

Local Market Update – July 2020

A Research Tool Provided by Realcomp



St. Clair

St. Clair County

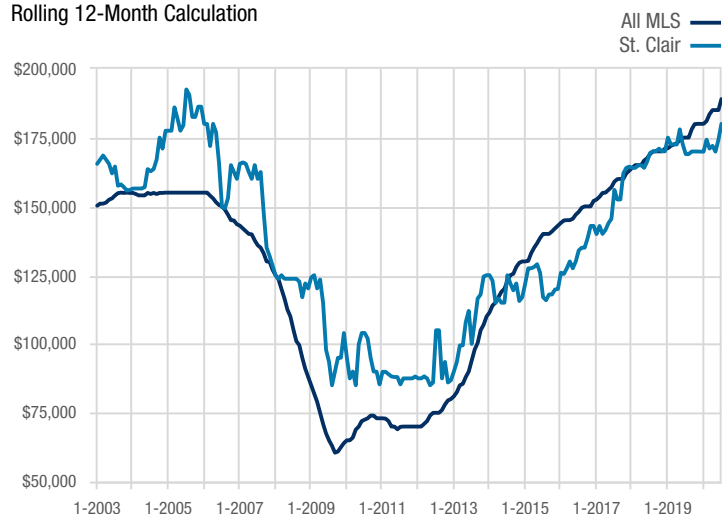
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	16	11	- 31.3%	61	66	+ 8.2%
Pending Sales	8	13	+ 62.5%	44	65	+ 47.7%
Closed Sales	6	11	+ 83.3%	41	53	+ 29.3%
Days on Market Until Sale	17	9	- 47.1%	42	48	+ 14.3%
Median Sales Price*	\$213,750	\$220,000	+ 2.9%	\$180,000	\$185,000	+ 2.8%
Average Sales Price*	\$215,917	\$251,445	+ 16.5%	\$206,429	\$216,831	+ 5.0%
Percent of List Price Received*	95.8%	97.3%	+ 1.6%	97.6%	96.6%	- 1.0%
Inventory of Homes for Sale	23	16	- 30.4%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	2	8	+ 300.0%
Pending Sales	0	1	—	0	7	—
Closed Sales	0	1	—	0	7	—
Days on Market Until Sale	—	13	—	—	21	—
Median Sales Price*	—	\$48,000	—	—	\$132,500	—
Average Sales Price*	—	\$48,000	—	—	\$120,929	—
Percent of List Price Received*	—	101.1%	—	—	96.8%	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	2.3	+ 187.5%	—	—	—

* 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.

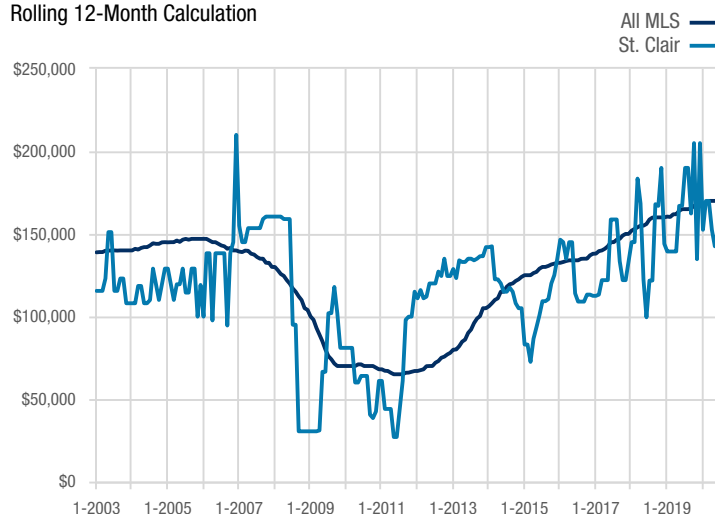
Median Sales Price - Residential

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.