Local Market Update – December 2025

A Research Tool Provided by Realcomp

Wales Twp

St. Clair County

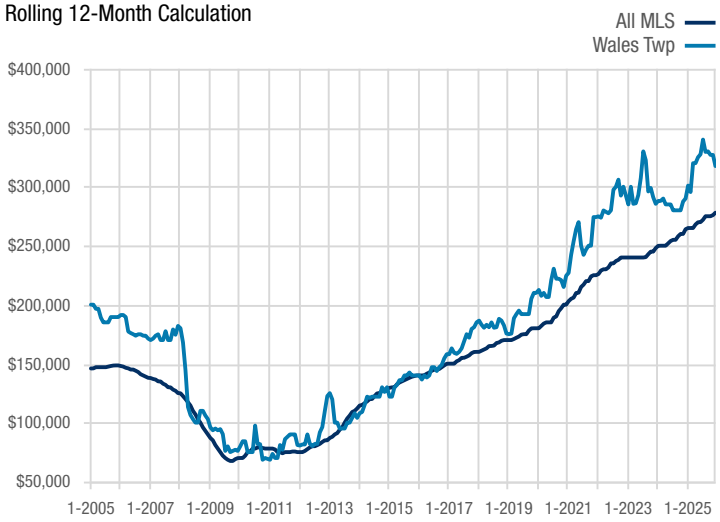
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	37	**31**	- 16.2%
Pending Sales	2	**0**	- 100.0%	34	**22**	- 35.3%
Closed Sales	3	**1**	- 66.7%	41	**24**	- 41.5%
Days on Market Until Sale	51	**38**	- 25.5%	48	**19**	- 60.4%
Median Sales Price*	$405,000	**$310,000**	- 23.5%	$290,000	**$317,500**	+ 9.5%
Average Sales Price*	$352,753	**$310,000**	- 12.1%	$349,645	**$326,090**	- 6.7%
Percent of List Price Received*	98.7%	**97.2%**	- 1.5%	99.6%	**98.9%**	- 0.7%
Inventory of Homes for Sale	1	**3**	+ 200.0%	—	**—**	—
Months Supply of Inventory	0.3	**1.2**	+ 300.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
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.

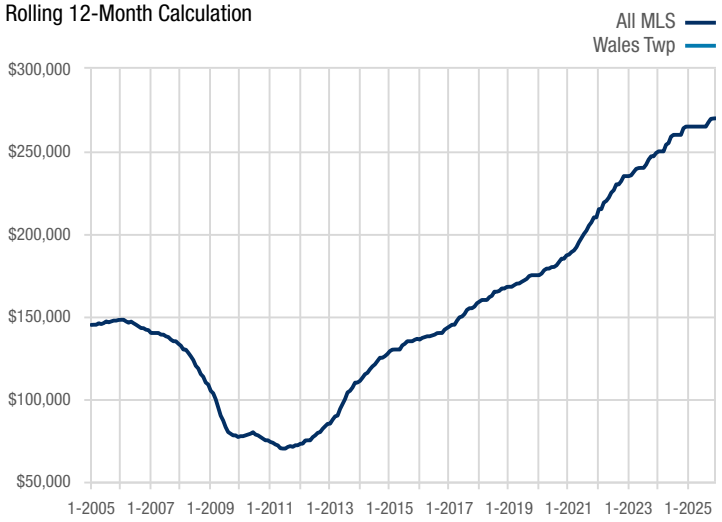
Median Sales Price - Residential

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.