

# Local Market Update – May 2022

A Research Tool Provided by Realcomp



## St. Clair

### St. Clair County

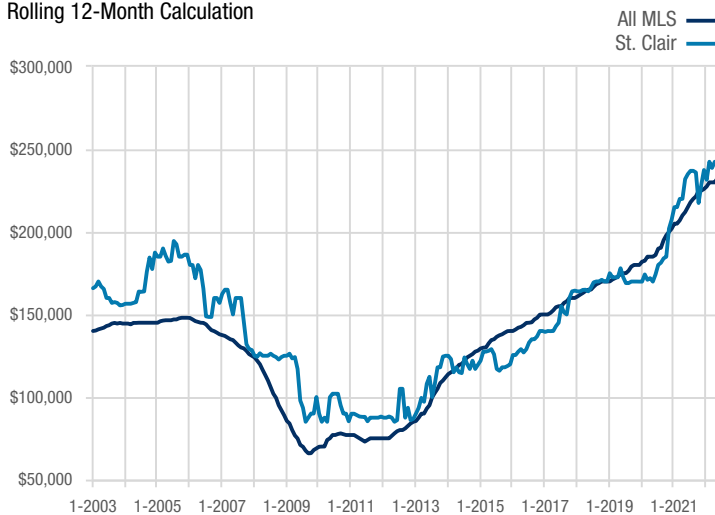
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	9	13	+ 44.4%	40	53	+ 32.5%
Pending Sales	9	9	0.0%	39	38	- 2.6%
Closed Sales	8	13	+ 62.5%	36	31	- 13.9%
Days on Market Until Sale	8	15	+ 87.5%	29	15	- 48.3%
Median Sales Price*	\$264,500	\$280,000	+ 5.9%	\$237,500	\$245,000	+ 3.2%
Average Sales Price*	\$257,250	\$347,692	+ 35.2%	\$246,883	\$298,968	+ 21.1%
Percent of List Price Received*	102.4%	99.8%	- 2.5%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	0.4	1.2	+ 200.0%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	2	+ 100.0%	5	6	+ 20.0%
Pending Sales	2	2	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	4	3	- 25.0%	23	10	- 56.5%
Median Sales Price*	\$113,900	\$40,000	- 64.9%	\$113,900	\$215,000	+ 88.8%
Average Sales Price*	\$113,900	\$40,000	- 64.9%	\$124,267	\$161,633	+ 30.1%
Percent of List Price Received*	99.1%	94.1%	- 5.0%	95.6%	100.6%	+ 5.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

\* 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.

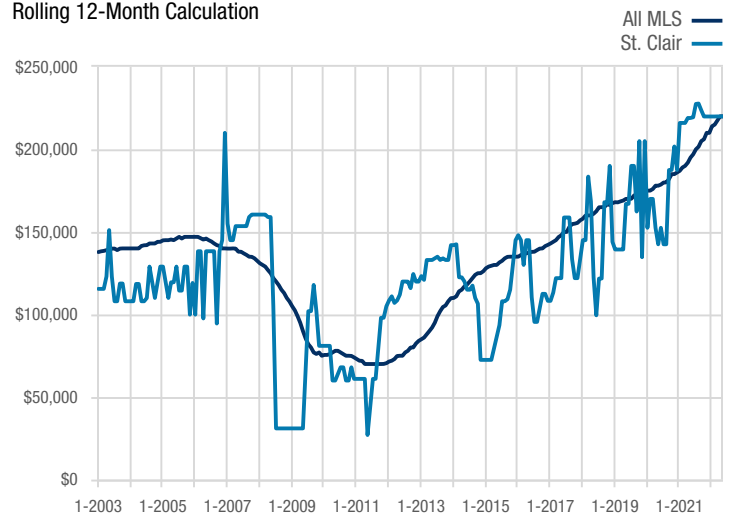
### Median Sales Price - Residential

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.