



For Immediate Release:
July 26, 2016

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June Metro-East Housing Statistics Released

(Shiloh, Ill.) The REALTOR® Association of Southwestern Illinois released the June 2016 housing statistics. The median home price for Monroe, St. Clair, and Randolph Counties rose in June 2016 compared to June 2015.

The median home price for St. Clair County recorded a 7.8 percent increase in June 2016 compared to June of last year. In that same comparison, Randolph County reported an 8.8 percent increase, while Monroe County reported an 18.5 percent increase. The June 2016 median home price for Monroe County was \$229,000, which is the highest recorded median home price for that County for June in last five years. St. Clair County reported that same record of the highest recorded median home price for that County as in June for the last five years. The statewide median home price followed suit, as the Illinois REALTORS® reported a 1.4 percent increase in median home price in June 2016 compared to June 2015.

Another exciting benefit to the Metro-East's housing industry is how quickly homes are moving! It took REALTORS® in St. Clair County 56.5 percent less time to sell a home in June 2016 over June of last year, according to the Illinois REALTORS®. The average days homes were on the market in that County in June 2016 was 69 days compared to 108 days in June 2015. Clinton County reported a 148 percent decrease in the days on market in June 2016 compared to June 2015. The Illinois REALTORS® stated that it took an average of 139 days to sell a home in June 2015, whereas it took 56 days in June 2016. The report also stated that the average days on market for home sold in Monroe County decreased 70.9 percent in June 2016 over June 2015.

“The market dynamics of the Metro-East housing industry provide great opportunities for buyers and sellers,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“Mortgage rates continue to be near record lows. Affordable, yet rising home prices, buyer demand, and an expert REALTOR® provide sellers the perfect chance to take advantage of the stellar market dynamics. What this also means is that homes are selling for higher, yet affordable prices and at a fast rate! These factors create a perfect time for people to start thinking about selling their home and buyers to move fast to find their dream home right here in the Metro-East.”**

St. Clair and Randolph Counties both recorded an increase in year-to-date home sales compared to June 2015. St. Clair County reported a 9.6 percent increase in year-to-date home sales, while REALTORS® in Randolph County sold 24.2 percent more homes year-to-date in June 2016 over June 2015. Randolph County also reported an increase of 61.5 percent in home sales in June 2016 compared to June of last year. This County recorded 23.5 percent increase in home sales in June 2016 compared to May 2016, while Clinton County recorded a 20 percent increase in home sales of that same comparison.

“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 June 2016						May	Apr.	Mar.	Feb.	Jan.	Dec.	Nov.	Oct.
County	2016	2015	2014	2013	2012	2016	2016	2016	2016	2016	2015	2015	2015
Monroe	37	48	42	27	36	49	38	30	32	21	34	31	36
St. Clair	322	329	273	262	212	336	293	277	182	141	233	194	237
Randolph	21	13	16	16	16	17	14	9	7	9	15	12	9
Clinton	24	30	22	26	32	20	28	27	13	13	26	20	27
Year-to-Date Home Sales (Jan. 1-June 30, 2016)													
Monroe	205	218	168	174	162								
St. Clair	1561	1424	1188	1271	967								
Randolph	77	62	58	78	64								
Clinton	125	145	139	131	155								
Median Home Prices													
Monroe	\$ 229,000	\$ 193,200	\$ 188,232	\$ 195,000	\$ 172,250								
St. Clair	\$ 153,000	\$ 142,000	\$ 128,500	\$ 109,000	\$ 125,000								
Randolph	\$ 68,000	\$ 62,500	\$ 62,750	\$ 37,100	\$ 85,000								
Clinton	\$ 108,950	\$ 157,000	\$ 137,000	\$ 120,000	\$ 128,000								

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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