

Local Market Update – July 2022

A Research Tool Provided by Realcomp



St. Clair Twp

St. Clair County

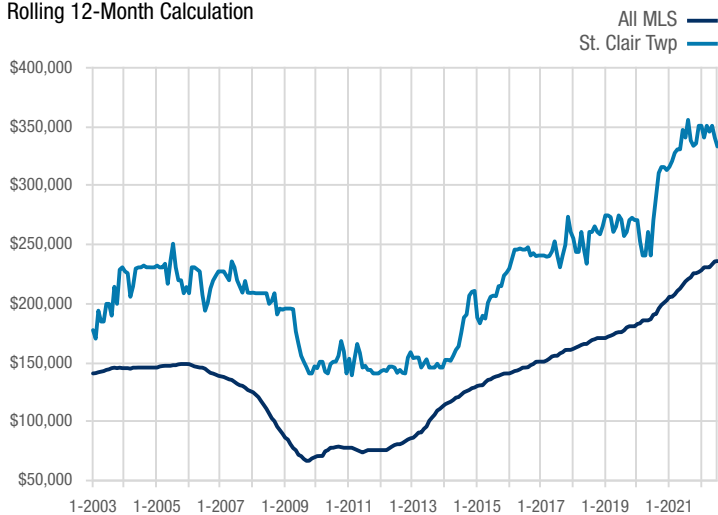
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	3	9	+ 200.0%	42	49	+ 16.7%
Pending Sales	4	6	+ 50.0%	41	39	- 4.9%
Closed Sales	7	6	- 14.3%	44	36	- 18.2%
Days on Market Until Sale	15	50	+ 233.3%	28	25	- 10.7%
Median Sales Price*	\$375,000	\$420,000	+ 12.0%	\$359,000	\$332,450	- 7.4%
Average Sales Price*	\$420,714	\$429,217	+ 2.0%	\$348,870	\$343,896	- 1.4%
Percent of List Price Received*	102.9%	99.9%	- 2.9%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	1.4	2.6	+ 85.7%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	2	+ 100.0%	8	10	+ 25.0%
Pending Sales	1	2	+ 100.0%	5	6	+ 20.0%
Closed Sales	2	1	- 50.0%	5	4	- 20.0%
Days on Market Until Sale	60	26	- 56.7%	104	24	- 76.9%
Median Sales Price*	\$266,500	\$350,000	+ 31.3%	\$255,000	\$315,000	+ 23.5%
Average Sales Price*	\$266,500	\$350,000	+ 31.3%	\$282,500	\$313,750	+ 11.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

* 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.

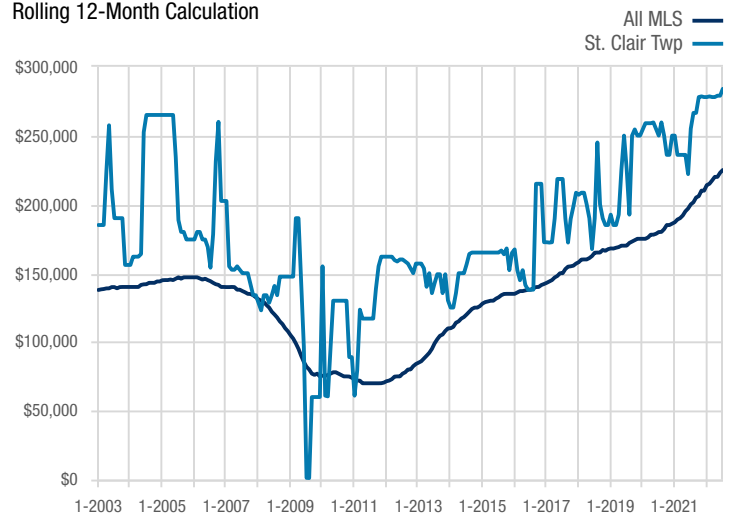
Median Sales Price - Residential

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.