

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Fort Gratiot Twp

St. Clair County

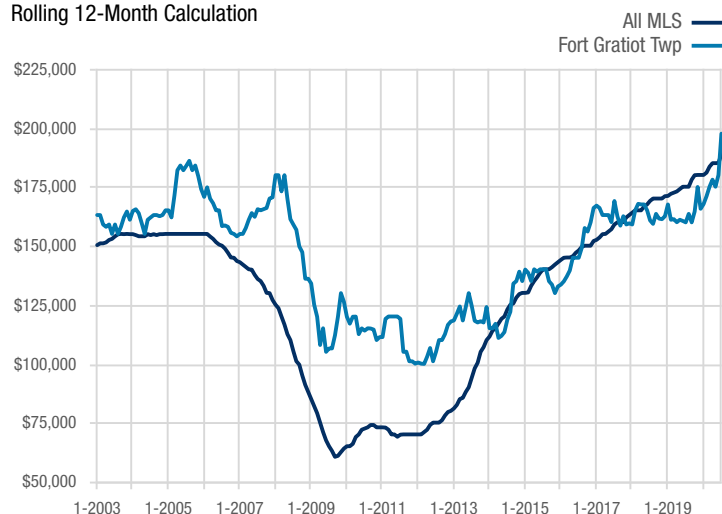
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	29	20	- 31.0%	92	80	- 13.0%
Pending Sales	16	21	+ 31.3%	82	68	- 17.1%
Closed Sales	9	8	- 11.1%	72	45	- 37.5%
Days on Market Until Sale	28	23	- 17.9%	67	67	0.0%
Median Sales Price*	\$142,900	\$199,900	+ 39.9%	\$159,900	\$189,450	+ 18.5%
Average Sales Price*	\$140,689	\$237,100	+ 68.5%	\$182,295	\$198,886	+ 9.1%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	98.6%	97.3%	- 1.3%
Inventory of Homes for Sale	29	20	- 31.0%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	31	12	- 61.3%
Median Sales Price*	—	—	—	\$220,000	\$103,900	- 52.8%
Average Sales Price*	—	—	—	\$220,000	\$103,900	- 52.8%
Percent of List Price Received*	—	—	—	97.8%	99.0%	+ 1.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

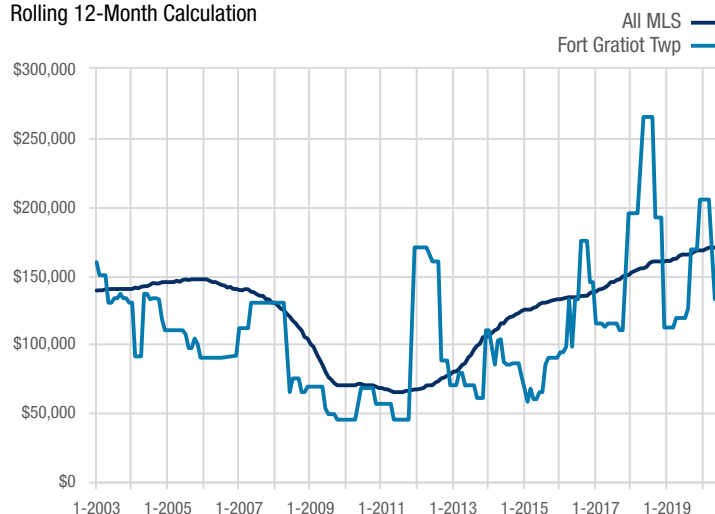
Median Sales Price - Residential

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.