Local Market Update – March 2026

A Research Tool Provided by Realcomp

St. Clair County

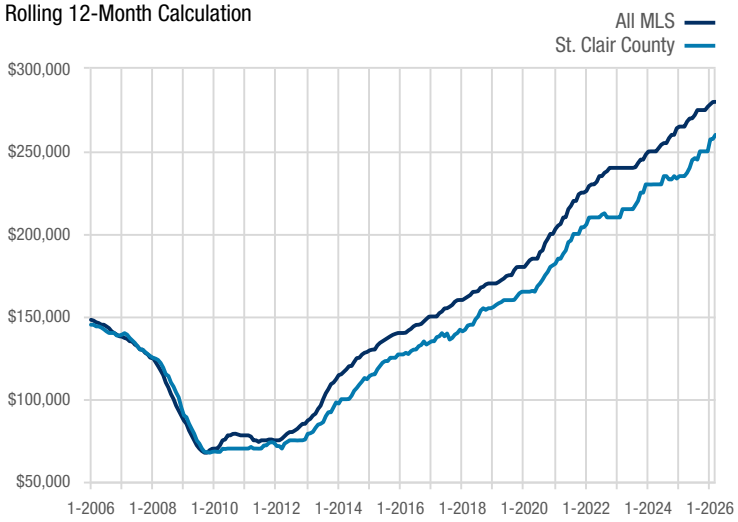
Residential	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	180	**176**	- 2.2%	431	**427**	- 0.9%
Pending Sales	125	**136**	+ 8.8%	331	**308**	- 6.9%
Closed Sales	101	**102**	+ 1.0%	308	**275**	- 10.7%
Days on Market Until Sale	43	**41**	- 4.7%	48	**45**	- 6.3%
Median Sales Price*	$215,000	**$247,500**	+ 15.1%	$225,000	**$251,250**	+ 11.7%
Average Sales Price*	$245,381	**$259,138**	+ 5.6%	$247,897	**$285,197**	+ 15.0%
Percent of List Price Received*	97.4%	**98.3%**	+ 0.9%	97.4%	**97.5%**	+ 0.1%
Inventory of Homes for Sale	278	**282**	+ 1.4%	—	**—**	—
Months Supply of Inventory	2.0	**1.9**	- 5.0%	—	**—**	—

Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	15	**11**	- 26.7%	40	**29**	- 27.5%
Pending Sales	11	**11**	0.0%	27	**25**	- 7.4%
Closed Sales	5	**10**	+ 100.0%	20	**23**	+ 15.0%
Days on Market Until Sale	45	**88**	+ 95.6%	35	**64**	+ 82.9%
Median Sales Price*	$222,500	**$220,000**	- 1.1%	$226,250	**$200,000**	- 11.6%
Average Sales Price*	$228,860	**$212,150**	- 7.3%	$226,030	**$213,235**	- 5.7%
Percent of List Price Received*	96.5%	**97.3%**	+ 0.8%	97.4%	**96.9%**	- 0.5%
Inventory of Homes for Sale	25	**29**	+ 16.0%	—	**—**	—
Months Supply of Inventory	2.3	**2.7**	+ 17.4%	—	**—**	—

* 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.

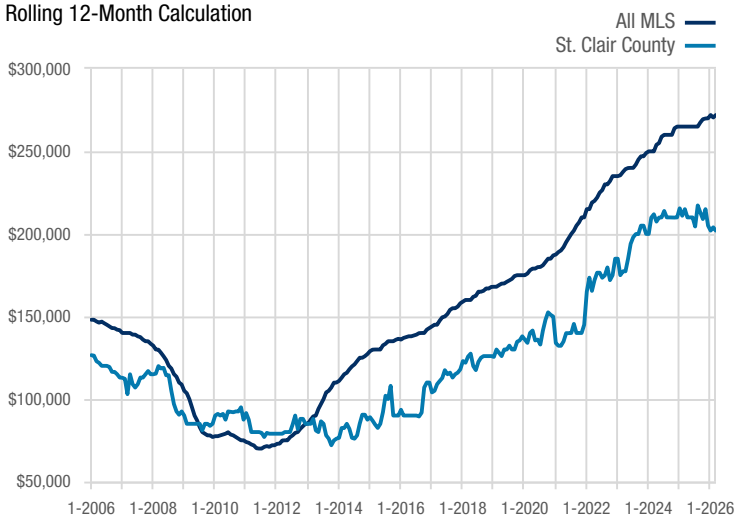
Median Sales Price - Residential

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.