Local Market Update – October 2026

A Research Tool Provided by Realcomp

Troy

Oakland County

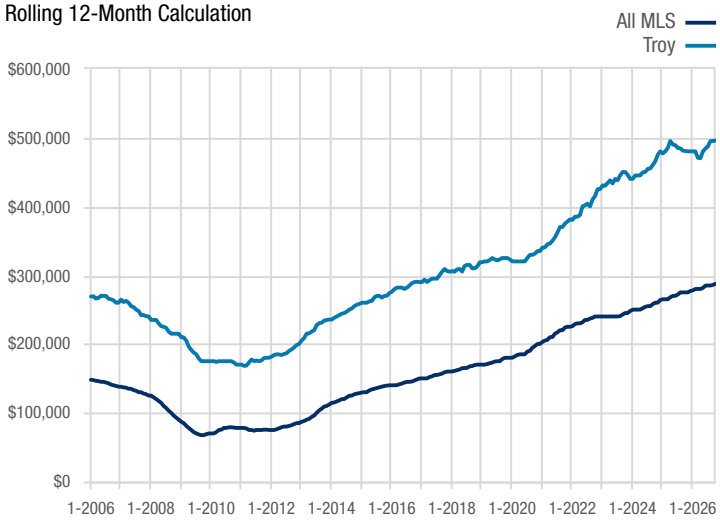
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	73	**93**	+ 27.4%	799	**832**	+ 4.1%
Pending Sales	48	**51**	+ 6.3%	549	**554**	+ 0.9%
Closed Sales	58	**59**	+ 1.7%	558	**551**	- 1.3%
Days on Market Until Sale	18	**28**	+ 55.6%	21	**25**	+ 19.0%
Median Sales Price*	$470,000	**$475,000**	+ 1.1%	$480,000	**$500,000**	+ 4.2%
Average Sales Price*	$505,303	**$581,527**	+ 15.1%	$523,428	**$550,697**	+ 5.2%
Percent of List Price Received*	99.8%	**98.2%**	- 1.6%	100.6%	**100.1%**	- 0.5%
Inventory of Homes for Sale	125	**145**	+ 16.0%	—	**—**	—
Months Supply of Inventory	2.3	**2.7**	+ 17.4%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	39	**29**	- 25.6%	252	**322**	+ 27.8%
Pending Sales	17	**15**	- 11.8%	155	**179**	+ 15.5%
Closed Sales	20	**15**	- 25.0%	158	**168**	+ 6.3%
Days on Market Until Sale	46	**45**	- 2.2%	42	**37**	- 11.9%
Median Sales Price*	$325,000	**$360,000**	+ 10.8%	$345,000	**$315,000**	- 8.7%
Average Sales Price*	$360,054	**$343,485**	- 4.6%	$381,889	**$341,628**	- 10.5%
Percent of List Price Received*	98.3%	**98.8%**	+ 0.5%	99.3%	**98.4%**	- 0.9%
Inventory of Homes for Sale	59	**72**	+ 22.0%	—	**—**	—
Months Supply of Inventory	4.1	**4.3**	+ 4.9%	—	**—**	—

* 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.

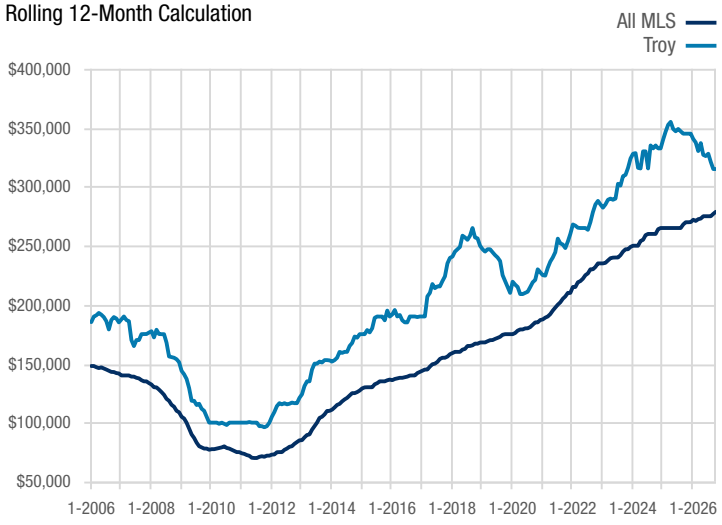
Median Sales Price - Residential

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.