Local Market Update – October 2026

A Research Tool Provided by Realcomp

Ferndale

Oakland County

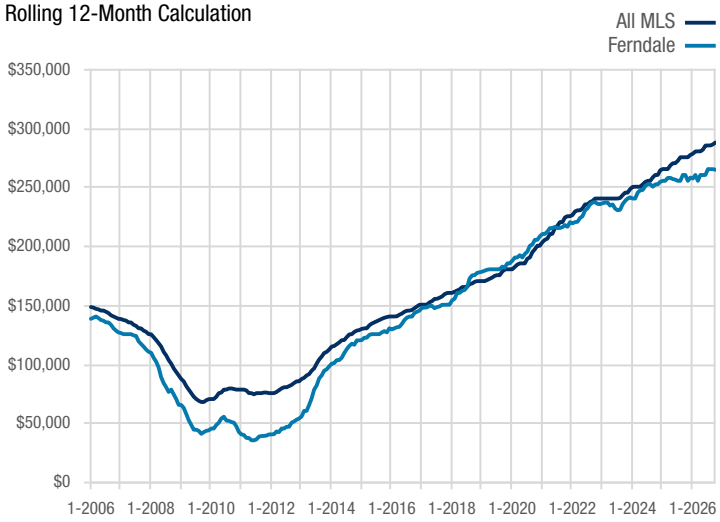
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	58	**86**	+ 48.3%	545	**604**	+ 10.8%
Pending Sales	40	**25**	- 37.5%	351	**352**	+ 0.3%
Closed Sales	36	**31**	- 13.9%	339	**345**	+ 1.8%
Days on Market Until Sale	24	**30**	+ 25.0%	24	**26**	+ 8.3%
Median Sales Price*	$275,250	**$265,000**	- 3.7%	$262,500	**$265,000**	+ 1.0%
Average Sales Price*	$282,078	**$277,903**	- 1.5%	$280,381	**$289,076**	+ 3.1%
Percent of List Price Received*	98.9%	**97.7%**	- 1.2%	100.0%	**99.7%**	- 0.3%
Inventory of Homes for Sale	87	**133**	+ 52.9%	—	**—**	—
Months Supply of Inventory	2.6	**4.0**	+ 53.8%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**3**	0.0%	23	**27**	+ 17.4%
Pending Sales	3	**2**	- 33.3%	11	**14**	+ 27.3%
Closed Sales	3	**2**	- 33.3%	11	**13**	+ 18.2%
Days on Market Until Sale	66	**34**	- 48.5%	32	**26**	- 18.8%
Median Sales Price*	$409,000	**$207,500**	- 49.3%	$315,000	**$286,750**	- 9.0%
Average Sales Price*	$379,667	**$207,500**	- 45.3%	$325,364	**$261,673**	- 19.6%
Percent of List Price Received*	93.4%	**96.4%**	+ 3.2%	96.9%	**97.5%**	+ 0.6%
Inventory of Homes for Sale	3	**5**	+ 66.7%	—	**—**	—
Months Supply of Inventory	1.6	**2.5**	+ 56.3%	—	**—**	—

* 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.

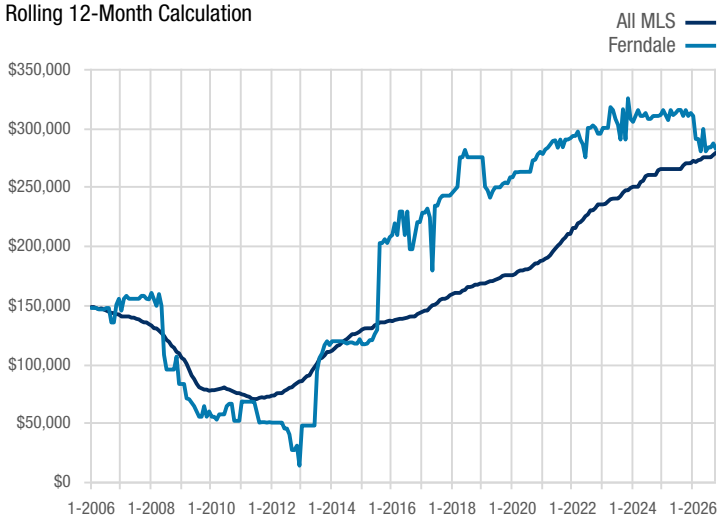
Median Sales Price - Residential

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.

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