

St. Clair Shores

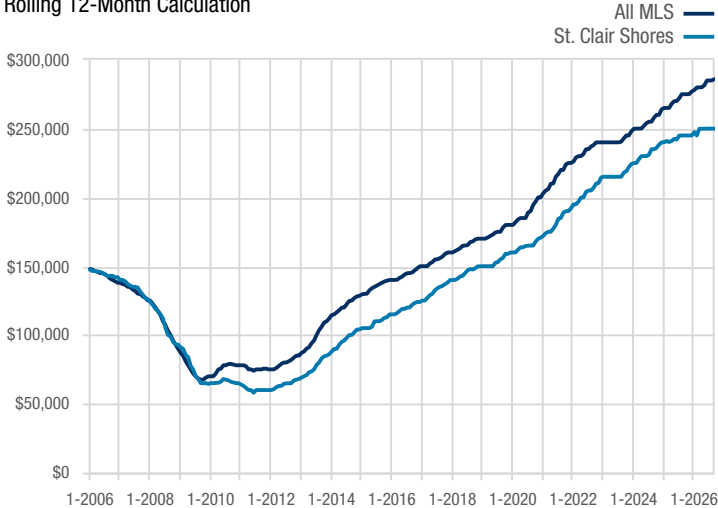
Macomb County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	93	93	0.0%	902	970	+ 7.5%
Pending Sales	73	56	- 23.3%	683	684	+ 0.1%
Closed Sales	89	67	- 24.7%	671	665	- 0.9%
Days on Market Until Sale	19	25	+ 31.6%	24	27	+ 12.5%
Median Sales Price*	\$245,000	\$244,900	- 0.0%	\$245,000	\$250,000	+ 2.0%
Average Sales Price*	\$253,980	\$258,340	+ 1.7%	\$261,143	\$273,332	+ 4.7%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	132	173	+ 31.1%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

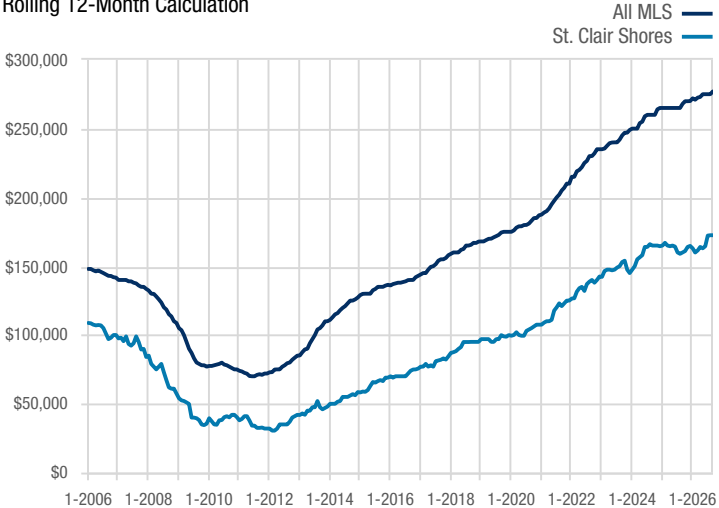
Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	22	11	- 50.0%	154	174	+ 13.0%
Pending Sales	16	16	0.0%	124	126	+ 1.6%
Closed Sales	14	9	- 35.7%	118	112	- 5.1%
Days on Market Until Sale	17	59	+ 247.1%	32	43	+ 34.4%
Median Sales Price*	\$172,500	\$179,000	+ 3.8%	\$164,750	\$172,500	+ 4.7%
Average Sales Price*	\$205,107	\$190,656	- 7.0%	\$192,153	\$194,460	+ 1.2%
Percent of List Price Received*	98.2%	95.1%	- 3.2%	97.5%	95.8%	- 1.7%
Inventory of Homes for Sale	24	29	+ 20.8%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

* 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.