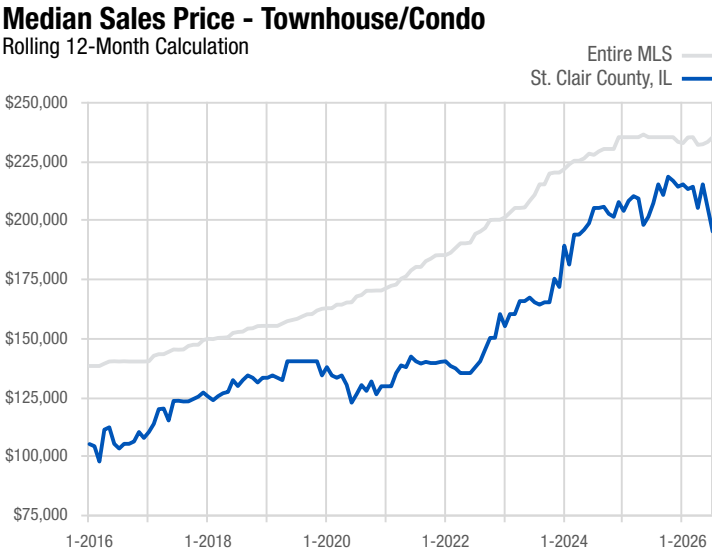
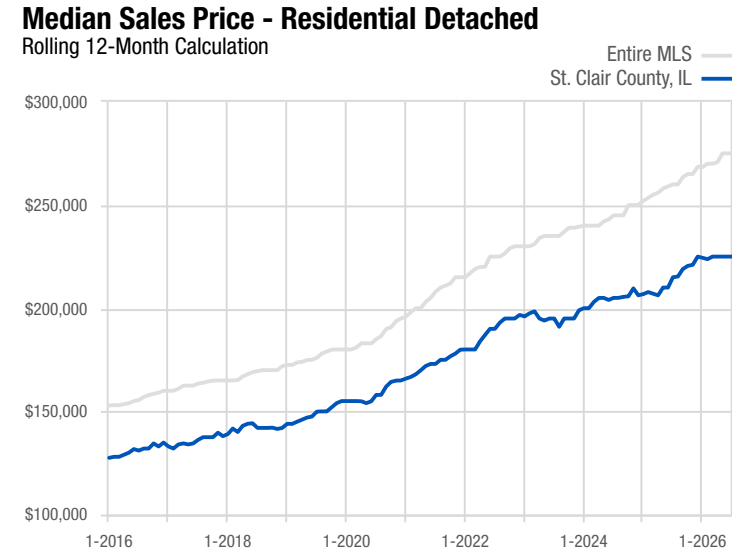


St. Clair County, IL

Residential Detached	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	365	385	+ 5.5%	2,246	2,403	+ 7.0%
Pending Sales	263	245	- 6.8%	1,812	1,802	- 0.6%
Closed Sales	273	306	+ 12.1%	1,663	1,775	+ 6.7%
Days on Market Until Sale	36	39	+ 8.3%	45	50	+ 11.1%
Median Sales Price*	\$245,000	\$262,250	+ 7.0%	\$225,500	\$230,000	+ 2.0%
Average Sales Price*	\$265,100	\$284,293	+ 7.2%	\$250,178	\$255,459	+ 2.1%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	622	819	+ 31.7%	—	—	—
Months Supply of Inventory	2.5	3.4	+ 36.0%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	27	16	- 40.7%	196	131	- 33.2%
Pending Sales	20	12	- 40.0%	121	97	- 19.8%
Closed Sales	19	16	- 15.8%	119	97	- 18.5%
Days on Market Until Sale	30	42	+ 40.0%	58	54	- 6.9%
Median Sales Price*	\$230,500	\$177,450	- 23.0%	\$216,500	\$193,500	- 10.6%
Average Sales Price*	\$250,539	\$202,109	- 19.3%	\$239,273	\$219,910	- 8.1%
Percent of List Price Received*	102.4%	99.2%	- 3.1%	101.4%	98.6%	- 2.8%
Inventory of Homes for Sale	79	63	- 20.3%	—	—	—
Months Supply of Inventory	4.9	4.8	- 2.0%	—	—	—

* 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.



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.