Local Market Update – October 2026

A Research Tool Provided by Realcomp

Sylvan Lake

Oakland County

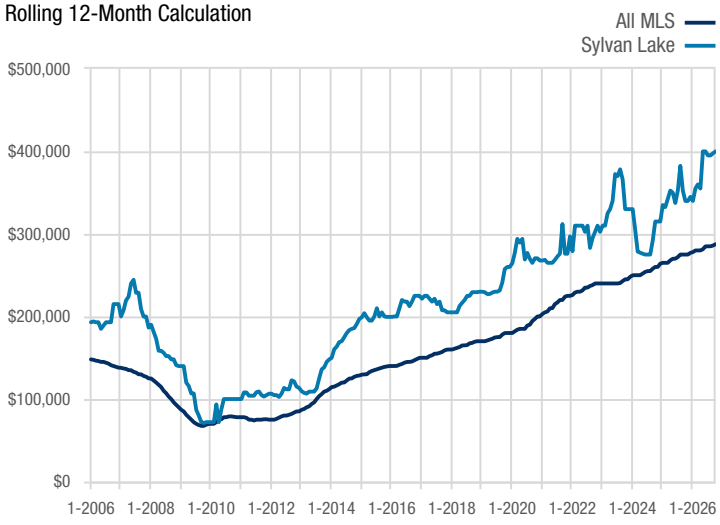
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	31	**26**	- 16.1%
Pending Sales	1	**1**	0.0%	27	**17**	- 37.0%
Closed Sales	3	**0**	- 100.0%	25	**16**	- 36.0%
Days on Market Until Sale	67	**—**	—	35	**28**	- 20.0%
Median Sales Price*	$287,000	**—**	—	$339,899	**$400,000**	+ 17.7%
Average Sales Price*	$302,167	**—**	—	$481,028	**$487,731**	+ 1.4%
Percent of List Price Received*	98.0%	**—**	—	95.8%	**94.9%**	- 0.9%
Inventory of Homes for Sale	1	**6**	+ 500.0%	—	**—**	—
Months Supply of Inventory	0.4	**2.5**	+ 525.0%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
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.

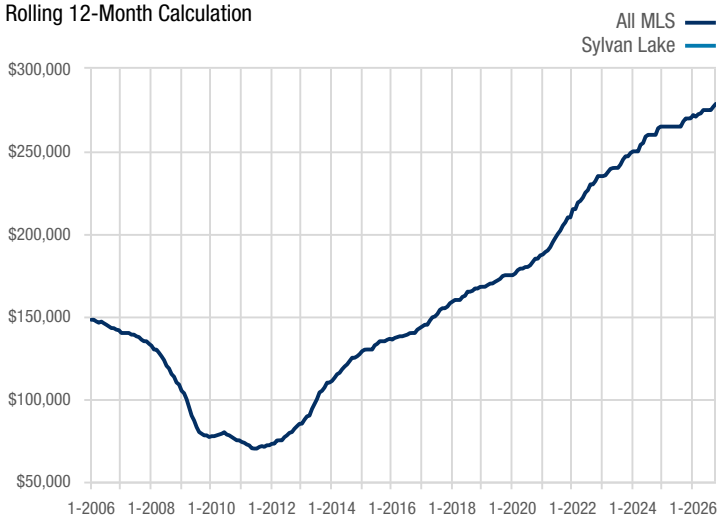
Median Sales Price - Residential

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.