

Local Market Update – July 2022

A Research Tool Provided by Realcomp



Clay Twp

St. Clair County

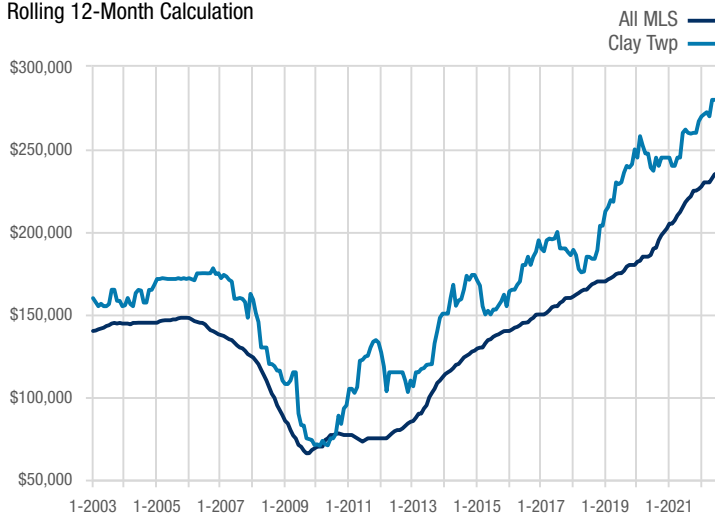
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	38	23	- 39.5%	194	161	- 17.0%
Pending Sales	22	12	- 45.5%	120	94	- 21.7%
Closed Sales	15	11	- 26.7%	104	95	- 8.7%
Days on Market Until Sale	26	13	- 50.0%	62	59	- 4.8%
Median Sales Price*	\$280,000	\$310,000	+ 10.7%	\$265,000	\$305,000	+ 15.1%
Average Sales Price*	\$318,893	\$361,800	+ 13.5%	\$321,210	\$352,961	+ 9.9%
Percent of List Price Received*	97.5%	94.2%	- 3.4%	97.4%	96.9%	- 0.5%
Inventory of Homes for Sale	82	56	- 31.7%	—	—	—
Months Supply of Inventory	4.8	3.9	- 18.8%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	1	0.0%	4	10	+ 150.0%
Pending Sales	1	0	- 100.0%	3	6	+ 100.0%
Closed Sales	0	1	—	0	5	—
Days on Market Until Sale	—	33	—	—	63	—
Median Sales Price*	—	\$155,000	—	—	\$325,000	—
Average Sales Price*	—	\$155,000	—	—	\$297,634	—
Percent of List Price Received*	—	96.9%	—	—	97.0%	—
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.6	3.0	+ 400.0%	—	—	—

* 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.

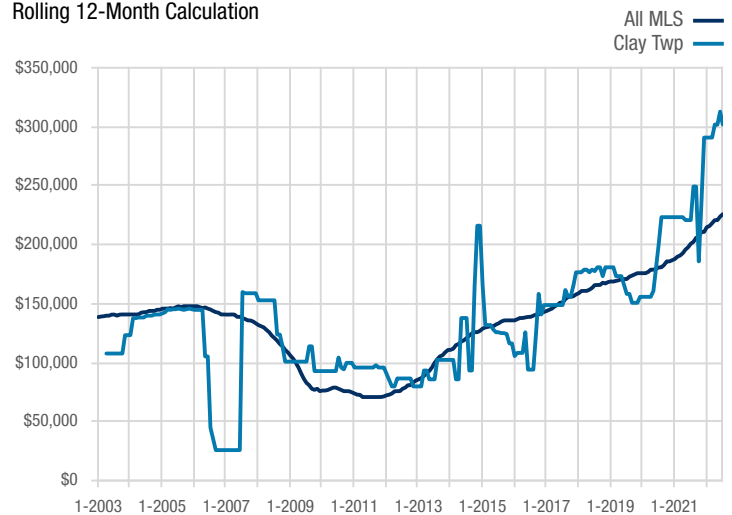
Median Sales Price - Residential

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.