

For Immediate Release:

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## Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – The Metro-East Housing Market had a Massive March

### Home Sales

More residential units were sold in March of 2020 than March 2019, in nearly every county in the Metro-East. The county that saw a considerable increase was St. Clair with a 7.3 percent increase from 276 units to 296 units.

The largest numbers were seen in residential sales in March compared to February. Sales for the entire Metro-East were up 25 percent. Randolph and Clinton Counties had triple digit increases with 125 percent and 100 percent more units sold. St. Clair, Macoupin, and Monroe Counties had similar increases with 43 percent, 38 percent, and 33 percent over February. While, Madison County had a 16.3 percent increase in units sold in March.

St. Clair County Year-to-Date home sales continue to stay on a steady incline from 2018, with an 8.5 percent increase from 2019. The difference in year-to-date sales from March 2018 to March 2019 was a 6.2 percent increase.

### Home Prices

Home prices continue to steadily increase as well. St. Clair County had a 7 percent increase in home prices in March, with an average home price of \$169,302. Madison County home prices rose 3.6 percent, with an average price of \$157,716. Home prices in Illinois were up 8.5 percent from March 2019 and the Metro-East was up 5.1 percent from March 2019 and 11.5 percent from February 2020. The average home price in the Metro-East for March was \$138,000.

**“January and February were record months for the Metro-East and it’s nice to see that momentum continue to build in March.”** says Donna Baker, President of the REALTOR® Association of Southwestern Illinois.

### Days on Market

The average Days on Market were down for some Metro-East Counties including Madison, which had a positive 6.6 percent decrease with 85 days on market compared to March 2019 with 91 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](http://www.618realtor.com) or contact the office at (618) 277-1980 or [Membership@myRASI.com](mailto:Membership@myRASI.com).

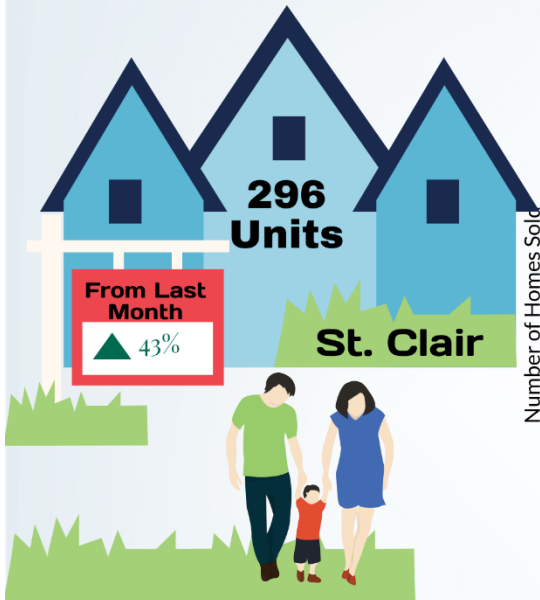
*Complete statistics on the following page. Statistics provided by MARIS*

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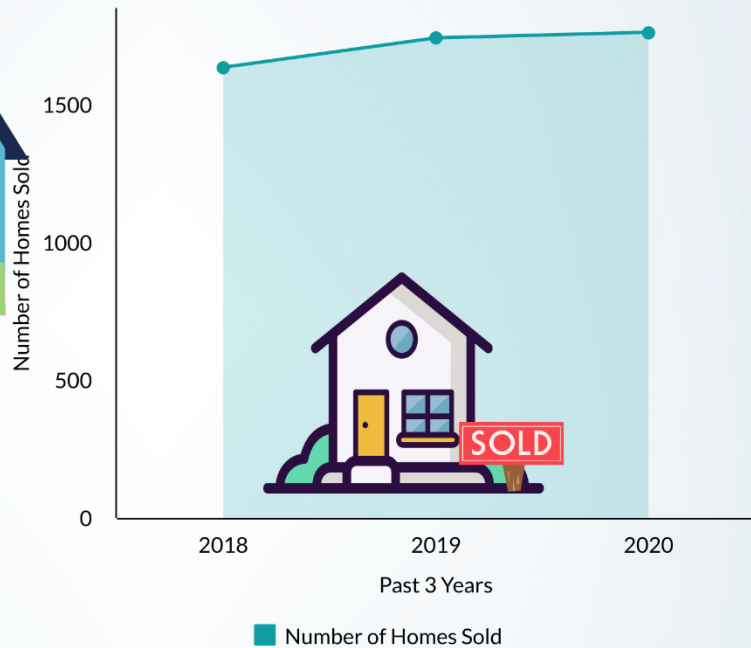


