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February 2014 Metro-East Housing Statistics Released

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its February 2014 housing statistics today. St. Clair, Clinton, and Randolph Counties reported an increase in median home prices compared to February 2013.

St. Clair County reported a 22.35 percent increase in median home price compared to February 2013. Clinton County followed suit with a 30.53 percent increase, while Randolph County recorded a 51.79 percent increase in median home price in February 2014 compared to February 2013. REALTORS® in Clinton County also reported an increase of 13.33 percent in home sales in comparison with February of last year. This County's year-to-date home sales were also up by 26.92 percent compared to February 2013.

"Rising home prices have been a bright spot this winter," remarks Tricia Tialdo, President of the REALTOR® Association of Southwestern Illinois. **"According to a recent report from CoreLogic, 4 million U.S. homes returned to positive equity in 2013. Spring has sprung in the Metro-East, so the warmer temperatures should get buyers and sellers sitting on the fence to begin listing properties and shopping for homes. Interest rates are still low, so take advantage of this homeownership opportunity now!"**

According to the latest NATIONAL ASSOCIATION OF REALTORS® Diffusion Index, buyer foot traffic is on the rise again after two months of decline.

"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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REALTOR ASSOCIATION OF
SOUTHWESTERN ILLINOIS

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Residential Units February 2014							Jan.	Dec.	Nov.	Oct.	Sept.	Aug.	Jul.	Jun.
County	2014	2013	2012	2011	2010	2009	2014	2013	2013	2013	2013	2013	2013	2013
Monroe	18	31	16	21	28	20	19	34	33	25	25	34	38	26
St. Clair	137	154	144	156	152	134	139	191	184	181	234	251	254	258
Randolph	8	10	8	5	8	6	7	8	11	19	8	11	14	13
Clinton	17	15	9	18	22	16	16	22	22	23	28	34	17	22
Year-to-Date Home Sales (Jan. 1 - Dec. 31, 2013)														
Monroe	37	50	29	42	47	38								
St. Clair	276	310	269	280	257	260								
Randolph	15	19	17	10	15	11								
Clinton	33	26	24	31	33	28								
Median Home Prices														
Monroe	144500	155000	146500	160000	130000	179000								
St. Clair	104000	85000	115000	95500	107950	111000								
Randolph	74000	48750	62000	108500	58250	94000								
Clinton	124000	95000	105000	81500	81000	116500								

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.

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