Local Market Update – October 2026

A Research Tool Provided by Realcomp

Rochester

Oakland County

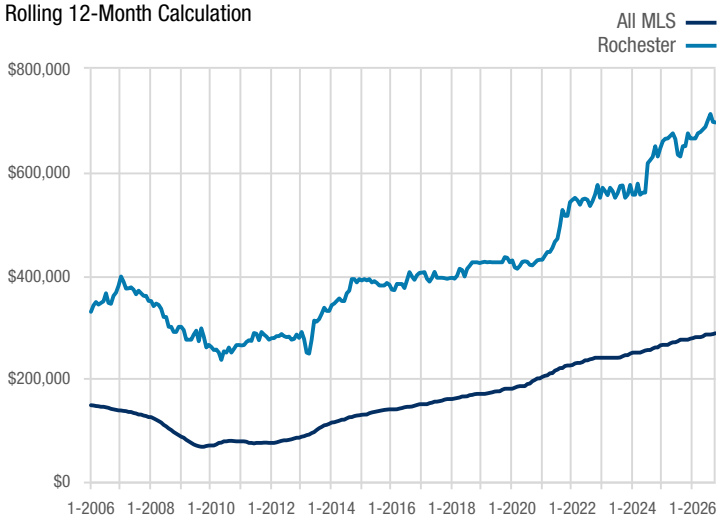
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	19	**13**	- 31.6%	174	**157**	- 9.8%
Pending Sales	13	**7**	- 46.2%	114	**119**	+ 4.4%
Closed Sales	13	**8**	- 38.5%	109	**120**	+ 10.1%
Days on Market Until Sale	23	**22**	- 4.3%	26	**25**	- 3.8%
Median Sales Price*	$640,000	**$650,000**	+ 1.6%	$660,000	**$696,000**	+ 5.5%
Average Sales Price*	$645,475	**$607,938**	- 5.8%	$715,858	**$724,887**	+ 1.3%
Percent of List Price Received*	97.5%	**98.5%**	+ 1.0%	98.9%	**100.1%**	+ 1.2%
Inventory of Homes for Sale	29	**14**	- 51.7%	—	**—**	—
Months Supply of Inventory	2.7	**1.2**	- 55.6%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**8**	- 42.9%	98	**84**	- 14.3%
Pending Sales	7	**2**	- 71.4%	66	**53**	- 19.7%
Closed Sales	7	**8**	+ 14.3%	65	**55**	- 15.4%
Days on Market Until Sale	34	**51**	+ 50.0%	37	**45**	+ 21.6%
Median Sales Price*	$323,000	**$507,500**	+ 57.1%	$290,000	**$295,000**	+ 1.7%
Average Sales Price*	$372,571	**$380,357**	+ 2.1%	$343,258	**$353,384**	+ 2.9%
Percent of List Price Received*	99.5%	**98.6%**	- 0.9%	98.8%	**99.0%**	+ 0.2%
Inventory of Homes for Sale	22	**18**	- 18.2%	—	**—**	—
Months Supply of Inventory	3.6	**3.3**	- 8.3%	—	**—**	—

* 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.

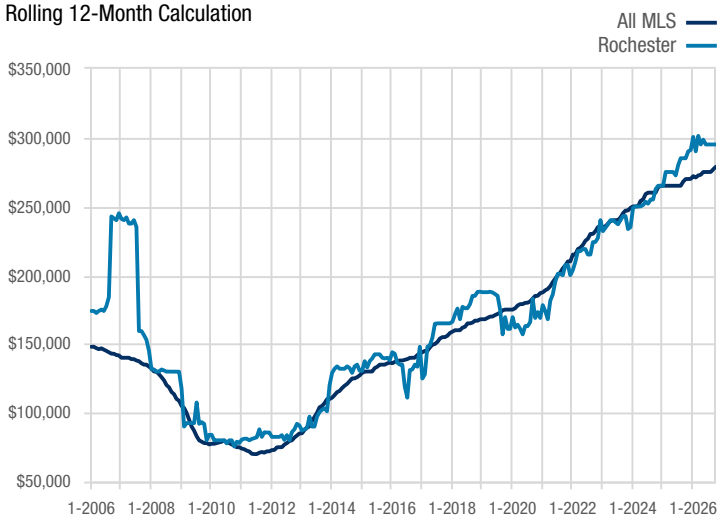
Median Sales Price - Residential

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.