Local Market Update – December 2025

A Research Tool Provided by Realcomp

St. Clair

St. Clair County

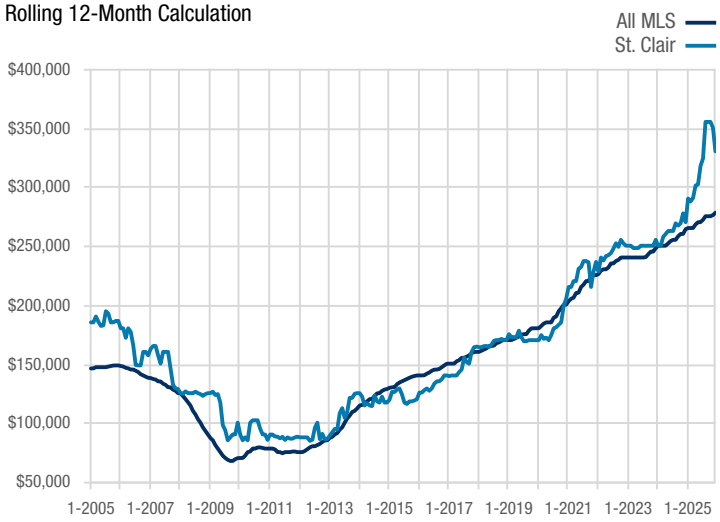
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	4	**6**	+ 50.0%	99	**121**	+ 22.2%
Pending Sales	4	**4**	0.0%	79	**89**	+ 12.7%
Closed Sales	5	**11**	+ 120.0%	80	**87**	+ 8.8%
Days on Market Until Sale	44	**35**	- 20.5%	28	**41**	+ 46.4%
Median Sales Price*	$220,000	**$260,000**	+ 18.2%	$269,950	**$330,000**	+ 22.2%
Average Sales Price*	$312,380	**$252,491**	- 19.2%	$299,909	**$358,908**	+ 19.7%
Percent of List Price Received*	100.5%	**101.1%**	+ 0.6%	98.5%	**99.7%**	+ 1.2%
Inventory of Homes for Sale	14	**19**	+ 35.7%	—	**—**	—
Months Supply of Inventory	2.1	**2.6**	+ 23.8%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**1**	—	11	**12**	+ 9.1%
Pending Sales	0	**0**	0.0%	10	**7**	- 30.0%
Closed Sales	0	**0**	0.0%	11	**7**	- 36.4%
Days on Market Until Sale	—	**—**	—	9	**18**	+ 100.0%
Median Sales Price*	—	**—**	—	$95,000	**$306,000**	+ 222.1%
Average Sales Price*	—	**—**	—	$164,045	**$272,143**	+ 65.9%
Percent of List Price Received*	—	**—**	—	99.1%	**98.8%**	- 0.3%
Inventory of Homes for Sale	1	**4**	+ 300.0%	—	**—**	—
Months Supply of Inventory	0.6	**2.9**	+ 383.3%	—	**—**	—

* 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.

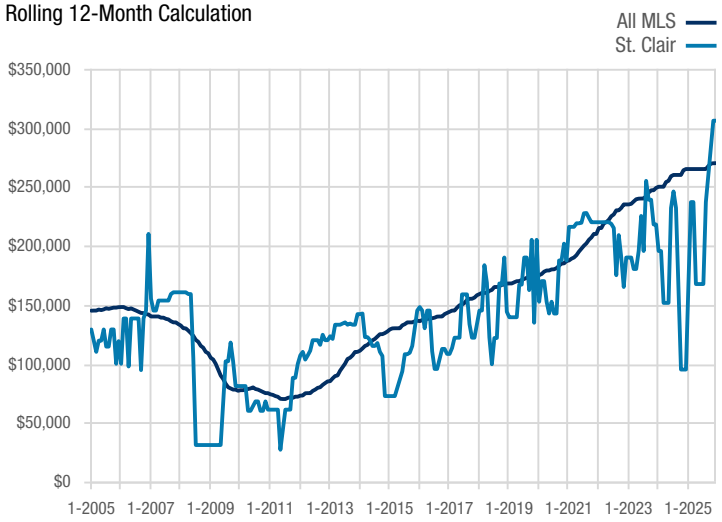
Median Sales Price - Residential

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.