Local Market Update – October 2026

A Research Tool Provided by Realcomp

St. Clair Shores

Macomb County

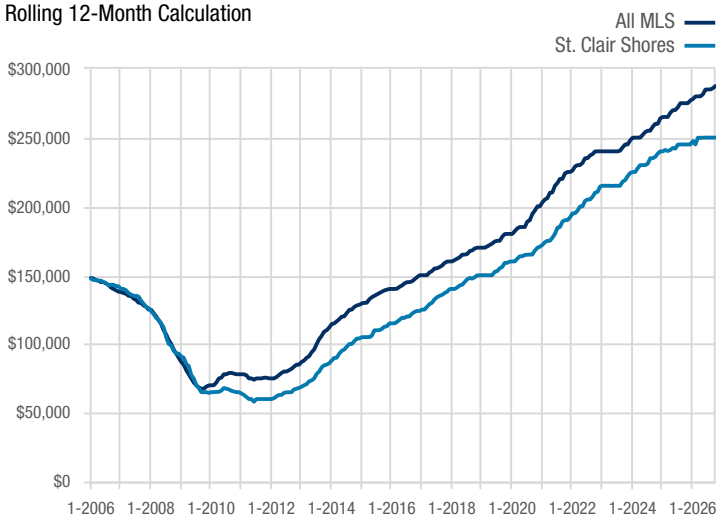
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	99	**127**	+ 28.3%	1,001	**1,099**	+ 9.8%
Pending Sales	73	**61**	- 16.4%	756	**743**	- 1.7%
Closed Sales	68	**60**	- 11.8%	739	**728**	- 1.5%
Days on Market Until Sale	26	**28**	+ 7.7%	24	**27**	+ 12.5%
Median Sales Price*	$242,750	**$235,500**	- 3.0%	$245,000	**$250,000**	+ 2.0%
Average Sales Price*	$252,192	**$263,155**	+ 4.3%	$260,320	**$272,541**	+ 4.7%
Percent of List Price Received*	100.0%	**99.4%**	- 0.6%	100.0%	**99.8%**	- 0.2%
Inventory of Homes for Sale	134	**199**	+ 48.5%	—	**—**	—
Months Supply of Inventory	1.9	**2.8**	+ 47.4%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	29	**25**	- 13.8%	183	**199**	+ 8.7%
Pending Sales	11	**8**	- 27.3%	135	**133**	- 1.5%
Closed Sales	14	**16**	+ 14.3%	132	**129**	- 2.3%
Days on Market Until Sale	75	**43**	- 42.7%	37	**43**	+ 16.2%
Median Sales Price*	$162,500	**$153,450**	- 5.6%	$164,750	**$170,000**	+ 3.2%
Average Sales Price*	$167,314	**$155,619**	- 7.0%	$189,519	**$189,452**	- 0.0%
Percent of List Price Received*	96.9%	**97.1%**	+ 0.2%	97.4%	**96.0%**	- 1.4%
Inventory of Homes for Sale	35	**36**	+ 2.9%	—	**—**	—
Months Supply of Inventory	2.7	**2.9**	+ 7.4%	—	**—**	—

* 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.

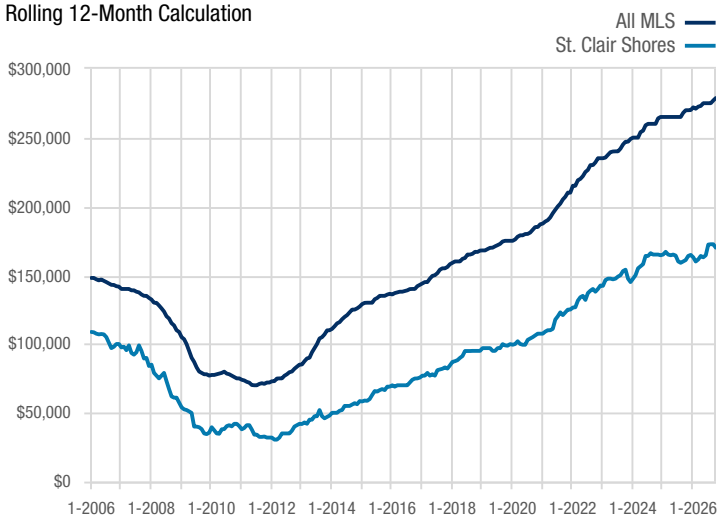
Median Sales Price - Residential

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 November 6, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.