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May 2015 Metro-East Home Sales Released

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its May 2015 housing statistics. St. Clair, Monroe, and Randolph Counties reported an increase in year-to-date home sales in May 2015 compared to May of last year. Additionally, St. Clair, Randolph, and Monroe Counties also recorded a monthly increase in home sales in May 2015 compared to last May.

REALTORS® in St. Clair County sold 7.6 percent more homes in May 2015 compared to May of last year. In that same comparison, Monroe County recorded a 25 percent increase in home sales, while Randolph County saw a 44.4 percent increase.

“As you can see in the May home sales report, the Metro-East housing market is strong,” states Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. **“Where the market has most recently been geared in favor of buyers for the last few years, we are starting to see it turn towards sellers as the number of days on market is decreasing and the median home prices rising. This news is not bad news for buyers though. According to CoreLogic, ninety percent of U.S. homeowners now have positive home equity. This information means that rising home prices equal a return to home equity for more homeowners. Whether you are a buyer or a seller, now is the time to consult with your local REALTOR® who can help you align the details of the home buying or selling process.”**

In regards to the median home prices rising, the Metro-East continued to see increases in May 2015 compared to May 2014. St. Clair County recorded an increase of 14.4 percent this May compared to last May. Additionally, Monroe County reported a 11.6 percent increase, while Clinton County reported a 3.4 percent increase. The median home price for Monroe and St. Clair Counties is the highest median home price recorded for May in over 5 years. The Metro-East fell in line with the state, as Illinois reported an 8.7 percent increase in statewide median home price compared to May 2014.

The year-to-date home sales in the Metro-East continued to see gains in May. St. Clair County recorded a 16.8 percent increase in year-to-date home sales compared to May 2014. Year-to-date home sales increased by 37.1 percent in Monroe County and 16.7 percent in Randolph 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 Mitchell.

The housing statistics follow on the subsequent page:

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REALTOR ASSOCIATION OF
SOUTHWESTERN ILLINOIS

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Residential Units May 2015							Apr.	Mar.	Feb.	Jan.	Dec.	Nov
County	2015	2014	2013	2012	2011	2010	2015	2015	2015	2015	2014	2014
Monroe	50	40	33	38	23	28	39	26	23	32	24	31
St. Clair	285	265	268	186	185	270	240	244	151	144	143	139
Randolph	13	9	14	11	12	16	7	13	10	6	10	7
Clinton	23	34	37	19	23	28	26	31	11	23	17	18
Year-to-Date Residential Units (Jan 1-May 31, 2015)												
Monroe	170	124	143	125	108	146						
St. Clair	1069	915	1008	810	832	992						
Randolph	49	42	62	50	41	61						
Clinton	113	117	104	83	89	124						
Median Home Prices												
Monroe	\$ 202,150	\$ 181,200	\$ 176,250	\$ 162,457	\$ 165,000	\$ 181,200						
St. Clair	\$ 135,000	\$ 118,000	\$ 116,250	\$ 115,000	\$ 118,000	\$ 127,350						
Randolph	\$ 48,800	\$ 77,500	\$ 100,000	\$ 67,500	\$ 70,900	\$ 81,500						
Clinton	\$ 127,750	\$ 118,716	\$ 65,000	\$ 148,500	\$ 117,000	\$ 131,250						

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 nearly 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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