

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Fort Gratiot Twp

St. Clair County

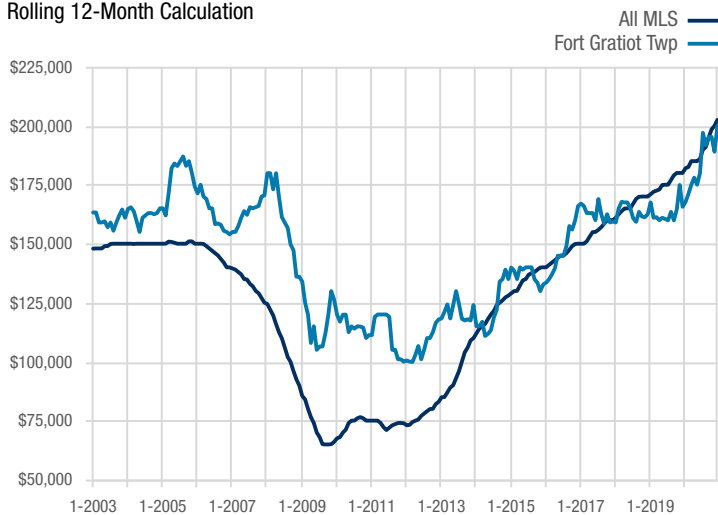
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	1	- 66.7%	159	123	- 22.6%
Pending Sales	8	3	- 62.5%	131	114	- 13.0%
Closed Sales	16	8	- 50.0%	134	115	- 14.2%
Days on Market Until Sale	29	58	+ 100.0%	50	46	- 8.0%
Median Sales Price*	\$137,500	\$215,950	+ 57.1%	\$165,650	\$199,900	+ 20.7%
Average Sales Price*	\$191,806	\$246,600	+ 28.6%	\$201,609	\$235,939	+ 17.0%
Percent of List Price Received*	99.4%	97.8%	- 1.6%	98.0%	97.2%	- 0.8%
Inventory of Homes for Sale	26	8	- 69.2%	—	—	—
Months Supply of Inventory	2.4	0.8	- 66.7%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	0	1	—	3	4	+ 33.3%
Days on Market Until Sale	—	31	—	24	34	+ 41.7%
Median Sales Price*	—	\$109,900	—	\$205,000	\$124,900	- 39.1%
Average Sales Price*	—	\$109,900	—	\$185,833	\$136,175	- 26.7%
Percent of List Price Received*	—	100.0%	—	94.5%	98.6%	+ 4.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

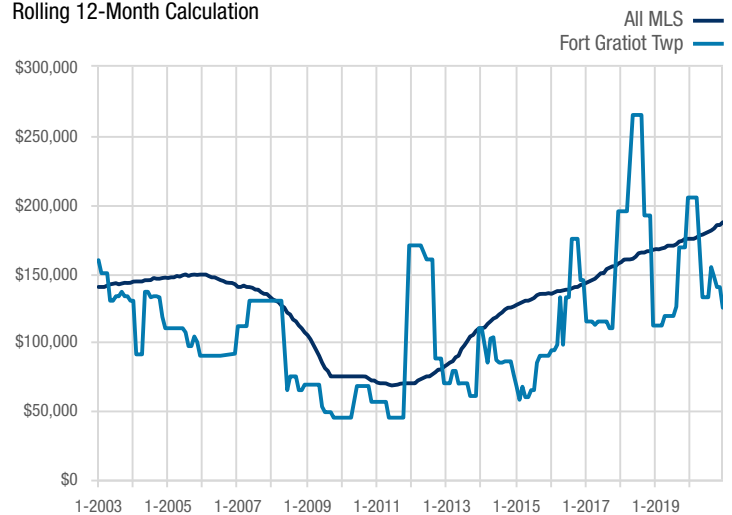
Median Sales Price - Residential

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.