



Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – May Flowers Hopefully Bringing Summer of Sales

Home Sales

Summer is typically a time for moving and May has proven that people got a jump start this year. Randolph County had the biggest increase in home sales with 22.2 percent, with Macoupin boasting an 18.5 percent increase. Monroe County saw a 12.8 percent increase, while Madison had a 7.9 percent increase. St. Clair County had a 1.91 percent increase, while Clinton and Jersey County did not see an increase or decrease in the amount of homes sold compared to May 2018.

Compared to last month, Macoupin County had a 50 percent increase in home sales. Clinton County had a 12.5 percent increase, Madison County saw a 10 percent increase, and Randolph County home sales neither increased nor decreased.

Year-to-Date Home Sales increased 19.6 percent in St. Clair County, 12.9 percent in Montgomery County, 5 percent in Madison County, and 3.5 percent in Macoupin County. Year-to-Date home sales include all homes sold from January 1 to May 31.

As for the number of units sold in the Metro-East, there was a 25.6 percent increase compared to April and a 5.7 percent increase compared to May of last year.

“The Summer is typically a time we look forward to as REALTORS®, not just for family and vacations, but the housing market. This Summer seems to be great for home sales, benefitting buyers and sellers.” Says Judy Ross, President of the REALTOR® Association of Southwestern Illinois.

Home Prices

Randolph and Jersey County home prices continue to rise with 37 percent and 26.7 percent increases from May last year. Clinton County home prices saw a rise of 10.9 percent, while St. Clair County had a 9.4 percent price increase.

Metro-East home prices have risen 6.2 percent since May 2018 and 9.7 percent compared to April. The state of Illinois has seen a 1.9 percent increase since May 2018 and a 2.3 percent increase from April.

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			
May	2019	2018	2017
St. Clair	373	366	319
Clinton	25	25	25
Monroe	44	39	42
Randolph	11	9	16
Madison	382	354	332
Macoupin	32	27	27
Jersey	21	21	20
Montgomery	11	22	21

Residential Units Month Over Month						
County	May	April	March	February	January	December
St. Clair	373	270	275	189	168	213
Clinton	25	27	24	15	19	22
Monroe	44	38	40	21	17	34
Randolph	11	13	13	11	4	11
Madison	382	311	308	266	210	245
Macoupin	32	30	20	18	17	18
Jersey	21	14	20	13	12	17
Montgomery	11	15	19	19	15	13

Year-to-Date Home Sales (January 1 -May 31)			
County	2019	2018	2017
St. Clair	1280	1,283	1,185
Clinton	110	92	83
Monroe	160	173	173
Randolph	52	52	54
Madison	1480	1,409	1,359
Macoupin	118	114	114
Jersey	80	90	78
Montgomery	79	70	90
	3359	3,283	3,136

Average Home Prices			
May	2019	2018	2017
St. Clair	\$176,450	\$161,277	\$157,065
Clinton	\$172,206	\$155,268	\$142,636
Monroe	\$212,660	\$217,597	\$214,511
Randolph	\$119,382	\$87,089	\$111,859
Madison	\$159,892	\$160,790	\$153,085
Macoupin	\$111,182	\$118,217	\$95,322
Jersey	\$173,429	\$136,907	\$125,875
Montgomery	\$76,841	\$113,883	\$87,924

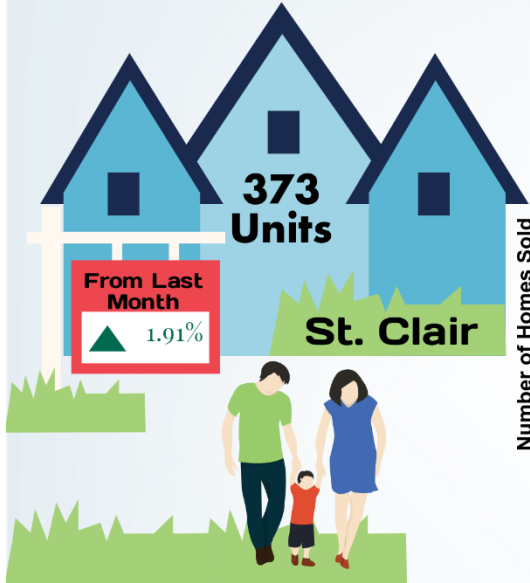
Average Days on Market			
May	2019	2018	2017
St. Clair	91	73	65
Clinton	97	36	135
Monroe	49	28	46
Randolph	103	83	117
Madison	87	76	79
Macoupin	160	131	102
Jersey	51	162	91
Montgomery	121	98	111

Statistics are provided by MARIS.

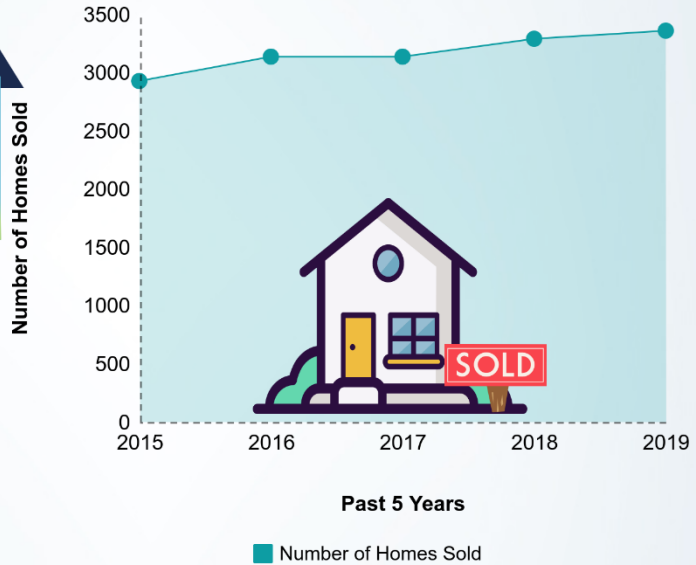


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Residential Units Month Over Month



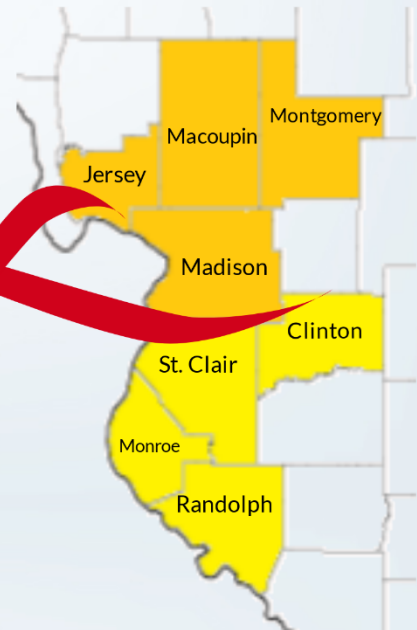
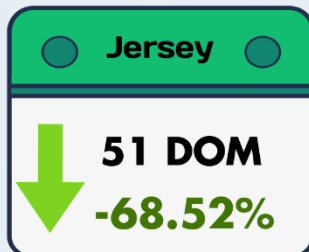
Year-to-Date Home Sales



Average Home Prices May 2019



Days on Market May 2019



The REALTOR® Association of Southwestern Illinois (RAS) 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

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