Local Market Update – March 2026

A Research Tool Provided by Realcomp

St. Clair Shores

Macomb County

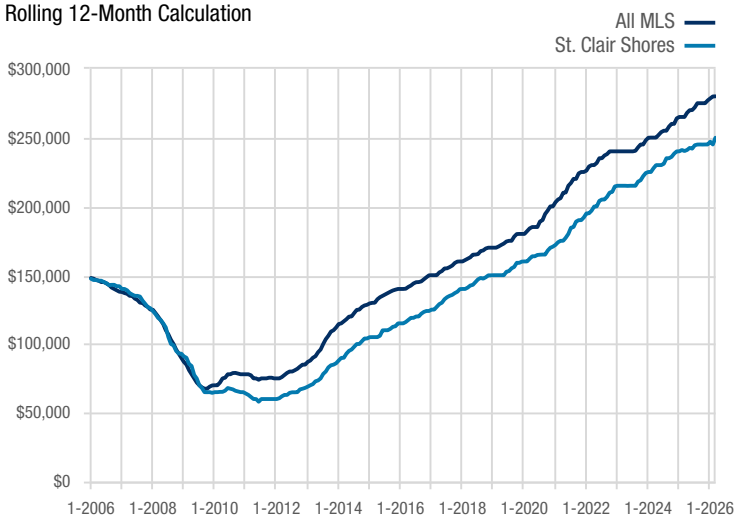
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	87	**105**	+ 20.7%	238	**236**	- 0.8%
Pending Sales	76	**86**	+ 13.2%	194	**191**	- 1.5%
Closed Sales	74	**77**	+ 4.1%	178	**172**	- 3.4%
Days on Market Until Sale	25	**28**	+ 12.0%	32	**33**	+ 3.1%
Median Sales Price*	$236,000	**$255,000**	+ 8.1%	$236,500	**$250,000**	+ 5.7%
Average Sales Price*	$241,840	**$262,432**	+ 8.5%	$245,111	**$262,031**	+ 6.9%
Percent of List Price Received*	98.9%	**99.8%**	+ 0.9%	98.6%	**99.2%**	+ 0.6%
Inventory of Homes for Sale	99	**111**	+ 12.1%	—	**—**	—
Months Supply of Inventory	1.4	**1.5**	+ 7.1%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	15	**22**	+ 46.7%	45	**55**	+ 22.2%
Pending Sales	17	**19**	+ 11.8%	39	**42**	+ 7.7%
Closed Sales	13	**11**	- 15.4%	32	**38**	+ 18.8%
Days on Market Until Sale	33	**56**	+ 69.7%	45	**48**	+ 6.7%
Median Sales Price*	$158,000	**$149,000**	- 5.7%	$166,250	**$141,950**	- 14.6%
Average Sales Price*	$151,038	**$169,091**	+ 12.0%	$187,944	**$154,582**	- 17.8%
Percent of List Price Received*	97.8%	**98.2%**	+ 0.4%	98.1%	**96.0%**	- 2.1%
Inventory of Homes for Sale	23	**27**	+ 17.4%	—	**—**	—
Months Supply of Inventory	1.7	**2.1**	+ 23.5%	—	**—**	—

* 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.

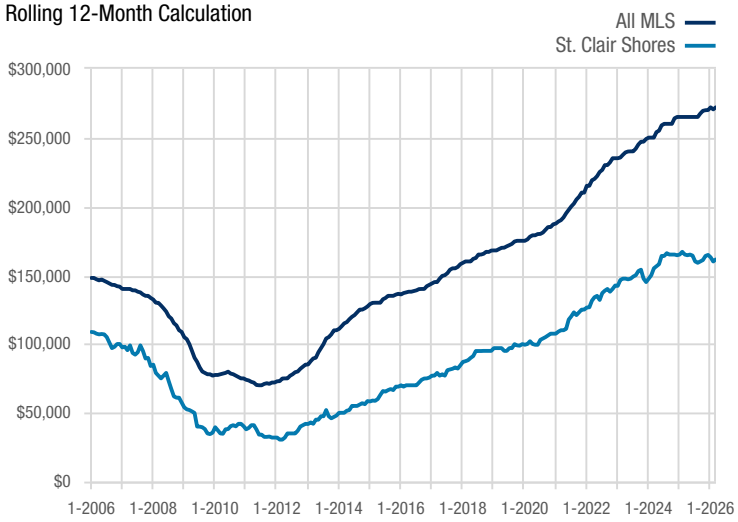
Median Sales Price - Residential

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.