Local Market Update – December 2025

A Research Tool Provided by Realcomp

St. Clair County

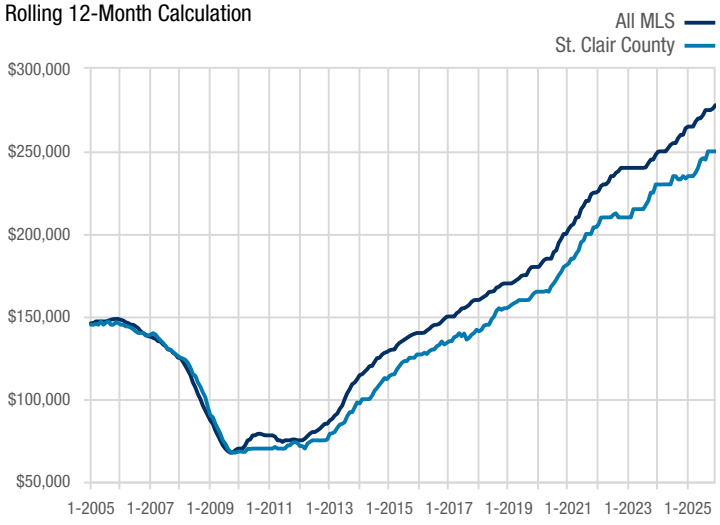
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	103	**93**	- 9.7%	2,137	**2,311**	+ 8.1%
Pending Sales	100	**107**	+ 7.0%	1,706	**1,807**	+ 5.9%
Closed Sales	125	**149**	+ 19.2%	1,714	**1,795**	+ 4.7%
Days on Market Until Sale	44	**37**	- 15.9%	38	**38**	0.0%
Median Sales Price*	$213,000	**$246,000**	+ 15.5%	$233,500	**$250,000**	+ 7.1%
Average Sales Price*	$252,653	**$289,119**	+ 14.4%	$266,591	**$286,844**	+ 7.6%
Percent of List Price Received*	96.5%	**97.9%**	+ 1.5%	98.2%	**98.0%**	- 0.2%
Inventory of Homes for Sale	277	**274**	- 1.1%	—	**—**	—
Months Supply of Inventory	1.9	**1.8**	- 5.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	5	**11**	+ 120.0%	166	**181**	+ 9.0%
Pending Sales	7	**8**	+ 14.3%	132	**129**	- 2.3%
Closed Sales	11	**11**	0.0%	136	**125**	- 8.1%
Days on Market Until Sale	42	**47**	+ 11.9%	29	**37**	+ 27.6%
Median Sales Price*	$211,000	**$192,500**	- 8.8%	$210,000	**$205,000**	- 2.4%
Average Sales Price*	$216,445	**$205,159**	- 5.2%	$238,777	**$231,577**	- 3.0%
Percent of List Price Received*	97.2%	**96.3%**	- 0.9%	98.5%	**98.1%**	- 0.4%
Inventory of Homes for Sale	17	**32**	+ 88.2%	—	**—**	—
Months Supply of Inventory	1.5	**3.0**	+ 100.0%	—	**—**	—

* 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.

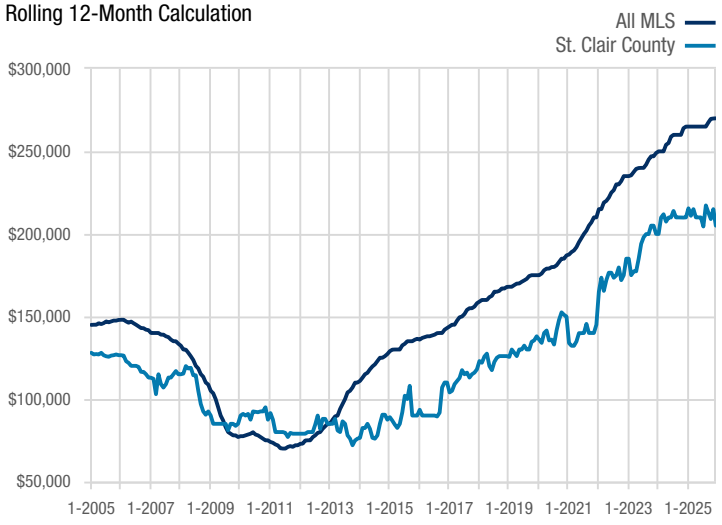
Median Sales Price - Residential

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.