# Key Housing Market Statistics in the Metro-East Released March 2020

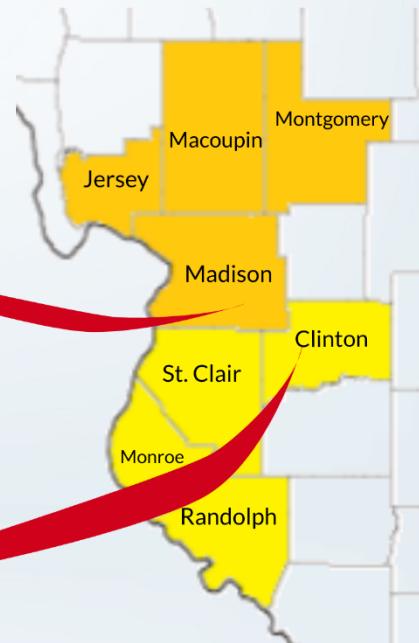
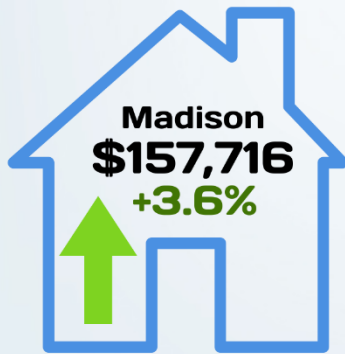
## Residential Units Month Over Month



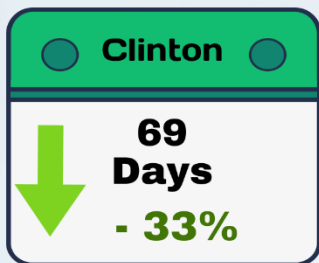
## Year-to-Date Home Sales Totals



## Average Home Prices March 2020



## Days on Market March 2020



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Residential Units Year Over Year			
March	2020	2019	2018
St. Clair	296	276	249
Clinton	26	24	20
Monroe	36	40	37
Randolph	18	13	13
Madison	271	310	315
Macoupin	29	20	27
Jersey	20	20	13
Montgomery	19	19	14

Residential Units Month Over Month						
County	March	February	January	December	November	October
St. Clair	296	207	184	253	229	252
Clinton	26	13	11	19	17	30
Monroe	36	27	30	34	28	34
Randolph	18	8	9	8	12	14
Madison	271	233	197	269	247	280
Macoupin	29	21	15	21	17	37
Jersey	20	19	14	17	15	17
Montgomery	19	27	26	26	25	26

Year-to-Date Home Sales (January 1 - March 31)			
County	2020	2019	2018
St. Clair	688	634	596
Clinton	50	58	47
Monroe	93	78	95
Randolph	35	28	32
Madison	703	787	723
Macoupin	65	56	58
Jersey	53	45	42
Montgomery	72	53	39
	<b>1759</b>	<b>1,739</b>	<b>1,632</b>

Average Home Prices			
March	2020	2019	2018
St. Clair	\$169,302	\$158,352	\$151,636
Clinton	\$154,481	\$139,069	\$132,154
Monroe	\$251,249	\$256,181	\$212,431
Randolph	\$93,906	\$102,199	\$89,212
Madison	\$157,716	\$152,250	\$145,526
Macoupin	\$129,921	\$76,893	\$94,050
Jersey	\$156,713	\$132,150	\$189,030
Montgomery	\$100,542	\$66,763	\$87,274

Average Days on Market			
March	2020	2019	2018
St. Clair	103	87	82
Clinton	69	103	137
Monroe	115	73	64
Randolph	135	143	101
Madison	85	91	103
Macoupin	162	103	123
Jersey	157	97	149
Montgomery	80	97	75

Statistics are provided by MARIS.