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Metro-East Home Sales Surge in March

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

March was a good month for home sales in the Metro-East and statewide, which is a continuation of positive increases in home sales for the Metro-East. REALTORS® in St. Clair County recorded a 44.4 percent increase in homes sales this March compared to March 2014. In that same comparison, REALTORS® sold 93.8 percent more homes in Clinton County, and 18.18 percent more homes in Monroe and Randolph Counties.

“We are excited to see the consistency of a rise in home sales this year,” states Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. **“Buyer demand is strong, and homeowners are enjoying an improvement in home equity. Local median home prices also saw an increase this March compared to last March. We are hopeful that this trend continues throughout the rest of 2015. According to the Regional Economics Applications Laboratory (REAL) at the University of Illinois, positive momentum is expected to continue in the housing market this spring.”**

Local median home prices followed the statewide increase of median home prices. According to the Illinois Association of REALTORS®, home prices in Illinois have experienced year-over-year increases for 31 consecutive months. Compared to March 2014, St. Clair County recorded 26.3 percent increase in median home price in March 2015. Monroe County followed suit with a 42.2 percent, while Randolph County reported a 56.6 percent increase. REALTORS® in Clinton County saw a 65.4 percent increase in median home price this March compared to March 2014.

On yet another positive note, year-to-date home sales continued surging ahead in the Metro-East. St. Clair County recorded a 21.4 percent increase in year-to-date home sales compared to March 2014. Year-to-date home sales increased by 37.2 percent in Monroe County, 11.5 percent in Randolph County, and 32.6 percent in Clinton County.

“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 March 2015 | | | | | | | Feb. | Jan. | Dec. | Nov | Oct | Sep |
|---|------------|------------|------------|------------|------------|------------|------|------|------|------|------|------|
| County | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2015 | 2015 | 2014 | 2014 | 2014 | 2014 |
| Monroe | 26 | 22 | 23 | 29 | 20 | 37 | 23 | 32 | 24 | 31 | 39 | 36 |
| St. Clair | 244 | 169 | 192 | 179 | 175 | 204 | 151 | 144 | 143 | 139 | 168 | 223 |
| Randolph | 13 | 11 | 15 | 14 | 9 | 15 | 10 | 6 | 10 | 7 | 13 | 20 |
| Clinton | 31 | 16 | 15 | 23 | 13 | 28 | 11 | 23 | 17 | 18 | 16 | 11 |
| Year-to-Date Residential Units (Jan 1-March 31, 2015) | | | | | | | | | | | | |
| Monroe | 81 | 59 | 73 | 58 | 62 | 84 | | | | | | |
| St. Clair | 540 | 445 | 502 | 448 | 455 | 461 | | | | | | |
| Randolph | 29 | 26 | 34 | 31 | 19 | 30 | | | | | | |
| Clinton | 65 | 49 | 41 | 47 | 44 | 61 | | | | | | |
| Median Home Prices | | | | | | | | | | | | |
| Monroe | \$ 194,500 | \$ 136,750 | \$ 152,000 | \$ 163,000 | \$ 159,400 | \$ 169,000 | | | | | | |
| St. Clair | \$ 120,000 | \$ 95,000 | \$ 115,500 | \$ 90,000 | \$ 85,500 | \$ 116,750 | | | | | | |
| Randolph | \$ 112,000 | \$ 71,500 | \$ 90,000 | \$ 48,950 | \$ 142,000 | \$ 75,000 | | | | | | |
| Clinton | \$ 119,500 | \$ 72,250 | \$ 92,000 | \$ 128,000 | \$ 107,500 | \$ 111,250 | | | | | | |

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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