

Local Market Update – July 2022

A Research Tool Provided by Realcomp



St. Clair

St. Clair County

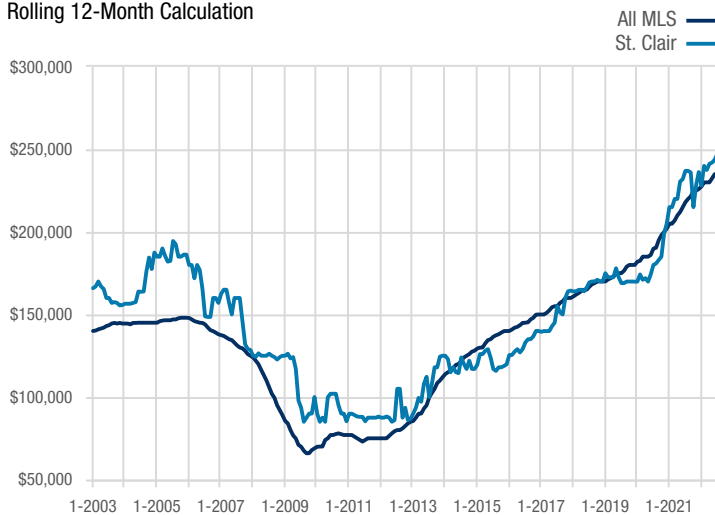
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	14	12	- 14.3%	66	81	+ 22.7%
Pending Sales	14	3	- 78.6%	58	55	- 5.2%
Closed Sales	6	12	+ 100.0%	53	53	0.0%
Days on Market Until Sale	19	11	- 42.1%	25	13	- 48.0%
Median Sales Price*	\$232,805	\$254,550	+ 9.3%	\$235,000	\$255,000	+ 8.5%
Average Sales Price*	\$240,502	\$264,469	+ 10.0%	\$237,927	\$282,556	+ 18.8%
Percent of List Price Received*	100.9%	102.1%	+ 1.2%	99.7%	101.2%	+ 1.5%
Inventory of Homes for Sale	11	17	+ 54.5%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	2	2	0.0%	13	11	- 15.4%
Pending Sales	3	0	- 100.0%	9	5	- 44.4%
Closed Sales	2	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	5	—	—	17	10	- 41.2%
Median Sales Price*	\$248,000	—	—	\$227,500	\$137,500	- 39.6%
Average Sales Price*	\$248,000	—	—	\$192,043	\$136,225	- 29.1%
Percent of List Price Received*	104.5%	—	—	98.6%	104.3%	+ 5.8%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

* 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.

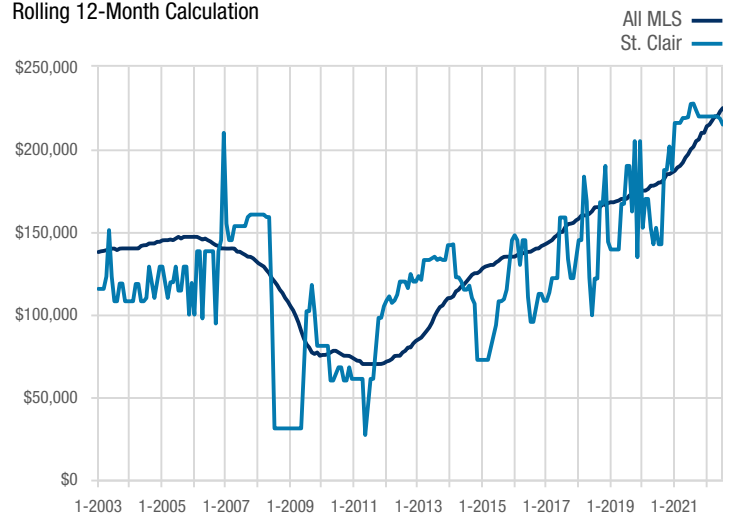
Median Sales Price - Residential

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.