Local Market Update – December 2025

A Research Tool Provided by Realcomp

St. Clair Shores

Macomb County

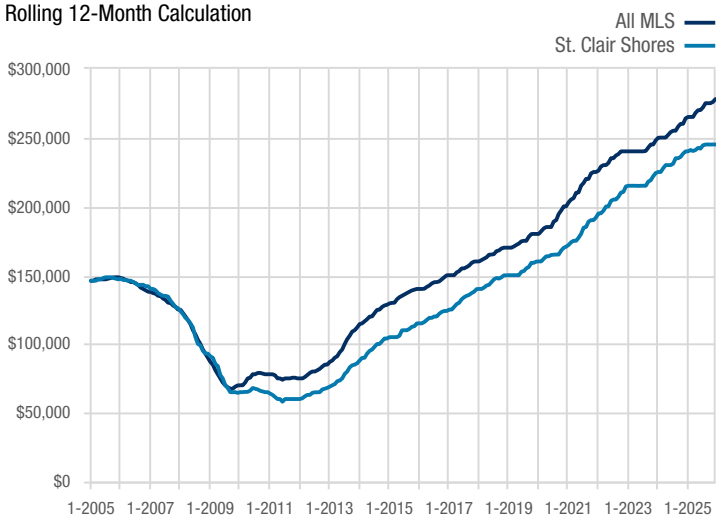
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	64	**61**	- 4.7%	1,022	**1,143**	+ 11.8%
Pending Sales	46	**49**	+ 6.5%	811	**876**	+ 8.0%
Closed Sales	60	**62**	+ 3.3%	800	**868**	+ 8.5%
Days on Market Until Sale	29	**24**	- 17.2%	22	**25**	+ 13.6%
Median Sales Price*	$234,500	**$248,500**	+ 6.0%	$240,000	**$245,000**	+ 2.1%
Average Sales Price*	$242,605	**$248,160**	+ 2.3%	$254,249	**$260,381**	+ 2.4%
Percent of List Price Received*	99.1%	**97.5%**	- 1.6%	100.3%	**99.7%**	- 0.6%
Inventory of Homes for Sale	95	**116**	+ 22.1%	—	**—**	—
Months Supply of Inventory	1.4	**1.6**	+ 14.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	12	**10**	- 16.7%	210	**208**	- 1.0%
Pending Sales	9	**5**	- 44.4%	168	**153**	- 8.9%
Closed Sales	16	**9**	- 43.8%	170	**152**	- 10.6%
Days on Market Until Sale	24	**28**	+ 16.7%	29	**35**	+ 20.7%
Median Sales Price*	$150,000	**$157,500**	+ 5.0%	$164,500	**$164,750**	+ 0.2%
Average Sales Price*	$160,531	**$180,433**	+ 12.4%	$165,959	**$186,639**	+ 12.5%
Percent of List Price Received*	96.4%	**94.0%**	- 2.5%	98.7%	**97.4%**	- 1.3%
Inventory of Homes for Sale	27	**29**	+ 7.4%	—	**—**	—
Months Supply of Inventory	1.9	**2.3**	+ 21.1%	—	**—**	—

* 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.

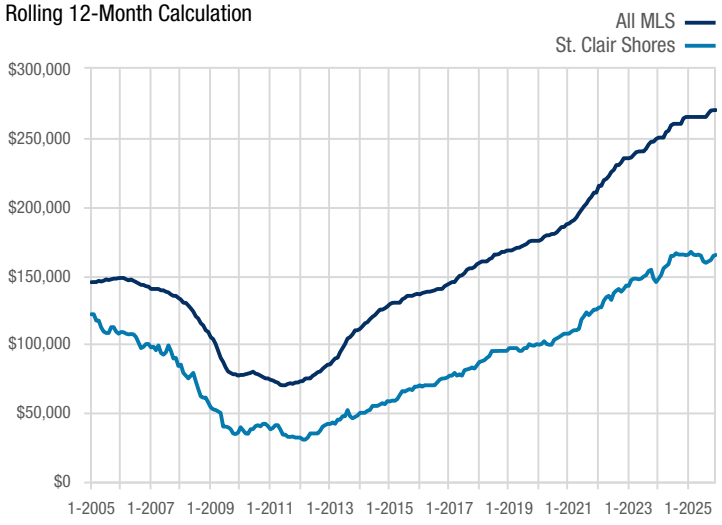
Median Sales Price - Residential

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.