

Local Market Update – April 2018

This is a research tool provided by Realcomp.



St. Clair County

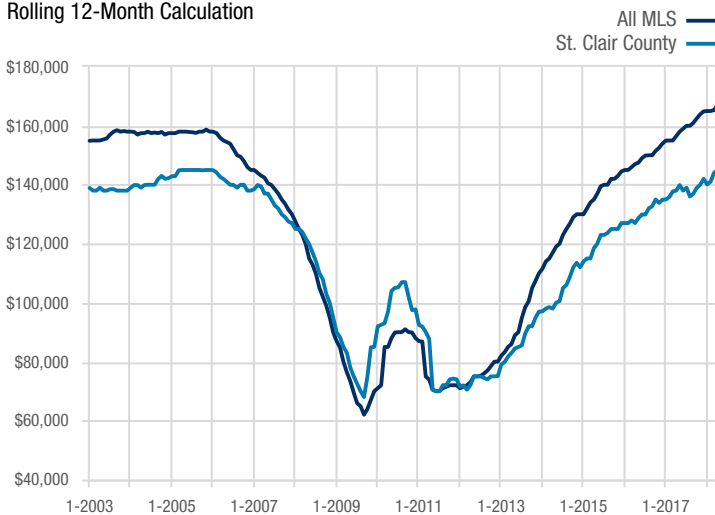
Residential Key Metrics	April			Year to Date		
	2017	2018	% Change	Thru 4-2017	Thru 4-2018	% Change
New Listings	271	259	- 4.4%	898	810	- 9.8%
Pending Sales	202	214	+ 5.9%	697	713	+ 2.3%
Closed Sales	172	169	- 1.7%	576	592	+ 2.8%
Days on Market Until Sale	63	63	0.0%	71	60	- 15.5%
Median Sales Price*	\$122,000	\$160,000	+ 31.1%	\$127,950	\$140,000	+ 9.4%
Average Sales Price*	\$152,393	\$179,148	+ 17.6%	\$145,673	\$164,510	+ 12.9%
Percent of List Price Received*	96.2%	97.3%	+ 1.1%	95.4%	97.0%	+ 1.7%
Inventory of Homes for Sale	650	388	- 40.3%	—	—	—
Months Supply of Inventory	3.5	2.1	- 40.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2017	2018	% Change	Thru 4-2017	Thru 4-2018	% Change
New Listings	15	12	- 20.0%	47	34	- 27.7%
Pending Sales	20	13	- 35.0%	44	33	- 25.0%
Closed Sales	9	6	- 33.3%	35	26	- 25.7%
Days on Market Until Sale	60	27	- 55.0%	53	44	- 17.0%
Median Sales Price*	\$110,000	\$109,900	- 0.1%	\$87,000	\$108,950	+ 25.2%
Average Sales Price*	\$140,811	\$127,033	- 9.8%	\$117,725	\$120,062	+ 2.0%
Percent of List Price Received*	96.3%	99.8%	+ 3.6%	95.7%	97.2%	+ 1.6%
Inventory of Homes for Sale	24	18	- 25.0%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

* 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.

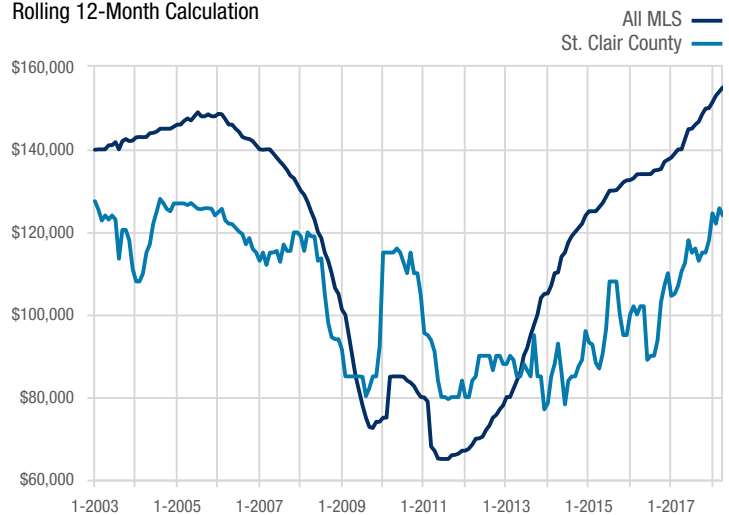
Median Sales Price - Residential

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.