

For Immediate Release:

September 19, 2019



For Further Information Contact:

<https://www.618realtor.com/>

Deb Treat Frazier, CEO
618-277-1980

Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – August Closed Out the Summer with a jump in median home prices.

Home Sales

Compared to August 2018, Jersey County had a large rise of 81.3 percent more homes sold. Randolph County had a 15.4 percent, in comparison with Montgomery County at 12.5 percent. St. Clair County had 1.2 percent more homes sold, respectively.

Compared to July, homes sold in Montgomery County increased 14.8 percent, while Jersey County was up 13.8 percent. Macoupin County home sales increased 8.7 percent from last month. Home sales in St. Clair County had an increase of 1.5 percent, and Clinton County home sales neither increased nor decreased.

Year-to-Date Home Sales increased 12 percent in Jersey County. Madison and Randolph Counties had similar increases in home sales with 4.4 and 3.3 percent. Macoupin County had a 1.2 percent increase in year-to-date home sales over 2018. Year-to-Date home sales include all homes sold from January 1 to August 31.

Home Prices

Home prices continue to rise in Illinois and the Metro-East is no exception. Randolph County saw the biggest rise again this month, with a 76.3 percent increase compared to August 2018. St. Clair County home prices increased 7.8 percent. Madison and Macoupin Counties had increases of 5.3 and 4.1 percent. While, Monroe County had a 1.7 percent increase. In Illinois, home prices are up 7 percent. In the Metro-East, home prices are up 2.1 percent over August of last year.

“With home prices on the rise, mortgage rates on the decline, and average rental prices soaring, now is a great time to sell your home because it is a win-win market for both buyers and sellers.” says Donna Baker, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Macoupin County saw a large decrease in days on market, with homes selling 52.3 percent faster, than August 2018. Jersey County homes sold 20.4 percent faster than this time last 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 or contact the office at (618) 277-1980 or Membership@myRASI.com.

Complete statistics on the following page. Statistics provided by MARIS

(continued on next page)

(continued from page 1)

Residential Units Year Over Year			
August	2019	2018	2017
St. Clair	339	335	334
Clinton	25	35	24
Monroe	46	49	44
Randolph	15	13	12
Madison	368	375	315
Macoupin	23	28	22
Jersey	29	16	26
Montgomery	27	24	23

Residential Units Month Over Month						
County	August	July	June	May	April	March
St. Clair	339	334	335	373	270	275
Clinton	25	25	22	25	27	24
Monroe	46	47	48	44	38	40
Randolph	15	18	9	11	13	13
Madison	368	401	337	382	311	308
Macoupin	23	21	24	32	30	20
Jersey	29	25	24	21	14	20
Montgomery	27	23	11	11	15	19

Year-to-Date Home Sales (January 1 -August 31)			
County	2019	2018	2017
St. Clair	2,290	2,328	2,218
Clinton	182	187	163
Monroe	303	325	294
Randolph	94	91	93
Madison	2,588	2,479	2,409
Macoupin	187	185	188
Jersey	159	142	136
Montgomery	140	148	157
	5,943	5,885	5,658

Average Home Prices			
August	2019	2018	2017
St. Clair	\$173,686	\$161,206	\$164,355
Clinton	\$135,668	\$169,313	\$145,700
Monroe	\$250,296	\$246,203	\$203,518
Randolph	\$140,600	\$79,762	\$95,075
Madison	\$168,934	\$160,403	\$153,237
Macoupin	\$110,137	\$105,809	\$118,278
Jersey	\$105,288	\$107,750	\$142,010
Montgomery	\$88,102	\$106,163	\$112,967

Average Days on Market			
August	2019	2018	2017
St. Clair	76	66	71
Clinton	72	55	80
Monroe	62	42	40
Randolph	122	94	90
Madison	72	61	68
Macoupin	61	128	138
Jersey	82	103	131
Montgomery	113	75	194

Statistics are provided by MARIS.

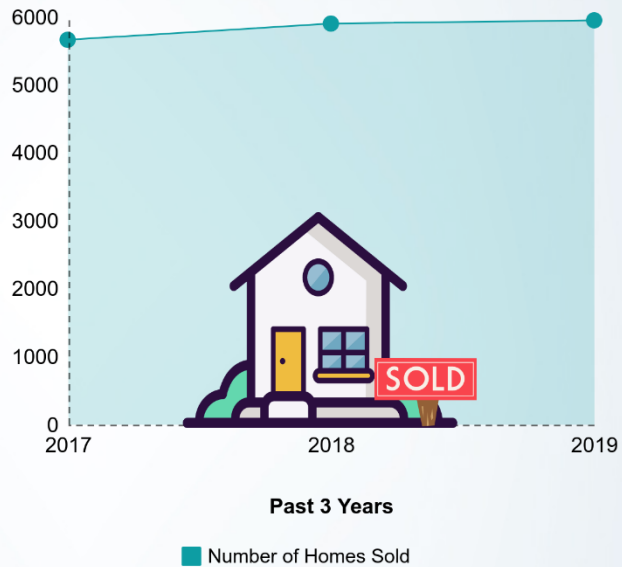


Key Housing Market Statistics in the Metro-East Released August 2019

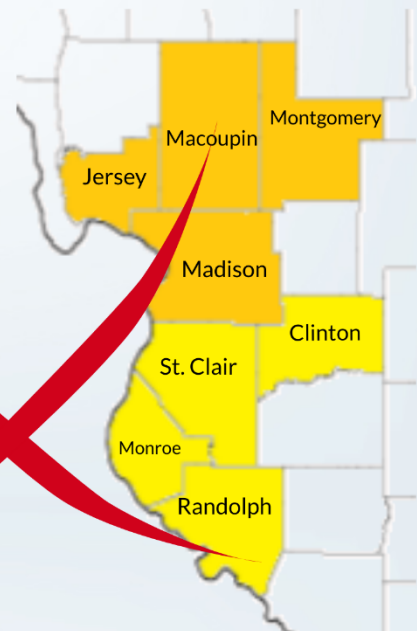
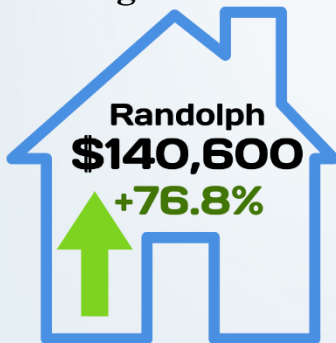
Residential Units Month Over Month



Year-to-Date Home Sales



Average Home Prices August 2019



Days on Market August 2019

