Local Market Update – December 2025

A Research Tool Provided by Realcomp

Berlin Twp

St. Clair County

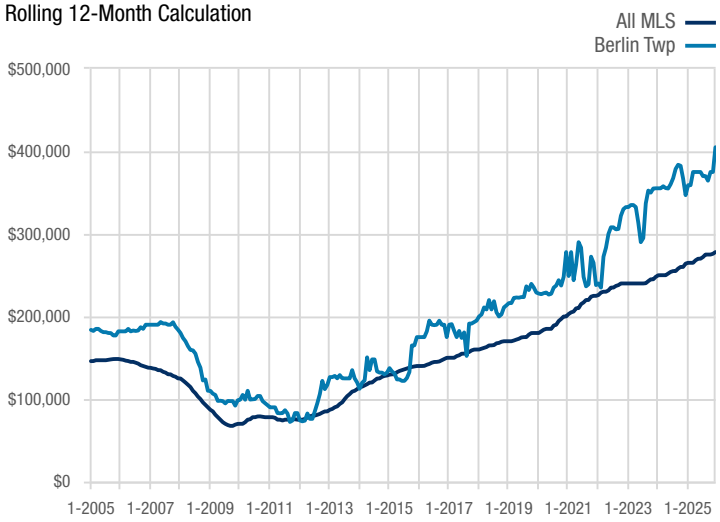
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	43	**37**	- 14.0%
Pending Sales	2	**2**	0.0%	34	**29**	- 14.7%
Closed Sales	6	**3**	- 50.0%	34	**29**	- 14.7%
Days on Market Until Sale	38	**23**	- 39.5%	26	**39**	+ 50.0%
Median Sales Price*	$297,450	**$385,000**	+ 29.4%	$346,950	**$405,000**	+ 16.7%
Average Sales Price*	$309,983	**$398,333**	+ 28.5%	$334,144	**$420,479**	+ 25.8%
Percent of List Price Received*	96.8%	**105.6%**	+ 9.1%	99.9%	**98.9%**	- 1.0%
Inventory of Homes for Sale	5	**3**	- 40.0%	—	—	—
Months Supply of Inventory	1.6	**1.1**	- 31.3%	—	—	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

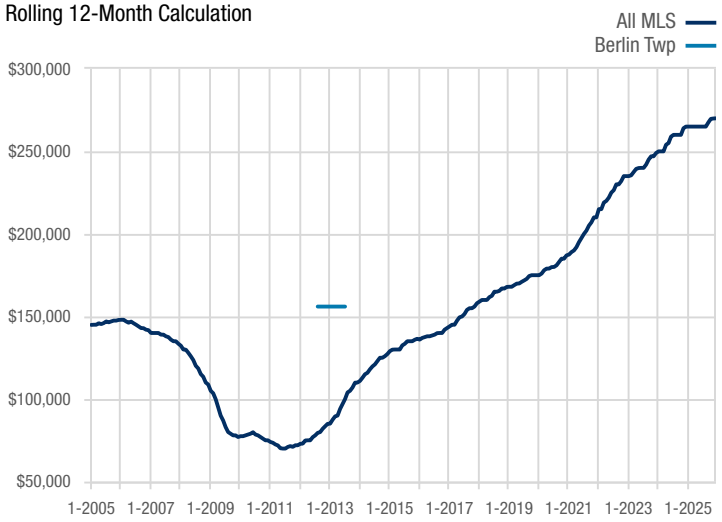
Median Sales Price - Residential

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.

Current as of January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.