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Metro-East Housing Statistics Released

SHILOH, IL – As autumn begins and temperatures start to fall, home prices continue to rise in Madison, St. Clair, Macoupin, Clinton, and Jersey counties, according to the REALTOR® Association of Southwestern Illinois.

Year-to-date home sales in St. Clair County rose 3.9 percent compared to August of 2016. Macoupin County homes sales also increased year-to-date by 10.6 percent compared to this time last year as well as Montgomery County home sales, which increased 1.3 percent year-to-date.

The median home price in St. Clair County rose 5.5 percent compared to August 2016 while Madison County home prices rose 3.5 percent. Macoupin County, Clinton County, and Jersey County home prices also rose 3.5 percent, 9.4 percent, and 21.5 percent, respectively.

While home prices increased, the days on market decreased in the Metro-East. St. Clair County homes sold 9 percent faster than this time last year while Madison County homes sold 37 percent faster. Days on market for homes in Clinton County decreased 25 percent compared to August 2016; Randolph County saw a 63 percent decrease in number days on market in August, and days on market for Jersey County homes decreased 10 percent.

“We are ready to jump into the fall season with a positive outlook on the rest of 2017,” states Angie Zahn, President of the REALTOR® Association of Southwestern Illinois. “As the voice for real estate in Southwestern Illinois, we are happy to report the increase in sales and decrease in days on market in the area.”

The statewide median price in August was \$200,456, up 5.0 percent from August 2016, when the median price was \$191,000, according to Illinois REALTORS®. The median is a typical market price where half the homes sold for more and half sold for less.

Regionally, in the Midwest, existing-home sales rose 2.4 percent to an annual rate of 1.28 million in August, and are now 0.8 percent above a year ago, according to the National Association of REALTORS®. The median price in the Midwest was \$200,500, up 5.0 percent from a year ago.

Statistics on following page.

The REALTOR® Association of Southwestern Illinois (RASI) is the voice for real estate in Southwestern Illinois. Our mission is to empower members to succeed today and into the future.

For more information on RASI and real estate careers, please visit www.618realtor.com or contact the office at (618) 277-1980 or Membership@myRASI.com. Like us at www.facebook.com/myRASI.

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Residential Units YoY - August 2017					
	August 2017	Aug '16	Aug '15	Aug '14	Aug '13
Madison	298	356	308	294	252
St. Clair	313	305	253	243	235
Macoupin	22	29	28	18	16
Clinton	22	26	31	19	33
Monroe	36	47	35	42	28
Randolph	12	14	16	14	11
Montgomery	27	23	22	17	23
Jersey	26	24	21	13	9
Residential Units MoM - 2017					
	August 2017	Jul.	Jun	May	Apr.
Madison	298	322	317	305	293
St. Clair	313	311	361	317	261
Macoupin	22	26	22	28	19
Clinton	22	23	32	28	27
Monroe	36	33	34	41	50
Randolph	12	7	22	18	11
Montgomery	27	13	13	20	22
Jersey	26	13	18	10	28
Year-to-Date Home Sales (January 1 - July 31)					
	2017	2016	2015	2014	2013
Madison	2,274	2,274	2,151	1,948	1,906
St. Clair	2,084	2,005	1,822	1,632	1,645
Macoupin	188	170	174	160	150
Clinton	156	166	176	151	145
Monroe	252	264	264	222	209
Randolph	92	99	89	77	97
Montgomery	157	155	135	150	149
Jersey	135	141	126	119	123
Median Home Prices					
Madison	\$ 129,900	\$ 125,500	\$ 118,000	\$ 128,950	\$ 110,000
St. Clair	\$ 144,999	\$ 137,500	\$ 134,450	\$ 127,500	\$ 123,500
Macoupin	\$ 85,700	\$ 80,000	\$ 82,000	\$ 50,750	\$ 69,500
Clinton	\$ 122,000	\$ 111,500	\$ 100,000	\$ 127,500	\$ 102,000
Monroe	\$ 188,750	\$ 199,000	\$ 185,000	\$ 158,250	\$ 186,200
Randolph	\$ 68,000	\$ 69,700	\$ 63,750	\$ 101,000	\$ 67,900
Montgomery	\$ 71,500	\$ 97,000	\$ 59,950	\$ 84,750	\$ 55,000
Jersey	\$ 116,000	\$ 95,500	\$ 92,000	\$ 120,900	\$ 164,000
Days on Market					
Madison	29	46	68	71	66
St. Clair	31	34	88	74	84
Macoupin	100	40	109	101	84
Clinton	21	28	100	92	105
Monroe	16	15	61	57	81
Randolph	42	113	89	144	108
Montgomery	85	70	113	93	127
Jersey	95	105	105	51	133

Statistics are provided by MARIS and compiled by the REALTOR® Association of Southwestern Illinois.

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