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For Further Information Contact:
Deb Treat Frazier, CEO

Metro-East Housing Statistics on the Rise

(Shiloh, Ill.) The Metro-East housing market continued to make strides in number of homes sold and the median home price in February 2016. The REALTOR® Association of Southwestern Illinois released the February 2016 housing statistics, resulting in a higher number of homes sold in St. Clair, Monroe, and Clinton Counties in February 2016 compared to February 2015.

REALTORS® in St. Clair County sold 23 percent more homes this February compared to last February. St. Clair County recorded selling the highest number of homes in February 2016 over the last five years. Monroe County followed suit and also sold the highest number of homes this past February over the last five Februarys. REALTORS® in this County sold 39 percent more homes in February 2016 compared to February 2015. In that same comparison, Clinton County reported an 18 percent increase in home sales.

St. Clair County, Monroe County, and Clinton County all recorded an increase in median home price compared to February 2015. St. Clair County reported a 10.5 percent increase, while Monroe County reported a 15.7 percent increase. Clinton County saw a 27.2 percent increase in median home price in February 2016 over February 2015.

“Strong momentum continued in the housing market in February,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“The mild winter and robust buyer demand have helped drive the Metro-East and Illinois housing market right now. These positive factors coupled with the continuation of low interest rates provide a great time for current homeowners to think about moving up, listing their homes for sale and tapping into pent-up buyer demand. Now is a great time to buy or sell!”**

According to a recent survey done by the National Association of REALTORS® (NAR) called the NAR Housing Opportunities and Market Experience (HOME) Survey, seventy-five percent of people believe now is a good time to buy. This percentage rate climbs to 80 percent in the Midwest, according to the first quarter HOME survey.

“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 February 2016						Jan.	Dec.	Nov.	Oct.	Sept.	Aug.	July	June
County	2016	2015	2014	2013	2012	2016	2015	2015	2015	2015	2015	2015	2015
Monroe	32	23	17	31	16	21	34	31	36	33	39	53	48
St. Clair	182	148	136	154	144	141	233	194	237	220	263	274	322
Randolph	7	10	8	10	8	9	15	12	9	17	17	15	13
Clinton	13	11	17	15	9	13	26	20	27	27	35	22	30
Year-to-Date Home Sales (Jan. 1-February 29, 2016)													
Monroe	53	55	36	50	29								
St. Clair	323	293	275	310	269								
Randolph	16	16	15	19	15								
Clinton	26	34	33	26	24								
Median Home Prices													
Monroe	\$ 195,000	\$ 168,500	\$ 147,500	\$ 155,000	\$ 146,500								
St. Clair	\$ 117,000	\$ 105,888	\$ 104,000	\$ 84,500	\$ 115,000								
Randolph	\$ 79,600	\$ 87,550	\$ 74,000	\$ 48,750	\$ 62,000								
Clinton	\$ 117,000	\$ 92,000	\$ 124,000	\$ 95,000	\$ 105,000								

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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