

Local Market Update – December 2020

A Research Tool Provided by Realcomp



St. Clair

St. Clair County

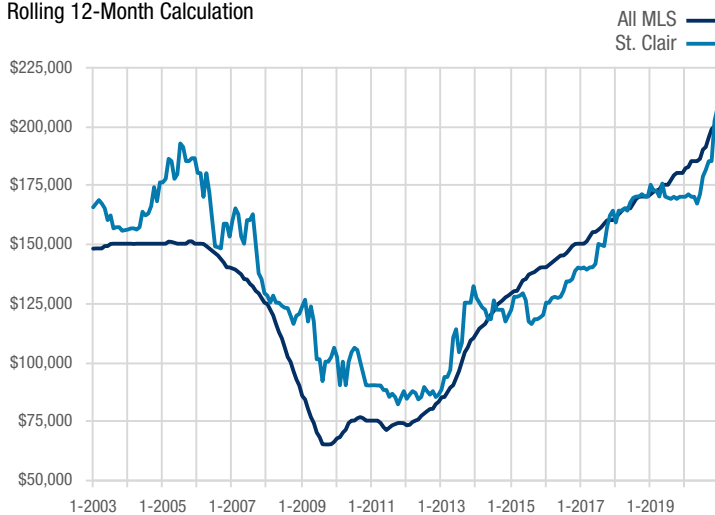
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	11	4	- 63.6%	113	106	- 6.2%
Pending Sales	6	6	0.0%	76	106	+ 39.5%
Closed Sales	7	7	0.0%	76	106	+ 39.5%
Days on Market Until Sale	63	23	- 63.5%	39	47	+ 20.5%
Median Sales Price*	\$154,900	\$200,000	+ 29.1%	\$169,900	\$207,500	+ 22.1%
Average Sales Price*	\$189,771	\$206,700	+ 8.9%	\$190,726	\$266,418	+ 39.7%
Percent of List Price Received*	92.2%	97.5%	+ 5.7%	96.2%	97.2%	+ 1.0%
Inventory of Homes for Sale	25	8	- 68.0%	—	—	—
Months Supply of Inventory	3.9	0.9	- 76.9%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	6	12	+ 100.0%
Pending Sales	0	0	0.0%	4	12	+ 200.0%
Closed Sales	0	0	0.0%	4	12	+ 200.0%
Days on Market Until Sale	—	—	—	19	21	+ 10.5%
Median Sales Price*	—	—	—	\$156,500	\$201,750	+ 28.9%
Average Sales Price*	—	—	—	\$156,425	\$160,325	+ 2.5%
Percent of List Price Received*	—	—	—	94.7%	97.5%	+ 3.0%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

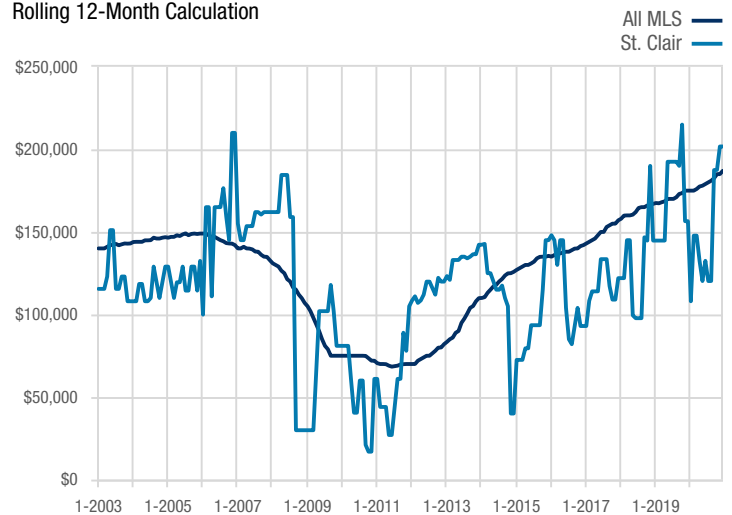
Median Sales Price - Residential

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.