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Metro-East Housing Statistics on the Rise

(Shiloh, Ill.) The Metro-East housing industry is keeping busy! The REALTOR® Association of Southwestern Illinois released the April 2016 housing statistics, resulting in a higher number of homes sold in St. Clair, Randolph, Monroe, and Clinton Counties in April 2016 compared to April 2015. REALTORS® in St. Clair County sold 17.7 percent more homes this April compared to last April 2015. St. Clair County continued its record selling trend by selling the highest number of homes sold in April 2016 over the last five years in April. In a month-over-month comparison, REALTORS® in St. Clair County also sold 5.8 percent more homes in April 2016. This County also set a record in year-to-date home sales for January-April 2016. The year-to-date home sales in St. Clair County increased 11.9 percent compared to year-to-date home sales in April 2015.

Homes sales in Clinton County reported a 12 percent increase in April 2016 compared to April 2015, while Randolph County reported a 100 percent increase in home sales in that same comparison. REALTORS® in Randolph County sold the highest number of homes sold in April 2016 over the last five years in April. This County also reported an increase of 5.4 percent in year-to-date home sales compared to April of last year. The year-to-date home sales in Monroe County increased 1.7 percent this April compared to April 2015.

“We are excited about the uptick in number of homes sold in the Metro-East,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“This market has so much to offer buyers and sellers. Interest rates are still historically low and home prices are affordable yet rising. Owning a home is a great long-term investment, and the Metro-East offers people a great place to live and work.”**

St. Clair, Clinton, Monroe, and Randolph Counties all reported an increase in home sales in April 2016 compared to April 2015. St. Clair County reported a 9.5 percent increase, while the median price in Monroe County increased 42.8 percent. The median home price in Clinton County increased 3.6 percent, while it increased 6.6 percent in Randolph 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 Payne.

The housing statistics follow on the subsequent page:

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Residential Units April 2016						Mar.	Feb.	Jan.	Dec.	Nov.	Oct.	Sept.
County	2016	2015	2014	2013	2012	2016	2016	2016	2015	2015	2015	2015
Monroe	38	38	25	37	29	30	32	21	34	31	36	33
St. Clair	293	249	207	238	176	277	182	141	233	194	237	220
Randolph	14	7	7	13	7	9	7	9	15	12	9	17
Clinton	28	25	35	27	17	27	13	13	26	20	27	27
Year-to-Date Home Sales (Jan. 1-April 30, 2016)												
Monroe	122	120	84	110	87							
St. Clair	902	806	651	741	624							
Randolph	39	37	33	48	33							
Clinton	81	92	83	68	63							
Median Home Prices												
Monroe	\$ 219,950	\$ 154,000	\$ 178,000	\$ 164,000	\$ 176,000							
St. Clair	\$ 125,900	\$ 115,000	\$ 110,000	\$ 88,700	\$ 114,500							
Randolph	\$ 90,650	\$ 85,000	\$ 40,000	\$ 51,000	\$ 83,000							
Clinton	\$ 123,250	\$ 119,000	\$ 120,000	\$ 125,500	\$ 147,000							

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](https://www.facebook.com/myRASI).

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