

For Immediate Release:
September 23, 2013

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August 2013 Metro-East Housing Statistics Released

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its August 2013 housing statistics today. Clinton, Monroe, Randolph, and St. Clair Counties all saw increased home sales when examining year-to-date figures for August 2013 and August 2012.

REALTORS® in Clinton County reported an increase of 11.1 percent when comparing year-to-date August 2013 to August 2012 home sales. Monroe County saw an increase of 4.8 percent, while Randolph County experienced the largest increase in year-to-date home sales, reporting a 38 percent increase when comparing year-to-date August 2013 to August 2012. Home sales increased 18.4 percent in St. Clair County when looking at year-to-date figures for August 2013 to August 2012. The state of Illinois also experienced year-over-year gains in home sales, recording 15,815 homes sold in August.

According to the Illinois Association of REALTORS® (IAR), statewide median home prices have continued to climb each month since August 2012. August 2012 to September 2012 began this trend with a recorded 1.5 percent increase, while it continues this month with a much larger 13.6 percent gain when comparing July 2013 to August 2013.

“Witnessing such steady and consistent increases in the market is very promising for the industry. Even more good news was released by CoreLogic that states about 2.5 million homeowners have seen their houses creep above the ‘waterline’ as median home prices improve,” remarks Tricia Tialdo, President of the REALTOR® Association of Southwestern Illinois. **“This is outstanding news for homeowners who are looking to re-enter the market. Additionally, if these trends continue, it could potentially ease the housing shortage that some markets are experiencing.”**

When strictly comparing August figures for the years 2013 and 2012, the monthly numbers also rose for Clinton, Randolph, and St. Clair Counties. Clinton County posted a 25.9 percent increase, Randolph County posted a 22.2 percent increase, and St. Clair County posted a 7.3 percent increase. Additionally, both Clinton and St. Clair Counties recorded their highest monthly home sales figures in August 2013 since August 2007.

“Buyers and sellers can learn more about buying and selling homes and facts about the market on www.YourIllinoisHome.com. REALTORS® can help guide them through the process. All real estate is local, and 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 Tialdo.

The housing statistics follow on the subsequent page:

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Residential Units August 2013							Jul.	Jun.	May	Apr.	Mar.	Feb.	Jan.	Dec.	Nov.	Oct.
County	2013	2012	2011	2010	2009	2008	2013	2013	2013	2013	2013	2013	2013	2012	2012	2012
Monroe	34	36	33	22	38	25	38	26	27	37	23	31	19	25	31	39
St. Clair	251	234	178	202	231	239	254	258	240	236	190	152	158	168	160	193
Randolph	11	9	11	13	10	11	14	13	14	13	15	9	9	14	6	5
Clinton	34	27	22	20	21	25	17	22	21	22	15	14	11	18	28	25
Year-to-Date (Aug. 1 - Aug. 30)																
Monroe	242	231	203	235	200	200										
St. Clair	1775	1499	1374	1626	1545	1718										
Randolph	98	71	72	85	82	87										
Clinton	150	135	147	161	148	156										
Median Home Prices																
Monroe	199500	208250	202200	170000	155997	195000										
St. Clair	125000	124950	120500	142500	118000	127900										
Randolph	67900	127500	95000	110000	79250	75000										
Clinton	105000	140000	122750	129000	121900	134000										

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 700 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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