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2015 Metro-East Home Sales Ended on a Positive Note

(Belleville, Ill.) 2015 has come and gone, but the housing industry in the Metro-East continues to grow. Last year, the Metro-East saw increases in home sales in St. Clair, Monroe, Clinton, and Randolph Counties compared to 2014.

St. Clair, Clinton, and Monroe Counties all recorded the highest number homes sold annually in more than 5 years. Compared to 2014, REALTORS® in St. Clair County sold 8.3 percent more home sales year-to-date in 2015. In that same comparison, REALTORS® in Clinton County reported an 8.3 percent increase, while REALTORS® in Monroe County sold 13.3 percent more homes year-to-date in 2015. REALTORS® in Randolph County recorded a 6.5 percent increase in year-to-date home sales in 2015 compared to 2014.

These increases followed the statewide increase in year-to-date home sales. According to the Illinois Association of REALTORS®, 5.9 percent more homes were sold in 2015 over 2014.

“We are ecstatic about last year’s home sales increase, and we are expecting this trend will continue into 2016,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“Housing is such an important part of the economy, and making positive strides in home sales in 2015 is a positive sign for the economy as a whole. According to the NATIONAL ASSOCIATION OF REALTORS®, when a home is sold in Illinois, \$13,491 of income is generated from real estate related industries, as well as \$4,494 is spent on consumer items such as furniture, appliances, and paint service. The impact of the housing industry is vital to many different areas of the economy.”**

On another positive note, median home prices in the Metro-East recorded positive increases in December 2015 compared to December 2014. Compared to December 2014, St. Clair County reported a 14.19 percent increase in median home price for December 2015, while Randolph County reported 14.75 percent increase in median home price in December 2015.

In regards to a month over month comparison, REALTORS® in St. Clair County reported an increase of 10.4 percent increase in home sales in December 2015 compared to December 2014. Following suit, Clinton County recorded a 8.3 percent increase in home sales compared to December 2014. Randolph County reported at 50 percent increase in home sales, while Monroe County reported an increase of 30.8 percent in home sales in December 2015 over December of the previous year. Each of these Counties recorded the highest number of homes sold in December 2015 over December of the last 5 years.

“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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REALTOR® ASSOCIATION OF
SOUTHWESTERN ILLINOIS

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Residential Units December 2015							Nov.	Oct.	Sept.	Aug.	July	June	May	Apr.
County	2015	2014	2013	2012	2011	2010	2015	2015	2015	2015	2015	2015	2015	2015
Monroe	34	26	34	25	18	25	31	36	33	39	53	48	50	39
St. Clair	233	211	191	169	163	173	194	237	220	263	274	322	285	240
Randolph	15	10	8	14	10	10	12	9	17	17	15	13	13	7
Clinton	26	24	22	18	16	18	20	27	27	35	22	30	23	25
Year-to-Date Home Sales (Jan. 1-Dec. 31, 2015)														
Monroe	443	391	359	348	297	328								
St. Clair	2815	2599	2572	2195	2004	2269								
Randolph	147	138	150	118	113	131								
Clinton	300	277	295	239	238	268								
Median Home Prices														
Monroe	182500	205750	178125	198500	163500	150500								
St. Clair	119900	105000	119900	80000	114000	111000								
Randolph	70000	61000	63750	45000	76500	75000								
Clinton	112950	126700	109000	98750	88450	112000								

Statistics are provided by MARIS 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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