

# Local Market Update – September 2019

A Research Tool Provided by Realcomp



## Clay Twp

St. Clair County

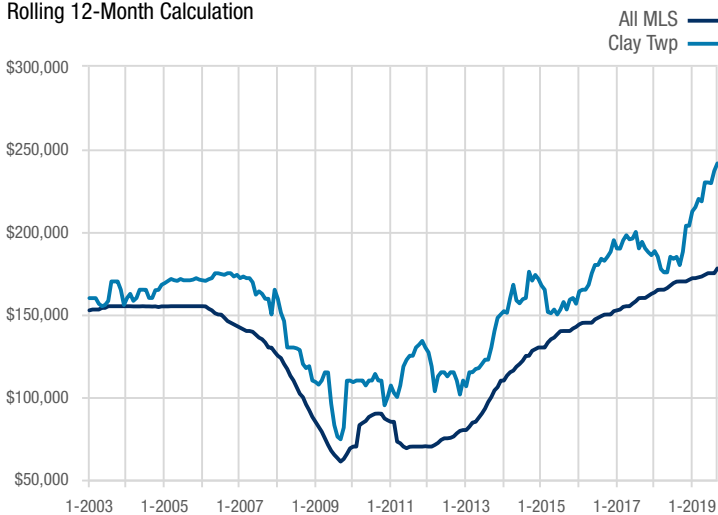
Residential Key Metrics	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	19	17	- 10.5%	226	211	- 6.6%
Pending Sales	16	10	- 37.5%	139	104	- 25.2%
Closed Sales	15	12	- 20.0%	124	96	- 22.6%
Days on Market Until Sale	53	52	- 1.9%	67	59	- 11.9%
Median Sales Price*	\$215,000	<b>\$285,000</b>	+ 32.6%	\$180,000	<b>\$245,000</b>	+ 36.1%
Average Sales Price*	\$235,420	<b>\$272,900</b>	+ 15.9%	\$225,353	<b>\$269,661</b>	+ 19.7%
Percent of List Price Received*	95.8%	<b>95.5%</b>	- 0.3%	96.0%	<b>96.5%</b>	+ 0.5%
Inventory of Homes for Sale	79	79	0.0%	—	—	—
Months Supply of Inventory	5.5	7.5	+ 36.4%	—	—	—

Condo Key Metrics	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	1	1	0.0%	8	9	+ 12.5%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	4	—	—	23	95	+ 313.0%
Median Sales Price*	\$165,000	—	—	\$172,500	<b>\$144,950</b>	- 16.0%
Average Sales Price*	\$165,000	—	—	\$175,625	<b>\$144,950</b>	- 17.5%
Percent of List Price Received*	97.1%	—	—	99.6%	<b>98.4%</b>	- 1.2%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.5	2.7	+ 80.0%	—	—	—

\* 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.

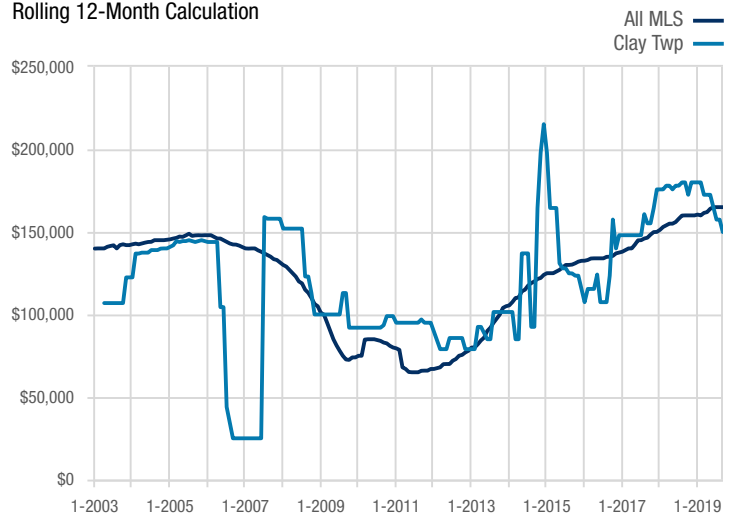
### Median Sales Price - Residential

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.