



## Key Housing Market Statistics in the Metro-East Released

### SHILOH, IL – Home Sales are Blooming this Spring in the Metro-East

#### Home Sales

The number of homes sold increased in all but one county this month over last month. Home sales in St. Clair and Madison Counties saw a rise of 45.5 and 15.8 percent over February. Monroe, Clinton, and Jersey Counties had a large increase from last month with 90.5, 60.0, and 53.9 percent increases. Randolph and Macoupin Counties rose 18.2 and 11.1 percent, while Montgomery County did not increase or decrease.

Compared to March 2018, home sales still saw an increase in most counties. St. Clair County increased 10.4 percent. Clinton County home sales continue to rise with a 20 percent increase over last month. Jersey, Montgomery, and Monroe sold 53.9, 35.7, and 8.1 percent higher than last month. Randolph County neither decreased nor increased.

#### Home Prices

Home prices continue to steadily increase in the larger Metro-East Counties. St. Clair and Madison Counties had increases of 4.3 and 4.1 percent, over March 2018. Clinton County had a similar rise in home prices with a 5.2 percent increase. Monroe and Randolph Counties home prices increased 20.6 and 14.6 percent, respectively. According to the National Association of REALTORS® Home Affordability Index, it is more affordable to own a home in the Midwest compared to other geographic regions.

**“With the Midwest being so affordable for home buyers and the Metro-East being so centrally located to so many amenities, it’s a great place to live.”** Says Judy Ross, President of the REALTOR® Association of Southwestern Illinois.

#### Days on Market

Homes in Madison County sold faster in March 2019 than March of last year with 11.7 percent decrease in days. Jersey, Clinton, and Macoupin Counties also had a decrease in days with 34.9, 24.8, and 16.3 percent.

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*

(continued from page 1)

<b>Residential Units Year Over Year</b>			
<b>March</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	275	249	269
Clinton	24	20	16
Monroe	40	37	30
Randolph	13	13	17
Madison	308	315	301
Macoupin	20	27	24
Jersey	20	13	20
Montgomery	19	14	22

<b>Residential Units Month Over Month</b>								
<b>County</b>	<b>March</b>	<b>February</b>	<b>January</b>	<b>December</b>	<b>November</b>	<b>October</b>	<b>September</b>	<b>August</b>
St. Clair	275	189	168	213	212	265	259	332
Clinton	24	15	19	22	19	22	20	35
Monroe	40	21	17	34	32	32	35	49
Randolph	13	11	4	11	14	13	10	13
Madison	308	266	210	245	256	337	283	373
Macoupin	20	18	17	18	20	32	21	28
Jersey	20	13	12	17	23	24	18	16
Montgomery	19	19	15	13	21	19	27	24

<b>Year-to-Date Home Sales (January 1 -March 31)</b>			
<b>County</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	633	596	608
Clinton	58	47	40
Monroe	78	95	82
Randolph	28	32	29
Madison	785	723	675
Macoupin	55	58	64
Jersey	45	42	36
Montgomery	53	39	56
	<b>1,735</b>	<b>1,632</b>	<b>1,590</b>

<b>Average Home Prices</b>			
<b>March</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	\$158,195	\$151,636	\$150,463
Clinton	\$139,069	\$132,154	\$151,388
Monroe	\$256,181	\$212,431	\$189,125
Randolph	\$102,199	\$89,212	\$82,176
Madison	\$151,524	\$145,526	\$148,127
Macoupin	\$76,893	\$94,050	\$86,077
Jersey	\$132,150	\$189,030	\$113,301
Montgomery	\$66,763	\$87,274	\$80,518

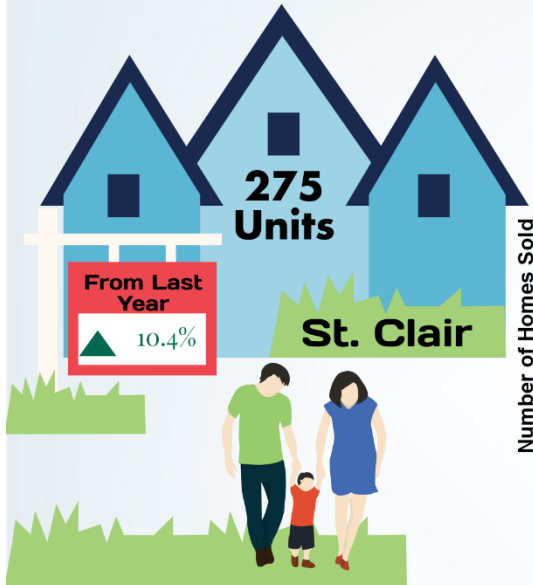
<b>Average Days on Market</b>			
<b>March</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	87	82	79
Clinton	103	137	117
Monroe	73	64	85
Randolph	143	101	158
Madison	91	103	90
Macoupin	103	123	106
Jersey	97	149	70
Montgomery	97	75	172

Statistics are provided by MARIS.

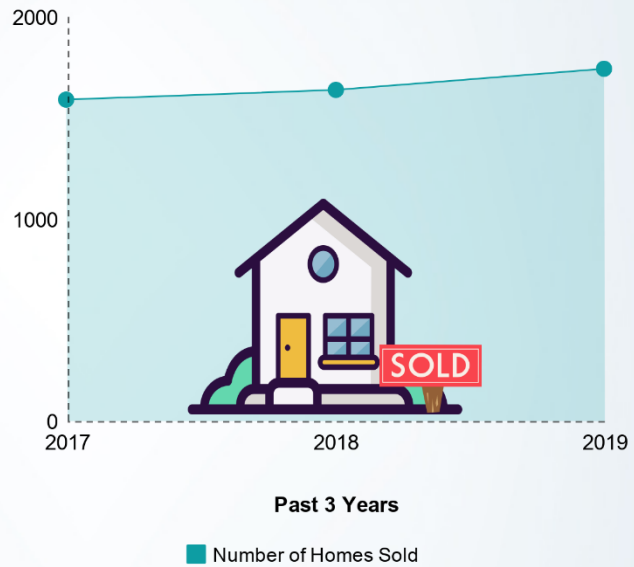


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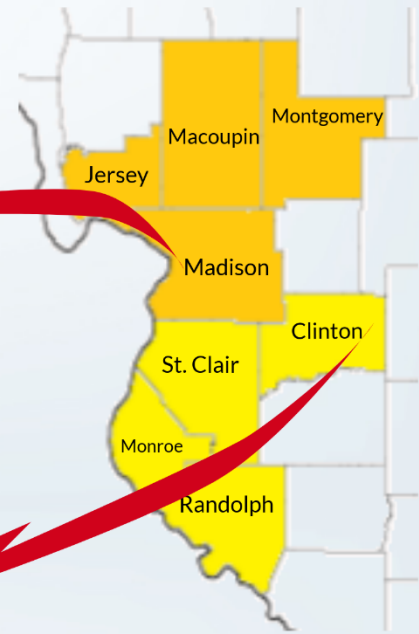
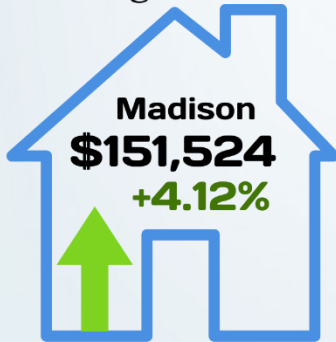
## Residential Units Year -to-Date



## Year-to-Date Home Sales



## Average Home Prices March 2019



## Days on Market March 2019

