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July Metro-East Housing Statistics Released

(Shiloh, Ill.) We are getting to the end of summer but that doesn't seem to be stopping the Metro-East housing industry from being hot! The REALTOR® Association of Southwestern Illinois released the July 2016 housing statistics, which resulted in higher home sales year-to-date, an increase in median home prices, and a decrease in the average days on market compared to last July.

The Illinois REALTORS® reported that homes are selling at a much faster rate in 2016 in the Metro-East! According to the Illinois REALTORS®, the average days on market for a home in St. Clair County decreased 35.7 percent in July 2016 compared to July 2015. The Illinois REALTORS® also reported a 64.2 percent decrease in the average days on market for Monroe County. In Randolph County, it took REALTORS® 15.3 percent less time to sell a home in July 2016 than in July 2015.

“The summer marches on with a continuation of great opportunities for both buyers and sellers in the Metro-East,” states Mike Gross, President of the REALTOR® Association of Southwestern Illinois. **“The first half of 2016 has been exciting and great for the Metro-East housing industry! As we continue through the rest of the year, we expect these positive trends to progress through the rest of 2016. Median home prices are rising, yet mortgage rates are still low. These factors really prove that now is the time buy and/or sell. Local REALTORS® are here to help you navigate through the market changes, so please be sure to take advantage of their expertise and contact your REALTOR® today.”**

St. Clair and Clinton Counties both reported an increase in home sales compared to July 2015. REALTORS® in St. Clair County sold 2.8 percent more homes, while Clinton County recorded a 63.6 percent increase in home sales. In a month-over-month comparison, Clinton County reported a 50 percent increase in home sales. July proved to be excellent for both St. Clair and Clinton Counties, as REALTORS® sold the highest number of homes in July 2016 over the last five years.

The Metro-East also saw increases in year-to-date home sales and median home prices. For the first half of the year, St. Clair County recorded an 8.9 percent increase in year-to-date home sales compared to July 2015. Randolph County recorded an 18.4 percent increase in year-to-date home sales. This County also reported an increase of 50.4 percent in median home price in July 2016 over July 2015. In that same comparison, the median home price rose 15.7 percent in Monroe 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 Gross.

The housing statistics follow on the subsequent page:

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Residential Units July 2016						Jun.	May	Apr.	Mar.	Feb.	Jan.	Dec.	Nov.
County	2016	2015	2014	2013	2012	2016	2016	2016	2016	2016	2016	2015	2015
Monroe	50	54	39	38	34	37	49	38	30	32	21	34	31
St. Clair	287	279	274	256	225	322	336	293	277	182	141	233	194
Randolph	13	14	11	14	12	21	17	14	9	7	9	15	12
Clinton	36	22	29	17	19	24	20	28	27	13	13	26	20
Year-to-Date Home Sales (Jan. 1-July 31, 2016)													
Monroe	257	270	205	208	196								
St. Clair	1854	1703	1464	1527	1293								
Randolph	90	76	69	92	62								
Clinton	162	167	168	148	109								
Median Home Prices													
Monroe	\$ 237,250	\$ 205,000	\$ 207,000	\$ 177,500	\$ 168,500								
St. Clair	\$ 142,500	\$ 145,000	\$ 140,000	\$ 116,250	\$ 125,000								
Randolph	\$ 106,000	\$ 70,500	\$ 86,000	\$ 62,750	\$ 109,500								
Clinton	\$ 125,500	\$ 140,500	\$ 167,000	\$ 98,000	\$ 124,000								

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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