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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Homes are selling for higher prices at a faster pace, according to the latest housing data released for June 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 7.43 percent in June, while Clinton and Monroe County saw a rise of 9.6 and 9.2 percent year to date 2018. REALTORS® in Jersey County reported a 16.5 percent increase in homes this June. According to Illinois REALTORS®, while statewide home sales decreased 6.7 percent in June 2018, the Metro-East held steady with 920 homes.

As for a year-over-year comparison, the Metro-East continued its uptick in home sales in June 2018 compared to June 2017. Home sales in St. Clair County increased by 5.5 percent, Clinton increased by 6.3 percent, and Monroe County reported a huge 55.9 percent increase.

During the first quarter of 2018, the share of first-time homebuyers purchasing loans rose to 46 percent compared to 42 percent a year ago, according to a new Freddie Mac analysis. Freddie Mac Chief Economist Sam Khater attributes the increase to Millennials getting married and starting families during current job growth.

It's exciting to see the positive activity of both home sales and home prices in most of our communities. I think the location of the Metro-East may be a good indicator as to why we're doing so well. With major universities, St. Louis, Scott Air Force Base, and many more great assets, this is a great place for everyone to live" says REALTOR® Association of Southwestern Illinois President Angie Zahn.

Home Prices

Home prices have hit a 10-year high in Illinois this month. The upward trend for median prices continues with the statewide average rising 4.5 percent to \$225,000 according to Illinois REALTORS®. St. Clair County home prices rose 2.2 percent compared to June of 2017. Home prices in Monroe County increased by 16.5 percent, while Randolph County reported a 52 percent increase.

Days On Market

Days on market continued to decrease in the Metro-East. Homes in Monroe County sold 80 percent faster in June 2018 compared to May 2018. Madison County homes saw a 28.9 percent decrease in days homes were on the market. Clinton, Macoupin and Montgomery Counties also reported decreases of 24.8 percent, 15.5 percent, 2.8 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.

(continued on next page)

(continued from page 1)

Residential Units Year Over Year				
June	2018	2017	2016	2015
St. Clair	382	362	323	332
Clinton	34	32	22	28
Monroe	53	34	39	48
Randolph	12	20	21	13
Madison	369	396	373	384
Macoupin	20	26	33	27
Jersey	23	19	22	19
Montgomery	27	31	23	25

Residential Units Month Over Month - 2018								
	Jun.	May	Apr.	Mar.	Feb.	Jan.	Dec.	Nov.
St. Clair	382	364	321	248	167	167	202	226
Clinton	34	24	20	20	11	16	28	21
Monroe	53	39	39	37	35	18	24	23
Randolph	12	9	11	13	9	10	15	9
Madison	369	353	332	314	200	199	270	236
Macoupin	20	27	29	27	19	12	26	29
Jersey	23	21	27	13	16	13	20	23
Montgomery	27	22	9	14	13	11	16	22

Year-to-Date Home Sales (January 1 - June 30)				
	2018	2017	2016	2015
St. Clair	1,662	1,547	1,546	1,437
Clinton	126	115	119	129
Monroe	226	207	208	218
Randolph	64	74	74	59
Madison	1,777	1,755	1,689	1,640
Macoupin	134	140	121	118
Jersey	113	97	101	99
Montgomery	97	121	127	98

Average Home Prices				
June	2018	2017	2016	2015
St. Clair	\$176,951	\$173,180	\$168,085	\$156,211
Clinton	\$145,918	\$153,441	\$140,857	\$188,371
Monroe	\$238,553	\$204,749	\$214,504	\$208,081
Randolph	\$134,575	\$88,510	\$89,305	\$64,481
Madison	\$154,223	\$166,515	\$214,375	\$144,005
Macoupin	\$99,215	\$99,833	\$97,236	\$94,394
Jersey	\$129,141	\$134,819	\$113,439	\$147,952
Montgomery	\$74,825	\$93,268	\$92,726	\$104,783

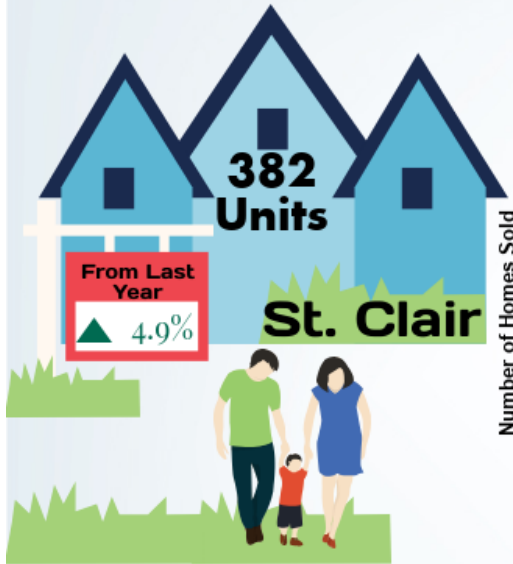
Average Days on Market				
June	2018	2017	2016	2015
St. Clair	68	65	82	135
Clinton	85	113	74	132
Monroe	40	25	56	100
Randolph	39	202	175	197
Madison	59	83	86	105
Macoupin	120	142	87	143
Jersey	99	68	112	162
Montgomery	111	108	61	159

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 Statistics are provided by MARIS.

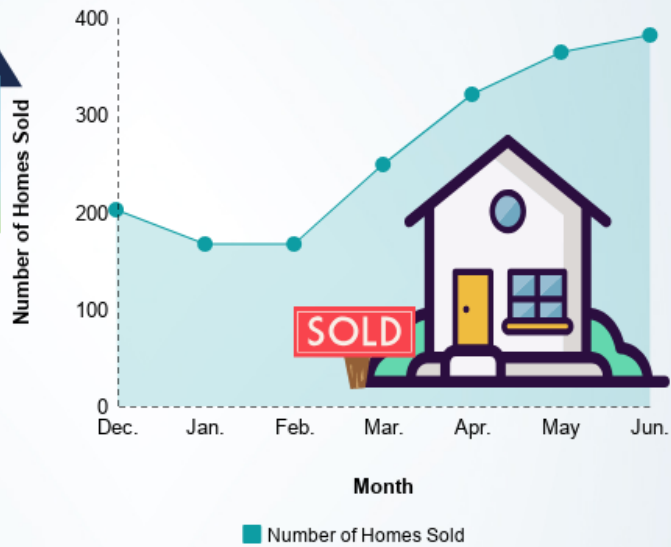


Key Housing Market Statistics in the Metro-East Released June 2018

Month-over- Month Home Sales



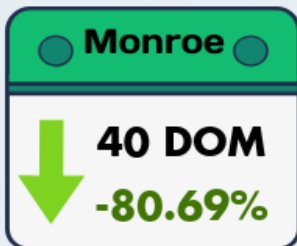
St. Clair Co. Home Sales: Month-to-Month



Average Home Prices June 2018



Days on Market June 2018



The REALTOR® Association of Southwestern Illinois (RASAI) is the voice for real estate in Southwestern Illinois. Contacts us at 618-277-1980 or info@myRASAI.com. Source: MARIS. View online at www.618realtor.com/housing-market-statistics

