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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Home prices in the Metro East are rising and a record seventy-seven percent of consumers think now is a good time to sell according to National Association of REALTORS®

Home Sales

The number of homes sold in most the Metro-East has increased in comparison to 2017 year-to-date. Home sales in St. Clair and Madison counties increased by 3.94 and 1.98 percent, while Jersey county increased by 2.53 percent. Monroe and Clinton Counties saw a rise of 7.79 and 8.04 percent year-to-date 2018.

Compared to September last year, Randolph and Montgomery saw a large increase in the number of homes sold with 22.22 and 25 percent increases. Compared to last month, Jersey and Montgomery counties both saw an 11.76 percent increase.

Home Prices

Home prices rose from September last year in most of the Metro-East. St. Clair and Madison County home prices rose 2.54 and 4.50 percent compared to September 2017. Home prices in Clinton, Randolph, and Montgomery all had increases over 9 percent. Madison saw an increase of 13.79 percent, bringing the average home cost to \$170,056.

“Buying a home can seem stressful, with rising home prices and interest rates. However, using a REALTOR® can help take the stress out of the situation, they are trained to navigate you through the process. They also have access to amazing resources and can connect you with programs you may qualify for.” Said REALTOR® Association of Southwestern Illinois President Judy Ross.

Days on Market

The amount of days on market is still declining in the Metro-East. Homes in Macoupin, Randolph, and Montgomery Counties saw an increase of 24.21, 22.54, and 22.4 percent faster in September 2018 compared to September 2017. Madison and Jersey counties saw a respective decline with 12.41 and 14.9 percent. Clinton County homes saw a 2.67 percent decrease in days homes were on the market, with 74 days.

The REALTOR® Association of Southwestern Illinois (RASI) is the voice for real estate in Southwestern Illinois. Our mission is to empower members to succeed 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. Statistics provided by MARIS

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Residential Units Year Over Year

September	2018	2017	2016	2015
St. Clair	259	269	270	227
Clinton	20	28	29	21
Monroe	35	39	37	33
Randolph	10	8	9	17
Madison	283	298	298	265
Macoupin	21	34	22	26
Jersey	18	20	14	24
Montgomery	27	21	25	27

Residential Units Month Over Month - 2018

County	September	August	July	Jun.	May	Apr.	Mar.	Feb.	Jan.	Dec.
St. Clair	259	332	326	382	364	321	248	167	167	202
Clinton	20	35	25	34	24	20	20	11	16	28
Monroe	35	49	49	53	39	39	37	35	18	24
Randolph	10	13	14	12	9	11	13	9	10	15
Madison	283	373	319	369	353	332	314	200	199	270
Macoupin	21	28	22	20	27	29	27	19	12	26
Jersey	18	16	13	23	21	27	13	16	13	20
Montgomery	27	24	27	27	22	9	14	13	11	16

Year-to-Date Home Sales (January 1 - September 30)

County	2018	2017	2016	2015
St. Clair	2,587	2,487	2,419	2,227
Clinton	207	191	206	205
Monroe	360	333	346	343
Randolph	101	101	108	107
Madison	2,761	2,707	2,691	2,558
Macoupin	206	222	194	200
Jersey	160	156	158	156
Montgomery	175	178	184	167

Average Home Prices

September	2018	2017	2016	2015
St. Clair	\$153,786	\$156,995	\$145,937	\$137,079
Clinton	\$151,570	\$137,391	\$147,597	\$133,630
Monroe	\$206,693	\$206,231	\$210,884	\$188,544
Randolph	\$96,486	\$87,819	\$47,778	\$82,200
Madison	\$170,056	\$148,112	\$145,623	\$164,617
Macoupin	\$86,900	\$99,021	\$78,807	\$108,131
Jersey	\$143,206	\$131,510	\$115,314	\$124,029
Montgomery	\$92,527	\$84,022	\$68,468	\$84,044

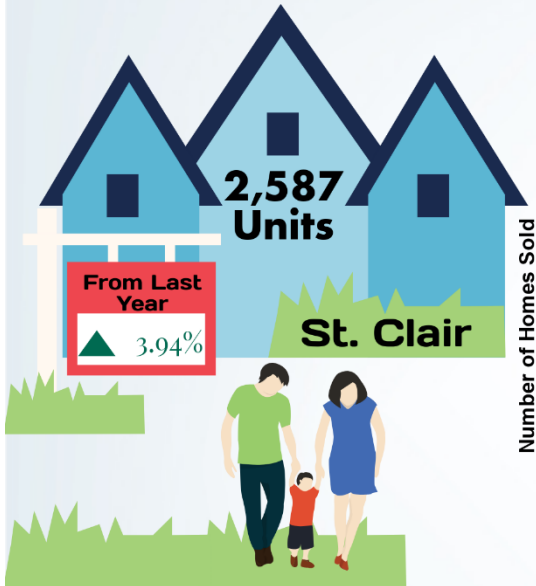
Average Days on Market

August	2018	2017	2016	2015
St. Clair	66	71	74	126
Clinton	55	80	73	139
Monroe	42	40	46	92
Randolph	94	90	105	158
Madison	61	68	85	122
Macoupin	128	138	96	158
Jersey	103	131	121	154
Montgomery	75	194	134	242

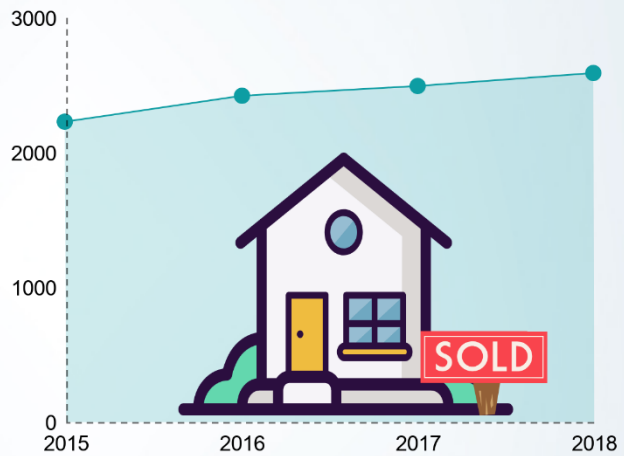


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Year to Date Home Sales

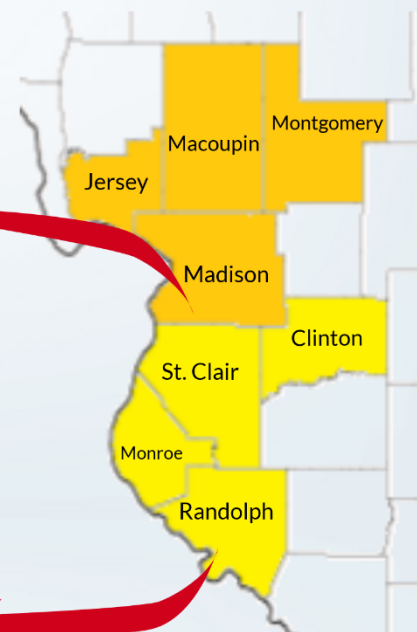
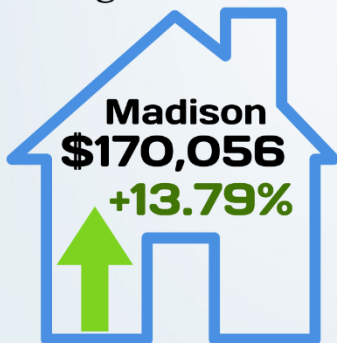


St. Clair County Home Sales: Year-to-Date



■ Number of Homes Sold

Average Home Prices September 2018



Days on Market September 2018

