

Local Market Update – September 2026

A Research Tool Provided by Realcomp



Clay Twp

St. Clair County

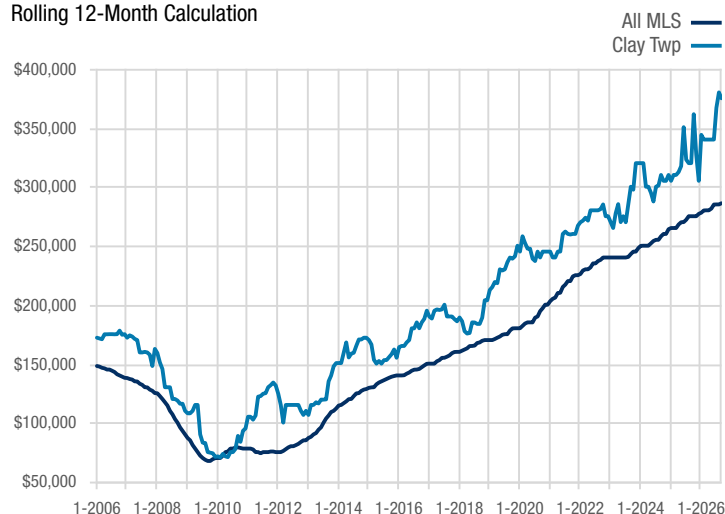
Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	21	18	- 14.3%	157	143	- 8.9%
Pending Sales	16	12	- 25.0%	83	71	- 14.5%
Closed Sales	18	12	- 33.3%	77	70	- 9.1%
Days on Market Until Sale	43	73	+ 69.8%	41	56	+ 36.6%
Median Sales Price*	\$399,625	\$375,000	- 6.2%	\$344,000	\$399,900	+ 16.3%
Average Sales Price*	\$407,147	\$416,800	+ 2.4%	\$375,752	\$428,545	+ 14.0%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	96.8%	96.1%	- 0.7%
Inventory of Homes for Sale	42	53	+ 26.2%	—	—	—
Months Supply of Inventory	4.8	7.1	+ 47.9%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	1	0.0%	8	10	+ 25.0%
Pending Sales	0	2	—	2	6	+ 200.0%
Closed Sales	0	1	—	2	5	+ 150.0%
Days on Market Until Sale	—	106	—	20	32	+ 60.0%
Median Sales Price*	—	\$245,000	—	\$359,950	\$250,000	- 30.5%
Average Sales Price*	—	\$245,000	—	\$359,950	\$283,000	- 21.4%
Percent of List Price Received*	—	100.0%	—	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	5.0	2.5	- 50.0%	—	—	—

* 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.

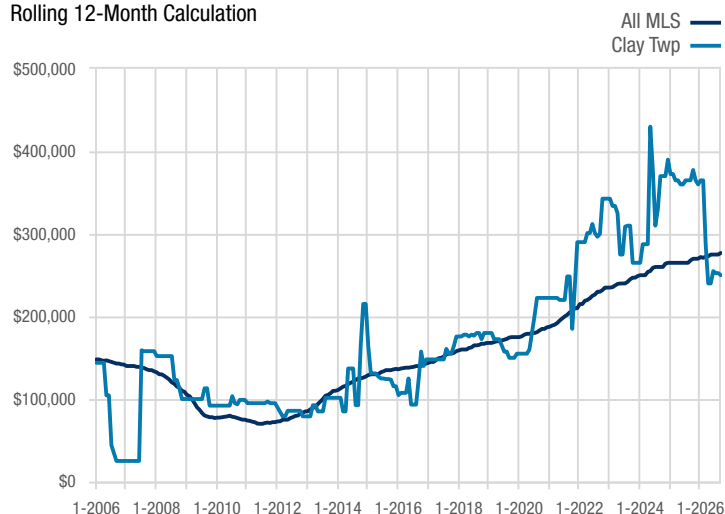
Median Sales Price - Residential

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.