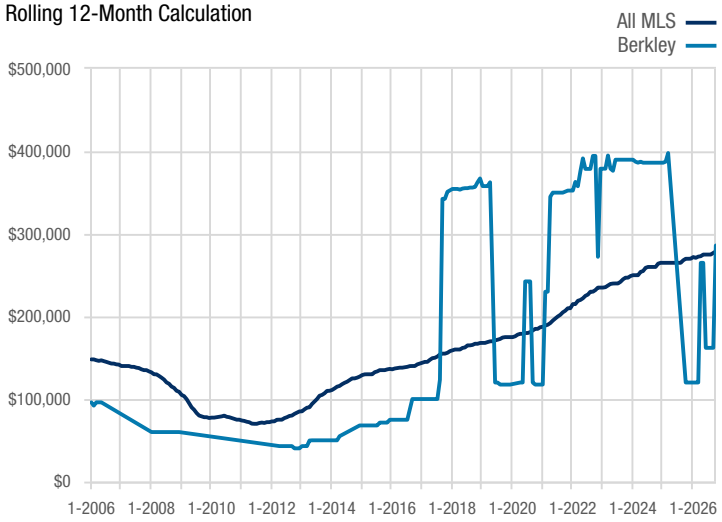
Median Sales Price - Residential

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.

Current as of November 6, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.