

For Immediate Release:

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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – February Kept Up the Momentum in the Housing Market

Home Sales

Residential sales were higher in February 2020 than February 2019 for most of the Metro-East again. St. Clair County had 8.9 percent increase in homes sold. Macoupin County had a 10.5 percent increase and Monroe had a 28.6 percent increase. While Jersey and Montgomery had similar increases with 46.1 percent and 42.1 percent increase in homes sold in February. For the entire state of Illinois, closed sales were up 5 percent from February 2019. While, Metro-East home sales are up 13.9 percent from January.

Month over month sales were also up in February. Madison and Monroe counties had similar increases in home sales with 18.3 percent and 18.2 percent increases. St. Clair County had an increase of 12.5 percent compared to January.

Year-to-Date home sales were up compared to February 2019 for the majority of the Metro-East. Montgomery County and Monroe County increases were 56.9 percent and 50 percent. St. Clair County had a 9.2 percent increase in year-to-date homes sold over 2019.

Home Prices

Home prices were still on a steady rise in February. Madison County home prices increased 1.1 percent. While, St. Clair County had a 0.6 percent increase. Home prices in Illinois were up 7 percent from February 2019 and the Metro-East is up 4.1 percent. The average home price in the Metro-East for February was \$131,000.

“The market looked great in February for the Metro-East.” says Donna Baker, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

The average Days on Market is still declining for some Metro-East Counties including St. Clair County, which had a 6.4 percent decrease compared to February 2019 with 102 days.

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.

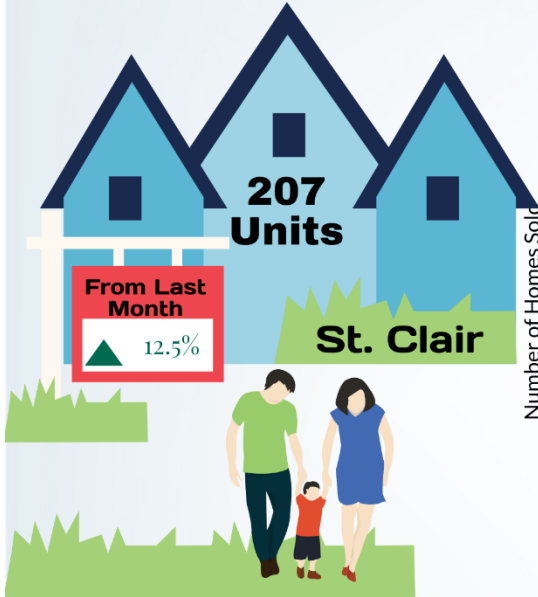
Complete statistics on the following page. Statistics provided by MARIS

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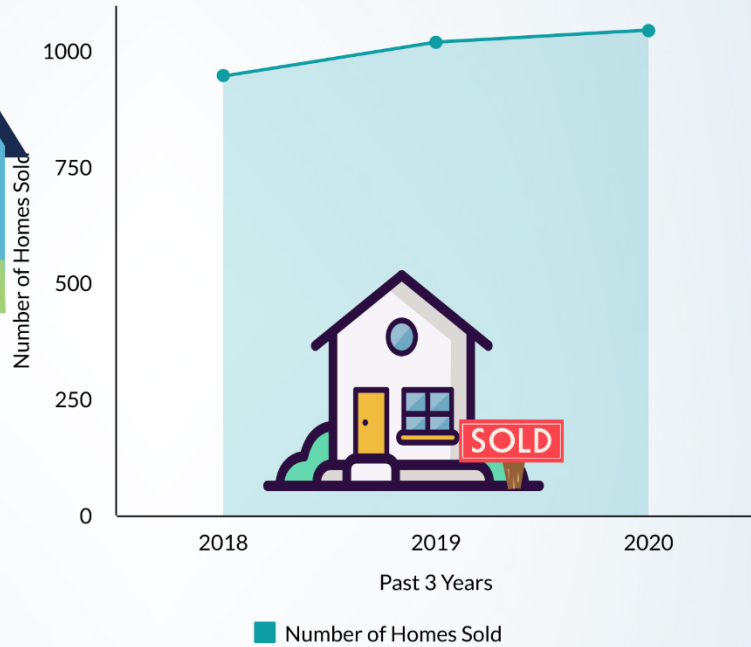


