Local Market Update – October 2026

A Research Tool Provided by Realcomp

Birmingham

Oakland County

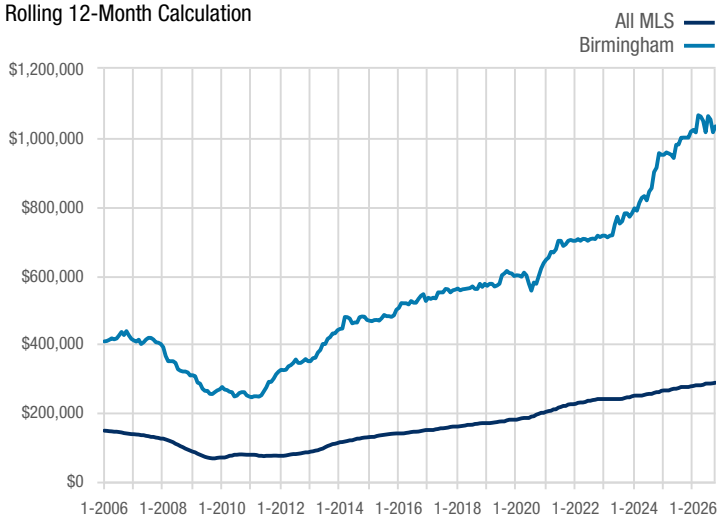
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	57	**67**	+ 17.5%	545	**579**	+ 6.2%
Pending Sales	22	**25**	+ 13.6%	284	**265**	- 6.7%
Closed Sales	28	**29**	+ 3.6%	283	**257**	- 9.2%
Days on Market Until Sale	23	**48**	+ 108.7%	26	**27**	+ 3.8%
Median Sales Price*	$940,000	**$950,000**	+ 1.1%	$1,000,000	**$1,000,000**	0.0%
Average Sales Price*	$1,103,126	**$1,771,655**	+ 60.6%	$1,251,834	**$1,371,627**	+ 9.6%
Percent of List Price Received*	98.6%	**97.9%**	- 0.7%	98.6%	**98.7%**	+ 0.1%
Inventory of Homes for Sale	82	**108**	+ 31.7%	—	**—**	—
Months Supply of Inventory	3.1	**4.3**	+ 38.7%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	15	**22**	+ 46.7%	168	**243**	+ 44.6%
Pending Sales	14	**11**	- 21.4%	90	**85**	- 5.6%
Closed Sales	13	**11**	- 15.4%	91	**83**	- 8.8%
Days on Market Until Sale	24	**44**	+ 83.3%	27	**36**	+ 33.3%
Median Sales Price*	$355,000	**$400,000**	+ 12.7%	$300,000	**$399,000**	+ 33.0%
Average Sales Price*	$880,331	**$850,955**	- 3.3%	$562,095	**$771,743**	+ 37.3%
Percent of List Price Received*	96.6%	**94.5%**	- 2.2%	98.2%	**97.2%**	- 1.0%
Inventory of Homes for Sale	24	**87**	+ 262.5%	—	**—**	—
Months Supply of Inventory	2.8	**10.8**	+ 285.7%	—	**—**	—

* 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.

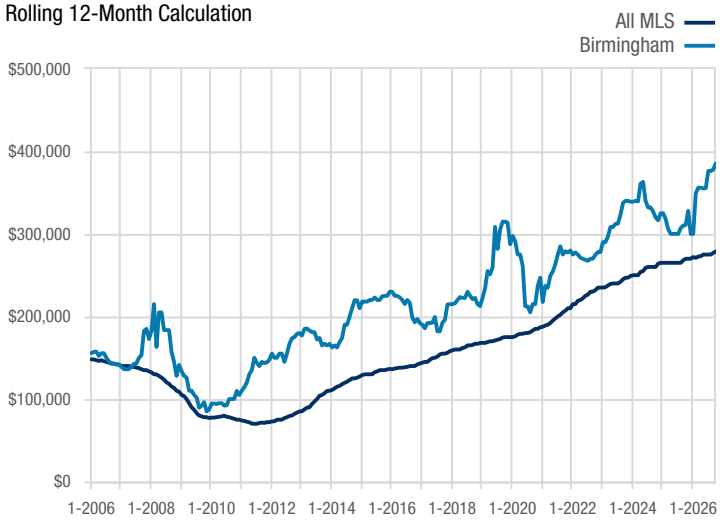
Median Sales Price - Residential

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.