Local Market Update – October 2026

A Research Tool Provided by MARIS

MARIS

St. Clair County, IL

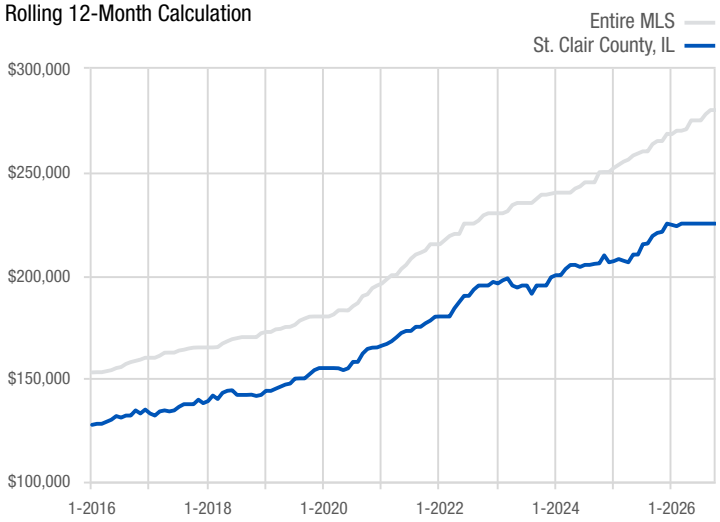
Residential Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	298	**337**	+ 13.1%	3,240	**3,362**	+ 3.8%
Pending Sales	233	**172**	- 26.2%	2,490	**2,471**	- 0.8%
Closed Sales	221	**221**	0.0%	2,384	**2,482**	+ 4.1%
Days on Market Until Sale	43	**50**	+ 16.3%	44	**50**	+ 13.6%
Median Sales Price*	$229,650	**$194,950**	- 15.1%	$225,000	**$225,000**	0.0%
Average Sales Price*	$242,537	**$243,116**	+ 0.2%	$251,037	**$255,936**	+ 2.0%
Percent of List Price Received*	98.3%	**98.8%**	+ 0.5%	99.7%	**99.1%**	- 0.6%
Inventory of Homes for Sale	718	**947**	+ 31.9%	—	**—**	—
Months Supply of Inventory	2.9	**4.0**	+ 37.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	19	**28**	+ 47.4%	245	**200**	- 18.4%
Pending Sales	15	**13**	- 13.3%	162	**142**	- 12.3%
Closed Sales	14	**17**	+ 21.4%	167	**138**	- 17.4%
Days on Market Until Sale	131	**62**	- 52.7%	68	**54**	- 20.6%
Median Sales Price*	$277,500	**$198,000**	- 28.6%	$225,000	**$195,000**	- 13.3%
Average Sales Price*	$296,004	**$212,432**	- 28.2%	$246,020	**$222,964**	- 9.4%
Percent of List Price Received*	99.6%	**96.7%**	- 2.9%	100.9%	**98.6%**	- 2.3%
Inventory of Homes for Sale	79	**58**	- 26.6%	—	**—**	—
Months Supply of Inventory	5.1	**4.3**	- 15.7%	—	**—**	—

* 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.

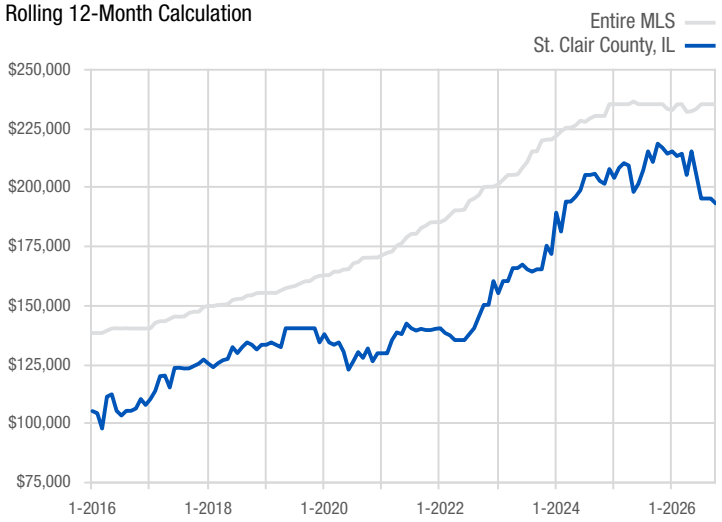
Median Sales Price - Residential Detached

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.

Current as of November 4, 2026. All data from MARIS. Report © 2026 ShowingTime Plus, LLC.