

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## East China Twp

St. Clair County

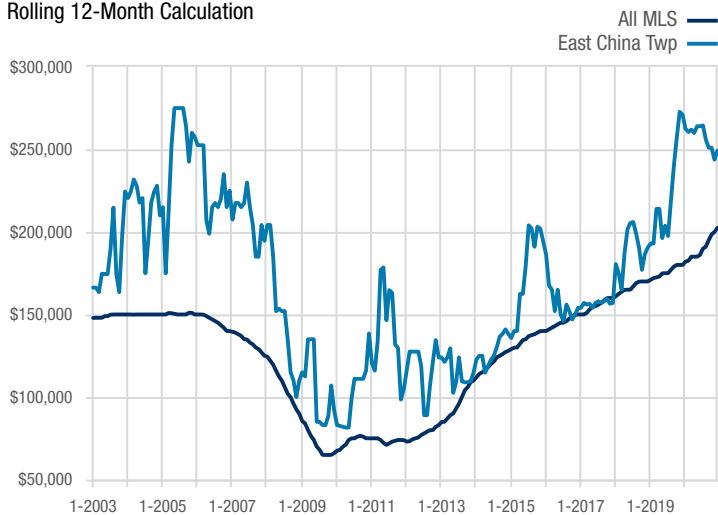
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	3	0.0%	65	53	- 18.5%
Pending Sales	0	4	—	43	47	+ 9.3%
Closed Sales	3	7	+ 133.3%	42	44	+ 4.8%
Days on Market Until Sale	98	48	- 51.0%	52	47	- 9.6%
Median Sales Price*	\$190,000	<b>\$225,000</b>	+ 18.4%	\$271,000	<b>\$249,250</b>	- 8.0%
Average Sales Price*	\$171,667	<b>\$301,900</b>	+ 75.9%	\$268,764	<b>\$263,136</b>	- 2.1%
Percent of List Price Received*	91.9%	<b>97.4%</b>	+ 6.0%	97.7%	<b>97.3%</b>	- 0.4%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	3.6	<b>1.6</b>	- 55.6%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	1	7	+ 600.0%
Pending Sales	0	0	0.0%	1	5	+ 400.0%
Closed Sales	0	0	0.0%	1	5	+ 400.0%
Days on Market Until Sale	—	—	—	5	22	+ 340.0%
Median Sales Price*	—	—	—	\$85,000	<b>\$197,500</b>	+ 132.4%
Average Sales Price*	—	—	—	\$85,000	<b>\$183,300</b>	+ 115.6%
Percent of List Price Received*	—	—	—	94.4%	<b>97.2%</b>	+ 3.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	<b>1.6</b>	—	—	—	—

\* 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.

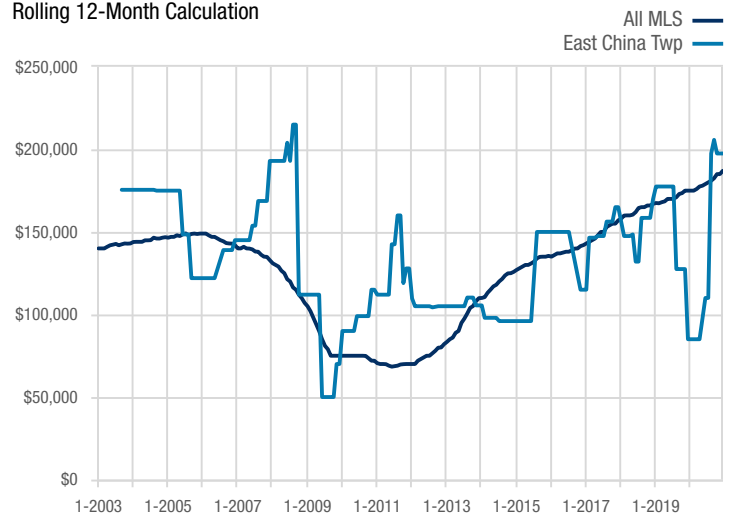
### Median Sales Price - Residential

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.