Local Market Update – October 2026

A Research Tool Provided by Realcomp

Oakland County

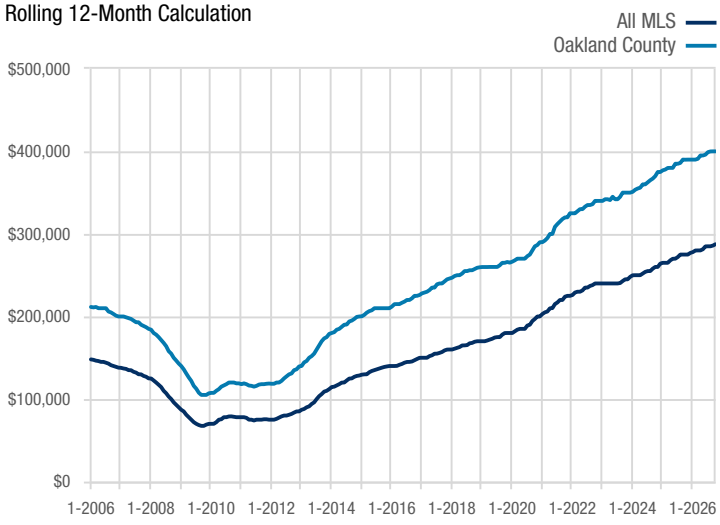
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,654	**1,717**	+ 3.8%	15,953	**16,857**	+ 5.7%
Pending Sales	1,071	**908**	- 15.2%	10,839	**10,842**	+ 0.0%
Closed Sales	1,152	**981**	- 14.8%	10,602	**10,581**	- 0.2%
Days on Market Until Sale	26	**29**	+ 11.5%	25	**26**	+ 4.0%
Median Sales Price*	$380,000	**$392,500**	+ 3.3%	$395,000	**$403,000**	+ 2.0%
Average Sales Price*	$486,069	**$495,871**	+ 2.0%	$491,210	**$497,322**	+ 1.2%
Percent of List Price Received*	98.9%	**98.1%**	- 0.8%	99.9%	**99.7%**	- 0.2%
Inventory of Homes for Sale	2,518	**3,145**	+ 24.9%	—	**—**	—
Months Supply of Inventory	2.4	**3.0**	+ 25.0%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	453	**426**	- 6.0%	4,003	**4,548**	+ 13.6%
Pending Sales	269	**222**	- 17.5%	2,606	**2,611**	+ 0.2%
Closed Sales	288	**224**	- 22.2%	2,559	**2,522**	- 1.4%
Days on Market Until Sale	36	**40**	+ 11.1%	33	**39**	+ 18.2%
Median Sales Price*	$299,950	**$295,000**	- 1.7%	$285,000	**$289,207**	+ 1.5%
Average Sales Price*	$359,476	**$355,393**	- 1.1%	$323,094	**$334,220**	+ 3.4%
Percent of List Price Received*	98.3%	**97.4%**	- 0.9%	98.7%	**98.2%**	- 0.5%
Inventory of Homes for Sale	748	**1,105**	+ 47.7%	—	**—**	—
Months Supply of Inventory	3.0	**4.5**	+ 50.0%	—	**—**	—

* 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.

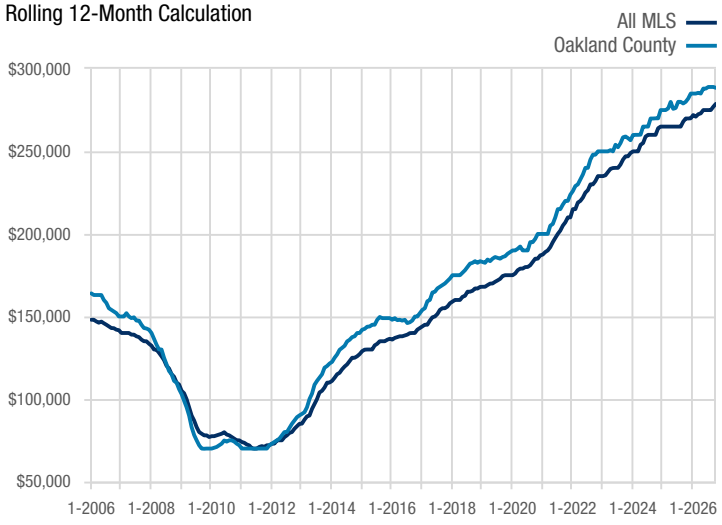
Median Sales Price - Residential

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.