Local Market Update – October 2026

A Research Tool Provided by Realcomp

Rochester Hills

Oakland County

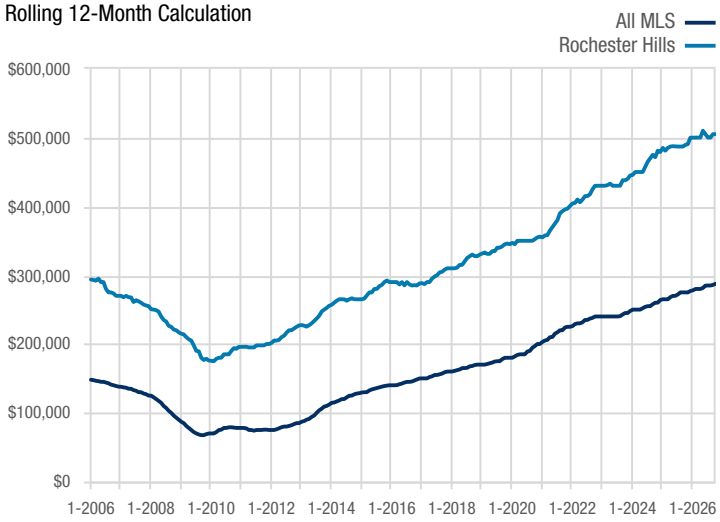
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	66	**69**	+ 4.5%	701	**724**	+ 3.3%
Pending Sales	48	**44**	- 8.3%	485	**500**	+ 3.1%
Closed Sales	59	**44**	- 25.4%	470	**480**	+ 2.1%
Days on Market Until Sale	31	**31**	0.0%	23	**23**	0.0%
Median Sales Price*	$482,000	**$478,500**	- 0.7%	$498,250	**$508,000**	+ 2.0%
Average Sales Price*	$530,121	**$492,180**	- 7.2%	$538,426	**$544,173**	+ 1.1%
Percent of List Price Received*	100.3%	**98.8%**	- 1.5%	100.6%	**100.4%**	- 0.2%
Inventory of Homes for Sale	97	**116**	+ 19.6%	—	**—**	—
Months Supply of Inventory	2.1	**2.5**	+ 19.0%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**26**	+ 4.0%	252	**297**	+ 17.9%
Pending Sales	20	**15**	- 25.0%	164	**171**	+ 4.3%
Closed Sales	16	**17**	+ 6.3%	158	**163**	+ 3.2%
Days on Market Until Sale	34	**45**	+ 32.4%	27	**31**	+ 14.8%
Median Sales Price*	$293,500	**$293,000**	- 0.2%	$290,250	**$292,500**	+ 0.8%
Average Sales Price*	$322,431	**$334,959**	+ 3.9%	$311,156	**$324,905**	+ 4.4%
Percent of List Price Received*	97.6%	**98.1%**	+ 0.5%	98.8%	**98.9%**	+ 0.1%
Inventory of Homes for Sale	55	**87**	+ 58.2%	—	**—**	—
Months Supply of Inventory	3.5	**5.5**	+ 57.1%	—	**—**	—

* 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.

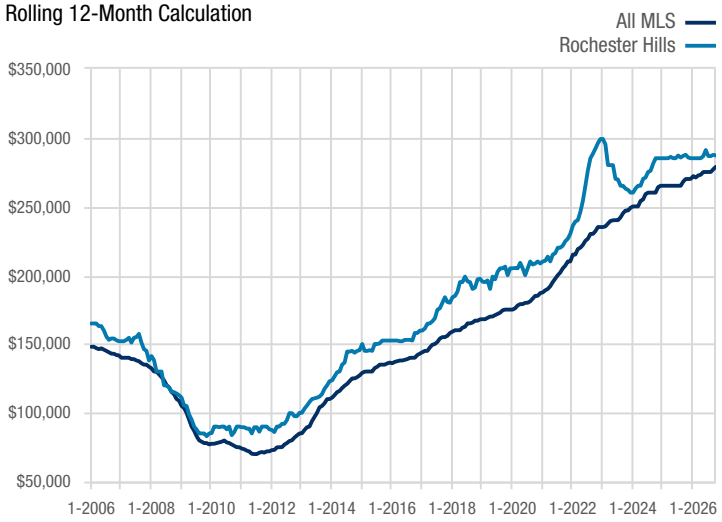
Median Sales Price - Residential

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.