

For Immediate Release:
November 27, 2018



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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – The Metro-East housing market shows that home sales are still on a steady rise for 2018.

Home Sales

The number of homes sold in most of the Metro-East increased in October over September. Home sales in St. Clair County increased by 2.29 percent, while Clinton County saw a rise of 9.52 percent, and Randolph County home sales rose 30 percent. Macoupin County saw a leap of 52.38 percent, while, Jersey County saw a rise of 33.33 percent, and Madison County recorded a 19.08 percent.

As for a year-to-date comparison, homes sales in Clinton, Monroe, and Jersey, increased 7.1 percent, 6.23 percent, and 5.75 percent. St. Clair, Randolph, and Madison Counties followed closely behind with increases of 4.01 percent, 3.64 percent, and 3.16 percent, compared to the year-to-date home sales from October 2017.

REALTOR® Association of Southwestern Illinois President, Judy Ross thinks “seeing an increase during October is a good thing and hopefully we will continue to see an increase. People should not be discouraged from selling their home during the later part of the year, even though things seem hurried. That just means people are in a hurry to purchase a home as well.”

Home Prices

Home prices in St. Clair County held steady compared to October 2017 with a 0.31 percent increase, compared to Monroe County home prices that rose 4.67 percent. Jersey and Macoupin Counties saw a much bigger increase of 16.28 percent and 34.46 percent.

Days On Market

Days on market continued to decrease for some counties. Homes in Montgomery County sold 48.23 percent faster this October than last year. Other Counties who saw days on market decrease were Madison and Randolph Counties with decreases of 7.23 percent and 10.96 percent, respectively.

Complete statistics on the 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.

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Residential Units Year Over Year

October	2018	2017	2016	2015
St. Clair	265	269	270	227
Clinton	22	28	29	21
Monroe	32	39	37	33
Randolph	13	8	9	17
Madison	337	298	298	265
Macoupin	32	34	22	26
Jersey	24	20	14	24
Montgomery	19	21	25	27

Residential Units Month Over Month - 2018

County	Oct.	Sept.	Aug.	Jul.	Jun.	May	Apr.	Mar.	Feb.	Jan.	Dec.	Nov.
St. Clair	265	259	332	326	382	364	321	248	167	167	202	226
Clinton	22	20	35	25	34	24	20	20	11	16	28	21
Monroe	32	35	49	49	53	39	39	37	35	18	24	23
Randolph	13	10	13	14	12	9	11	13	9	10	15	9
Madison	337	283	373	319	369	353	332	314	200	199	270	236
Macoupin	32	21	28	22	20	27	29	27	19	12	26	29
Jersey	24	18	16	13	23	21	27	13	16	13	20	23
Montgomery	19	27	24	27	27	22	9	14	13	11	16	22

Year-to-Date Home Sales (Jan. 1 – Oct. 31)

County	2018	2017	2016	2015
St. Clair	2,852	2,742	2,687	2,473
Clinton	229	213	227	231
Monroe	392	369	379	379
Randolph	114	110	124	116
Madison	3,101	3,006	2,982	2,864
Macoupin	239	249	213	225
Jersey	184	174	174	172
Montgomery	194	202	206	183

Average Days on Market

October	2018	2017	2016	2015
St. Clair	72	68	81	126
Clinton	96	50	157	210
Monroe	72	42	108	62
Randolph	130	146	123	65
Madison	76	82	84	174
Macoupin	134	85	123	205
Jersey	131	86	111	122
Montgomery	73	141	158	249

