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Year-to-Date Metro-East Home Sales Increased in April 2015

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its April 2015 housing statistics. St. Clair, Monroe, Randolph, and Clinton Counties reported an increase in year-to-date home sales in April 2015 compared to April of last year. Additionally, St. Clair and Monroe Counties recorded a monthly increase in home sales in April 2015 compared to April 2014.

REALTORS® in St. Clair County sold 17.1 percent more homes this April compared to April of last year. In that same comparison, Monroe County reported a 56 percent increase in home sales, while Randolph County home sales stayed the same.

“The strong start to the Metro East’s housing market continued into April,” states Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. **“Inventory of homes on the market and higher median home prices are the driving factors in today’s housing market. If you are thinking of selling your home, now is the time to do it. Illinois is currently seeing tight housing inventories, which should be encouraging news for homeowners who are interested in getting their property on the market.”**

Local median home prices continued to follow the statewide increase of median home prices. According to the Illinois Association of REALTORS®, the statewide median home price increased 9.7 percent in April. Compared to April 2014, St. Clair County recorded 6.3 percent increase in median home price in April 2015. Randolph County followed suit with a 112.5 percent increase.

The year-to-date home sales in the Metro-East continued to see gains in April. St. Clair County recorded a 20 percent increase in year-to-date home sales compared to April 2014. Year-to-date home sales increased by 42.9 percent in Monroe County, 9.1 percent in Randolph County, and 8.4 percent in Clinton County.

“REALTORS® can help guide the consumer through the buying and selling process. All real estate is local. National trends do not always reflect local market conditions. Your best course of action when thinking about buying or selling is to consult with a REALTOR®, a knowledgeable real estate professional, who knows the local market conditions. REALTORS® work through the real estate transaction process daily and understand how to position a home for sale, negotiate contract terms, manage inspections and ensure a smooth settlement,” stated Mitchell.

The housing statistics follow on the subsequent page:

(continued on next page)





(continued from page 1)

Residential Units April 2015							Mar.	Feb.	Jan.	Dec.	Nov	Oct	Sep
County	2015	2014	2013	2012	2011	2010	2015	2015	2015	2014	2014	2014	2014
Monroe	39	25	37	29	23	34	26	23	32	24	31	39	36
St. Clair	240	205	238	176	183	261	244	151	144	143	139	168	223
Randolph	7	7	13	8	10	15	13	10	6	10	7	13	20
Clinton	25	34	27	17	22	35	31	11	23	17	18	16	11
Year-to-Date Residential Units (Jan 1-April 30, 2015)													
Monroe	120	84	110	87	85	118							
St. Clair	780	650	740	624	638	722							
Randolph	36	33	48	39	29	45							
Clinton	90	83	68	64	66	96							
Median Home Prices													
Monroe	\$ 153,000	\$ 178,000	\$ 164,000	\$ 176,000	\$ 187,500	\$ 173,500							
St. Clair	\$ 116,950	\$ 110,000	\$ 88,700	\$ 114,500	\$ 115,000	\$ 116,000							
Randolph	\$ 85,000	\$ 40,000	\$ 51,000	\$ 83,000	\$ 46,500	\$ 84,000							
Clinton	\$ 119,000	\$ 122,500	\$ 125,500	\$ 147,000	\$ 105,000	\$ 105,000							

Statistics are provided by the SIR/MLS, Inc. and the Illinois Association of REALTORS®.

Empowering REALTORS® to succeed through education, advocacy, services, and programs. The REALTOR® Association of Southwestern Illinois is a voluntary trade association located in Belleville whose over 850 members are engaged in all facets of the real estate industry. The REALTOR® Association of Southwestern Illinois works to protect the rights of private property owners by recommending and promoting legislation that safeguards and advances the interest of real property ownership.

RASI primarily serves the Illinois Metro-East market area, including St. Clair, Monroe, Randolph and Clinton Counties, except for the easternmost townships of Irishtown, Clement, Lake, East Fork, Meridian and Brookside.

For more information on RASI and real estate careers, please visit www.618realtor.com or contact the office at (618) 277-1980. RASI is also available online at www.Facebook.com/myRASI.

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