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## **2014 Market Saw Improving Home Prices and Sales**

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its December 2014 housing statistics today. Monroe, Randolph, and St. Clair Counties all reported increases in median sales prices Year to Date 2014 compared to Year to Date 2013 figures. The state of Illinois recorded an increase in median sales price from \$150,000 YTD 2013 to \$160,000 in YTD 2014, an increase of 6.7 percent.

Monthly data comparing December 2014 to December 2013 revealed some very positive results. Monroe County reported an increase of 6.8 percent and St. Clair County reported an increase of 2.2 percent in residential homes sales. As a matter of fact, the whole state followed suit when comparing monthly figures at an increase of 3.7 percent.

**“The 2014 market saw improving home prices,”** remarks Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. “According to the Illinois Association of REALTORS® December Housing Forecast, IAR says there will be a steady increase in sales and prices in 2015.”

NAR’s Chief Economist, Lawrence Yun, provides even more optimism by saying, “2015 should bring a 7.4 percent gain in U.S. home sales and a 4 percent gain in prices.” Freddie Mac is reporting just weeks into 2015 that fixed interest rates are hitting a new low.

**“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:

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Residential Units December 2014							Nov	Oct	Sep	Aug	Jul	Jun
County	2014	2013	2012	2011	2010	2009	2014	2014	2014	2014	2014	2014
Monroe	24	32	24	16	24	19	31	39	36	49	39	42
St. Clair	143	129	111	124	127	118	139	168	223	255	277	273
Randolph	10	8	11	10	9	5	7	13	20	14	11	16
Clinton	17	17	10	9	14	12	18	16	11	23	29	22
Year-to-Date (January 1 - December 31)												
Monroe	356	326	322	277	304	282						
St. Clair	1886	1849	1558	1479	1774	1928						
Randolph	123	141	104	106	113	128						
Clinton	199	204	176	176	203	207						
Median Home Prices												
Monroe	\$ 182,250	\$ 176,000	\$ 179,000	\$ 170,000	\$ 172,000	\$ 178,338						
St. Clair	\$ 133,000	\$ 125,000	\$ 127,700	\$ 135,000	\$ 135,000	\$ 125,000						
Randolph	\$ 84,000	\$ 71,000	\$ 85,000	\$ 83,500	\$ 80,000	\$ 70,000						
Clinton	\$ 128,900	\$ 127,750	\$ 124,500	\$ 128,000	\$ 121,000	\$ 129,000						

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](http://www.618realtor.com) or contact the office at (618) 277-1980. RASI is also available online at [www.facebook.com/myRASI](https://www.facebook.com/myRASI).

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