

# Local Market Update – April 2018

This is a research tool provided by Realcomp.



## Fort Gratiot Twp

St. Clair County

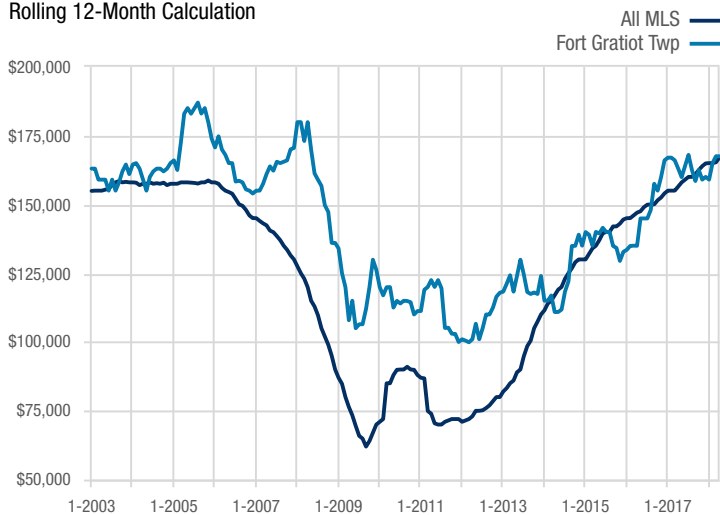
| Residential<br>Key Metrics      | April     |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2017      | 2018             | % Change | Thru 4-2017  | Thru 4-2018      | % Change |
| New Listings                    | 15        | 10               | - 33.3%  | 40           | 40               | 0.0%     |
| Pending Sales                   | 8         | 12               | + 50.0%  | 26           | 30               | + 15.4%  |
| Closed Sales                    | 9         | 7                | - 22.2%  | 24           | 24               | 0.0%     |
| Days on Market Until Sale       | 74        | 46               | - 37.8%  | 79           | 65               | - 17.7%  |
| Median Sales Price*             | \$150,000 | <b>\$161,500</b> | + 7.7%   | \$151,500    | <b>\$164,500</b> | + 8.6%   |
| Average Sales Price*            | \$178,311 | <b>\$194,714</b> | + 9.2%   | \$179,694    | <b>\$195,046</b> | + 8.5%   |
| Percent of List Price Received* | 95.2%     | <b>99.0%</b>     | + 4.0%   | 96.7%        | <b>98.2%</b>     | + 1.6%   |
| Inventory of Homes for Sale     | 37        | 20               | - 45.9%  | —            | —                | —        |
| Months Supply of Inventory      | 5.5       | 2.0              | - 63.6%  | —            | —                | —        |

| Condo<br>Key Metrics            | April     |      |          | Year to Date |             |          |
|---------------------------------|-----------|------|----------|--------------|-------------|----------|
|                                 | 2017      | 2018 | % Change | Thru 4-2017  | Thru 4-2018 | % Change |
| New Listings                    | 0         | 0    | 0.0%     | 3            | 0           | - 100.0% |
| Pending Sales                   | 2         | 0    | - 100.0% | 2            | 0           | - 100.0% |
| Closed Sales                    | 1         | 0    | - 100.0% | 1            | 0           | - 100.0% |
| Days on Market Until Sale       | 47        | —    | —        | 47           | —           | —        |
| Median Sales Price*             | \$110,000 | —    | —        | \$110,000    | —           | —        |
| Average Sales Price*            | \$110,000 | —    | —        | \$110,000    | —           | —        |
| Percent of List Price Received* | 91.0%     | —    | —        | 91.0%        | —           | —        |
| Inventory of Homes for Sale     | 1         | 2    | + 100.0% | —            | —           | —        |
| Months Supply of Inventory      | 0.8       | 2.0  | + 150.0% | —            | —           | —        |

\* 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.

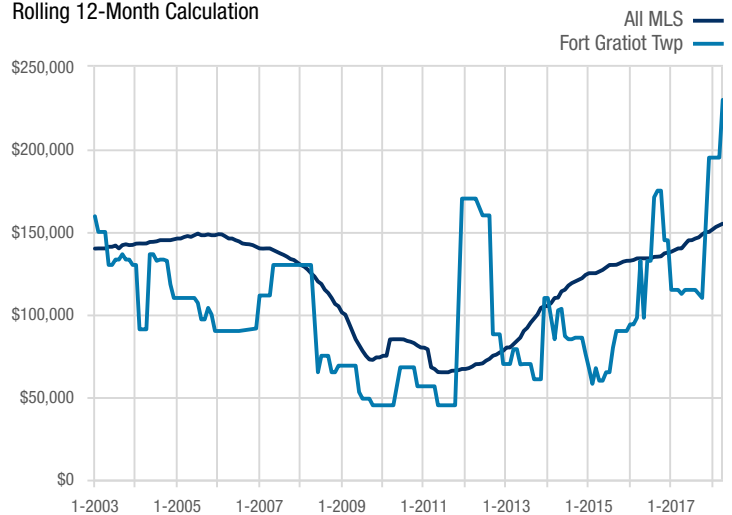
### Median Sales Price - Residential

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.