

Local Market Update – July 2020

A Research Tool Provided by Realcomp



East China Twp

St. Clair County

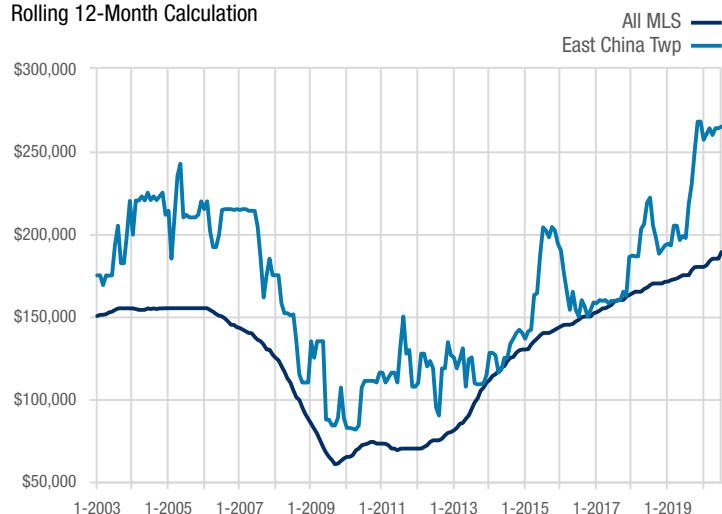
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	9	9	0.0%	51	44	- 13.7%
Pending Sales	3	15	+ 400.0%	33	40	+ 21.2%
Closed Sales	2	8	+ 300.0%	27	23	- 14.8%
Days on Market Until Sale	14	100	+ 614.3%	37	65	+ 75.7%
Median Sales Price*	\$299,500	\$287,500	- 4.0%	\$268,000	\$265,000	- 1.1%
Average Sales Price*	\$299,500	\$328,863	+ 9.8%	\$277,565	\$286,363	+ 3.2%
Percent of List Price Received*	101.6%	95.5%	- 6.0%	97.6%	94.6%	- 3.1%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	4.6	2.2	- 52.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	2	—	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	42	34	- 19.0%
Median Sales Price*	—	—	—	\$132,500	\$110,000	- 17.0%
Average Sales Price*	—	—	—	\$132,500	\$110,000	- 17.0%
Percent of List Price Received*	—	—	—	94.6%	93.3%	- 1.4%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

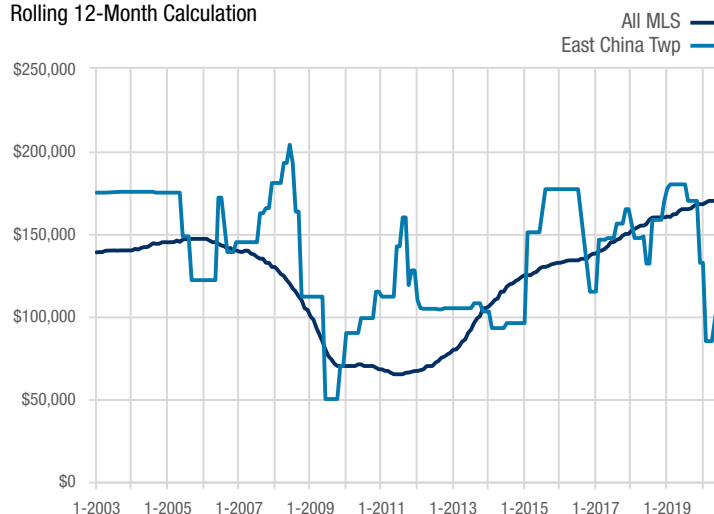
Median Sales Price - Residential

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.