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Metro-East Housing Statistics Released

(Shiloh, Ill.). The REALTOR® Association of Southwestern Illinois released the September 2016 housing statistics, which resulted in a higher number of home sales compared to September 2015 as well as an increase in home sales year-to-date compared to last year.

REALTORS® in St. Clair County reported an 18.1 percent increase in home sales in September 2016 compared to September 2015, while REALTORS® in Monroe County reported a 12.1 percent increase in home sales. In that same comparison, Clinton County recorded a 22.2 percent increase in home sales. REALTORS® in this County also recorded a 13.8 percent increase in home sales over August 2016.

“Fall is here, but that hasn’t stopped the Metro-East housing market from heating up,” stated Mike Gross, President of the REALTOR® Association of Southwestern Illinois. **“Sellers are taking advantage of the consistent and continually rising median home prices, while buyers are still taking advantage of the low interest rates. Inventory is tighter in the Metro-East, and the average days that a home is on the market is decreasing. If you are on the fence about selling your home, now is the time to do it. Contact your local REALTOR®, an expert in the housing market today!”**

According to the Illinois REALTORS®, the average days on market for a home in St. Clair County decreased 1.6 percent in September 2016 compared to September 2015. The Illinois REALTORS® also reported a 32.3 percent decrease in the average days on market for Monroe County and a 35.2 percent decrease in Randolph County. Additionally, REALTORS® in Clinton County sold homes in 14.3 percent less time in September 2016 than in September 2015.

The Metro-East also saw an increase in year-to-date home sales and median home prices in September. The median home price for homes in the Metro-East is also on the rise. In St. Clair County, the median home price rose 2.3 percent in September 2016 compared to last September, while REALTORS® in Clinton County reported an 18.4 percent increase. An increase in year-to-date home sales was reported in Randolph, Monroe, and St. Clair Counties. These Counties recorded the highest number of home sales in September over the last five Septembers. REALTORS® in St. Clair County sold 8.4 percent more homes year-to-date in September 2016 over September 2015. Monroe County followed suit and sold .9 percent more homes while Randolph County reported a 5.5 percent increase in year-to-date home sales.

“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 President Gross.

The housing statistics follow on the subsequent page:

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Residential Units September 2016						Aug.	July	Jun.	May	Apr.	Mar.	Feb.	Jan.
County	2016	2015	2014	2013	2012	2016	2016	2016	2016	2016	2016	2016	2016
Monroe	37	33	36	25	21	51	50	37	49	38	30	32	21
St. Clair	268	227	228	244	181	317	287	322	336	293	277	182	141
Randolph	10	16	20	8	12	15	13	21	17	14	9	7	9
Clinton	33	27	11	31	36	29	36	24	20	28	27	13	13
Year-to-Date Home Sales (Jan. 1-Sept. 30, 2016)													
Monroe	345	342	291	267	252								
St. Clair	2414	2228	2018	2084	1717								
Randolph	116	110	104	111	105								
Clinton	225	230	202	217	278								
Median Home Prices													
Monroe	\$ 177,000	\$ 175,175	\$ 182,250	\$ 175,000	\$ 203,000								
St. Clair	\$ 131,500	\$ 128,500	\$ 130,000	\$ 114,500	\$ 115,000								
Randolph	\$ 55,000	\$ 82,700	\$ 73,500	\$ 62,500	\$ 81,000								
Clinton	\$ 125,500	\$ 106,000	\$ 92,500	\$ 141,000	\$ 91,500								

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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