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Metro-East Housing Statistics Released

(Shiloh, Ill.) Homeowners around the world are preparing their pride and joy of a home for the joyous season, while REALTORS® continue to be busy making those dreams of homeownership a reality for so many. The REALTOR® Association of Southwestern Illinois released the October 2016 housing statistics for the Metro-East. These statistics resulted in an increase in the median home price as well as an increase in year-to-date home sales compared to October 2015.

In St. Clair County, the median home price increased 20.9 percent in October 2016 over October 2015. In that same comparison, Randolph County followed suit and reported a 36.5 percent increase in median home price. REALTRS® in Monroe County saw the median home price increase 2 percent in October 2016 compared to October 2015. According to the Illinois REALTORS®, the statewide median home prices continued to show solid gains monthly and year-to-date.

“The holidays are such a special time of year,” stated Mike Gross, President of the REALTOR® Association of Southwestern Illinois. **“As REALTORS®, we are honored to be a part of your purchase of the place you call home, where memories are made, especially during the holidays! If you are on the fence about fulfilling your dream of homeownership, now is a great time to dive in. Home prices are steady, yet affordable, and interest rates are still low! Homes are also selling much quicker than they have been, so take advantage of what the market offers soon!”**

Home sales in St. Clair County hit an all-time high in October 2016 over the last five Octobers. REALTORS® in this County sold 273 homes in October 2016, which is the highest number of homes sold in October over the last five years. St. Clair County reported an 11.9 percent increase in home sales this October compared to October 2015. Additionally, Randolph County recorded an 88.9 percent increase in home sales in October 2016.

The Metro-East also saw an increase in year-to-date home sales in October as well. REALTORS® in St. Clair County have sold more homes this year so far than they have in the last five years. In comparison to October 2015, the year-to-date home sales increased 11.5 percent last month in that County. Following suit, REALTORS® in Randolph County sold 11.8 percent more homes year-to-date this October.

“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 President Gross.

The housing statistics follow on the subsequent page:

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Residential Units October 2016						Sept.	Aug.	July	Jun.	May	Apr.	Mar.
County	2016	2015	2014	2013	2012	2016	2016	2016	2016	2016	2016	2016
Monroe	33	36	43	25	39	37	51	50	37	49	38	30
St. Clair	273	244	240	181	196	268	317	287	322	336	293	277
Randolph	17	9	16	19	5	10	15	13	21	17	14	9
Clinton	24	27	22	28	25	33	29	36	24	20	28	27
Year-to-Date Home Sales (Jan. 1-October 31, 2016)												
Monroe	378	379	338	296	293							
St. Clair	2720	2440	2189	2196	1856							
Randolph	133	119	120	130	110							
Clinton	249	257	224	245	205							
Median Home Prices												
Monroe	\$ 201,500	\$ 197,500	\$ 185,000	\$ 160,000	\$ 180,000							
St. Clair	\$ 133,000	\$ 110,000	\$ 111,250	\$ 103,000	\$ 113,500							
Randolph	\$ 116,000	\$ 85,000	\$ 73,750	\$ 72,000	\$ 95,000							
Clinton	\$ 122,300	\$ 134,000	\$ 138,000	\$ 98,750	\$ 105,000							

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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