

St. Clair County, IL

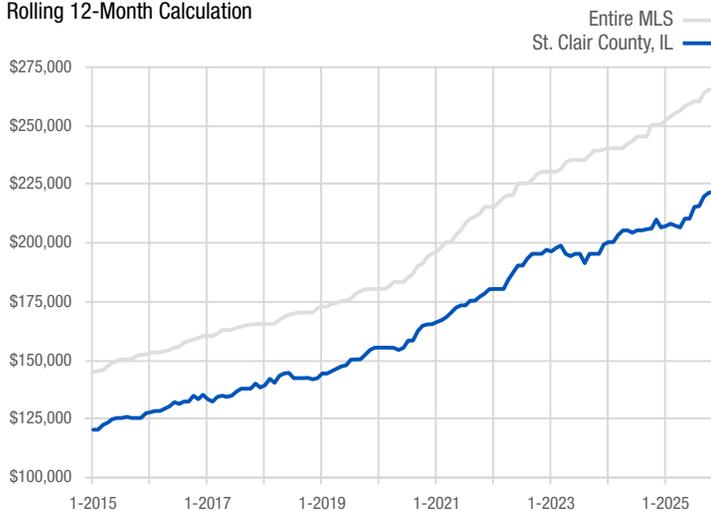
Residential Detached	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	274	224	- 18.2%	3,310	3,466	+ 4.7%
Pending Sales	227	164	- 27.8%	2,731	2,650	- 3.0%
Closed Sales	222	207	- 6.8%	2,706	2,590	- 4.3%
Days on Market Until Sale	43	53	+ 23.3%	46	45	- 2.2%
Median Sales Price*	\$208,165	\$215,000	+ 3.3%	\$209,329	\$225,000	+ 7.5%
Average Sales Price*	\$230,509	\$235,658	+ 2.2%	\$235,814	\$249,916	+ 6.0%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	688	711	+ 3.3%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

Townhouse/Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	20	9	- 55.0%	195	254	+ 30.3%
Pending Sales	17	9	- 47.1%	183	171	- 6.6%
Closed Sales	10	11	+ 10.0%	169	177	+ 4.7%
Days on Market Until Sale	43	42	- 2.3%	51	66	+ 29.4%
Median Sales Price*	\$165,000	\$160,000	- 3.0%	\$205,000	\$215,000	+ 4.9%
Average Sales Price*	\$270,483	\$185,627	- 31.4%	\$232,832	\$242,264	+ 4.1%
Percent of List Price Received*	102.7%	100.3%	- 2.3%	100.1%	100.9%	+ 0.8%
Inventory of Homes for Sale	42	75	+ 78.6%	—	—	—
Months Supply of Inventory	2.6	5.0	+ 92.3%	—	—	—

* 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.

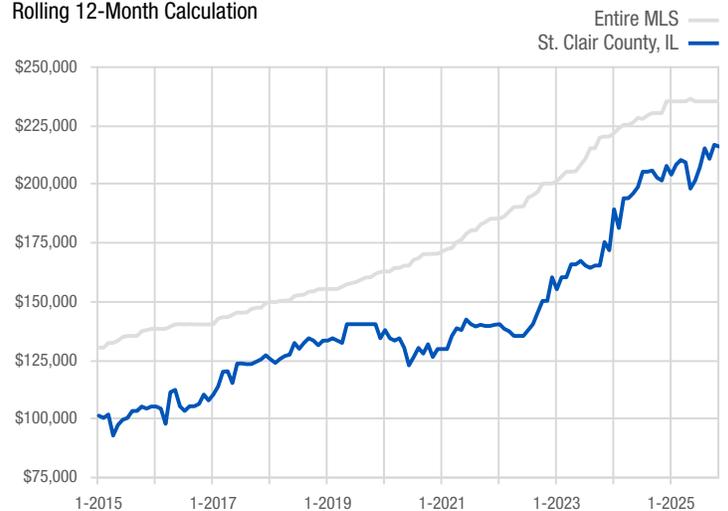
Median Sales Price - Residential Detached

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.