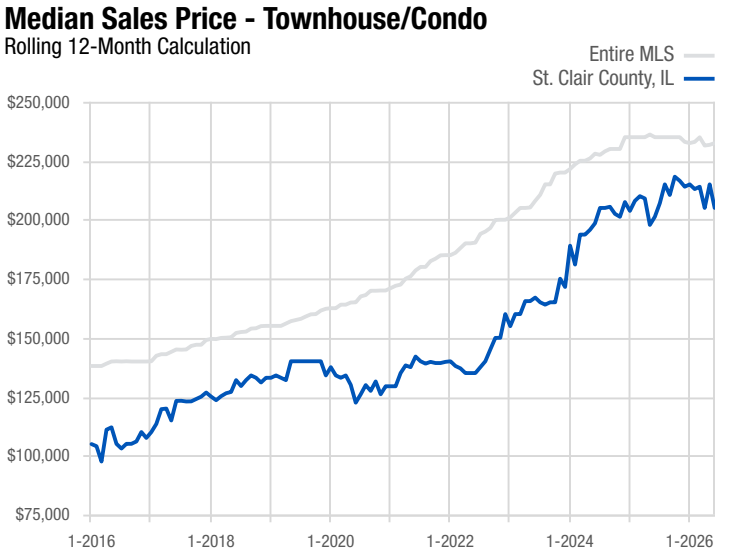
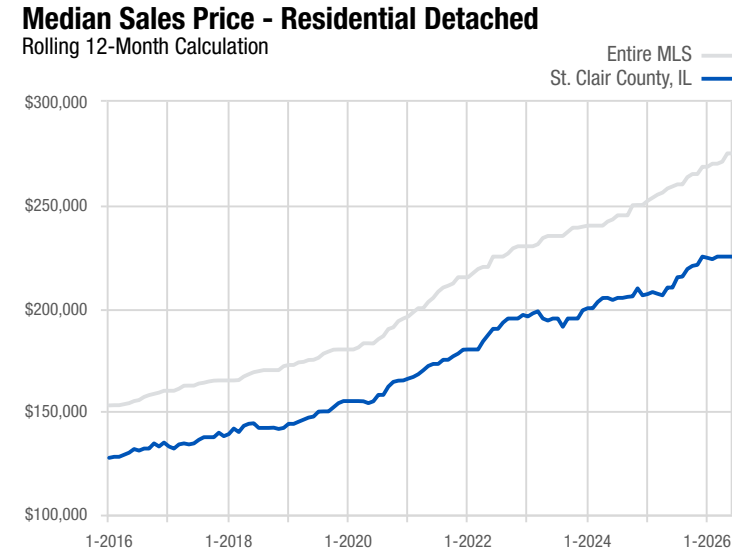


St. Clair County, IL

Residential Detached	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	320	343	+ 7.2%	1,881	2,019	+ 7.3%
Pending Sales	251	260	+ 3.6%	1,549	1,521	- 1.8%
Closed Sales	285	324	+ 13.7%	1,390	1,466	+ 5.5%
Days on Market Until Sale	36	46	+ 27.8%	46	52	+ 13.0%
Median Sales Price*	\$252,500	\$249,450	- 1.2%	\$221,000	\$220,000	- 0.5%
Average Sales Price*	\$278,610	\$278,230	- 0.1%	\$247,229	\$249,416	+ 0.9%
Percent of List Price Received*	100.9%	99.2%	- 1.7%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	584	769	+ 31.7%	—	—	—
Months Supply of Inventory	2.3	3.2	+ 39.1%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	20	20	0.0%	169	115	- 32.0%
Pending Sales	17	11	- 35.3%	101	84	- 16.8%
Closed Sales	26	13	- 50.0%	100	81	- 19.0%
Days on Market Until Sale	61	33	- 45.9%	63	56	- 11.1%
Median Sales Price*	\$235,000	\$195,000	- 17.0%	\$203,500	\$195,000	- 4.2%
Average Sales Price*	\$225,293	\$236,375	+ 4.9%	\$237,089	\$223,470	- 5.7%
Percent of List Price Received*	100.4%	99.9%	- 0.5%	101.2%	98.4%	- 2.8%
Inventory of Homes for Sale	76	59	- 22.4%	—	—	—
Months Supply of Inventory	4.5	4.3	- 4.4%	—	—	—

* 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.



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.