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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – The housing market in the Metro-East is as hot as the recent temps, according to the latest housing data released for May 2018 by the REALTOR® Association of Southwestern Illinois.

Home Sales

The number of homes sold in much of the Metro-East has increased again this month. Home sales in St. Clair increased by 13.4 percent in May 2018, while Madison County saw a rise of 6.3 percent compared to May 2017. REALTORS® in Montgomery County reported a 61.9 percent increase in homes this May compared to May of last year. According to Illinois REALTORS®, while statewide home sales decreased 2.7 percent in May 2018, the Metro-East reported a 7 percent increase in home sales for this May compared to May of last year.

“For now, the economy is very healthy, job growth is holding steady, and wages are slowly rising.” Says Dr. Lawrence Yun, Chief Economist and Senior Vice President of Research, National Association of REALTORS®.

As for a year-over-year comparison, the Metro-East continue its uptick in home sales in May 2018 compared to May 2017. Home sales in St. Clair County increased by 14.1 percent, Madison increased by 6.32 percent, and Montgomery County reported a 4.76 percent.

“The heat is on in the Metro-East, literally and figuratively, as buyers and sellers continue to see the value in homeownership,” states Angie Zahn, President of REALTOR® Association of Southwestern Illinois. **“June is National Homeownership Month, and we, as an Association of REALTORS®, stand proudly to support homeownership and the rights of private property owners. As the voice of real estate in Metro East, we will continue to help Americans achieve the dream of homeownership.”**

Home Prices

Home prices in nearly the entire the Metro-East rose again in May. Montgomery County home prices rose 29.52 percent compared to May of 2017. Home prices in Macoupin County increased by 24 percent, while Clinton and Jersey Counties reported a 7 and 9 percent increase. Monroe, St. Clair, and Madison home prices steadily increased by 1.44 percent, 2.92 percent, and 4.90 percent, respectively.

Days On Market

Days on market continued to decrease in the Metro-East. Homes in Montgomery and Clinton Counties sold at a much faster rate in May 2018 compared to April 2018, with a 51 percent decrease and a 45 percent decrease in days homes were on the market, respectively. St. Clair, Monroe, Randolph, Madison, and Macoupin Counties also reported decreases of 5 percent, 17.9 percent, 62.7 percent, 22.4 percent, and 22.1 percent in days on market, respectively.

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.

Complete statistics on the following page.

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Residential Units May										
County	2018	2017	2016	2015	2014	Apr.	Mar.	Feb.	Jan.	Dec.
St. Clair	364	319	328	293	278	321	248	167	167	202
Clinton	24	25	19	20	28	20	20	11	16	28
Monroe	39	42	48	50	41	39	37	35	18	24
Randolph	9	16	16	12	9	11	13	9	10	15
Madison	353	332	356	349	278	332	314	200	199	270
Macoupin	27	27	24	26	28	29	27	19	12	26
Jersey	21	20	20	23	17	27	13	16	13	20
Montgomery	22	21	29	19	26	9	14	13	11	16

Year-to-Date Home Sales (January 1 - May 31)					
St. Clair	1280	1,185	1,223	1105	953
Clinton	91	83	97	101	96
Monroe	173	173	169	170	126
Randolph	52	54	53	46	40
Madison	1407	1359	1316	1256	1145
Macoupin	114	114	88	91	104
Jersey	90	78	79	80	75
Montgomery	70	90	104	73	80

Average Home Prices (May 2018)					
St. Clair	\$ 161,648	\$ 157,065	\$ 159,530	\$ 150,809	\$ 129,983
Clinton	\$ 153,508	\$ 142,636	\$ 116,951	\$ 150,392	\$ 134,678
Monroe	\$ 217,597	\$ 214,511	\$ 195,843	\$ 213,640	\$ 206,547
Randolph	\$ 87,089	\$ 111,859	\$ 100,434	\$ 59,017	\$ 85,652
Madison	\$ 160,587	\$ 153,085	\$ 144,927	\$ 153,359	\$ 146,929
Macoupin	\$ 118,217	\$ 95,322	\$ 103,192	\$ 85,021	\$ 84,771
Jersey	\$ 136,907	\$ 125,875	\$ 155,765	\$ 136,187	\$ 157,529
Montgomery	\$ 113,883	\$ 87,924	\$ 92,866	\$ 97,653	\$ 122,674

Days on Market (2018)					
	May	April	Mar	Feb	Jan
St. Clair	73	77	82	86	90
Clinton	37	68	137	165	84
Monroe	28	33	64	51	41
Randolph	83	135	101	74	91
Madison	76	93	104	94	93
Macoupin	131	160	123	93	82
Jersey	162	99	149	94	85
Montgomery	98	203	75	147	81

Statistics are provided by MARIS.



Key Housing Market Statistics in the Metro-East Released

May 2018

Month-over-Month Homes Sales

St. Clair

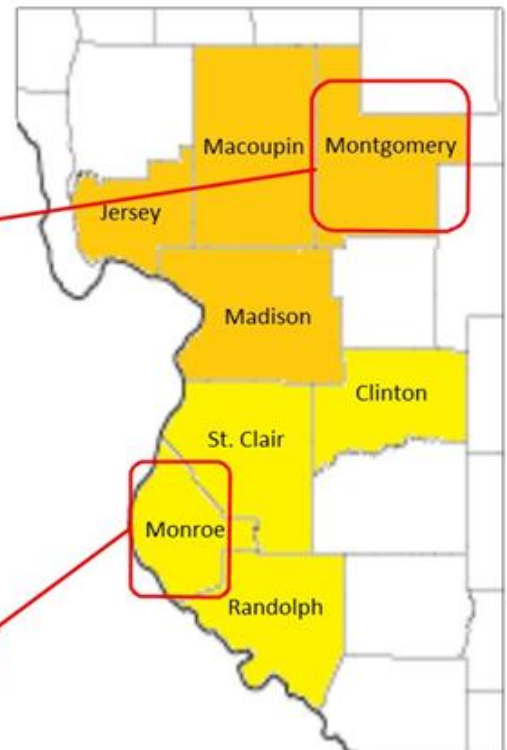
364 units
+14.1%



Average Home Prices | May 2018

Montgomery

\$113,883
+29.5%



Days On Market | May 2018

Madison

76 DOM
-18.3%

