

Local Market Update – September 2026

A Research Tool Provided by Realcomp



Novi Oakland County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	37	48	+ 29.7%	394	423	+ 7.4%
Pending Sales	28	31	+ 10.7%	294	299	+ 1.7%
Closed Sales	30	34	+ 13.3%	287	293	+ 2.1%
Days on Market Until Sale	19	19	0.0%	19	18	- 5.3%
Median Sales Price*	\$547,500	\$631,525	+ 15.3%	\$580,000	\$600,000	+ 3.4%
Average Sales Price*	\$662,873	\$664,410	+ 0.2%	\$675,493	\$703,391	+ 4.1%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	58	74	+ 27.6%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	25	45	+ 80.0%	269	328	+ 21.9%
Pending Sales	13	17	+ 30.8%	212	212	0.0%
Closed Sales	24	23	- 4.2%	218	213	- 2.3%
Days on Market Until Sale	26	20	- 23.1%	27	33	+ 22.2%
Median Sales Price*	\$304,000	\$280,000	- 7.9%	\$320,000	\$300,000	- 6.3%
Average Sales Price*	\$359,556	\$310,287	- 13.7%	\$361,169	\$346,140	- 4.2%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale	43	76	+ 76.7%	—	—	—
Months Supply of Inventory	2.0	3.7	+ 85.0%	—	—	—

* 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.

