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August 2014 Metro-East Housing Statistics Released

St. Clair, Monroe, and Randolph Counties Report Increases in Home Sales Compared to August 2013

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its August 2014 housing statistics today. St. Clair, Monroe, and Randolph Counties all reported increases in home sales compared to August 2013.

St. Clair County recorded 1.2 percent increase in home sales this August compared to August 2013. REALTORS® in St. Clair County sold the highest number of homes this August than in any August of the last five years. In August 2014, Monroe County surpassed the number of homes sold last August by 44.1 percent. This County also recorded the highest number of homes sold in a month for August in over 5 years, as well as, the highest number homes sold in a month in several years. Compared to August 2013, REALTORS® in Randolph County reported a 27.3 percent increase in home sales in August 2014.

“According to the Illinois Association of REALTORS® (IAR), four economists at the recent Bipartisan Policy Center 2014 Housing Summit, believe that despite some ongoing economic issues, the housing market is expected to continue moving forward this year” states Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. **“As an Association of REALTORS®, we see the value in providing information like these housing statistics to our clients. With that being said, everyone is welcome to join us for the 2015 Metro-East Economic and Real Estate Forecast on Wednesday, October 8. Want to know what’s on the horizon for the Metro-East next year? This event is the place to be. Speakers include the Chief Economist of the NATIONAL ASSOCIATION OF REALTORS®, Dr. Lawrence Yun, and Executive Director of the Leadership Council of Southwestern Illinois, Ellen Krohne. Please call the Association office at (618) 277-1980 or email Kati@myRASI.com to reserve your ticket. We look forward to having these phenomenal speakers give us insight into next year.”**

Median home prices in the Metro-East saw increases in August 2014. These increases follow the statewide trend of gains in median home price. According to the Illinois Association of REALTORS® (IAR), August 2014 marked 24 months of consecutive median home price gains. St. Clair County reported a 1.2 percent increase, while Randolph County recorded a 48.7 percent increase in median home price compared to August 2013. Clinton County reported a 10.8 percent increase in median home price.

“A REALTOR® can help guide the consumer through the buying and selling 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 Mitchell.

The housing statistics follow on the subsequent page:

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Residential Units August 2014							July	Jun.	May	Apr.	Mar.	Feb.	Jan.	Dec.
County	2014	2013	2012	2011	2010	2009	2014	2014	2014	2014	2014	2014	2014	2013
Monroe	49	34	36	33	22	38	39	42	40	25	22	18	19	34
St. Clair	255	252	235	178	202	231	277	273	265	205	168	137	139	191
Randolph	14	11	12	13	14	11	11	16	9	7	10	8	7	8
Clinton	23	38	30	28	20	28	29	22	34	30	11	14	16	22
Year-to-Date Home Sales (Jan. 1 – August 31, 2014)														
Monroe	255	242	231	203	235	200								
St. Clair	1721	1777	1500	1375	1626	1545								
Randolph	83	103	92	80	95	82								
Clinton	191	186	153	171	183	169								
Median Home Prices														
Monroe	159000	199500	208250	202200	170000	155997								
St. Clair	129000	127500	124900	120500	142500	118000								
Randolph	101000	67900	100000	92000	110000	75000								
Clinton	110000	99250	111500	99500	118000	113750								

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 800 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.

