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## **Strong Metro-East Housing Market Carries into Fall**

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its September 2013 housing statistics today. Clinton, Monroe, Randolph, and St. Clair Counties reported an increase in year-to-date home sales compared to the last several years.

In September, REALTORS® in St. Clair County sold 34.68 percent more homes than in September 2012. Following this trend, REALTORS® in Monroe County sold 13.64 percent more homes this September compared to September of last year. Also compared to September 2012, Clinton County reported a 10.71 percent increase in home sales this September.

According to the Illinois Association of REALTORS® (IAR), closed sales increased 19.8 percent compared to last year, while inventory levels shrank 19.5 percent, and the median sales price increased 12.9 percent statewide. IAR also stated that September marks 27 months of year-over-year home sales gains statewide.

**“We are heading in the right direction to sum up the year,”** remarks Tricia Tialdo, President of the REALTOR® Association of Southwestern Illinois. **“We feel positive about the current local housing industry. Home sales in the Metro-East continue to be higher this year over last year. Interest rates are fluctuating, but they are still at a historic low, and inventory is slowly declining. According to IAR, statewide inventory of available homes dropped to 19.5 percent compared to last year, but it took only 73 days on average to sell a home statewide compared to last year. IAR states that all major indices point to signs of a fairly robust price recovery. We look forward to what the future holds for us in Southwestern Illinois.”**

Year-to-date home sales for Clinton, Monroe, Randolph and St. Clair Counties remain higher than the year-to-date home sales in 2012. REALTORS® in St. Clair County recorded a 20.10 percent increase in year-to-date home sales, while Clinton County recorded a 20.56 percent increase in year-to-date home sales. Similarly, Monroe County reported a 5.53 percent increase, and Randolph County recorded a 19.35 percent increase compared to the year-to-date sales in September 2012. REALTORS® in St. Clair, Monroe, and Clinton Counties have sold more homes this year so far than in the last 5 years for those Counties.

**“Buyers and sellers can learn more about buying and selling homes and facts about the market on [www.YourIllinoisHome.com](http://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 September 2013							Aug.	Jul.	Jun.	May	Apr.	Mar.	Feb.	Jan.
County	2013	2012	2011	2010	2009	2008	2013	2013	2013	2013	2013	2013	2013	2013
Monroe	25	22	17	23	24	26	34	38	26	27	37	23	31	19
St. Clair	233	173	165	169	212	234	251	254	258	240	236	190	152	158
Randolph	8	11	8	9	12	13	11	14	13	14	13	15	9	9
Clinton	31	28	14	33	27	28	34	17	22	21	22	15	14	11
Year-to-Date Home Sales (Jan. 1 - Sept. 30, 2013)														
Monroe	267	253	220	258	224	226								
St. Clair	2008	1672	1539	1795	1757	1952								
Randolph	111	93	87	105	94	119								
Clinton	217	180	185	217	196	210								
Median Home Prices														
Monroe	175000	191000	169500	173750	181575	185550								
St. Clair	112000	115000	126000	115000	125750	128183								
Randolph	62500	85000	101000	83900	79500	65000								
Clinton	141000	87250	115000	97000	95000	123625								

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 700 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](http://www.Facebook.com/myRASI).

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