

For Immediate Release:

May 21, 2020



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Deb Treat Frazier, CEO

618-277-1980

Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – The April Housing Market Exceeded 2019

Home Sales

Most of the Metro-East saw a rise in year-to-date home sales from January through April 2019. Jersey and Monroe counties both had a 10.2 percent increases. St. Clair County had a 3.5 percent increase in home sales from this time last year. Year to date home sales include homes sold from January 1 to April 30. The total amount of homes sold in the Metro-East was 2,420, the exact same amount as this time 2018.

Home Prices

Home prices continue to show a steady incline from April 2019. Clinton County had a 48.1 percent increase in April, with an average home price of \$168,508. Madison County home prices rose 8.8 percent, with an average price of \$171,841. Home prices in Illinois were up 6.8 percent from April 2019 and the Metro-East was up 10 percent from April 2019 and 2.4 percent from March 2020. The average home price in the Metro-East for April was \$148,450.

“Buying a home started to look a lot different in April, but REALTORS® continued to shift with the daily changes and help people find homes in the safest way possible.” says Donna Baker, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Madison County saw a decline in Days on Market with 9.1 percent with 80 days. St. Clair County also saw a decrease with 4.5 percent with 85 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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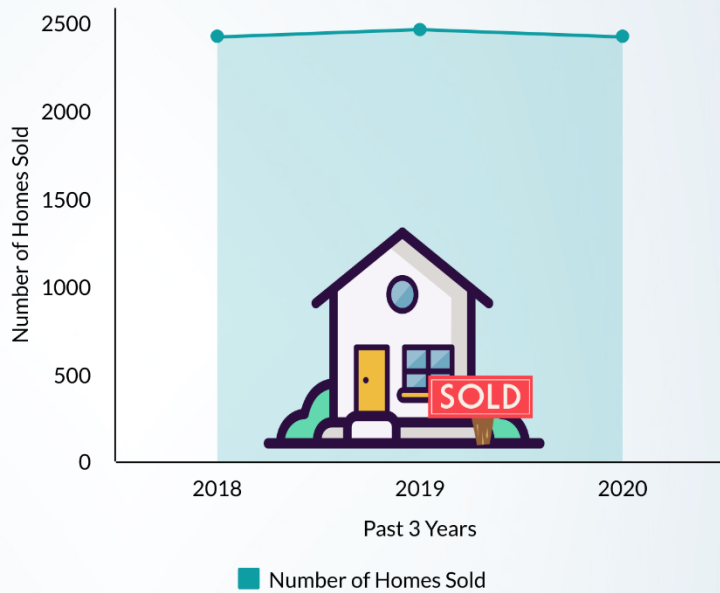


Key Housing Market Statistics in the Metro-East Released April 2020

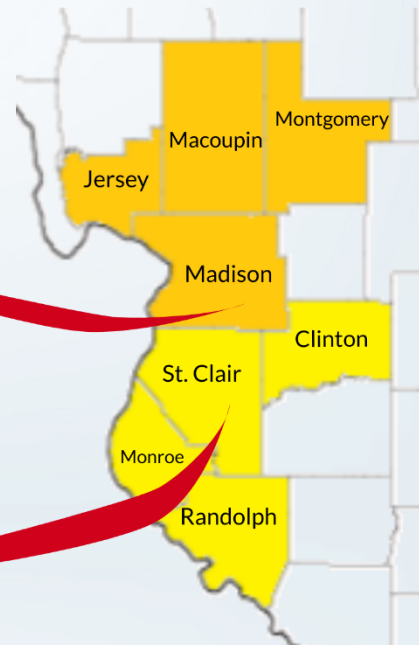
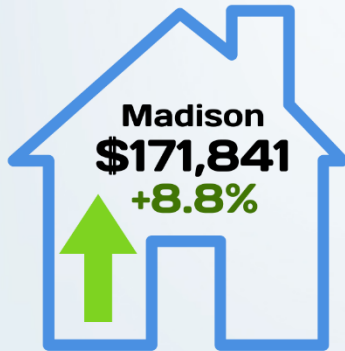
Residential Units YTD over 2019



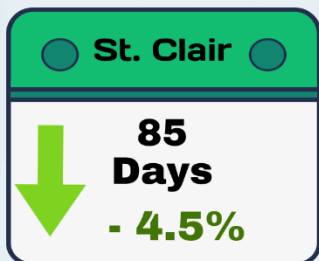
Year-to-Date Home Sales - Metro East



Average Home Prices April 2020



Days on Market April 2020



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Residential Units Year Over Year			
April	2020	2019	2018
St. Clair	249	273	249
Clinton	20	27	20
Monroe	37	40	37
Randolph	9	13	13
Madison	307	311	315
Macoupin	13	30	27
Jersey	12	14	13
Montgomery	12	15	14

Residential Units Month Over Month

County	April	March	February	January	December	November	October	September
St. Clair	249	296	207	184	253	229	252	260
Clinton	20	26	13	11	19	17	30	16
Monroe	37	36	27	30	34	28	34	40
Randolph	9	18	8	9	8	12	14	8
Madison	307	271	233	197	269	247	280	300
Macoupin	13	29	21	15	21	17	37	27
Jersey	12	20	19	14	17	15	17	24
Montgomery	12	19	27	26	26	25	26	12

**Year-to-Date Home Sales
(January 1 -April 30)**

County	2020	2019	2018
St. Clair	938	907	917
Clinton	70	85	67
Monroe	130	118	134
Randolph	44	41	43
Madison	1,010	1098	1055
Macoupin	79	86	87
Jersey	65	59	69
Montgomery	84	68	48

Average Home Prices

April	2020	2019	2018
St. Clair	\$168,298	\$168,572	\$154,606
Clinton	\$168,508	\$113,780	\$160,668
Monroe	\$255,403	\$244,159	\$215,544
Randolph	\$103,778	\$83,608	\$98,797
Madison	\$171,841	\$157,996	\$151,144
Macoupin	\$101,838	\$126,398	\$103,909
Jersey	\$196,367	\$128,707	\$143,059
Montgomery	\$74,063	\$98,060	\$111,272

Average Days on Market

April	2020	2019	2018
St. Clair	85	89	77
Clinton	127	84	68
Monroe	61	81	33
Randolph	156	121	135
Madison	80	88	93
Macoupin	194	141	160
Jersey	175	141	99
Montgomery	154	127	203

Statistics are provided by MARIS.