

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Clay Twp

St. Clair County

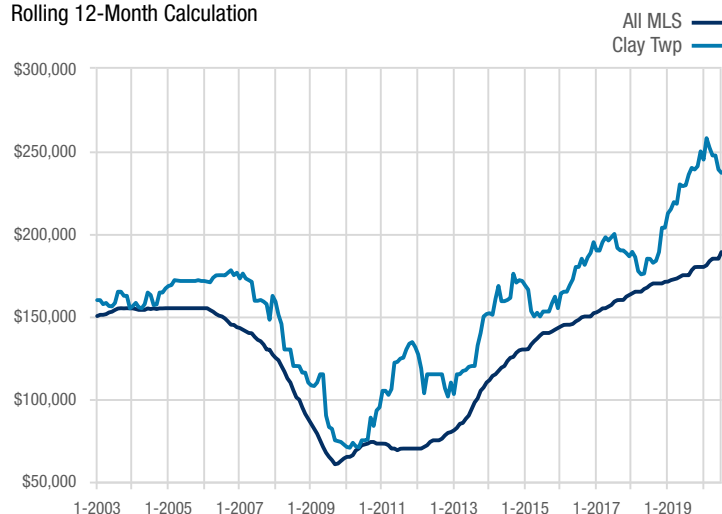
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	25	40	+ 60.0%	164	180	+ 9.8%
Pending Sales	14	25	+ 78.6%	81	85	+ 4.9%
Closed Sales	12	17	+ 41.7%	68	64	- 5.9%
Days on Market Until Sale	26	66	+ 153.8%	57	48	- 15.8%
Median Sales Price*	\$230,000	\$224,999	- 2.2%	\$237,000	\$215,000	- 9.3%
Average Sales Price*	\$251,954	\$252,361	+ 0.2%	\$261,192	\$222,351	- 14.9%
Percent of List Price Received*	98.2%	97.3%	- 0.9%	96.0%	97.0%	+ 1.0%
Inventory of Homes for Sale	82	79	- 3.7%	—	—	—
Months Supply of Inventory	7.3	7.5	+ 2.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	7	3	- 57.1%
Pending Sales	0	1	—	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	140	—	—	95	222	+ 133.7%
Median Sales Price*	\$140,000	—	—	\$144,950	\$225,000	+ 55.2%
Average Sales Price*	\$140,000	—	—	\$144,950	\$225,000	+ 55.2%
Percent of List Price Received*	98.6%	—	—	98.4%	95.7%	- 2.7%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

* 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.

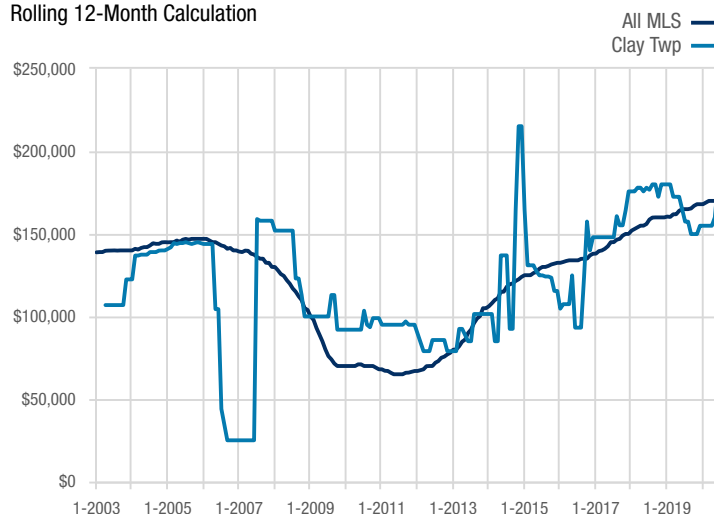
Median Sales Price - Residential

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.