

Local Market Update – October 2018

This is a research tool provided by Realcomp.



East China Twp

St. Clair County

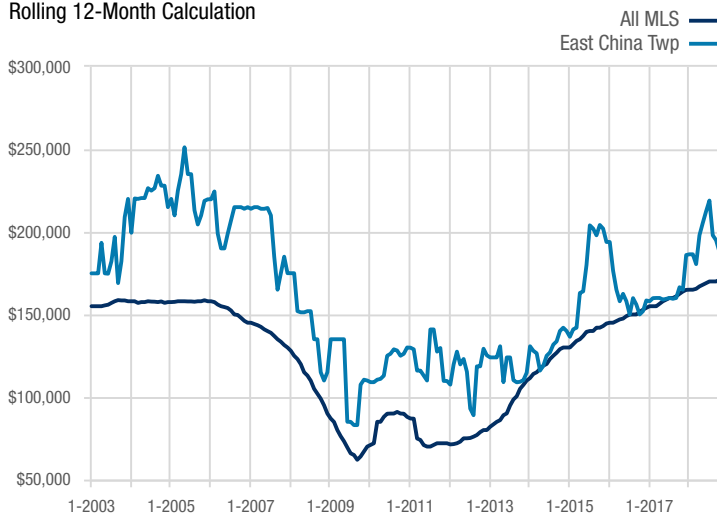
Residential Key Metrics	October			Year to Date		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	3	12	+ 300.0%	80	105	+ 31.3%
Pending Sales	7	8	+ 14.3%	52	61	+ 17.3%
Closed Sales	7	7	0.0%	51	54	+ 5.9%
Days on Market Until Sale	25	44	+ 76.0%	46	49	+ 6.5%
Median Sales Price*	\$204,900	\$140,000	- 31.7%	\$186,000	\$188,000	+ 1.1%
Average Sales Price*	\$227,771	\$208,929	- 8.3%	\$222,816	\$242,322	+ 8.8%
Percent of List Price Received*	95.5%	94.9%	- 0.6%	96.6%	97.7%	+ 1.1%
Inventory of Homes for Sale	24	30	+ 25.0%	—	—	—
Months Supply of Inventory	4.4	5.2	+ 18.2%	—	—	—

Condo Key Metrics	October			Year to Date		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	0	1	—	2	4	+ 100.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	—	—	—	10	80	+ 700.0%
Median Sales Price*	—	—	—	\$165,000	\$158,500	- 3.9%
Average Sales Price*	—	—	—	\$163,500	\$177,375	+ 8.5%
Percent of List Price Received*	—	—	—	96.0%	98.8%	+ 2.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

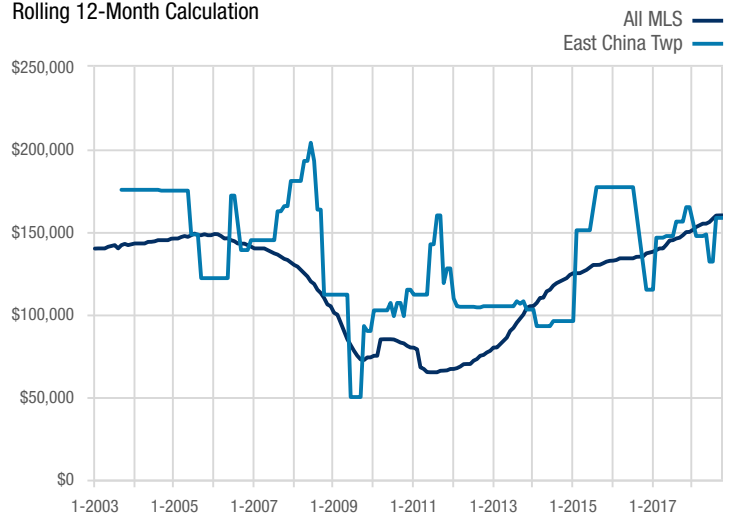
Median Sales Price - Residential

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.