Local Market Update – October 2026

A Research Tool Provided by Realcomp

Independence Twp

Oakland County

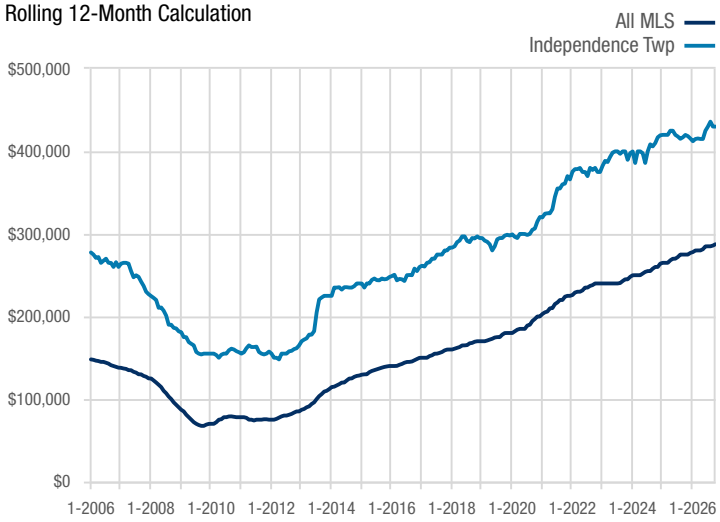
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**48**	+ 29.7%	378	**425**	+ 12.4%
Pending Sales	23	**34**	+ 47.8%	286	**300**	+ 4.9%
Closed Sales	26	**32**	+ 23.1%	281	**288**	+ 2.5%
Days on Market Until Sale	41	**20**	- 51.2%	25	**22**	- 12.0%
Median Sales Price*	$481,500	**$470,000**	- 2.4%	$425,000	**$438,000**	+ 3.1%
Average Sales Price*	$483,348	**$477,703**	- 1.2%	$487,147	**$519,149**	+ 6.6%
Percent of List Price Received*	100.1%	**100.1%**	0.0%	100.7%	**100.1%**	- 0.6%
Inventory of Homes for Sale	49	**81**	+ 65.3%	—	**—**	—
Months Supply of Inventory	1.8	**2.9**	+ 61.1%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**9**	- 10.0%	118	**123**	+ 4.2%
Pending Sales	9	**6**	- 33.3%	84	**80**	- 4.8%
Closed Sales	9	**9**	0.0%	81	**78**	- 3.7%
Days on Market Until Sale	41	**34**	- 17.1%	31	**36**	+ 16.1%
Median Sales Price*	$410,000	**$356,990**	- 12.9%	$404,990	**$387,000**	- 4.4%
Average Sales Price*	$387,554	**$357,221**	- 7.8%	$389,794	**$412,041**	+ 5.7%
Percent of List Price Received*	99.4%	**98.7%**	- 0.7%	99.4%	**99.1%**	- 0.3%
Inventory of Homes for Sale	13	**22**	+ 69.2%	—	**—**	—
Months Supply of Inventory	1.7	**3.1**	+ 82.4%	—	**—**	—

* 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.

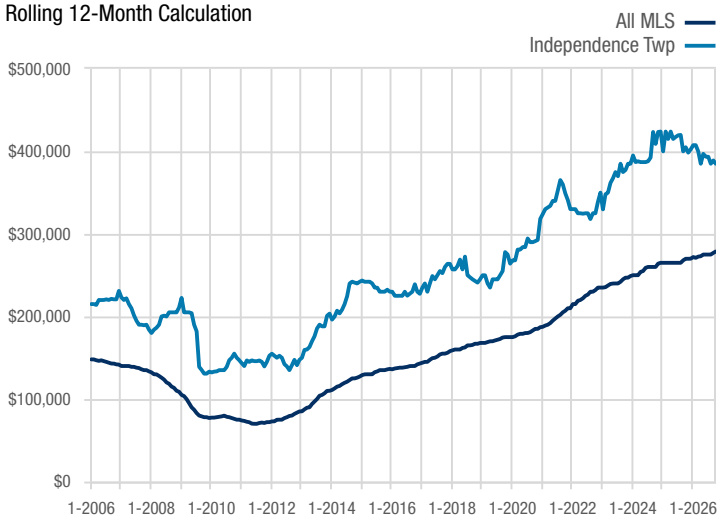
Median Sales Price - Residential

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.