

For Immediate Release:

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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 – May's Housing Stats Provide Good News for the Metro-East.

Home Sales

Year Over Year housing numbers always provide a glimpse of what the world looked like at the exact same time the year before. May of 2020 looked different for the entire world. However, the Metro-East and surrounding communities continued to thrive. Montgomery County had a 36.7 percent increase in the number of homes sold from May of 2019 and a 7.1 percent increase over May 2018. Clinton County had an increase of 20 percent from last year, as well as a 50 percent increase in home sales over 2018. Finally, Randolph County had a 9.1 percent increase in the amount of homes sold over May 2018.

The amount of homes sold in May of 2020 compared to April 2020 showed a significant increase. Macoupin and Clinton Counties saw similar increases in the number of homes sold with 53.9 percent and 50 percent. Randolph, Jersey, and Montgomery all had similar increases to report as well, with 33.4 percent for both Randolph and Jersey and 25 percent for Montgomery. St. Clair County and Madison County both saw steady increases of 12 and 6.9 percent.

Home Prices

Home prices continue to show a steady incline from May 2019. Macoupin County had a 2.51 percent increase in May, with an average home price of \$118,470. Madison County home prices rose 2.2 percent, with an average price of \$163,153. St. Clair County home prices were up 1.5 percent, with an average price of \$179,080. Home prices in Illinois were up .2 percent from May 2019 and the Metro-East was up .6 percent from May 2019 and 03 percent from April 2020. The average home price in the Metro-East for May was \$148,900.

“The statistics show homeownership is still not only an important goal for people, but an attainable one.” says Donna Baker, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

The number of Days on Market continue to move in the right direction. Macoupin and Montgomery homes sold 57.3 and 52.1 percent faster than May 2019. Madison County homes sold 12.5 percent faster. While, Clinton and St. Clair homes were off the market 5.2 percent and 3.3 percent faster than May of 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

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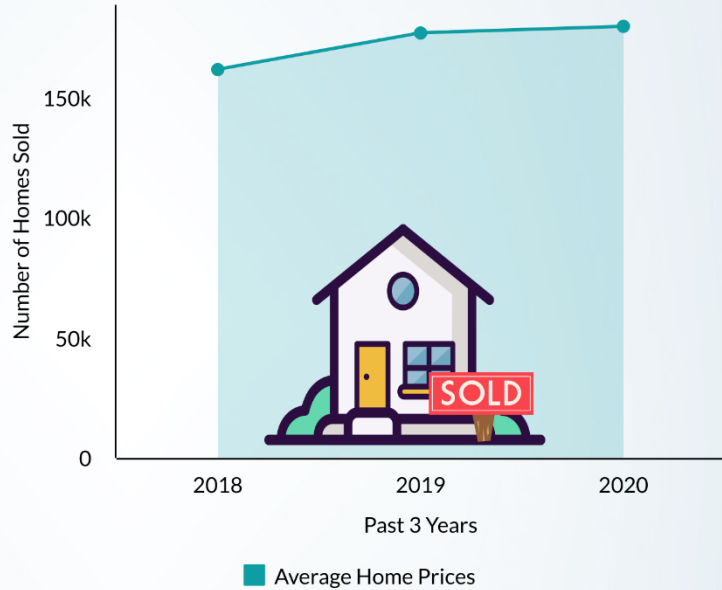


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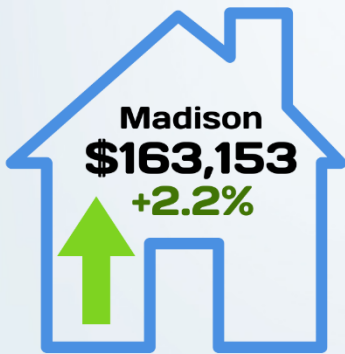
Residential Units Month Over Month



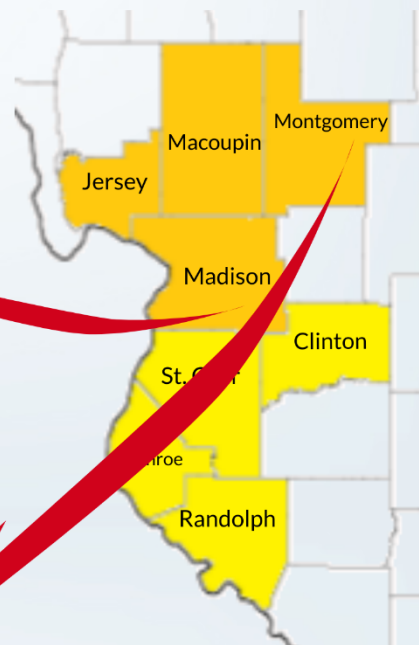
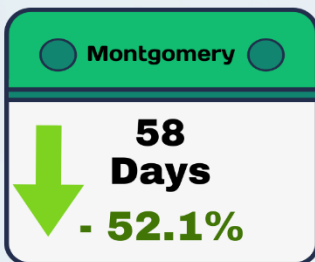
St. Clair County May 2020



Average Home Prices May 2020



Days on Market May 2020



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Residential Units Year Over Year

May	2020	2019	2018
St. Clair	279	374	249
Clinton	30	25	20
Monroe	30	44	37
Randolph	12	11	13
Madison	328	383	315
Macoupin	20	33	27
Jersey	16	22	13
Montgomery	15	11	14

Residential Units Month Over Month

County	May	April	March	February	January	December	November	October	September
St. Clair	279	249	296	207	184	253	229	252	260
Clinton	30	20	26	13	11	19	17	30	16
Monroe	30	37	36	27	30	34	28	34	40
Randolph	12	9	18	8	9	8	12	14	8
Madison	328	307	271	233	197	269	247	280	300
Macoupin	20	13	29	21	15	21	17	37	27
Jersey	16	12	20	19	14	17	15	17	24
Montgomery	15	12	19	27	26	26	25	26	12

Year-to-Date Home Sales (January 1 -May 31)

County	2020	2019	2018
St. Clair	1217	1281	1283
Clinton	100	110	92
Monroe	160	162	173
Randolph	56	52	52
Madison	1,338	1481	1409
Macoupin	99	119	114
Jersey	81	81	90
Montgomery	99	79	70

Average Home Prices

May	2020	2019	2018
St. Clair	\$179,080	\$176,427	\$161,277
Clinton	\$167,123	\$172,206	\$155,268
Monroe	\$246,540	\$212,660	\$217,597
Randolph	\$80,817	\$119,382	\$87,089
Madison	\$163,153	\$159,700	\$160,790
Macoupin	\$118,470	\$115,571	\$118,217
Jersey	\$136,928	\$168,723	\$136,907
Montgomery	\$98,360	\$76,841	\$113,883

Average Days on Market

May	2020	2019	2018
St. Clair	88	91	73
Clinton	92	97	36
Monroe	98	49	28
Randolph	163	103	83
Madison	77	88	76
Macoupin	67	157	131
Jersey	247	84	162
Montgomery	58	121	98

Statistics are provided by MARIS.