Local Market Update – December 2025

A Research Tool Provided by Realcomp

Clay Twp

St. Clair County

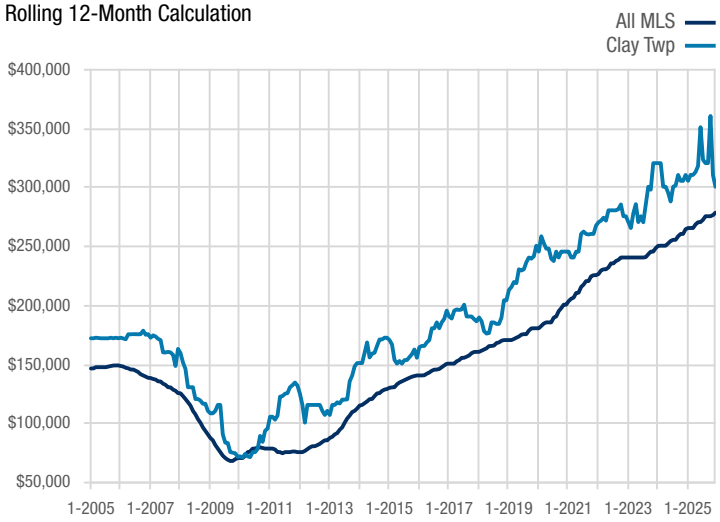
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**6**	+ 50.0%	142	**184**	+ 29.6%
Pending Sales	6	**2**	- 66.7%	110	**101**	- 8.2%
Closed Sales	8	**4**	- 50.0%	111	**101**	- 9.0%
Days on Market Until Sale	27	**74**	+ 174.1%	47	**43**	- 8.5%
Median Sales Price*	$300,000	**$247,000**	- 17.7%	$310,000	**$300,000**	- 3.2%
Average Sales Price*	$344,075	**$295,250**	- 14.2%	$361,459	**$382,954**	+ 5.9%
Percent of List Price Received*	98.2%	**98.2%**	0.0%	96.3%	**97.2%**	+ 0.9%
Inventory of Homes for Sale	15	**27**	+ 80.0%	—	**—**	—
Months Supply of Inventory	1.6	**3.2**	+ 100.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**3**	—	10	**11**	+ 10.0%
Pending Sales	0	**0**	0.0%	7	**4**	- 42.9%
Closed Sales	1	**0**	- 100.0%	7	**3**	- 57.1%
Days on Market Until Sale	107	**—**	—	38	**62**	+ 63.2%
Median Sales Price*	$390,000	**—**	—	$390,000	**$355,000**	- 9.0%
Average Sales Price*	$390,000	**—**	—	$367,857	**$299,967**	- 18.5%
Percent of List Price Received*	97.5%	**—**	—	98.0%	**96.5%**	- 1.5%
Inventory of Homes for Sale	0	**5**	—	—	**—**	—
Months Supply of Inventory	—	**3.8**	—	—	**—**	—

* 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.

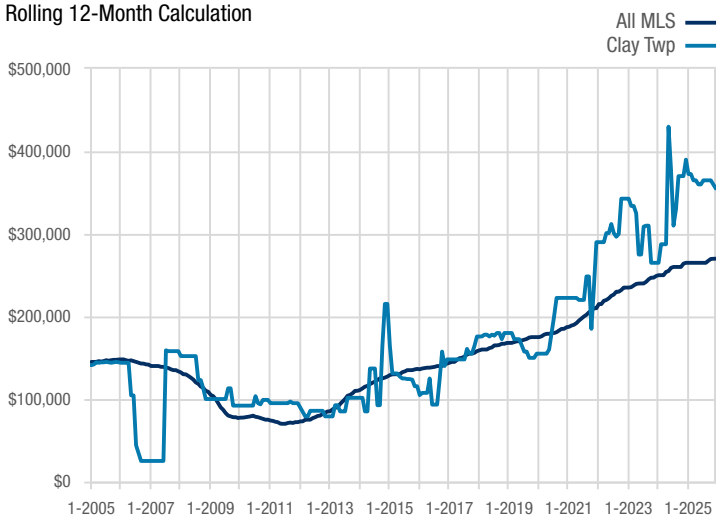
Median Sales Price - Residential

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.