

Local Market Update – January 2020

A Research Tool Provided by Realcomp



St. Clair County

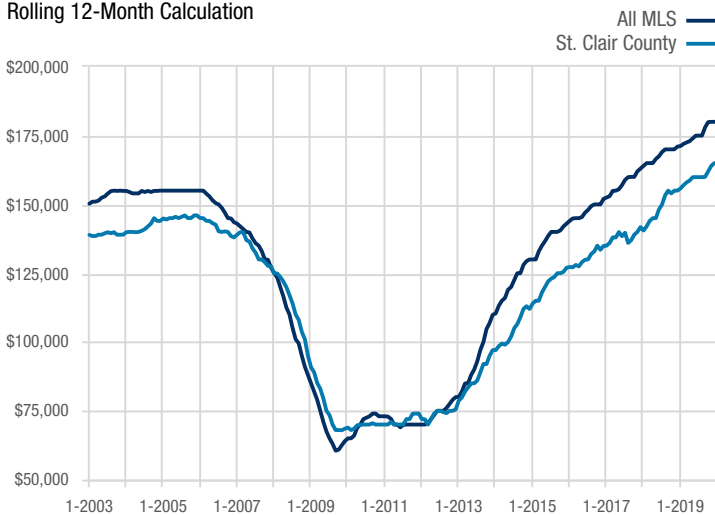
Residential Key Metrics	January			Year to Date		
	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	186	173	- 7.0%	186	173	- 7.0%
Pending Sales	144	151	+ 4.9%	144	151	+ 4.9%
Closed Sales	88	106	+ 20.5%	88	106	+ 20.5%
Days on Market Until Sale	49	56	+ 14.3%	49	56	+ 14.3%
Median Sales Price*	\$141,950	\$159,900	+ 12.6%	\$141,950	\$159,900	+ 12.6%
Average Sales Price*	\$162,254	\$170,474	+ 5.1%	\$162,254	\$170,474	+ 5.1%
Percent of List Price Received*	95.8%	95.4%	- 0.4%	95.8%	95.4%	- 0.4%
Inventory of Homes for Sale	506	467	- 7.7%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Condo Key Metrics	January			Year to Date		
	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	10	12	+ 20.0%	10	12	+ 20.0%
Pending Sales	9	3	- 66.7%	9	3	- 66.7%
Closed Sales	3	11	+ 266.7%	3	11	+ 266.7%
Days on Market Until Sale	15	104	+ 593.3%	15	104	+ 593.3%
Median Sales Price*	\$157,000	\$114,000	- 27.4%	\$157,000	\$114,000	- 27.4%
Average Sales Price*	\$157,367	\$180,945	+ 15.0%	\$157,367	\$180,945	+ 15.0%
Percent of List Price Received*	100.4%	95.5%	- 4.9%	100.4%	95.5%	- 4.9%
Inventory of Homes for Sale	20	28	+ 40.0%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

* 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.

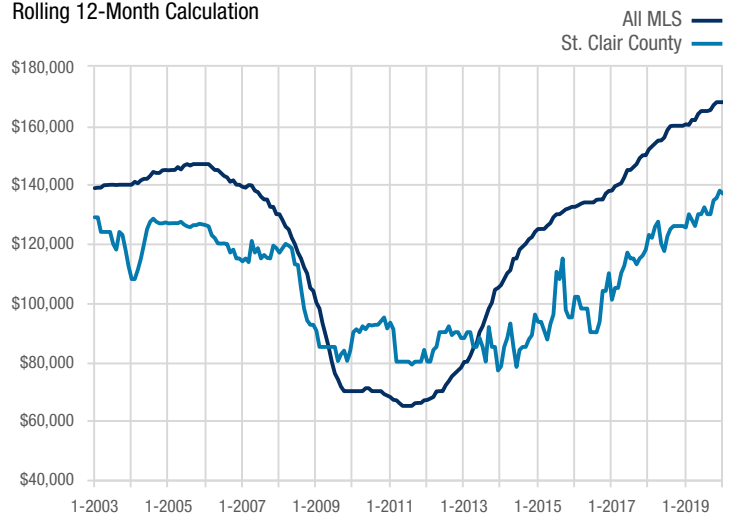
Median Sales Price - Residential

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.