

Local Market Update – March 2019

This is a research tool provided by Realcomp.



Clay Twp

St. Clair County

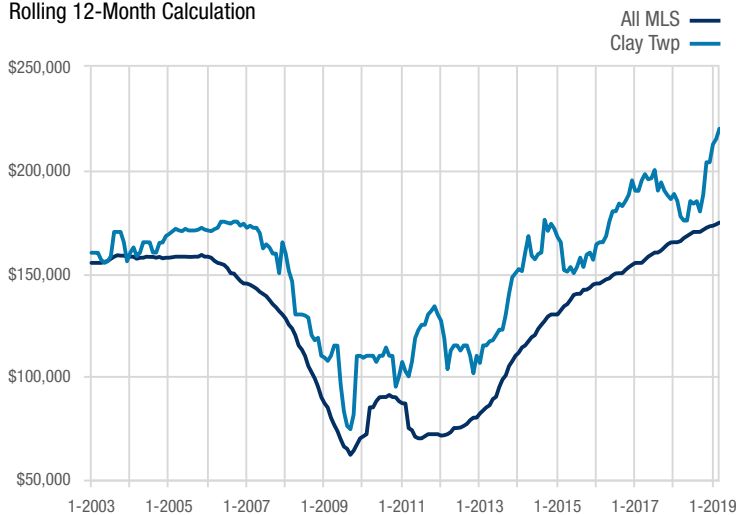
Residential Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	24	19	- 20.8%	51	46	- 9.8%
Pending Sales	13	10	- 23.1%	32	23	- 28.1%
Closed Sales	9	9	0.0%	29	19	- 34.5%
Days on Market Until Sale	105	88	- 16.2%	84	93	+ 10.7%
Median Sales Price*	\$125,000	\$285,000	+ 128.0%	\$149,000	\$226,450	+ 52.0%
Average Sales Price*	\$151,833	\$320,878	+ 111.3%	\$185,686	\$289,106	+ 55.7%
Percent of List Price Received*	95.8%	93.4%	- 2.5%	94.8%	93.4%	- 1.5%
Inventory of Homes for Sale	66	51	- 22.7%	—	—	—
Months Supply of Inventory	4.4	4.0	- 9.1%	—	—	—

Condo Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	73	—	—	73	—	—
Median Sales Price*	\$257,500	—	—	\$257,500	—	—
Average Sales Price*	\$257,500	—	—	\$257,500	—	—
Percent of List Price Received*	101.1%	—	—	101.1%	—	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

* 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.

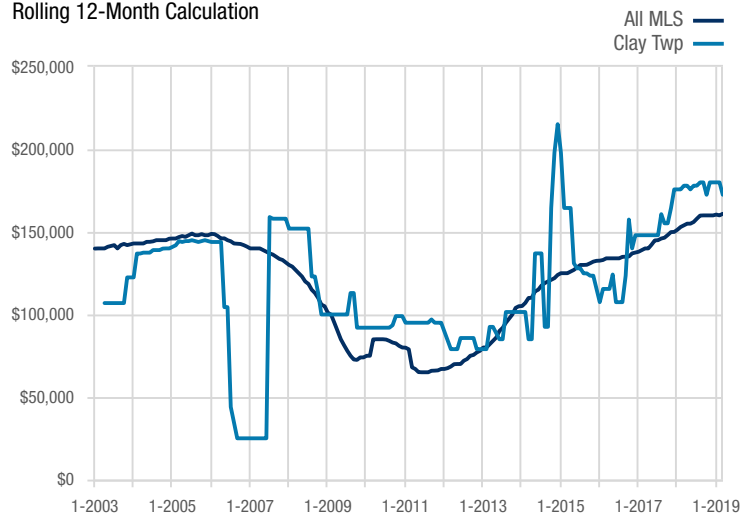
Median Sales Price - Residential

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.