Local Market Update – October 2026

A Research Tool Provided by Realcomp

Madison Heights

Oakland County

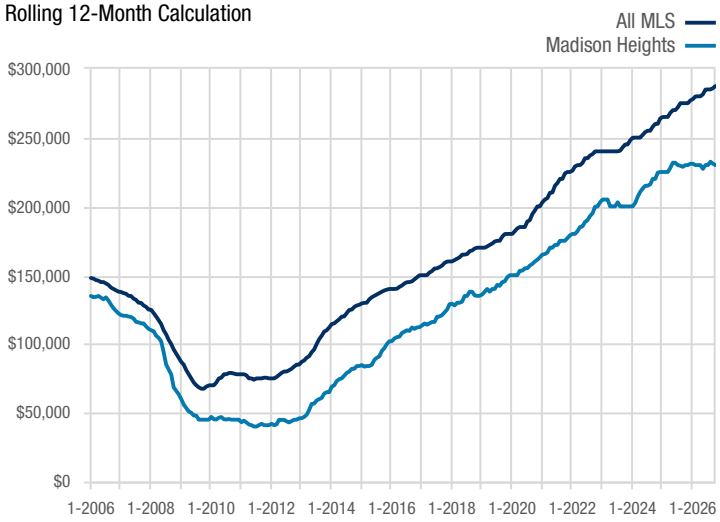
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	57	**42**	- 26.3%	409	**445**	+ 8.8%
Pending Sales	35	**26**	- 25.7%	308	**319**	+ 3.6%
Closed Sales	21	**30**	+ 42.9%	294	**313**	+ 6.5%
Days on Market Until Sale	19	**36**	+ 89.5%	20	**28**	+ 40.0%
Median Sales Price*	$225,000	**$195,000**	- 13.3%	$231,000	**$230,000**	- 0.4%
Average Sales Price*	$234,886	**$200,750**	- 14.5%	$229,402	**$232,034**	+ 1.1%
Percent of List Price Received*	103.2%	**96.4%**	- 6.6%	101.3%	**99.7%**	- 1.6%
Inventory of Homes for Sale	58	**67**	+ 15.5%	—	**—**	—
Months Supply of Inventory	1.9	**2.2**	+ 15.8%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	20	**15**	- 25.0%
Pending Sales	1	**0**	- 100.0%	10	**4**	- 60.0%
Closed Sales	0	**0**	0.0%	10	**5**	- 50.0%
Days on Market Until Sale	—	**—**	—	26	**38**	+ 46.2%
Median Sales Price*	—	**—**	—	$137,500	**$150,000**	+ 9.1%
Average Sales Price*	—	**—**	—	$148,550	**$157,500**	+ 6.0%
Percent of List Price Received*	—	**—**	—	98.9%	**98.9%**	0.0%
Inventory of Homes for Sale	2	**6**	+ 200.0%	—	**—**	—
Months Supply of Inventory	1.5	**6.0**	+ 300.0%	—	**—**	—

* 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.

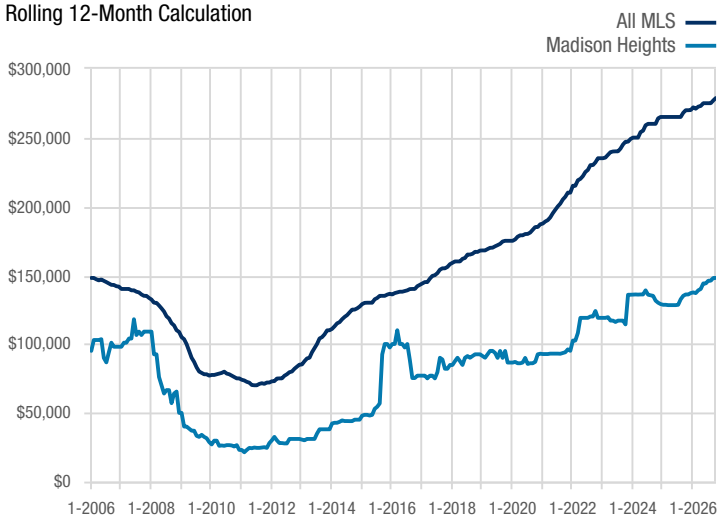
Median Sales Price - Residential

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.