Local Market Update – December 2025

A Research Tool Provided by Realcomp

Cottrellville Twp

St. Clair County

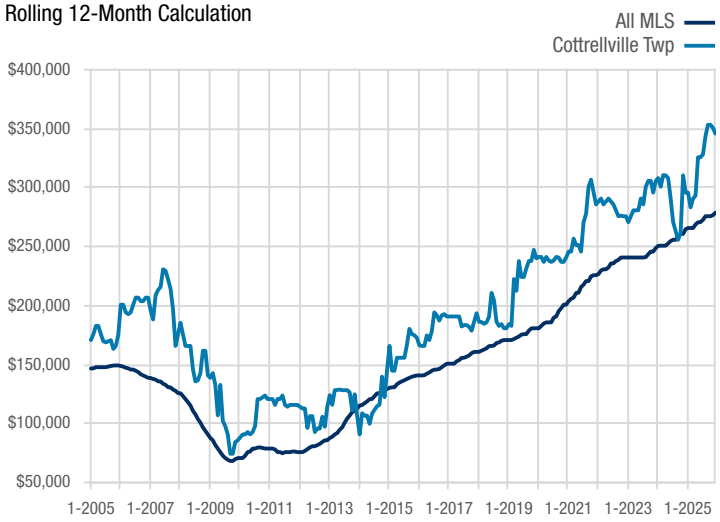
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	2	**3**	+ 50.0%	50	**54**	+ 8.0%
Pending Sales	1	**4**	+ 300.0%	33	**45**	+ 36.4%
Closed Sales	3	**4**	+ 33.3%	31	**45**	+ 45.2%
Days on Market Until Sale	33	**52**	+ 57.6%	59	**69**	+ 16.9%
Median Sales Price*	$205,000	**$222,500**	+ 8.5%	$295,000	**$345,000**	+ 16.9%
Average Sales Price*	$411,667	**$482,500**	+ 17.2%	$306,064	**$435,791**	+ 42.4%
Percent of List Price Received*	94.8%	**93.1%**	- 1.8%	92.5%	**97.4%**	+ 5.3%
Inventory of Homes for Sale	12	**8**	- 33.3%	—	**—**	—
Months Supply of Inventory	3.6	**2.1**	- 41.7%	—	**—**	—

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.

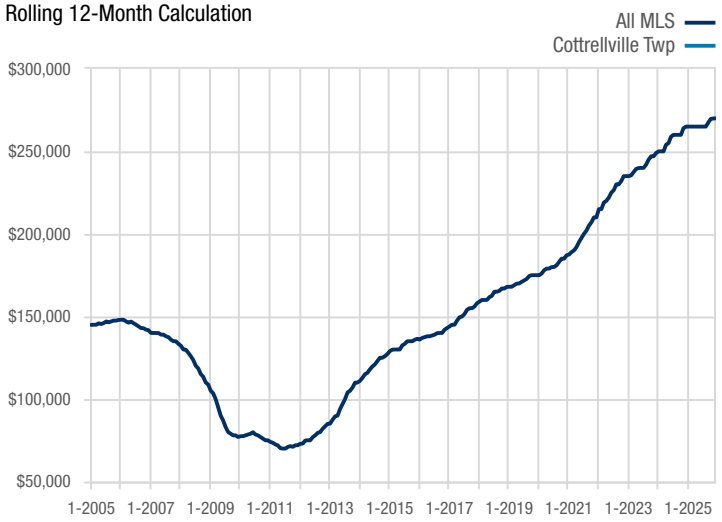
Median Sales Price - Residential

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.