Local Market Update – March 2026

A Research Tool Provided by Realcomp

Clay Twp

St. Clair County

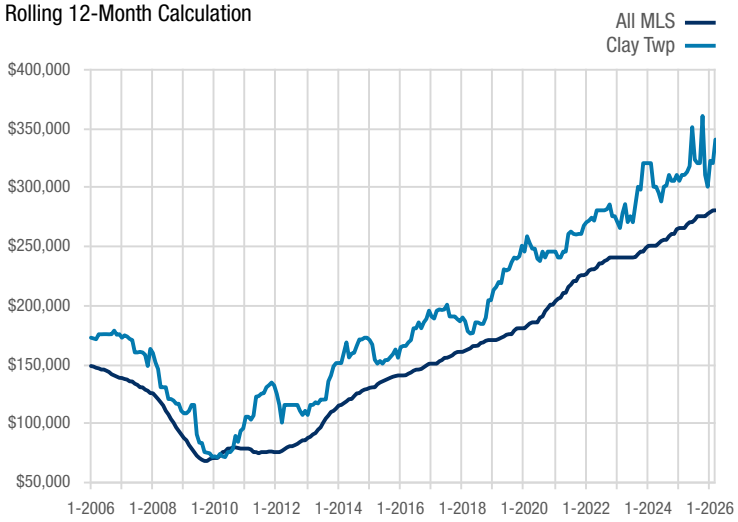
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	16	**15**	- 6.3%	37	**30**	- 18.9%
Pending Sales	5	**4**	- 20.0%	14	**11**	- 21.4%
Closed Sales	5	**4**	- 20.0%	13	**13**	0.0%
Days on Market Until Sale	28	**93**	+ 232.1%	32	**50**	+ 56.3%
Median Sales Price*	$179,900	**$275,000**	+ 52.9%	$291,000	**$340,000**	+ 16.8%
Average Sales Price*	$314,780	**$327,500**	+ 4.0%	$319,119	**$346,746**	+ 8.7%
Percent of List Price Received*	104.0%	**91.5%**	- 12.0%	99.1%	**95.3%**	- 3.8%
Inventory of Homes for Sale	26	**32**	+ 23.1%	—	**—**	—
Months Supply of Inventory	3.1	**3.9**	+ 25.8%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	2	**1**	- 50.0%	5	**3**	- 40.0%
Pending Sales	0	**2**	—	2	**2**	0.0%
Closed Sales	1	**0**	- 100.0%	2	**0**	- 100.0%
Days on Market Until Sale	24	**—**	—	20	**—**	—
Median Sales Price*	$364,900	**—**	—	$359,950	**—**	—
Average Sales Price*	$364,900	**—**	—	$359,950	**—**	—
Percent of List Price Received*	100.0%	**—**	—	98.6%	**—**	—
Inventory of Homes for Sale	3	**5**	+ 66.7%	—	**—**	—
Months Supply of Inventory	2.7	**2.5**	- 7.4%	—	**—**	—

* 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.

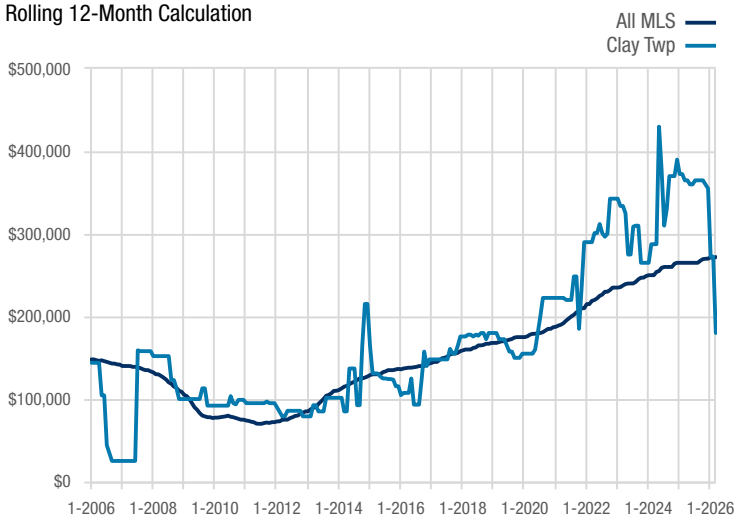
Median Sales Price - Residential

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 April 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.