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Year-to-Date Metro-East Home Sales on the Rise

(Belleville, Ill.) The REALTOR® Association of Southwestern Illinois (RASI) released its June 2015 housing statistics. St. Clair, Monroe, Clinton, and Randolph Counties reported an increase in year-to-date home sales in June 2015 compared to June 2014. Additionally, St. Clair and Clinton Counties also recorded a monthly increase in home sales in June 2015 compared to last June.

REALTORS® in St. Clair County sold 18.38 percent more homes in June 2015 compared to June of last year. In that same comparison, Monroe County recorded a 14.29 percent increase in home sales, while Clinton County saw a 36.36 percent increase.

On another positive note, median home prices in the Metro-East are also on the rise. Compared to June 2014, the median home price increased 10.2 percent in St. Clair County, 3.3 percent in Monroe County, and 14.6 percent in Clinton County. These increases in home prices are in line with the rest of the state, as Illinois median home prices rose in 61 Illinois counties, according to the Illinois Association of REALTORS®. According to IAR, the statewide median was up 8.5 percent this June.

“All of these encouraging statistics are good indicators that the Metro-East housing market is strong,” states Christopher Mitchell, President of the REALTOR® Association of Southwestern Illinois. **“The lower inventory of homes on the market is also commanding higher prices on properties. As a result of the lower number of homes on the market, homes are selling faster. For example, the statewide number for the days on market averaged just over two months this June, according to IAR. As REALTORS®, we are here to help buyers and sellers navigate through these findings and the local real estate market.”**

The year-to-date home sales in the Metro-East continued to see gains in June. St. Clair County recorded a 17.19 percent increase in year-to-date home sales compared to year-to-date in June 2014. Year-to-date home sales increased by 31.3 percent in Monroe County, 16.7 percent in Randolph County, and 2.9 percent in Clinton 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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Residential Units June 2015							May	Apr.	Mar.	Feb.	Jan.	Dec.
County	2015	2014	2013	2012	2011	2010	2015	2015	2015	2015	2015	2014
Monroe	48	42	27	36	31	37	50	39	26	23	32	24
St. Clair	322	272	261	236	202	256	285	240	244	151	144	143
Randolph	13	16	15	13	18	13	13	7	13	10	6	10
Clinton	30	22	25	17	28	23	23	25	31	11	23	17
Year-to-Date Residential Units (Jan 1-June 30, 2015)												
Monroe	218	166	170	161	139	183						
St. Clair	1391	1187	1269	1046	1025	1248						
Randolph	62	58	77	56	59	74						
Clinton	143	139	129	98	117	147						
Median Home Prices												
Monroe	\$ 194,463	\$ 188,232	\$ 195,000	\$ 172,250	\$ 185,000	\$ 164,000						
St. Clair	\$ 141,500	\$ 128,500	\$ 109,000	\$ 120,000	\$ 116,000	\$ 135,500						
Randolph	\$ 62,500	\$ 62,750	\$ 32,200	\$ 102,500	\$ 72,700	\$ 84,500						
Clinton	\$ 157,000	\$ 137,000	\$ 120,000	\$ 63,500	\$ 129,000	\$ 110,000						

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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