Local Market Update – October 2026

A Research Tool Provided by Realcomp

Pontiac

Oakland County

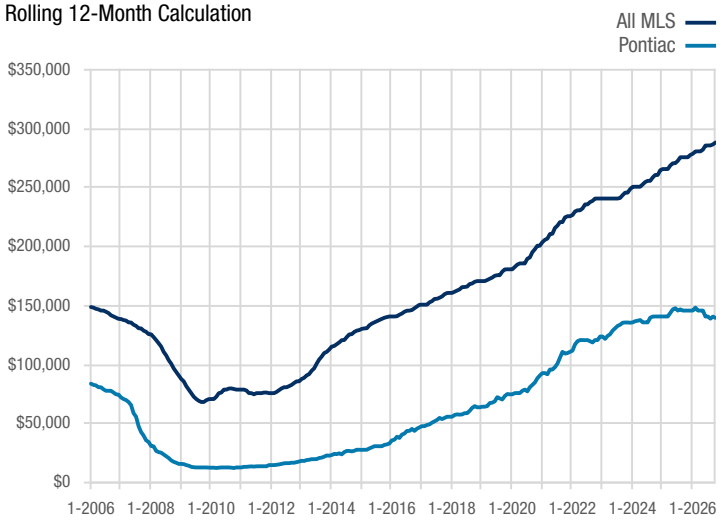
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	54	**71**	+ 31.5%	574	**562**	- 2.1%
Pending Sales	33	**39**	+ 18.2%	396	**371**	- 6.3%
Closed Sales	40	**39**	- 2.5%	395	**360**	- 8.9%
Days on Market Until Sale	35	**44**	+ 25.7%	30	**38**	+ 26.7%
Median Sales Price*	$146,750	**$140,000**	- 4.6%	$147,750	**$139,000**	- 5.9%
Average Sales Price*	$153,540	**$157,549**	+ 2.6%	$160,723	**$153,829**	- 4.3%
Percent of List Price Received*	97.4%	**97.3%**	- 0.1%	98.3%	**97.2%**	- 1.1%
Inventory of Homes for Sale	101	**137**	+ 35.6%	—	**—**	—
Months Supply of Inventory	2.6	**3.8**	+ 46.2%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**5**	+ 150.0%	39	**35**	- 10.3%
Pending Sales	3	**4**	+ 33.3%	25	**23**	- 8.0%
Closed Sales	3	**3**	0.0%	25	**23**	- 8.0%
Days on Market Until Sale	23	**45**	+ 95.7%	27	**40**	+ 48.1%
Median Sales Price*	$144,500	**$105,000**	- 27.3%	$144,500	**$160,000**	+ 10.7%
Average Sales Price*	$154,833	**$121,000**	- 21.9%	$148,936	**$170,370**	+ 14.4%
Percent of List Price Received*	97.0%	**96.1%**	- 0.9%	94.4%	**97.1%**	+ 2.9%
Inventory of Homes for Sale	5	**9**	+ 80.0%	—	**—**	—
Months Supply of Inventory	2.0	**3.8**	+ 90.0%	—	**—**	—

* 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.

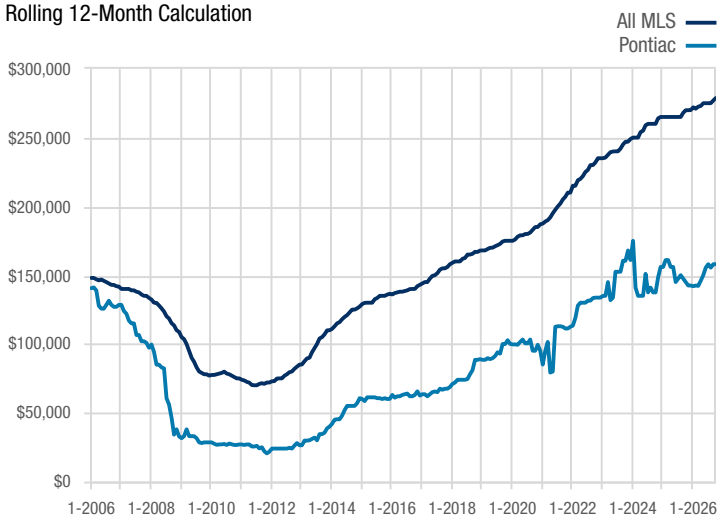
Median Sales Price - Residential

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.