

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Clay Twp

St. Clair County

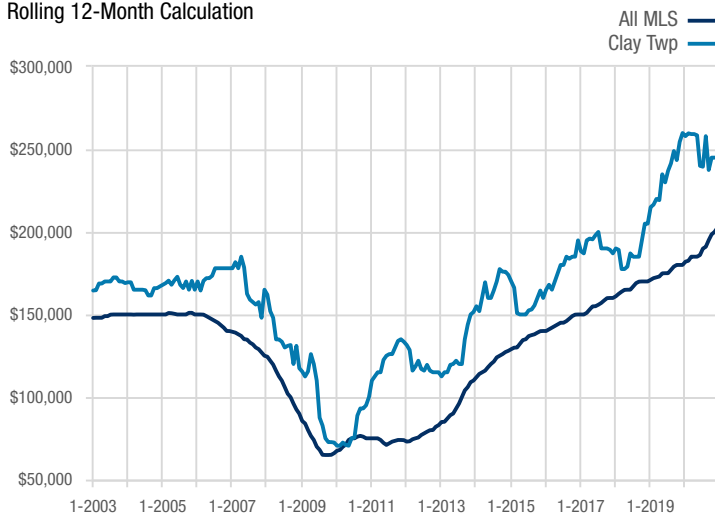
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	11	14	+ 27.3%	242	270	+ 11.6%
Pending Sales	7	15	+ 114.3%	115	159	+ 38.3%
Closed Sales	7	13	+ 85.7%	112	158	+ 41.1%
Days on Market Until Sale	70	157	+ 124.3%	54	70	+ 29.6%
Median Sales Price*	\$274,275	\$250,000	- 8.9%	\$259,900	\$245,000	- 5.7%
Average Sales Price*	\$284,011	\$315,554	+ 11.1%	\$271,376	\$275,003	+ 1.3%
Percent of List Price Received*	97.2%	92.2%	- 5.1%	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	62	59	- 4.8%	—	—	—
Months Supply of Inventory	6.5	4.5	- 30.8%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	8	7	- 12.5%
Pending Sales	0	1	—	3	8	+ 166.7%
Closed Sales	1	1	0.0%	3	8	+ 166.7%
Days on Market Until Sale	35	36	+ 2.9%	81	120	+ 48.1%
Median Sales Price*	\$200,000	\$180,000	- 10.0%	\$160,000	\$222,500	+ 39.1%
Average Sales Price*	\$200,000	\$180,000	- 10.0%	\$166,667	\$245,563	+ 47.3%
Percent of List Price Received*	95.3%	95.2%	- 0.1%	96.0%	96.1%	+ 0.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

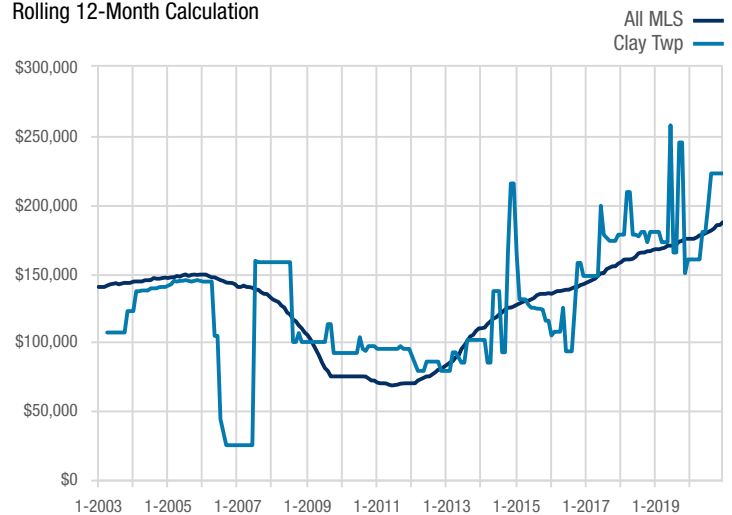
Median Sales Price - Residential

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.