

Local Market Update – July 2020

A Research Tool Provided by Realcomp



St. Clair Twp

St. Clair County

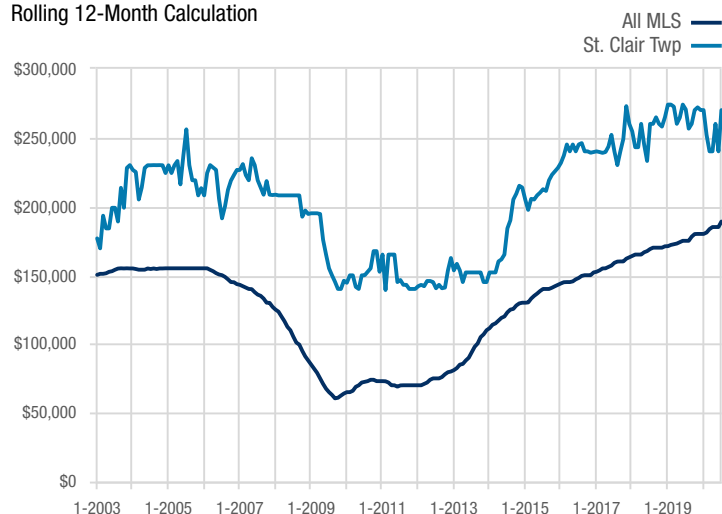
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	7	14	+ 100.0%	60	63	+ 5.0%
Pending Sales	6	8	+ 33.3%	34	41	+ 20.6%
Closed Sales	5	9	+ 80.0%	26	33	+ 26.9%
Days on Market Until Sale	67	33	- 50.7%	34	43	+ 26.5%
Median Sales Price*	\$230,000	\$380,000	+ 65.2%	\$263,000	\$249,900	- 5.0%
Average Sales Price*	\$264,000	\$390,389	+ 47.9%	\$265,054	\$282,510	+ 6.6%
Percent of List Price Received*	94.1%	96.9%	+ 3.0%	97.1%	96.3%	- 0.8%
Inventory of Homes for Sale	19	19	0.0%	—	—	—
Months Supply of Inventory	3.9	3.4	- 12.8%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	0	- 100.0%	6	14	+ 133.3%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	0	—	—	35	7	- 80.0%
Median Sales Price*	\$288,000	—	—	\$250,000	\$250,000	0.0%
Average Sales Price*	\$288,000	—	—	\$232,820	\$242,333	+ 4.1%
Percent of List Price Received*	97.6%	—	—	96.0%	96.4%	+ 0.4%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	1.4	4.3	+ 207.1%	—	—	—

* 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.

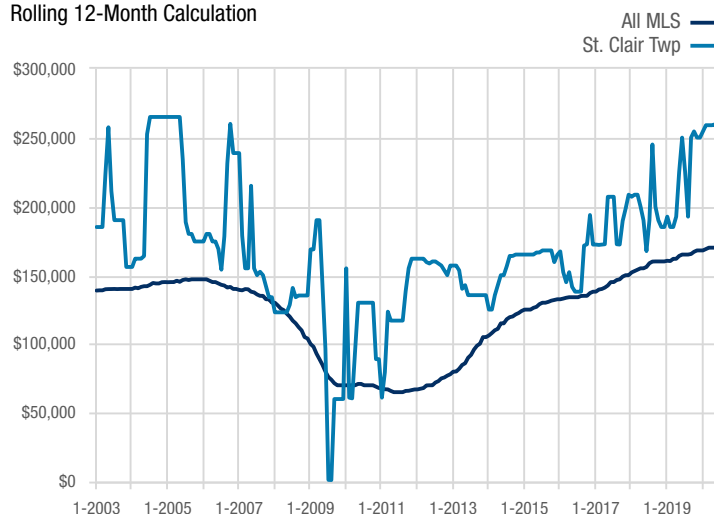
Median Sales Price - Residential

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.