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The Metro-East Housing Industry Reported Record Sales in 2016

(Shiloh, Ill.) 2016 proved to be a great year for many Counties in the Metro-East. Year-to-date home sales in St. Clair, Monroe, and Randolph Counties recorded a record number of year-to-date home sales in 2016. In St. Clair County, 2016 year-to-date home sales reported an increase of 10.7 percent compared to 2015. REALTORS® in Randolph County sold 5.4 percent more homes in 2016 over 2015. Monroe County followed suit and reported a 1.4 percent increase in year-to-date home sales in 2016.

“We are excited yet not surprised by the results of 2016,” stated Mike Gross, President of the REALTOR® Association of Southwestern Illinois. **“We are hopeful that this trend will continue into 2017. As REALTORS®, we spent a lot of time helping people reach the American dream, and we are proud of our role in that. Not only do we help buyers and sellers in the home buying and selling, but another huge part of our job as REALTORS® is fighting for the rights of private property owners, which we did in 2016. Our dedication to the Metro-East and homeownership will continue into 2017.”**

December 2016 was a particularly great month for Monroe and Clinton Counties. REALTORS® in Clinton County sold 30.8 percent more homes in December 2016 than in December 2015. In that same comparison, Monroe County reported a 41.2 percent increase in home sales. Monroe County also recorded a 100 percent increase in home sales in December 2016 compared to November 2016. REALTORS® in Clinton County recorded an 112 percent increase in home sales in December 2016 over November of last year. Looking at the same comparison, in December 2016, St. Clair County reported a 7.1 percent increase in home sales.

Median home prices in the Metro-East saw increases in December 2016 over December 2015. In St. Clair County, the median home price rose 14.8 percent, and Monroe County saw a 15.1 percent increase. Clinton County recorded a 26.6 percent increase in median home price, while Randolph County reported a 15.7 percent increase compared to December 2015.

“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:

(continued on next page)

(continued from page 1)

Residential Units December 2016						Nov.	Oct.	Sept.	Aug.	July	Jun.	May
County	2016	2015	2014	2013	2012	2016	2016	2016	2016	2016	2016	2016
Monroe	48	34	26	34	25	24	33	37	51	50	37	49
St. Clair	240	242	210	191	167	224	273	268	317	287	322	336
Randolph	8	17	10	8	14	14	17	10	15	13	21	17
Clinton	34	26	24	22	18	16	24	33	29	36	24	20
Year-to-Date Home Sales (Jan. 1-December 31, 2016)												
Monroe	450	444	395	363	348							
St. Clair	3194	2883	2598	2574	2189							
Randolph	155	147	137	150	118							
Clinton	299	303	276	295	239							
Median Home Prices												
Monroe	\$ 210,000	\$ 182,500	\$ 205,750	\$ 178,125	\$ 198,500							
St. Clair	\$ 132,000	\$ 115,000	\$ 105,000	\$ 119,900	\$ 80,000							
Randolph	\$ 81,000	\$ 70,000	\$ 61,000	\$ 63,750	\$ 45,000							
Clinton	\$ 143,000	\$ 112,950	\$ 126,700	\$ 109,000	\$ 98,750							

Statistics are provided by MARIS and the Illinois 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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