Local Market Update – December 2025

A Research Tool Provided by Realcomp

East China Twp

St. Clair County

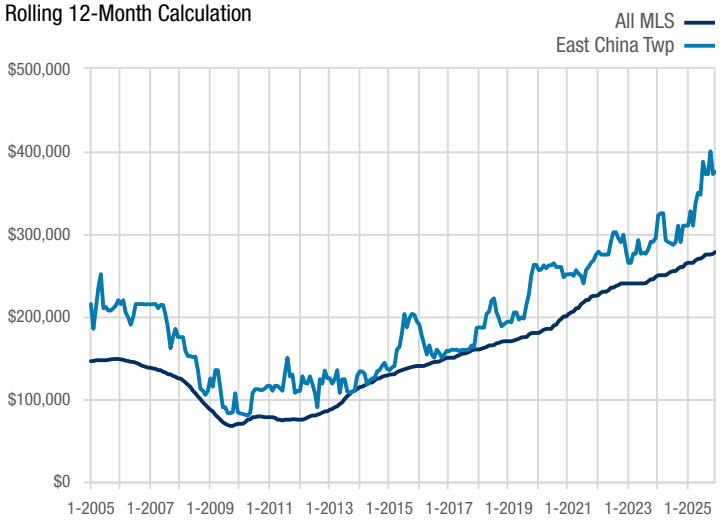
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**4**	+ 33.3%	62	**70**	+ 12.9%
Pending Sales	2	**1**	- 50.0%	37	**54**	+ 45.9%
Closed Sales	2	**4**	+ 100.0%	37	**56**	+ 51.4%
Days on Market Until Sale	37	**24**	- 35.1%	27	**36**	+ 33.3%
Median Sales Price*	$309,500	**$537,250**	+ 73.6%	$310,000	**$375,000**	+ 21.0%
Average Sales Price*	$309,500	**$585,625**	+ 89.2%	$360,668	**$418,581**	+ 16.1%
Percent of List Price Received*	100.7%	**96.1%**	- 4.6%	99.3%	**97.9%**	- 1.4%
Inventory of Homes for Sale	9	**9**	0.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.0**	- 25.9%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	7	**5**	- 28.6%
Pending Sales	1	**0**	- 100.0%	7	**4**	- 42.9%
Closed Sales	1	**1**	0.0%	7	**4**	- 42.9%
Days on Market Until Sale	4	**62**	+ 1,450.0%	18	**59**	+ 227.8%
Median Sales Price*	$260,000	**$229,250**	- 11.8%	$260,000	**$237,125**	- 8.8%
Average Sales Price*	$260,000	**$229,250**	- 11.8%	$256,857	**$254,813**	- 0.8%
Percent of List Price Received*	100.0%	**97.6%**	- 2.4%	99.0%	**95.2%**	- 3.8%
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.

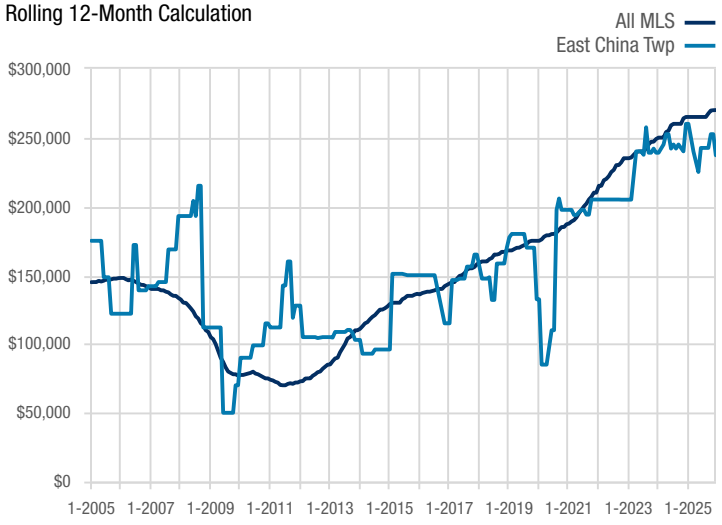
Median Sales Price - Residential

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.