

Local Market Update – July 2020

A Research Tool Provided by Realcomp



St. Clair County

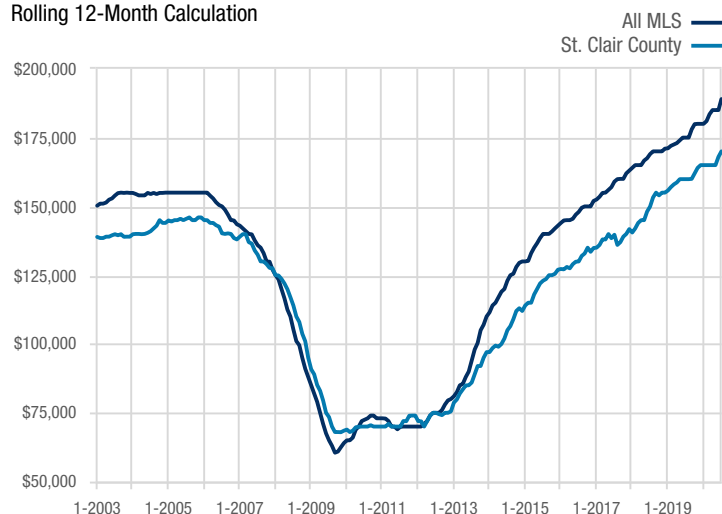
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	322	305	- 5.3%	1,725	1,494	- 13.4%
Pending Sales	200	298	+ 49.0%	1,235	1,251	+ 1.3%
Closed Sales	178	239	+ 34.3%	1,105	991	- 10.3%
Days on Market Until Sale	37	55	+ 48.6%	51	55	+ 7.8%
Median Sales Price*	\$170,000	\$205,000	+ 20.6%	\$160,000	\$172,000	+ 7.5%
Average Sales Price*	\$188,231	\$231,714	+ 23.1%	\$184,239	\$195,156	+ 5.9%
Percent of List Price Received*	98.0%	98.2%	+ 0.2%	97.4%	97.2%	- 0.2%
Inventory of Homes for Sale	639	383	- 40.1%	—	—	—
Months Supply of Inventory	3.7	2.2	- 40.5%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	23	9	- 60.9%	97	84	- 13.4%
Pending Sales	13	14	+ 7.7%	74	61	- 17.6%
Closed Sales	18	10	- 44.4%	68	53	- 22.1%
Days on Market Until Sale	29	68	+ 134.5%	39	63	+ 61.5%
Median Sales Price*	\$146,000	\$123,950	- 15.1%	\$132,500	\$129,900	- 2.0%
Average Sales Price*	\$182,183	\$138,407	- 24.0%	\$159,152	\$149,335	- 6.2%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	27	24	- 11.1%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

* 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.

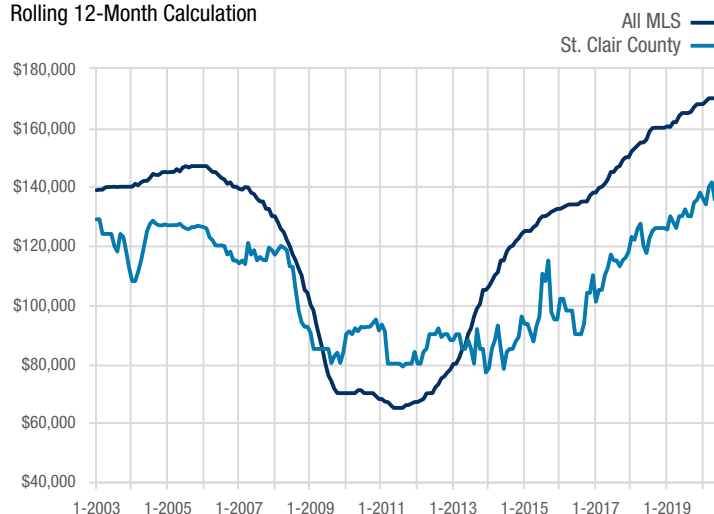
Median Sales Price - Residential

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.