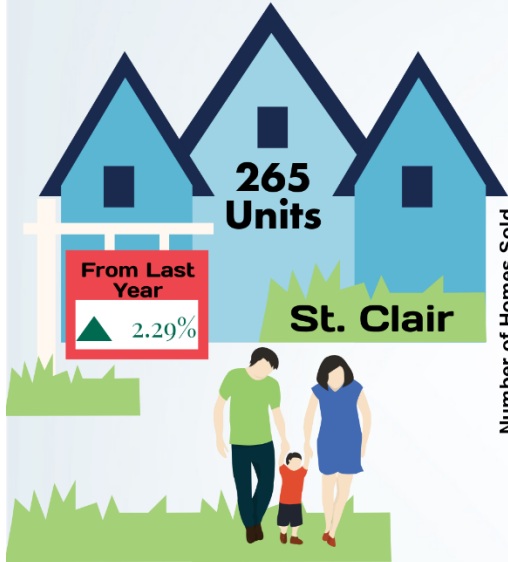
Average Home Prices

October	2018	2017	2016	2015
St. Clair	\$146,838	\$146,388	\$148,319	\$128,265
Clinton	\$150,116	\$172,191	\$136,179	\$126,165
Monroe	\$258,878	\$247,318	\$209,950	\$198,073
Randolph	\$71,438	\$75,222	\$110,213	\$88,544
Madison	\$145,595	\$155,436	\$146,275	\$164,617
Macoupin	\$132,183	\$98,303	\$107,016	\$121,194
Jersey	\$131,429	\$113,029	\$93,279	\$171,915
Montgomery	\$79,298	\$84,975	\$94,041	\$103,488

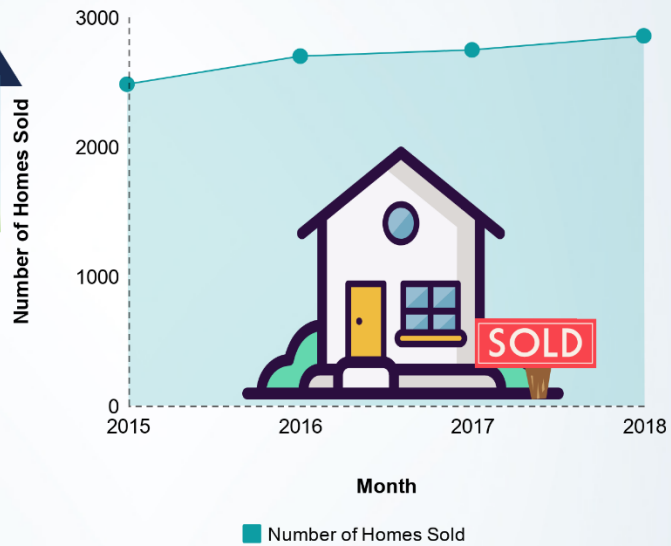


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Residential Units



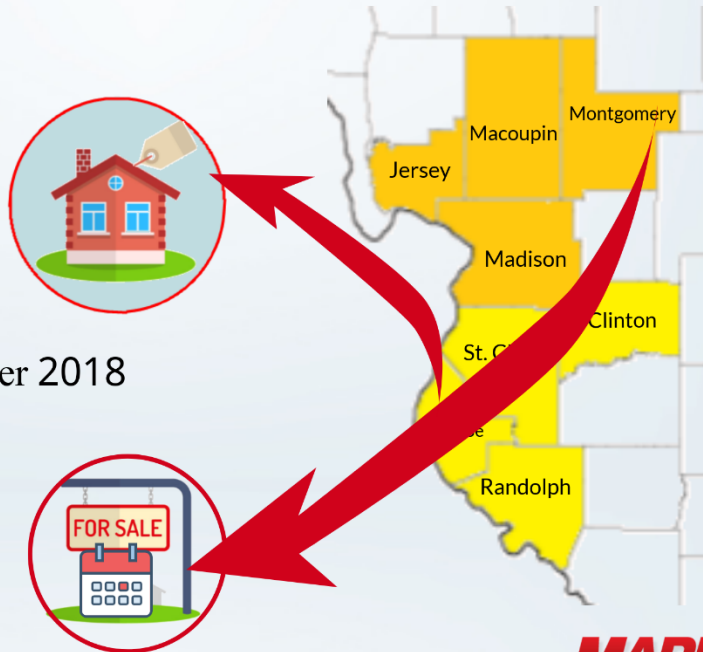
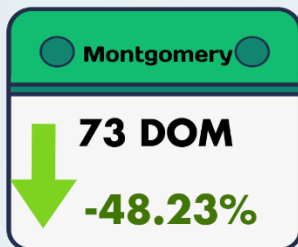
St. Clair County Home Sales: Year-to-Date



Average Home Prices October 2018



Days on Market October 2018



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

