Local Market Update – October 2026

A Research Tool Provided by Realcomp

Royal Oak Twp

Oakland County

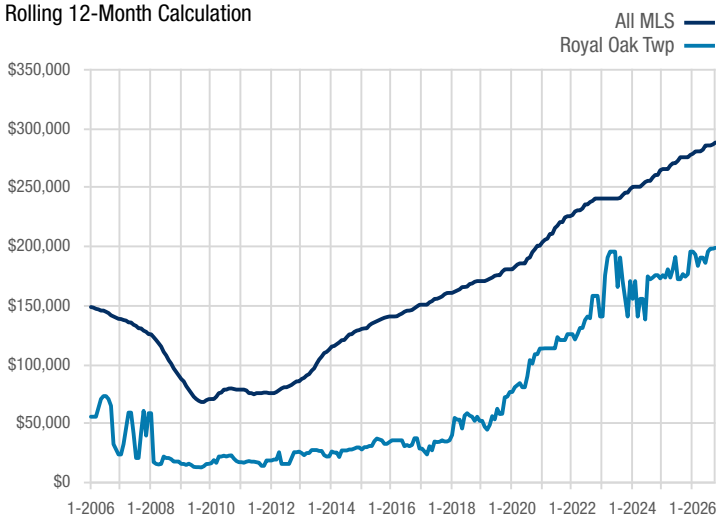
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	31	**30**	- 3.2%
Pending Sales	3	**0**	- 100.0%	13	**14**	+ 7.7%
Closed Sales	3	**1**	- 66.7%	12	**14**	+ 16.7%
Days on Market Until Sale	111	**127**	+ 14.4%	64	**66**	+ 3.1%
Median Sales Price*	$165,000	**$95,000**	- 42.4%	$192,450	**$185,700**	- 3.5%
Average Sales Price*	$176,667	**$95,000**	- 46.2%	$186,608	**$181,014**	- 3.0%
Percent of List Price Received*	93.6%	**95.1%**	+ 1.6%	96.4%	**100.6%**	+ 4.4%
Inventory of Homes for Sale	6	**6**	0.0%	—	—	—
Months Supply of Inventory	2.2	**3.4**	+ 54.5%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

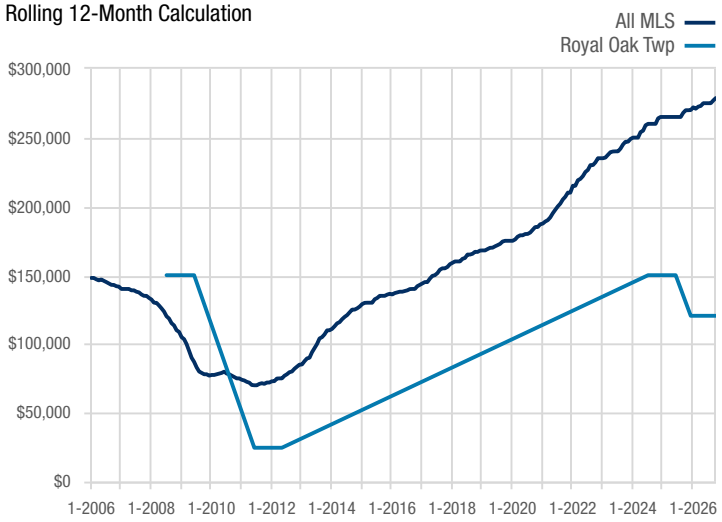
Median Sales Price - Residential

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.