

St. Clair County, IL

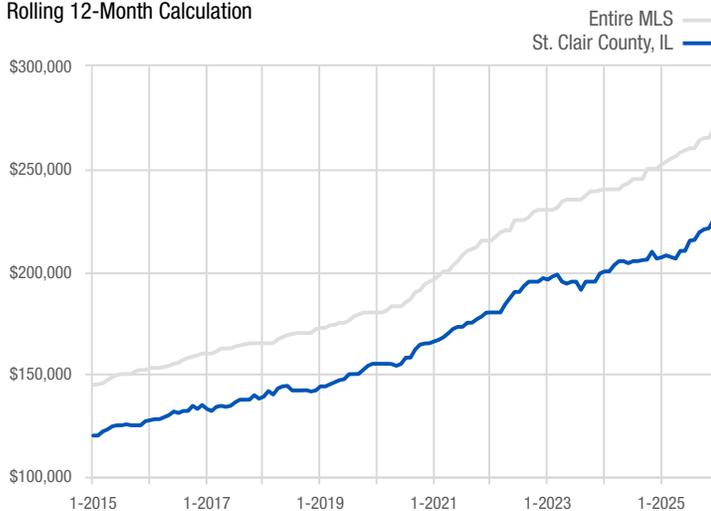
Residential Detached	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	203	200	- 1.5%	3,513	3,664	+ 4.3%
Pending Sales	226	169	- 25.2%	2,956	2,857	- 3.3%
Closed Sales	242	233	- 3.7%	2,948	2,826	- 4.1%
Days on Market Until Sale	46	53	+ 15.2%	46	46	0.0%
Median Sales Price*	\$180,000	\$215,000	+ 19.4%	\$206,250	\$225,000	+ 9.1%
Average Sales Price*	\$213,902	\$232,054	+ 8.5%	\$234,030	\$248,300	+ 6.1%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	588	601	+ 2.2%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Townhouse/Condo	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	9	10	+ 11.1%	204	264	+ 29.4%
Pending Sales	8	7	- 12.5%	191	182	- 4.7%
Closed Sales	17	16	- 5.9%	186	194	+ 4.3%
Days on Market Until Sale	51	59	+ 15.7%	51	66	+ 29.4%
Median Sales Price*	\$245,000	\$178,750	- 27.0%	\$207,500	\$214,000	+ 3.1%
Average Sales Price*	\$253,027	\$195,681	- 22.7%	\$234,678	\$238,365	+ 1.6%
Percent of List Price Received*	100.7%	96.7%	- 4.0%	100.1%	100.5%	+ 0.4%
Inventory of Homes for Sale	36	72	+ 100.0%	—	—	—
Months Supply of Inventory	2.3	4.7	+ 104.3%	—	—	—

* 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 Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse/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.