# Local Market Update – October 2026

A Research Tool Provided by Realcomp

# Oakland Twp

## Oakland County

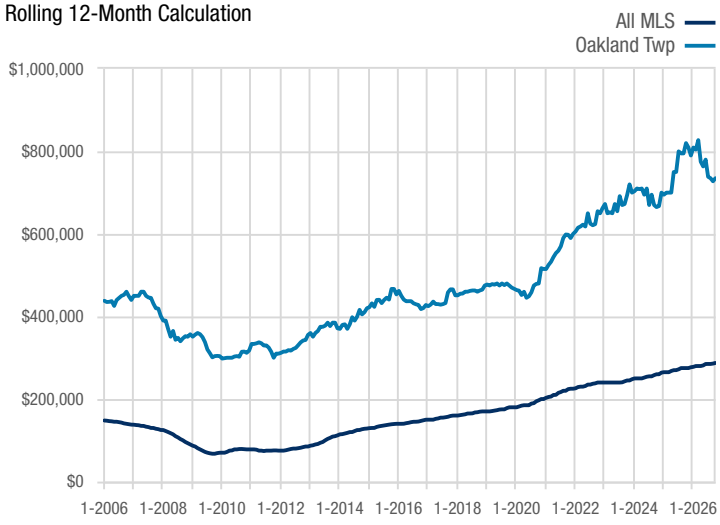
| Residential | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 23 | **26** | + 13.0% | 207 | **295** | + 42.5% |
| Pending Sales | 16 | **17** | + 6.3% | 146 | **174** | + 19.2% |
| Closed Sales | 12 | **18** | + 50.0% | 144 | **167** | + 16.0% |
| Days on Market Until Sale | 9 | **53** | + 488.9% | 32 | **30** | - 6.3% |
| Median Sales Price* | $793,500 | **$845,000** | + 6.5% | $782,500 | **$734,777** | - 6.1% |
| Average Sales Price* | $991,958 | **$986,823** | - 0.5% | $885,054 | **$821,704** | - 7.2% |
| Percent of List Price Received* | 100.2% | **97.4%** | - 2.8% | 99.6% | **100.3%** | + 0.7% |
| Inventory of Homes for Sale | 44 | **65** | + 47.7% | — | **—** | — |
| Months Supply of Inventory | 3.0 | **4.1** | + 36.7% | — | **—** | — |

| Condo | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 3 | **8** | + 166.7% | 29 | **44** | + 51.7% |
| Pending Sales | 1 | **3** | + 200.0% | 26 | **30** | + 15.4% |
| Closed Sales | 1 | **3** | + 200.0% | 29 | **28** | - 3.4% |
| Days on Market Until Sale | 2 | **51** | + 2,450.0% | 28 | **33** | + 17.9% |
| Median Sales Price* | $290,000 | **$343,000** | + 18.3% | $307,000 | **$308,500** | + 0.5% |
| Average Sales Price* | $290,000 | **$410,667** | + 41.6% | $380,910 | **$388,157** | + 1.9% |
| Percent of List Price Received* | 105.5% | **99.1%** | - 6.1% | 99.0% | **97.4%** | - 1.6% |
| Inventory of Homes for Sale | 3 | **8** | + 166.7% | — | **—** | — |
| Months Supply of Inventory | 1.0 | **2.8** | + 180.0% | — | **—** | — |

* 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.

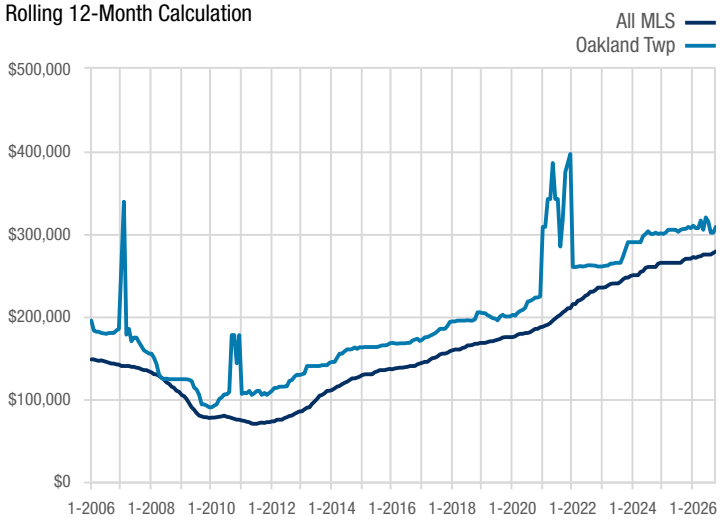
### Median Sales Price - Residential

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.