

**For Immediate Release:**  
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## **Key Housing Market Statistics in the Metro-East Released**

SHILOH, IL – The booming U.S. economy continues to prop up home sales and new listings in much of the nation.

### **Home Sales**

2018 has proven to be a great year for home sales. For a year-to-date comparison, homes sales in Randolph, Clinton, and Monroe rose 7.56 percent, 5.98 percent, and 5.46 percent. Jersey, Madison, and St. Clair Counties followed closely behind with increases of 5.08 percent, 2.88 percent, and 2.82 percent, compared to the year-to-date home sales from November 2017.

### **Home Prices**

Historically, housing is still relatively affordable. Although Freddie Mac recently reported that the 30-year fixed rate is at its highest average in seven years, reaching 4.94 percent, average rates were 5.97 percent ten years ago, 6.78 percent 20 years ago and 10.39 percent 30 years go.

Home prices in Macoupin County saw a huge increase compared to November 2017 of 56.12 percent. Jersey County saw a moderate increase in home prices of 25.81 percent. While, Clinton and Madison County home prices rose 3.65 and 3.1 percent, respectively.

**“In the Metro-East we have consistently seen a rise in home prices for most of our counties, says REALTOR® Association of Southwestern Illinois President Judy Ross.**

### **Days On Market**

Days on market continued to decrease for most of the Metro-East. Homes in Clinton County sold 56.32 percent faster this November than last year. While, Randolph and Madison County homes sold 25.93 percent and 19.51 percent faster. Other Counties who saw days on market decrease were St. Clair and Jersey Counties with decreases of 11.24 percent and 9.18 percent.

*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](http://www.618realtor.com) or contact the office at (618) 277-1980 or [Membership@myRASI.com](mailto:Membership@myRASI.com).

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**Residential Units Year Over Year**

<b>November</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
St. Clair	212	239	227
Clinton	19	21	16
Monroe	32	34	24
Randolph	14	9	13
Madison	256	258	246
Macoupin	20	29	21
Jersey	23	23	16
Montgomery	21	22	12

**Residential Units Month Over Month - 2018**

<b>County</b>	<b>November</b>	<b>October</b>	<b>September</b>	<b>August</b>	<b>July</b>	<b>Jun.</b>	<b>May</b>	<b>Apr.</b>	<b>Mar.</b>	<b>Feb.</b>	<b>Jan.</b>	<b>Dec.</b>
St. Clair	212	265	259	332	326	382	364	321	248	167	167	202
Clinton	19	22	20	35	25	34	24	20	20	11	16	28
Monroe	32	32	35	49	49	53	39	39	37	35	18	24
Randolph	14	13	10	13	14	12	9	11	13	9	10	15
Madison	256	337	283	373	319	369	353	332	314	200	199	270
Macoupin	20	32	21	28	22	20	27	29	27	19	12	26
Jersey	23	24	18	16	13	23	21	27	13	16	13	20
Montgomery	21	19	27	24	27	27	22	9	14	13	11	16

<b>Year-to-Date Home Sales (January 1 - November 30)</b>			
<b>County</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
St. Clair	3,065	2,981	2,914
Clinton	248	234	243
Monroe	425	403	403
Randolph	128	119	137
Madison	3,358	3,264	3,228
Macoupin	259	278	234
Jersey	207	197	190
Montgomery	216	224	218

