



For Immediate Release:
April 26, 2016

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Metro-East Housing Statistics on the Rise

(Shiloh, Ill.) Spring has sprung, and the Metro-East housing industry is hopping! The REALTOR® Association of Southwestern Illinois released the March 2016 housing statistics, resulting in a higher number of homes sold in St. Clair, Randolph, and Clinton Counties in March 2016 compared to February 2016.

REALTORS® in St. Clair County sold 9.9 percent more homes this March compared to last March. St. Clair County continued its record selling trend by selling the highest number of homes sold in March 2016 over the last five years in March. Monroe County followed suit and also sold the highest number of homes this past March over the last five years in March. REALTORS® in St. Clair County also sold 34.4 percent more homes in March 2016 over March 2015. In that same comparison, Clinton County reported an 108 percent increase in home sales, while Randolph County recorded a 28.6 percent increase.

“The Metro-East housing market offers a great array benefits for buyers and sellers right now,” states Doug Payne, President of the REALTOR® Association of Southwestern Illinois. **“Buyers are looking at the historically low mortgage rates and the gorgeous spring weather, while sellers are taking advantage of the steadily increasing home prices. Now is a great time to buy or sell!”**

REALTORS® in St. Clair and Monroe Counties have both sold more homes so far this year compared to last March. These Counties recorded the highest number of homes sold year-to-date in March 2016 over the last five year-to-date home sales in March. The year-to-date home sales in the Metro-East followed the statewide increase in year-to-date home sales, according to Illinois REALTORS®. Illinois REALTORS® states that the statewide year-to-date home sales increased 1.9 percent in March 2016 compared to March 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 Payne.

The housing statistics follow on the subsequent page:

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Residential Units March 2016						Feb.	Jan.	Dec.	Nov.	Oct.	Sept.	Aug.	July
County	2016	2015	2014	2013	2012	2016	2016	2015	2015	2015	2015	2015	2015
Monroe	30	26	22	23	29	32	21	34	31	36	33	39	53
St. Clair	277	252	167	193	179	182	141	233	194	237	220	263	274
Randolph	9	13	11	16	11	7	9	15	12	9	17	17	15
Clinton	27	32	16	15	22	13	13	26	20	27	27	35	22
Year-to-Date Home Sales (Jan. 1-March 31, 2016)													
Monroe	83	82	59	73	58								
St. Clair	616	571	443	503	448								
Randolph	25	30	26	35	26								
Clinton	53	67	49	41	46								
Median Home Prices													
Monroe	\$ 168,450	\$ 194,500	\$ 136,750	\$ 152,000	\$ 163,000								
St. Clair	\$ 139,966	\$ 128,686	\$ 95,000	\$ 116,000	\$ 90,000								
Randolph	\$ 42,000	\$ 112,000	\$ 71,500	\$ 87,500	\$ 50,000								
Clinton	\$ 120,000	\$ 120,250	\$ 72,250	\$ 92,000	\$ 128,250								

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.

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