Local Market Update – October 2026

A Research Tool Provided by Realcomp

Royal Oak

Oakland County

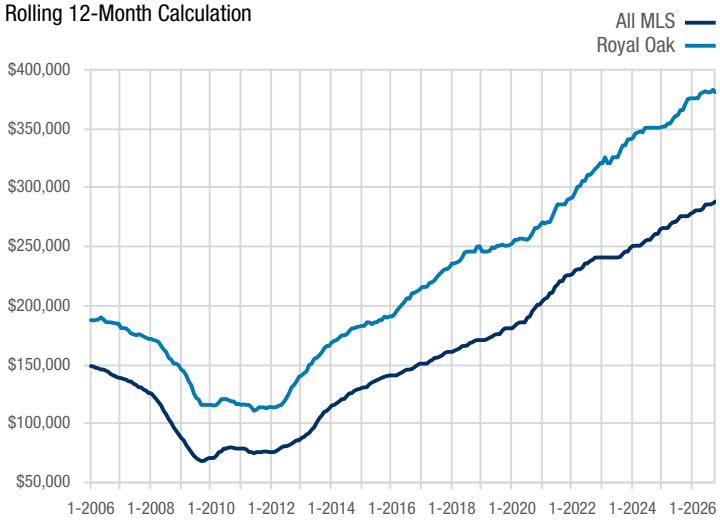
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	139	**139**	0.0%	1,127	**1,301**	+ 15.4%
Pending Sales	82	**69**	- 15.9%	771	**798**	+ 3.5%
Closed Sales	78	**67**	- 14.1%	749	**773**	+ 3.2%
Days on Market Until Sale	24	**26**	+ 8.3%	21	**24**	+ 14.3%
Median Sales Price*	$400,000	**$350,000**	- 12.5%	$373,000	**$379,999**	+ 1.9%
Average Sales Price*	$481,089	**$385,779**	- 19.8%	$441,251	**$443,612**	+ 0.5%
Percent of List Price Received*	99.8%	**97.8%**	- 2.0%	100.9%	**100.2%**	- 0.7%
Inventory of Homes for Sale	173	**229**	+ 32.4%	—	**—**	—
Months Supply of Inventory	2.3	**3.0**	+ 30.4%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	35	**33**	- 5.7%	331	**341**	+ 3.0%
Pending Sales	17	**18**	+ 5.9%	180	**188**	+ 4.4%
Closed Sales	17	**14**	- 17.6%	177	**182**	+ 2.8%
Days on Market Until Sale	27	**35**	+ 29.6%	37	**46**	+ 24.3%
Median Sales Price*	$325,000	**$196,500**	- 39.5%	$259,900	**$237,750**	- 8.5%
Average Sales Price*	$302,429	**$198,857**	- 34.2%	$289,788	**$264,654**	- 8.7%
Percent of List Price Received*	97.0%	**95.6%**	- 1.4%	98.1%	**97.4%**	- 0.7%
Inventory of Homes for Sale	74	**83**	+ 12.2%	—	**—**	—
Months Supply of Inventory	4.3	**4.7**	+ 9.3%	—	**—**	—

* 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.

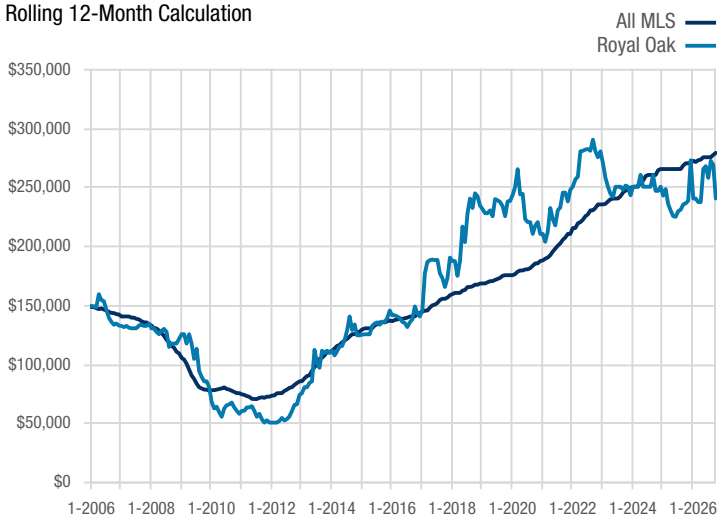
Median Sales Price - Residential

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.