

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## St. Clair Twp

St. Clair County

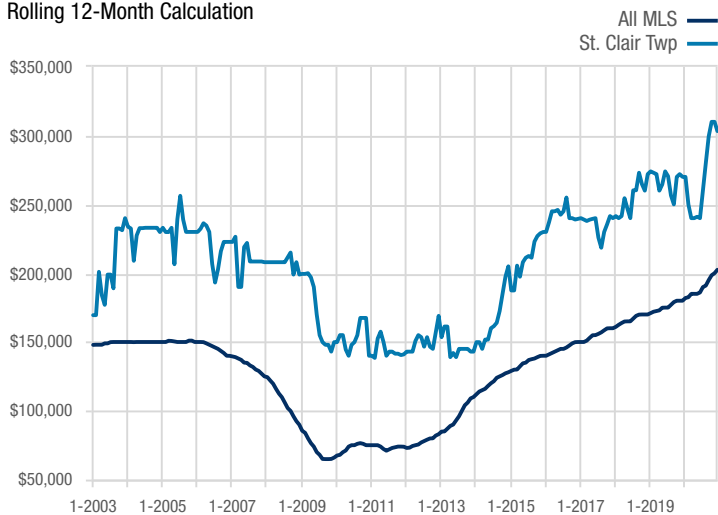
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	3	- 25.0%	91	106	+ 16.5%
Pending Sales	2	8	+ 300.0%	58	81	+ 39.7%
Closed Sales	3	6	+ 100.0%	56	77	+ 37.5%
Days on Market Until Sale	42	28	- 33.3%	45	40	- 11.1%
Median Sales Price*	\$224,900	<b>\$260,375</b>	+ 15.8%	\$270,000	<b>\$303,250</b>	+ 12.3%
Average Sales Price*	\$266,433	<b>\$251,942</b>	- 5.4%	\$264,579	<b>\$313,310</b>	+ 18.4%
Percent of List Price Received*	99.6%	<b>95.6%</b>	- 4.0%	97.2%	<b>97.0%</b>	- 0.2%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	8	21	+ 162.5%
Pending Sales	0	1	—	7	11	+ 57.1%
Closed Sales	0	1	—	8	10	+ 25.0%
Days on Market Until Sale	—	38	—	30	59	+ 96.7%
Median Sales Price*	—	<b>\$495,000</b>	—	\$254,500	<b>\$262,500</b>	+ 3.1%
Average Sales Price*	—	<b>\$495,000</b>	—	\$240,835	<b>\$272,300</b>	+ 13.1%
Percent of List Price Received*	—	<b>100.0%</b>	—	96.8%	<b>95.3%</b>	- 1.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

\* 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.

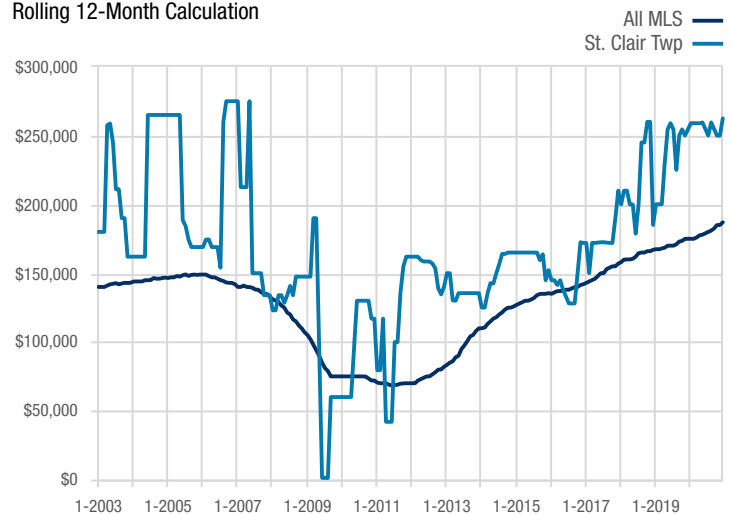
### Median Sales Price - Residential

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.