Local Market Update – October 2026

A Research Tool Provided by Realcomp

Southfield

Oakland County

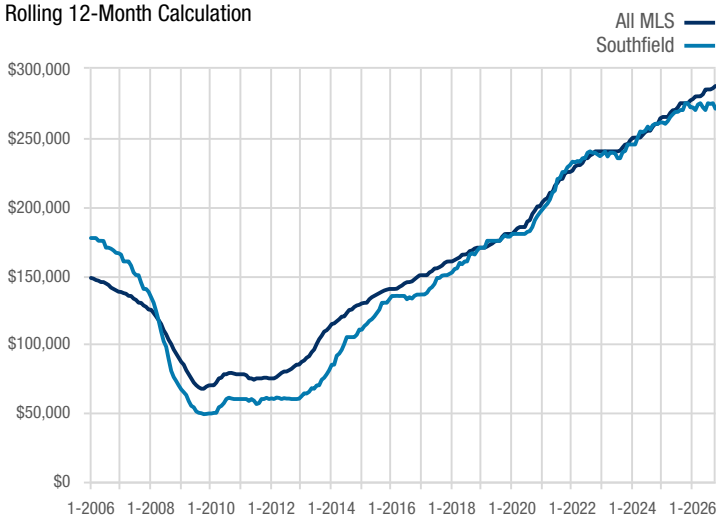
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	73	**79**	+ 8.2%	607	**632**	+ 4.1%
Pending Sales	44	**29**	- 34.1%	427	**375**	- 12.2%
Closed Sales	40	**29**	- 27.5%	424	**378**	- 10.8%
Days on Market Until Sale	22	**38**	+ 72.7%	30	**36**	+ 20.0%
Median Sales Price*	$285,000	**$265,000**	- 7.0%	$276,250	**$275,000**	- 0.5%
Average Sales Price*	$283,943	**$290,069**	+ 2.2%	$278,115	**$285,805**	+ 2.8%
Percent of List Price Received*	98.6%	**97.8%**	- 0.8%	99.1%	**98.9%**	- 0.2%
Inventory of Homes for Sale	110	**164**	+ 49.1%	—	**—**	—
Months Supply of Inventory	2.6	**4.4**	+ 69.2%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	30	**27**	- 10.0%	219	**227**	+ 3.7%
Pending Sales	14	**15**	+ 7.1%	133	**123**	- 7.5%
Closed Sales	13	**9**	- 30.8%	134	**110**	- 17.9%
Days on Market Until Sale	44	**27**	- 38.6%	42	**58**	+ 38.1%
Median Sales Price*	$155,000	**$170,000**	+ 9.7%	$172,500	**$180,000**	+ 4.3%
Average Sales Price*	$150,423	**$170,711**	+ 13.5%	$174,235	**$187,180**	+ 7.4%
Percent of List Price Received*	98.1%	**99.2%**	+ 1.1%	99.1%	**98.1%**	- 1.0%
Inventory of Homes for Sale	50	**66**	+ 32.0%	—	**—**	—
Months Supply of Inventory	3.7	**5.7**	+ 54.1%	—	**—**	—

* 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.

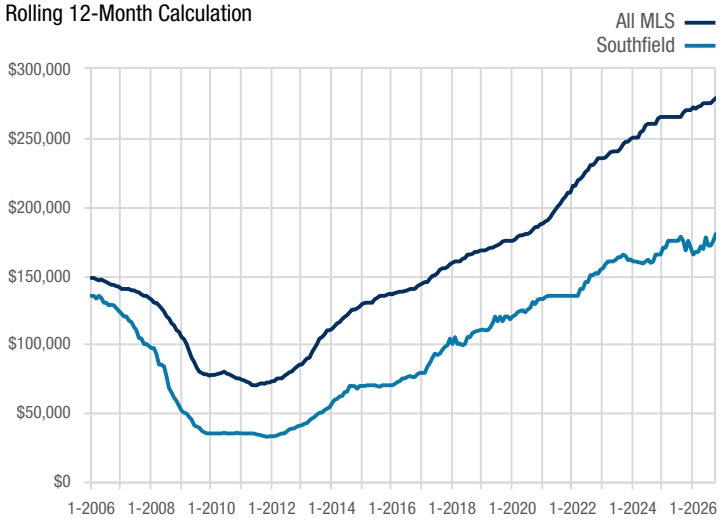
Median Sales Price - Residential

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.