Local Market Update – December 2025

A Research Tool Provided by Realcomp

Capac Vlg

St. Clair County

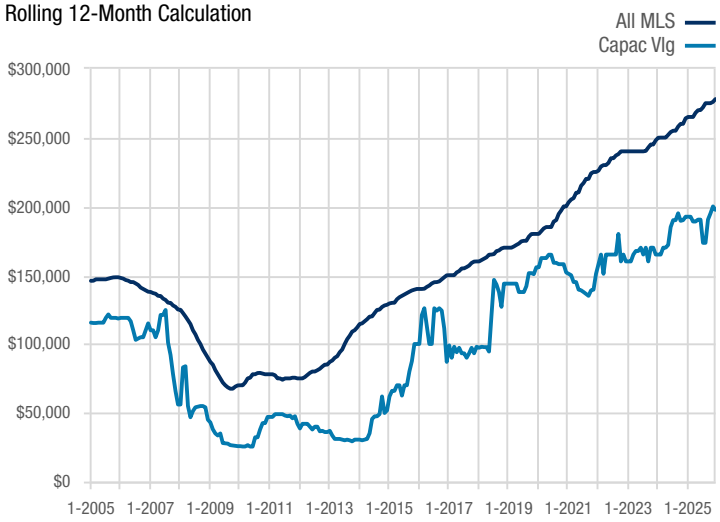
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**0**	- 100.0%	24	**28**	+ 16.7%
Pending Sales	0	**2**	—	19	**25**	+ 31.6%
Closed Sales	0	**2**	—	20	**23**	+ 15.0%
Days on Market Until Sale	—	**26**	—	15	**44**	+ 193.3%
Median Sales Price*	—	**$184,500**	—	$192,500	**$197,500**	+ 2.6%
Average Sales Price*	—	**$184,500**	—	$206,895	**$196,352**	- 5.1%
Percent of List Price Received*	—	**95.2%**	—	98.1%	**97.1%**	- 1.0%
Inventory of Homes for Sale	6	**2**	- 66.7%	—	**—**	—
Months Supply of Inventory	3.5	**0.9**	- 74.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	4	**3**	- 25.0%
Pending Sales	0	**0**	0.0%	4	**3**	- 25.0%
Closed Sales	0	**0**	0.0%	4	**2**	- 50.0%
Days on Market Until Sale	—	**—**	—	12	**9**	- 25.0%
Median Sales Price*	—	**—**	—	$195,000	**$203,450**	+ 4.3%
Average Sales Price*	—	**—**	—	$192,975	**$203,450**	+ 5.4%
Percent of List Price Received*	—	**—**	—	99.5%	**99.3%**	- 0.2%
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.

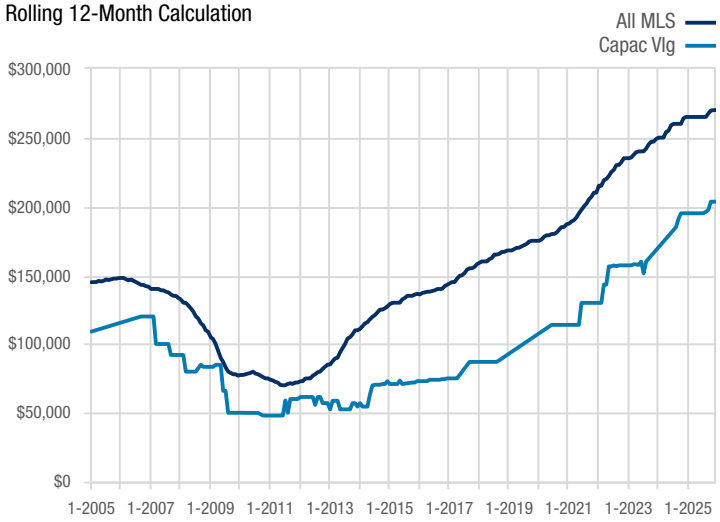
Median Sales Price - Residential

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.