

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

### **SHILOH, IL – February Home Sales Close Out the Winter Market with a Bang**

#### **Home Sales**

The number of homes sold increased in the Metro-East in February. Home sales in St. Clair and Madison Counties saw a rise of 11.18 and 33.0 percent year to date over 2018. Montgomery and Clinton, and Randolph Counties increased by 35.7, 36.4 and 22.2 percent.

Compared to January, home sales increased in almost every county. Macoupin, Jersey, and St. Clair Counties had increases of 5.9, 8.3, and 12.5 percent. Monroe, Montgomery, and Madison Counties homes sold 23.5, 26.7, and 26.7 percent faster. Randolph County saw a large increase of 175 percent increase.

#### **Home Prices**

Home prices had a steady increase over February 2018. St. Clair and Madison counties had increases of 2.9 and 12.0 percent. Monroe and Macoupin Counties both saw moderate increases of 13.1 and 26.0 percent. While, Jersey and Montgomery County home prices rose 32.5 and 73.9 percent compared to February 2018.

**“The Metro-East Housing Market has continued to thrive through a bitter winter and I’m excited to see what Spring will bring.”** Says Judy Ross, President of the REALTOR® Association of Southwestern Illinois.

#### **Days on Market**

Homes in Madison, Montgomery, and Clinton Counties sold faster in February 2019 than February of last year with 4.3, 49.7, and 52.7 percent decrease in days. According to Realtor.com and their study of the 50 largest real estate markets, the best week of the year to list your home is March 31 to April 6. Homes listed that week tend to sell faster, for more money than earlier in the year

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

*Complete statistics on the following page. Statistics provided by MARIS*

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<b>Residential Units Year Over Year</b>			
<b>February</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	189	170	176
Clinton	15	11	15
Monroe	21	35	26
Randolph	11	9	9
Madison	266	200	197
Macoupin	18	19	21
Jersey	13	16	11
Montgomery	19	14	15

<b>Residential Units Month Over Month</b>							
<b>County</b>	<b>February</b>	<b>January</b>	<b>December</b>	<b>November</b>	<b>October</b>	<b>September</b>	<b>August</b>
St. Clair	189	168	213	212	265	259	332
Clinton	15	19	22	19	22	20	35
Monroe	21	17	34	32	32	35	49
Randolph	11	4	11	14	13	10	13
Madison	266	210	245	256	337	283	373
Macoupin	18	17	18	20	32	21	28
Jersey	13	12	17	23	24	18	16
Montgomery	19	15	13	21	19	27	24

<b>Year-to-Date Home Sales (January 1 - February 28)</b>			
<b>County</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	357	347	339
Clinton	34	27	24
Monroe	38	58	52
Randolph	15	19	12
Madison	477	408	374
Macoupin	35	31	40
Jersey	25	29	16
Montgomery	34	25	34

<b>Average Home Prices</b>			
<b>February</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	\$153,430	\$149,089	\$126,099
Clinton	\$129,980	\$143,148	\$107,932
Monroe	\$227,260	\$200,895	\$203,166
Randolph	\$70,600	\$82,244	\$71,700
Madison	\$152,779	\$136,371	\$133,390
Macoupin	\$107,658	\$85,439	\$126,058
Jersey	\$181,212	\$136,781	\$117,818
Montgomery	\$119,240	\$68,589	\$105,173

<b>Average Days on Market</b>			
<b>February</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	109	85	119
Clinton	78	165	98
Monroe	117	51	51
Randolph	130	74	146
Madison	90	94	96
Macoupin	107	93	128
Jersey	150	94	194
Montgomery	74	147	116

Statistics are provided by MARIS.

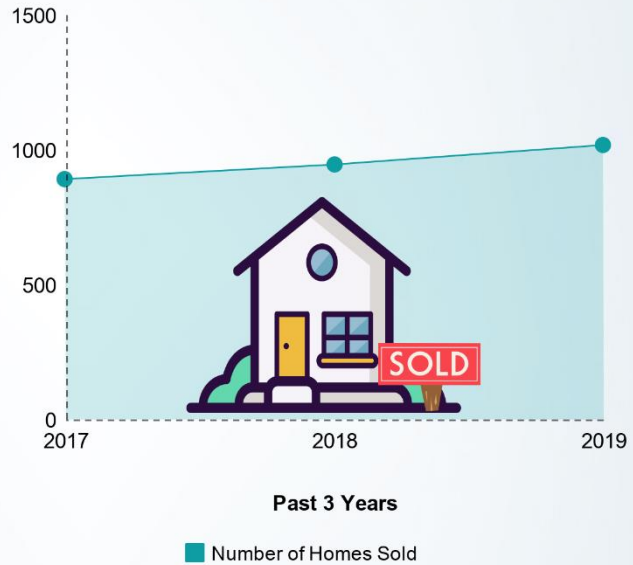


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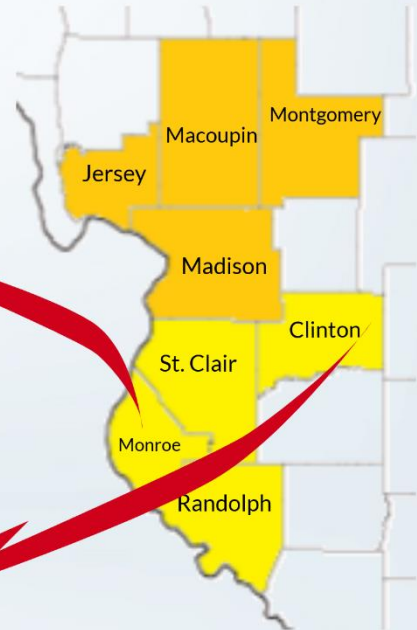
## Residential Units Year -to-Date



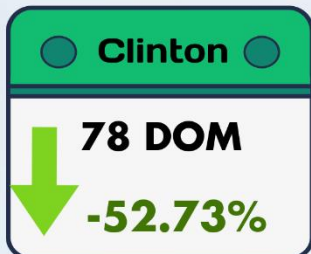
## Year-to-Date Home Sales



## Average Home Prices February 2018



## Days on Market January 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](http://www.618realtor.com/housing-market-statistics)



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