Local Market Update – December 2025

A Research Tool Provided by Realcomp

St. Clair Twp

St. Clair County

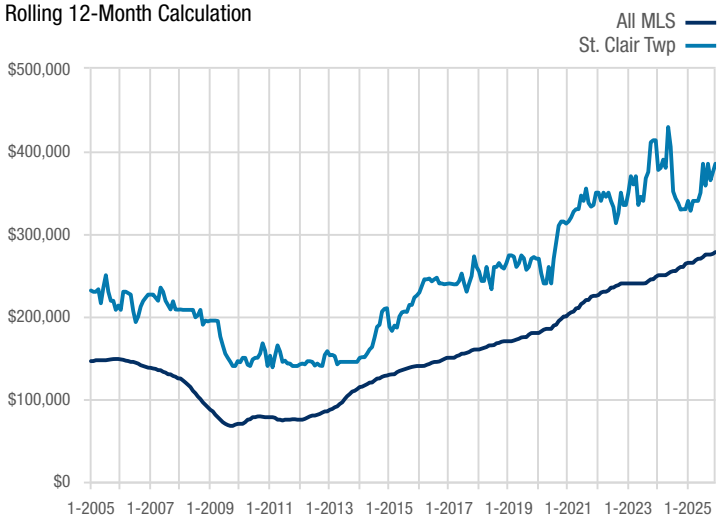
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**3**	0.0%	72	**86**	+ 19.4%
Pending Sales	2	**5**	+ 150.0%	67	**70**	+ 4.5%
Closed Sales	5	**6**	+ 20.0%	73	**67**	- 8.2%
Days on Market Until Sale	84	**27**	- 67.9%	52	**35**	- 32.7%
Median Sales Price*	$250,000	**$372,450**	+ 49.0%	$329,900	**$385,000**	+ 16.7%
Average Sales Price*	$335,480	**$399,900**	+ 19.2%	$365,869	**$426,672**	+ 16.6%
Percent of List Price Received*	95.2%	**97.6%**	+ 2.5%	99.1%	**98.4%**	- 0.7%
Inventory of Homes for Sale	7	**9**	+ 28.6%	—	**—**	—
Months Supply of Inventory	1.3	**1.5**	+ 15.4%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	9	**16**	+ 77.8%
Pending Sales	1	**1**	0.0%	6	**10**	+ 66.7%
Closed Sales	2	**1**	- 50.0%	6	**10**	+ 66.7%
Days on Market Until Sale	40	**12**	- 70.0%	29	**15**	- 48.3%
Median Sales Price*	$281,000	**$475,000**	+ 69.0%	$268,500	**$370,000**	+ 37.8%
Average Sales Price*	$281,000	**$475,000**	+ 69.0%	$272,667	**$392,445**	+ 43.9%
Percent of List Price Received*	97.4%	**97.1%**	- 0.3%	99.5%	**99.8%**	+ 0.3%
Inventory of Homes for Sale	2	**2**	0.0%	—	**—**	—
Months Supply of Inventory	1.7	**1.6**	- 5.9%	—	**—**	—

* 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.

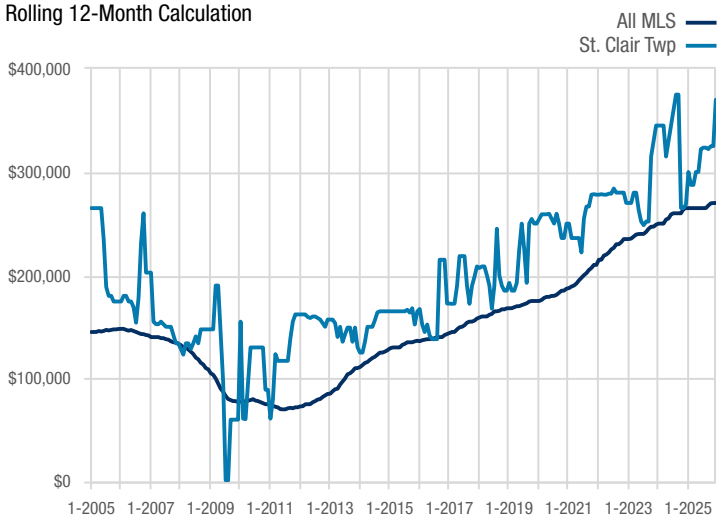
Median Sales Price - Residential

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.