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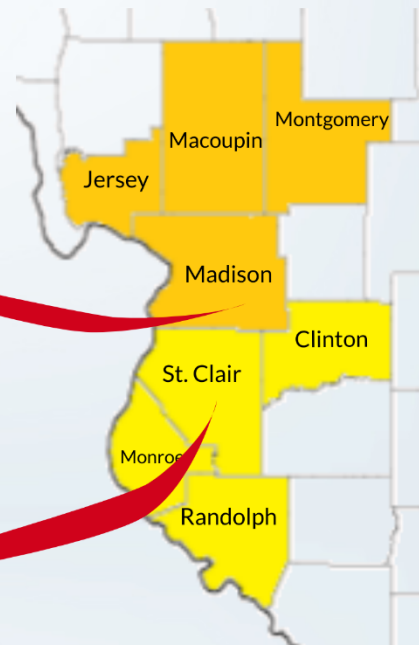
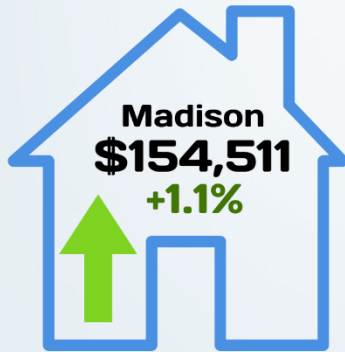
Residential Units Month Over Month



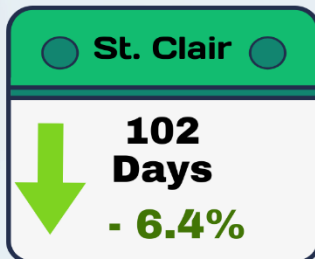
Year-to-Date Home Sales Totals



Average Home Prices February 2020



Days on Market February 2020



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Residential Units Year Over Year			
February	2020	2019	2018
St. Clair	207	190	170
Clinton	13	15	11
Monroe	27	21	35
Randolph	8	11	9
Madison	233	266	200
Macoupin	21	19	19
Jersey	19	13	16
Montgomery	27	19	14

Residential Units Month Over Month						
County	February	January	December	November	October	September
St. Clair	207	184	253	229	252	260
Clinton	13	11	19	17	30	16
Monroe	27	30	34	28	34	40
Randolph	8	9	8	12	14	8
Madison	233	197	269	247	280	300
Macoupin	21	15	21	17	37	27
Jersey	19	14	17	15	17	24
Montgomery	27	26	26	25	26	12

Year-to-Date Home Sales (January 1 -February 29)

County	2020	2019	2018
St. Clair	391	358	347
Clinton	24	34	27
Monroe	57	38	58
Randolph	17	15	19
Madison	432	477	408
Macoupin	36	36	31
Jersey	33	25	29
Montgomery	53	34	25
	1043	1,017	944

Average Home Prices			
February	2020	2019	2018
St. Clair	\$153,859	\$152,884	\$149,089
Clinton	\$148,455	\$129,980	\$143,148
Monroe	\$219,117	\$227,260	\$200,895
Randolph	\$98,925	\$70,600	\$82,244
Madison	\$154,511	\$152,777	\$136,371
Macoupin	\$86,540	\$113,571	\$85,439
Jersey	\$121,026	\$181,212	\$136,781
Montgomery	\$97,098	\$119,240	\$65,589

Average Days on Market			
February	2020	2019	2018
St. Clair	102	109	85
Clinton	80	78	165
Monroe	80	117	51
Randolph	97	130	74
Madison	94	90	94
Macoupin	108	107	93
Jersey	114	150	94
Montgomery	173	74	147

Statistics are provided by MARIS.

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