

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Clay Twp

St. Clair County

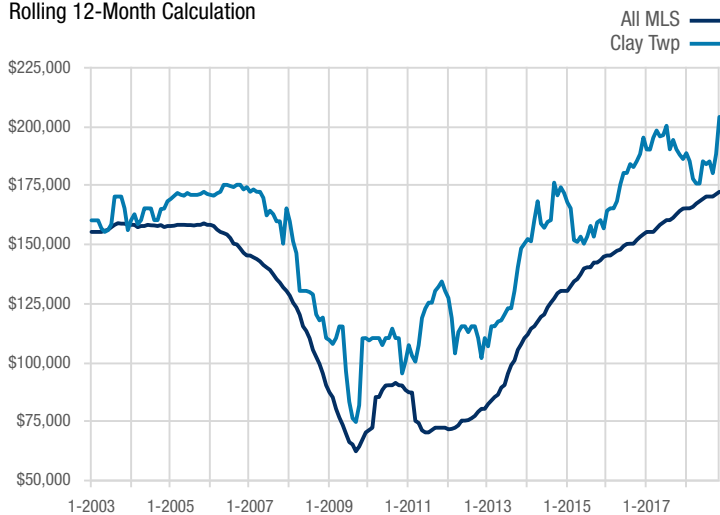
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	12	16	+ 33.3%	270	250	- 7.4%
Pending Sales	12	9	- 25.0%	178	157	- 11.8%
Closed Sales	10	14	+ 40.0%	178	158	- 11.2%
Days on Market Until Sale	71	67	- 5.6%	63	73	+ 15.9%
Median Sales Price*	\$116,778	\$224,250	+ 92.0%	\$186,450	\$205,000	+ 9.9%
Average Sales Price*	\$187,556	\$235,179	+ 25.4%	\$205,869	\$233,361	+ 13.4%
Percent of List Price Received*	91.9%	94.4%	+ 2.7%	95.5%	96.0%	+ 0.5%
Inventory of Homes for Sale	77	53	- 31.2%	—	—	—
Months Supply of Inventory	5.0	3.9	- 22.0%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	1	0	- 100.0%	11	8	- 27.3%
Pending Sales	0	0	0.0%	6	5	- 16.7%
Closed Sales	0	1	—	6	5	- 16.7%
Days on Market Until Sale	—	78	—	25	34	+ 36.0%
Median Sales Price*	—	\$350,000	—	\$175,750	\$180,000	+ 2.4%
Average Sales Price*	—	\$350,000	—	\$196,617	\$210,500	+ 7.1%
Percent of List Price Received*	—	98.6%	—	95.2%	99.4%	+ 4.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.0	0.8	- 73.3%	—	—	—

* 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.

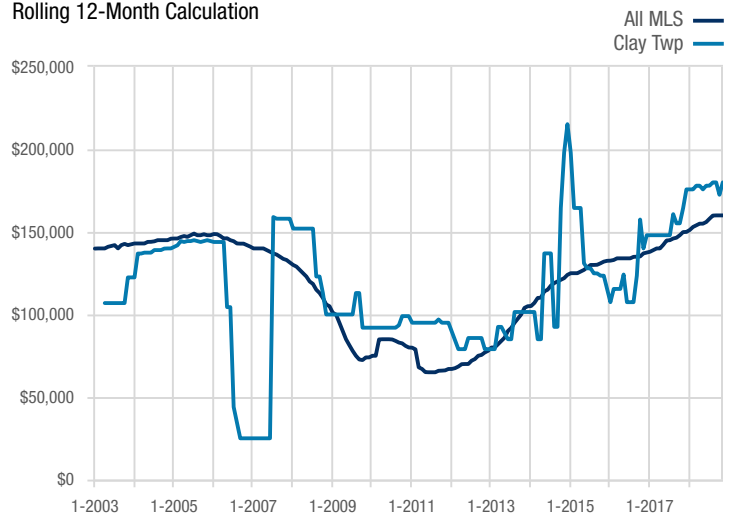
Median Sales Price - Residential

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.