Local Market Update – September 2026

A Research Tool Provided by Realcomp

Wales Twp

St. Clair County

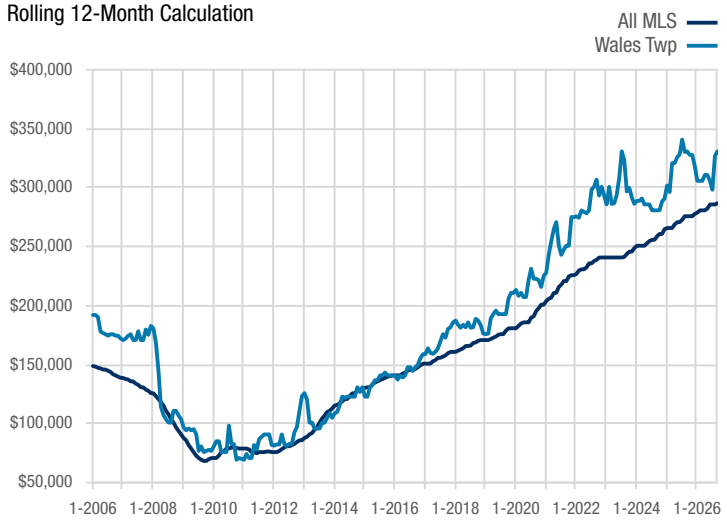
Residential	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	29	**24**	- 17.2%
Pending Sales	3	**4**	+ 33.3%	20	**15**	- 25.0%
Closed Sales	4	**3**	- 25.0%	20	**13**	- 35.0%
Days on Market Until Sale	26	**30**	+ 15.4%	19	**21**	+ 10.5%
Median Sales Price*	$335,000	**$417,500**	+ 24.6%	$327,000	**$331,000**	+ 1.2%
Average Sales Price*	$347,475	**$344,167**	- 1.0%	$334,543	**$364,923**	+ 9.1%
Percent of List Price Received*	97.6%	**97.4%**	- 0.2%	99.0%	**100.7%**	+ 1.7%
Inventory of Homes for Sale	4	**5**	+ 25.0%	—	**—**	—
Months Supply of Inventory	1.4	**2.1**	+ 50.0%	—	**—**	—

Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

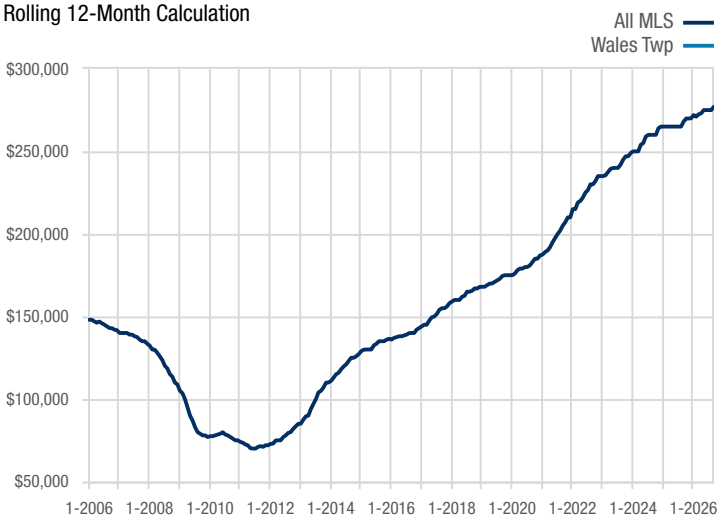
Median Sales Price - Residential

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