



Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – April is Leading into a Busy Summer in the Metro-East

Home Sales

Montgomery County homes sold 66.7 percent faster than last year. Clinton County had a large rise in home sales as well with a 35 percent increase. While, Randolph and Macoupin Counties had increases of 18.2 and 3.5 percent increases, respectively.

March was a great month for the Metro-East compared to the rest of the state, and April held steady for several counties. Macoupin County had an increase of 50 percent compared to March. Clinton County had a 12.5 percent increase, while Madison County had an increase of 10 percent. Randolph County sales did not increase or decrease from March.

Year-to-Date Home Sales increased 41.7 percent in Montgomery County, 26.9 percent in Clinton County, and 3.9 percent in Madison County. Year-to-Date home sales include all homes sold from January 1 to April 30.

“Real Estate is typically something that ebbs and flows, but the Metro-East has had a consistent, steady increase for the last five years.” Says Judy Ross, President of the REALTOR® Association of Southwestern Illinois.

Home Prices

Home prices in rural counties are gradually rising. Macoupin County had the largest increase over March with 21.6 percent and Monroe County was not far behind with a 17.4 percent increase. St. Clair County home prices rose 8 percent in April. While, Madison County saw a 4.6 percent increase in home prices.

Days on Market

Homes are still selling quicker than this time last month. Montgomery County homes sold 37.5 percent faster compared to March. Macoupin and Randolph Counties saw similar decreases in days on market with 11.9 and 10.8 percent. Madison County saw a decrease in days with 5.4 percent, respectively.

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

(continued from page 1)

Residential Units Year Over Year			
April	2019	2018	2017
St. Clair	270	321	258
Clinton	27	20	18
Monroe	38	39	49
Randolph	13	11	9
Madison	311	332	352
Macoupin	30	29	23
Jersey	14	27	22
Montgomery	15	9	13

Residential Units Month Over Month						
County	April	March	February	January	December	November
St. Clair	270	275	189	168	213	212
Clinton	27	24	15	19	22	19
Monroe	38	40	21	17	34	32
Randolph	13	13	11	4	11	14
Madison	311	308	266	210	245	256
Macoupin	30	20	18	17	18	20
Jersey	14	20	13	12	17	23
Montgomery	15	19	19	15	13	21

Year-to-Date Home Sales (January 1 -April 30)			
County	2019	2018	2017
St. Clair	903	917	866
Clinton	85	67	58
Monroe	116	134	131
Randolph	41	43	38
Madison	1096	1,055	1,027
Macoupin	85	87	87
Jersey	59	69	58
Montgomery	68	48	69
	2453	2,420	2,334

Average Home Prices			
April	2019	2018	2017
St. Clair	\$166,909	\$154,606	\$147,165
Clinton	\$113,780	\$160,668	\$123,039
Monroe	\$253,035	\$215,544	\$200,296
Randolph	\$83,608	\$98,797	\$88,960
Madison	\$157,996	\$151,144	\$141,851
Macoupin	\$126,398	\$103,909	\$111,533
Jersey	\$128,707	\$143,059	\$130,071
Montgomery	\$98,060	\$111,272	\$89,592

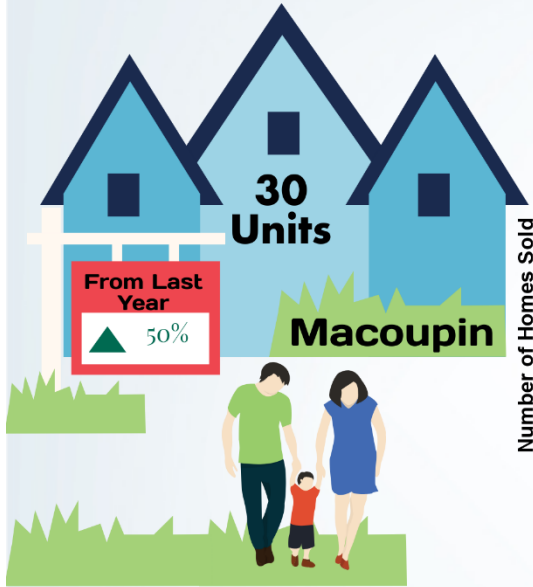
Average Days on Market			
April	2019	2018	2017
St. Clair	89	77	95
Clinton	84	68	109
Monroe	81	33	75
Randolph	121	135	58
Madison	88	93	91
Macoupin	141	160	76
Jersey	141	99	117
Montgomery	127	203	80

Statistics are provided by MARIS.

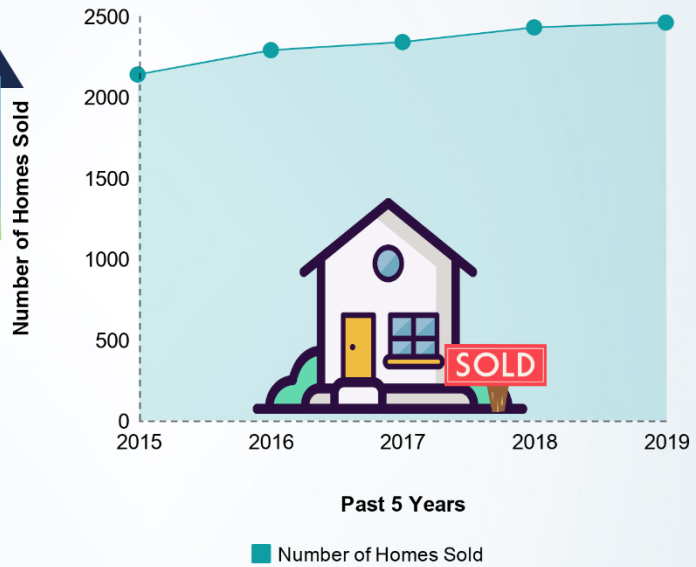


Key Housing Market Statistics in the Metro-East Released April 2019

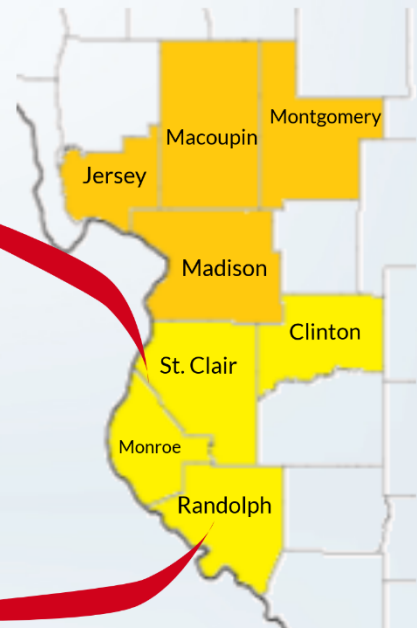
Residential Units Month Over Month



Year-to-Date Home Sales



Average Home Prices April 2019



Days on Market April 2019