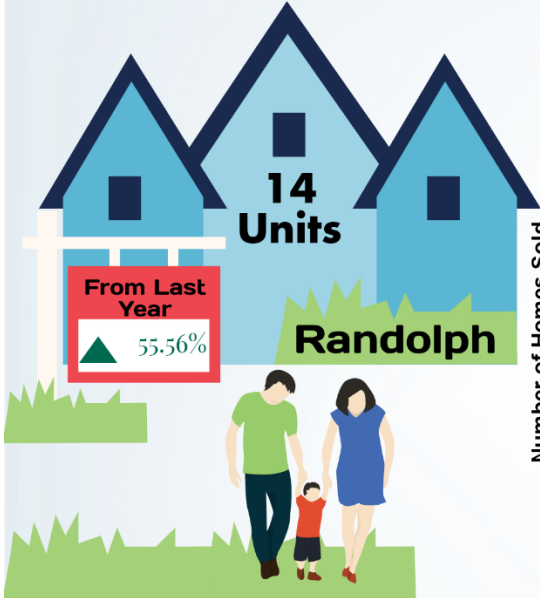
<b>Average Home Prices</b>			
<b>November</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
St. Clair	\$147,257	\$165,005	\$138,537
Clinton	\$149,253	\$143,993	\$129,359
Monroe	\$215,242	\$220,485	\$218,213
Randolph	\$108,381	\$119,111	\$81,115
Madison	\$151,801	\$147,235	\$147,448
Macoupin	\$118,775	\$76,079	\$98,900
Jersey	\$157,168	\$124,927	\$116,681
Montgomery	\$76,671	\$100,382	\$94,367

<b>Average Days on Market</b>			
<b>November</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
St. Clair	79	89	81
Clinton	38	87	71
Monroe	88	29	42
Randolph	100	135	125
Madison	66	82	82
Macoupin	110	108	125
Jersey	89	98	76
Montgomery	138	78	72

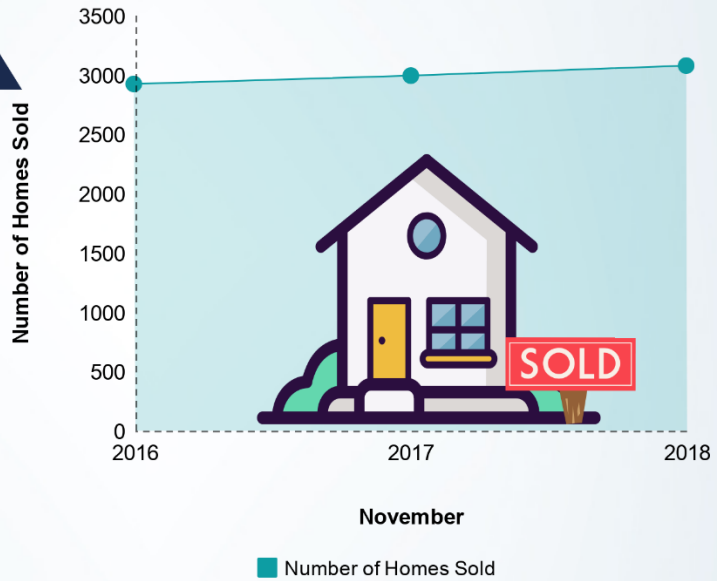


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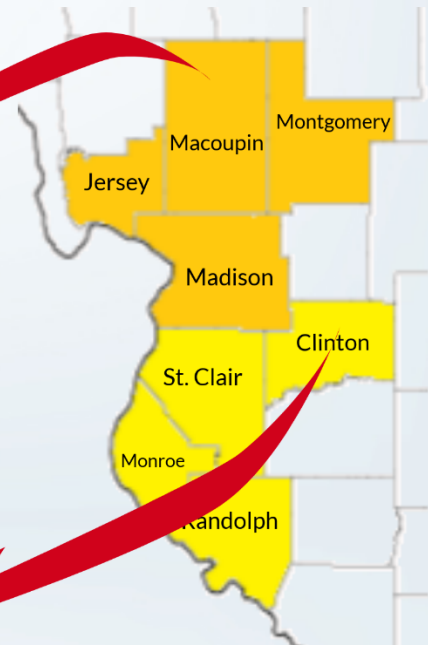
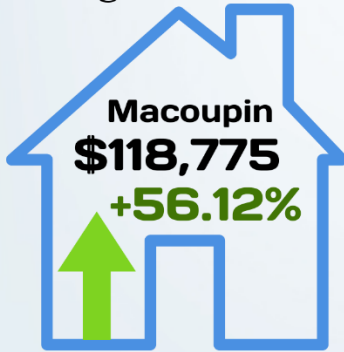
## Residential Units



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



## Average Home Prices November 2018



## Days on Market November 2018

