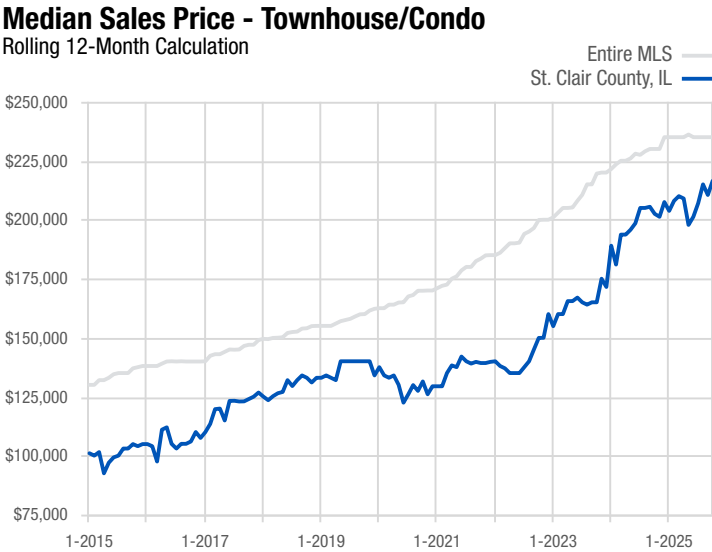
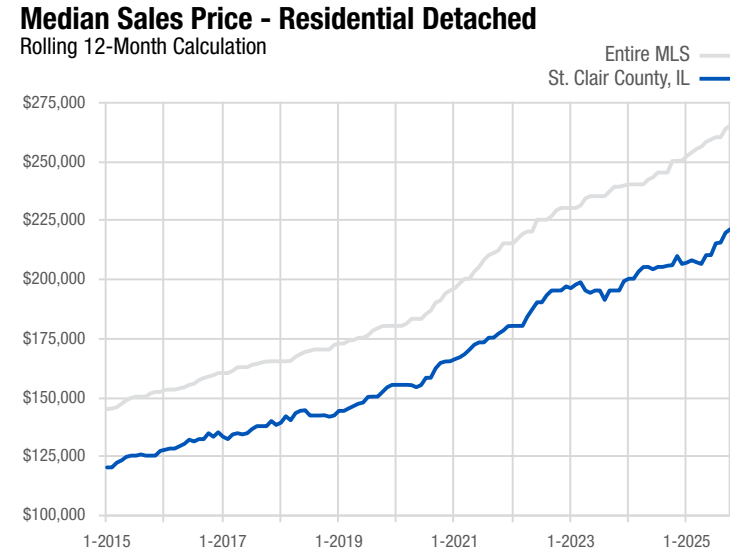


St. Clair County, IL

Residential Detached	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	308	299	- 2.9%	3,036	3,243	+ 6.8%
Pending Sales	237	196	- 17.3%	2,504	2,443	- 2.4%
Closed Sales	250	220	- 12.0%	2,484	2,382	- 4.1%
Days on Market Until Sale	46	43	- 6.5%	46	44	- 4.3%
Median Sales Price*	\$202,750	\$229,700	+ 13.3%	\$209,900	\$225,000	+ 7.2%
Average Sales Price*	\$230,249	\$243,599	+ 5.8%	\$236,295	\$251,231	+ 6.3%
Percent of List Price Received*	99.9%	98.5%	- 1.4%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	674	758	+ 12.5%	—	—	—
Months Supply of Inventory	2.8	3.1	+ 10.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	14	18	+ 28.6%	175	244	+ 39.4%
Pending Sales	15	13	- 13.3%	166	157	- 5.4%
Closed Sales	14	13	- 7.1%	159	166	+ 4.4%
Days on Market Until Sale	38	126	+ 231.6%	52	67	+ 28.8%
Median Sales Price*	\$191,000	\$290,000	+ 51.8%	\$207,000	\$222,500	+ 7.5%
Average Sales Price*	\$206,464	\$300,389	+ 45.5%	\$230,464	\$246,063	+ 6.8%
Percent of List Price Received*	96.5%	99.6%	+ 3.2%	99.9%	100.9%	+ 1.0%
Inventory of Homes for Sale	41	83	+ 102.4%	—	—	—
Months Supply of Inventory	2.5	5.5	+ 120.0%	—	—	—

* 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.