

# MAY 2025

# OAKLAND-COUNTY MICHIGAN

www.LuxuryHomeMarketing.com

## LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$589,500	3	3	34	82	41%
2,000 - 2,999	\$635,000	4	3	143	284	50%
3,000 - 3,999	\$740,000	4	4	69	214	32%
4,000 - 4,999	\$1,237,500	4	5	30	73	41%
5,000 - 5,999	\$1,835,000	5	6	7	36	19%
6,000+	\$1,925,000	5	7	7	52	13%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

VARIANCE: 0%



#### OAKLAND COUNTY MARKET SUMMARY | APRIL 2025

VARIANCE: **0%** 

- The single-family luxury market is a **Seller's Market** with a **39% Sales Ratio**.
- Homes sold for a median of **100.00% of list price** in April 2025.

VARIANCE: **0**%

- The most active price band is **\$550,000-\$599,999**, where the sales ratio is **79%**.
- The median luxury sales price for single-family homes is **\$690,000**.
- The median days on market for April 2025 was 9 days, remaining the same from April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$550,000	3	3	11	36	31%
2,000 - 2,499	\$567,500	3	4	10	44	23%
2,500 - 2,999	\$627,520	4	4	4	12	33%
3,000 - 3,499	\$615,000	4	4	1	6	17%
3,500 - 3,999	\$1,750,000	3	3	1	1	100%
4,000+	NA	NA	NA	0	0	NA

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.



#### OAKLAND COUNTY MARKET SUMMARY | APRIL 2025

- The attached luxury market is a Seller's Market with a 27% Sales Ratio.
- Homes sold for a median of **100.00% of list price** in April 2025.
- The most active price band is **\$550,000-\$574,999**, where the sales ratio is **167%**.
- The median luxury sales price for attached homes is **\$574,990**.
- The median days on market for April 2025 was **17** days, up from **15** in April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.