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Year-to-Date Metro-East Home Sales on the Rise

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

August 2015 proved to be a great month for home sales in the Metro-East. REALTORS® in Clinton County recorded a 52.2 percent increase in home sales in August 2015 compared to August 2014. Randolph and St. Clair Counties followed suit with a 2.7 percent increase in homes sold in St. Clair County and 21.4 percent more homes sold in Randolph County. St. Clair and Randolph Counties also recorded the highest number homes sold in August for more than five years.

The Metro-East year-to-date home sales also reported increases in August 2015. REALTORS® in St. Clair County sold 12 percent more homes year-to-date this August compared to August of last year. In that same reference, Monroe County recorded a 21.6 percent increase, while Randolph County reported an 11.9 percent increase. REALTORS® in Clinton County sold 4.7 percent more homes year-to-date in August 2015 over August 2014. St. Clair, Monroe, and Clinton Counties have sold a record number of homes so far this year. Year-to-date in August 2015, all three Counties reported the highest number of homes sold compared to the year-to-date figures from last five Augusts.

“We are excited to see such positive trends in the Metro-East real estate market,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“These positive trends follow the statewide positive trends. According to the Illinois Association of REALTORS®, the average days on market for a home in Illinois is 64 days! Some other great news was just release by CoreLogic. According to CoreLogic, 91 percent of United States properties that have mortgages now have positive equity. These encouraging statistics along with the median home prices continuing to remain stable and mortgage rates still remaining incredibly low, make for a great time to sell or buy a home. As REALTORS®, we are here to assist buyers and sellers in navigating through the local ever-changing real estate market.”**

On another positive note, median home prices in the Metro-East are also on the rise. Compared to August 2014, St. Clair County reported a 7.4 percent increase in median home price for August 2015. REALTORS® in Monroe County reported an increase of 20.8 percent in median home price compared to last year.

“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 Payne.

The housing statistics follow on the subsequent page:

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Residential Units August 2015							July	June	May	Apr.	Mar.	Feb.	Jan.
County	2015	2014	2013	2012	2011	2010	2015	2015	2015	2015	2015	2015	2015
Monroe	39	49	34	36	33	22	53	48	50	39	26	23	32
St. Clair	263	256	253	235	178	202	274	322	285	240	244	151	144
Randolph	17	14	11	13	13	14	15	13	13	7	13	10	6
Clinton	35	23	38	30	28	21	22	30	23	25	31	11	23
Year-to-Date Home Sales (Jan. 1-August 31, 2015)													
Monroe	310	255	242	231	203	235							
St. Clair	1929	1723	1778	1500	1375	1626							
Randolph	94	84	103	82	79	96							
Clinton	200	191	186	153	171	184							
Median Home Prices													
Monroe	192000	159000	199500	208250	202200	170000							
St. Clair	138000	128500	130000	124900	120500	142500							
Randolph	60000	101000	67900	90000	92000	110000							
Clinton	105000	110000	99250	111500	99500	122000							

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 900 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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