



For Immediate Release:
March 26, 2015

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Metro-East Housing Numbers Continue Positive Trend

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its February 2015 housing statistics. St. Clair, Monroe, Randolph, and Clinton Counties all recorded an increase in year-to-date home sales compared to February 2014.

After starting 2015 off on a good note, the trend continues into February. St. Clair County recorded a 9.4 percent increase in home sales in February 2015 compared to February 2014. Compared to January 2015, this County also recorded an increase of 4.86 percent in home sales. REALTORS® in Monroe County sold 27.8 percent more homes this February, while REALTORS® in Randolph County sold 25 percent more homes in February 2015.

“The Metro East real estate industry is going strong,” states Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. **“This market is definitely something that should encourage buyers and sellers to get motivated. According to the Illinois Association of REALTORS® (IAR), the average days on market and housing inventory have decreased compared to February last year statewide. These factors are good indicators that the housing market is quite healthy as we enter into the busy spring season.”**

Year-to-date home sales are also on the upswing in the Metro-East. Monroe County recorded a 48.6 percent increase in year-to-date home sales compared to February 2014. REALTORS® in St. Clair County followed suit and recorded a 6.76 percent increase in year-to-date home sales, while Randolph County reported a 7.14 percent increase. Clinton County's year-to-date home sales also increased 3.03 percent.

“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 Mitchell.

The housing statistics follow on the subsequent page:

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Residential Units February 2015							Jan.	Dec.	Nov	Oct
County	2015	2014	2013	2012	2011	2010	2015	2014	2014	2014
Monroe	23	18	31	16	21	28	32	24	31	39
St. Clair	151	138	154	144	156	152	144	143	139	168
Randolph	10	8	7	7	5	6	6	10	7	13
Clinton	11	17	14	9	18	22	23	17	18	18
Year-to-Date Residential Units (Jan 1-Feb 28, 2015)										
Monroe	55	37	50	29	42	47				
St. Clair	296	276	310	269	280	257				
Randolph	15	14	17	13	10	13				
Clinton	34	33	25	24	31	33				
Median Home Prices										
Monroe	\$ 168,500	\$ 144,500	\$ 155,000	\$ 146,500	\$ 160,000	\$ 130,000				
St. Clair	\$ 100,000	\$ 103,950	\$ 85,000	\$ 115,000	\$ 95,500	\$ 107,950				
Randolph	\$ 87,550	\$ 74,000	\$ 73,500	\$ 55,000	\$ 108,500	\$ 58,250				
Clinton	\$ 92,000	\$ 124,000	\$ 86,450	\$ 105,000	\$ 81,500	\$ 81,000				

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 800 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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