

Local Market Update – December 2020

A Research Tool Provided by Realcomp



St. Clair County

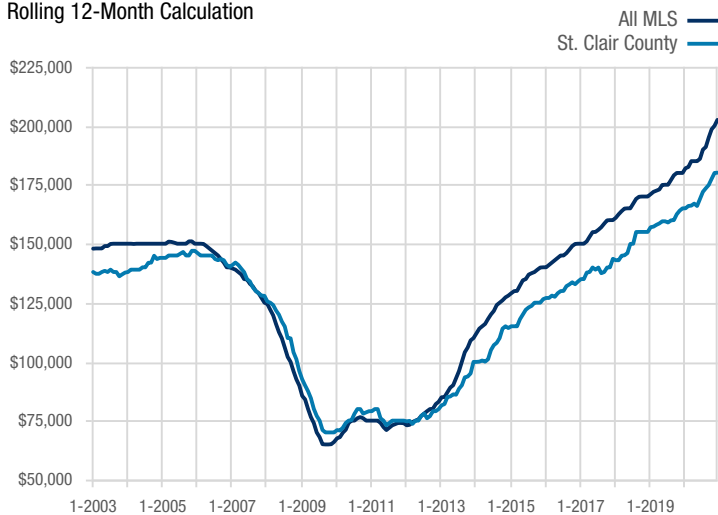
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	121	112	- 7.4%	2,693	2,389	- 11.3%
Pending Sales	107	133	+ 24.3%	1,936	2,046	+ 5.7%
Closed Sales	150	165	+ 10.0%	1,914	2,002	+ 4.6%
Days on Market Until Sale	50	38	- 24.0%	47	46	- 2.1%
Median Sales Price*	\$166,000	\$189,000	+ 13.9%	\$165,000	\$180,123	+ 9.2%
Average Sales Price*	\$195,195	\$225,252	+ 15.4%	\$188,961	\$211,897	+ 12.1%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	97.2%	97.8%	+ 0.6%
Inventory of Homes for Sale	492	254	- 48.4%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	7	+ 75.0%	150	154	+ 2.7%
Pending Sales	8	8	0.0%	121	118	- 2.5%
Closed Sales	14	9	- 35.7%	120	117	- 2.5%
Days on Market Until Sale	81	38	- 53.1%	41	54	+ 31.7%
Median Sales Price*	\$135,500	\$109,900	- 18.9%	\$137,000	\$149,900	+ 9.4%
Average Sales Price*	\$152,014	\$147,533	- 2.9%	\$161,282	\$169,929	+ 5.4%
Percent of List Price Received*	96.6%	96.1%	- 0.5%	98.0%	97.2%	- 0.8%
Inventory of Homes for Sale	19	19	0.0%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

* 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.

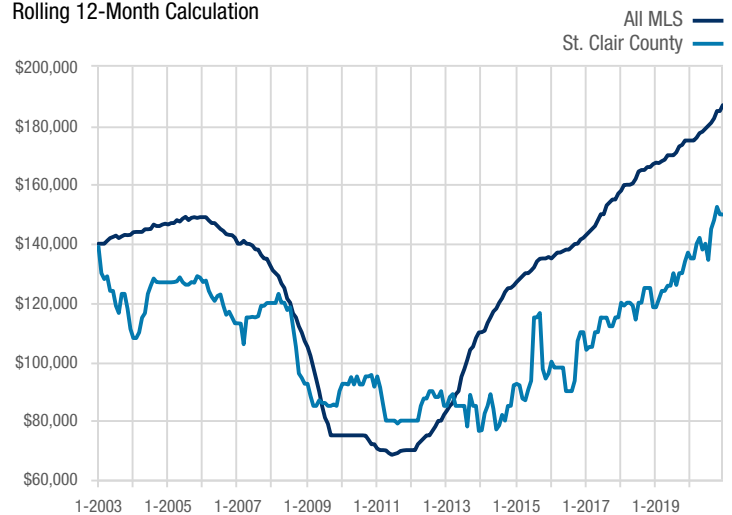
Median Sales Price - Residential

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.