

St. Clair County, IL

Residential Detached

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	284	364	+ 28.2%	743	808	+ 8.7%
Pending Sales	261	257	- 1.5%	676	672	- 0.6%
Closed Sales	252	219	- 13.1%	601	596	- 0.8%
Days on Market Until Sale	54	56	+ 3.7%	54	54	0.0%
Median Sales Price*	\$206,914	\$200,000	- 3.3%	\$198,500	\$200,000	+ 0.8%
Average Sales Price*	\$234,602	\$232,257	- 1.0%	\$220,428	\$231,093	+ 4.8%
Percent of List Price Received*	98.1%	99.5%	+ 1.4%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	468	525	+ 12.2%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

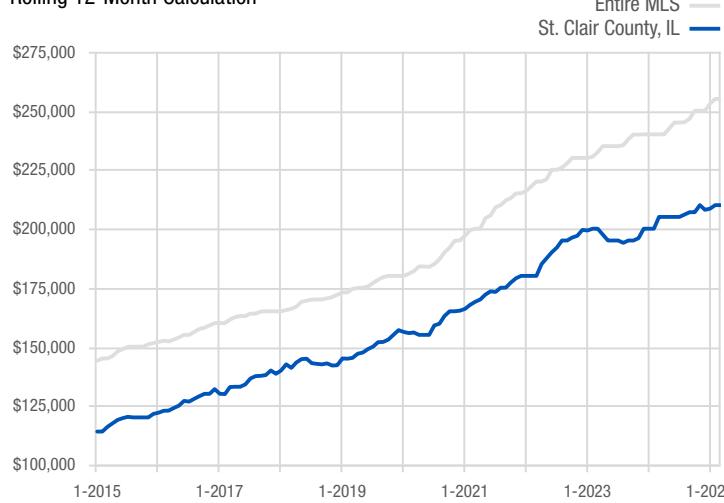
Townhouse/Condo

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	13	38	+ 192.3%	41	77	+ 87.8%
Pending Sales	7	15	+ 114.3%	36	38	+ 5.6%
Closed Sales	12	19	+ 58.3%	36	36	0.0%
Days on Market Until Sale	76	73	- 3.9%	62	65	+ 4.8%
Median Sales Price*	\$198,500	\$165,269	- 16.7%	\$196,000	\$172,000	- 12.2%
Average Sales Price*	\$217,775	\$235,222	+ 8.0%	\$206,019	\$220,177	+ 6.9%
Percent of List Price Received*	100.8%	99.6%	- 1.2%	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	37	50	+ 35.1%	—	—	—
Months Supply of Inventory	2.9	3.5	+ 20.7%	—	—	—

* 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.