



For Immediate Release:
December 2, 2015

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Year-to-Date Metro-East Home Sales Continue to Rise

(Belleville, Ill.) Home is where the heart is, especially around the holidays. While many are busy preparing their homes for the holidays, REALTORS® in the Metro-East are working hard to help their clients achieve the American dream of homeownership. The October 2015 housing statistics from the Metro-East prove just that. St. Clair, Monroe, Clinton, and Randolph Counties reported an increase in year-to-date home sales in October 2015 compared to October 2014.

REALTORS® in the Metro-East saw increases in home sales in October 2015 compared to September 2015. For instance, St. Clair County reported a 7.7 percent increase in home sales in October 2015 compared to September 2015. In that same comparison, REALTORS® in Monroe County sold a 9 percent increase in home sales. Clinton County, on the other hand, recorded a 22.7 percent increase in home sales in October 2015 over October of last year.

While homes in St. Clair County are averaging 116 days on market in this County, year-to-date sales continue to be on the rise. In October 2015, REALTORS® in St. Clair County have sold 9.1 percent more homes year-to-date than in October 2014. Following the trend from September 2015, year-to-date in October 2015, St. Clair, Randolph, and Monroe Counties recorded the highest number of homes sold compared to year-to-date figures from the last five Octobers. REALTORS® in Clinton County sold 13.4 percent more homes year-to-date in October 2015 compared to October 2014.

“There are so many positives coming out of the October 2015 Metro-East housing statistics,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“We look forward to wrapping up 2015 with encouraging news about the real estate, which in turn is positive for the economy. As REALTORS®, we are not only working for you in helping you buy and/or sell your home, we are working FOR you in many other ways. Recently, REALTORS® fought and won many legislative and political battles to protect your rights as private property owners. One of these victories included stopping legislation that would have amended the Seller’s Disclosure Act. The legislation would have required all homeowners seeking to sell their homes to hire a licensed plumber to conduct a video inspection of their sewer line prior to a sale. This inspection would have been highly costly to sellers and could have potentially stopped transactions. We will continue and are continuing to fight for YOUR rights, and we are also here to help you achieve the dream of homeownership.”**

On another positive note, median home prices in the Metro-East are also on the rise. Compared to October 2014, Randolph County reported a 3 percent increase in median home price for October 2015, while Monroe County reported 6.8 percent increase in median home price in October 2015. REALTORS® in St. Clair County reported an increase of 9 percent in median home price compared to last year.

“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:
(continued on next page)





(continued from page 1)

Residential Units October 2015							Sept.	Aug.	July	June	May	Apr.
County	2015	2014	2013	2012	2011	2010	2015	2015	2015	2015	2015	2015
Monroe	36	43	25	39	30	24	33	39	53	48	50	39
St. Clair	237	241	181	193	168	145	220	263	274	322	285	240
Randolph	9	17	19	5	12	10	17	17	15	13	13	7
Clinton	27	22	27	25	27	16	27	35	22	30	23	25
Year-to-Date Home Sales (Jan. 1-Oct. 31, 2015)												
Monroe	378	334	292	292	250	282						
St. Clair	2386	2187	2195	1866	1708	1940						
Randolph	120	121	130	98	101	115						
Clinton	254	224	244	205	323	233						
Median Home Prices												
Monroe	\$ 197,500	\$ 185,000	\$ 160,000	\$ 180,000	\$ 170,137	\$ 182,400						
St. Clair	\$ 113,000	\$ 111,500	\$ 103,000	\$ 113,500	\$ 117,500	\$ 132,500						
Randolph	\$ 85,000	\$ 82,500	\$ 72,000	\$ 95,000	\$ 70,500	\$ 101,750						
Clinton	\$ 134,000	\$ 138,000	\$ 107,500	\$ 105,000	\$ 138,000	\$ 98,450						

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 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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