

Local Market Update – March 2019

This is a research tool provided by Realcomp.



St. Clair County

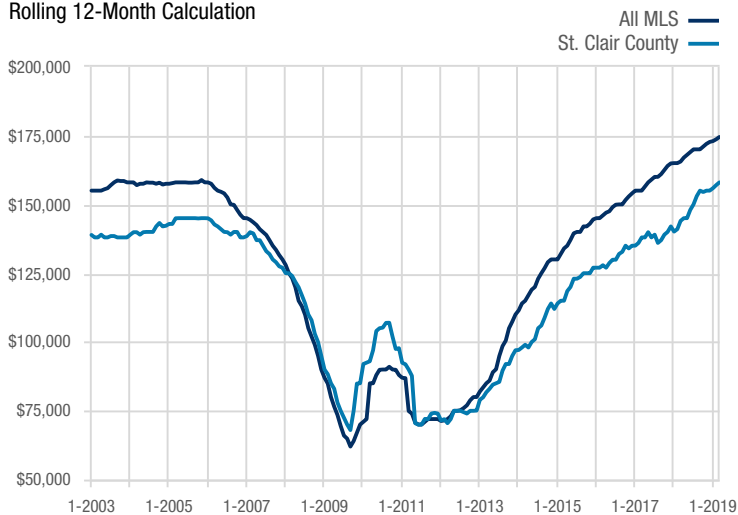
Residential Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	223	199	- 10.8%	562	538	- 4.3%
Pending Sales	188	194	+ 3.2%	488	485	- 0.6%
Closed Sales	175	143	- 18.3%	423	383	- 9.5%
Days on Market Until Sale	64	55	- 14.1%	58	55	- 5.2%
Median Sales Price*	\$149,950	\$159,500	+ 6.4%	\$136,700	\$150,000	+ 9.7%
Average Sales Price*	\$173,062	\$177,675	+ 2.7%	\$158,647	\$166,349	+ 4.9%
Percent of List Price Received*	97.1%	97.7%	+ 0.6%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	486	417	- 14.2%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	10	12	+ 20.0%	22	33	+ 50.0%
Pending Sales	5	7	+ 40.0%	20	25	+ 25.0%
Closed Sales	9	5	- 44.4%	20	21	+ 5.0%
Days on Market Until Sale	50	76	+ 52.0%	49	52	+ 6.1%
Median Sales Price*	\$100,000	\$124,000	+ 24.0%	\$106,000	\$138,000	+ 30.2%
Average Sales Price*	\$112,833	\$116,200	+ 3.0%	\$117,970	\$148,048	+ 25.5%
Percent of List Price Received*	95.5%	97.5%	+ 2.1%	96.5%	98.0%	+ 1.6%
Inventory of Homes for Sale	21	24	+ 14.3%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

* 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.

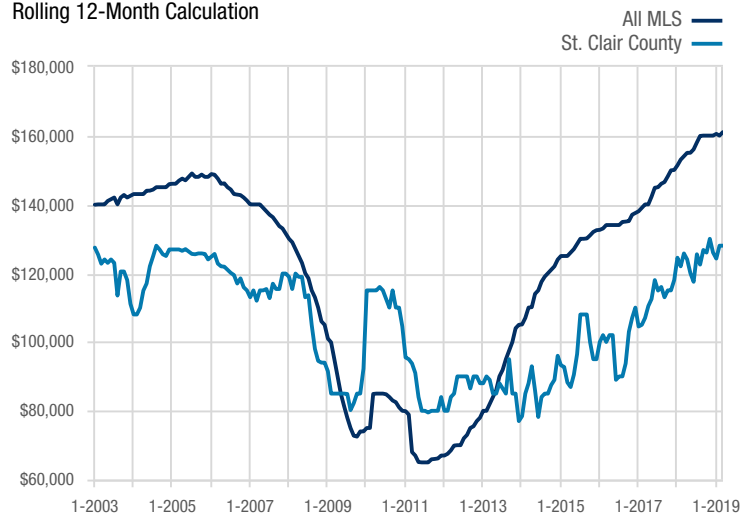
Median Sales Price - Residential

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.