

For Immediate Release:

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

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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Fall 2020 Continued to See More Home Sales than Fall 2019

Home Sales

Residential home sales had a large increase from October of last year in the Metro-East. St. Clair County saw a 46 percent increase, while Madison County home sales increased 40 percent. According to Illinois REALTORS®, Illinois home sales were up 34.9 percent, while the Metro-East was up 33 percent from last October. According to Illinois REALTORS®, this was the strongest October since 2008, with 17,713 home sales.

Year-to-date home sales were up again this month in the Metro-East as well. St. Clair County saw an 11.5 percent increase, while Madison County Year-to-Date home sales were up 5 percent. Year-to-Date home sales includes all homes sold from January 1 to October 31. Year-to-Date home sales were up in Illinois by 6 percent from this time last year.

Home Prices

Home prices continue to rise in the Metro-East. Compared to October 2019, St. Clair County had a 7.9 percent increase, with an average home price of \$182,781. Madison County home prices were up 5 percent, with an average price of \$179,149. Home prices in Illinois were up 16.5 percent from October 2019, with an average home price of \$233,000. The Metro-East had an increase of 9.6 percent from October 2019. The average home price in the Metro-East, for October, was \$158,950.

“Homes are selling quickly all over the country and it’s good news for Illinois to be a part of that.” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Madison County homes saw a large 18.8 percent decrease in days on market from October 2019 to October 2020. Homes in St. Clair County sold 4.9 percent faster in October. In the state of Illinois, the average amount of time a house stays on the market is 43 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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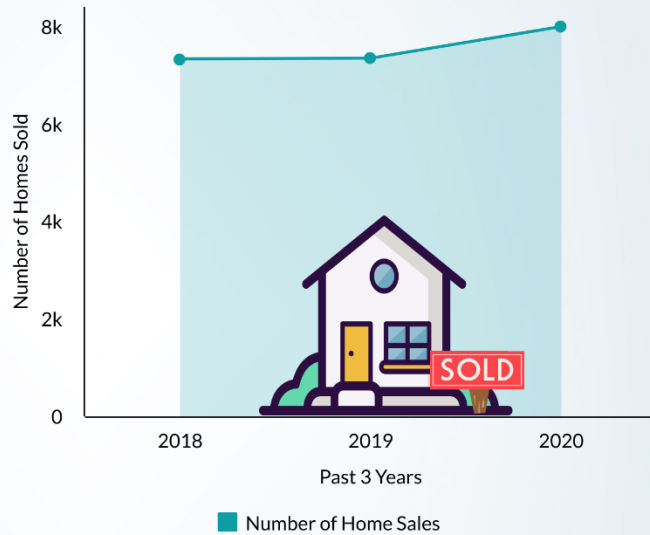


Key Housing Market Statistics in the Metro-East Released October 2020

Residential Units Year Over Year



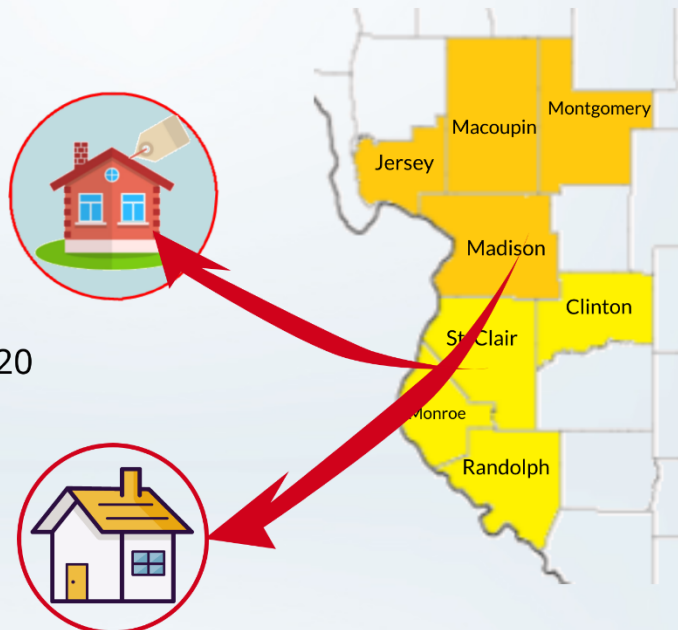
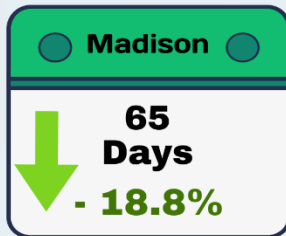
Year-to-Date Home Sales - Metro East



Average Home Prices October 2020



Days on Market October 2020



The REALTOR® Association of Southwestern Illinois (RASI) is the voice for real estate in Southwestern Illinois. Contacts us at 618-277-1980 or info@myRASI.com. Source: MARIS and MarketGraphics. View online at www.618realtor.com/housing-market-statistics



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Residential Units Year Over Year			
October	2020	2019	2018
St. Clair	366	251	266
Clinton	28	30	22
Monroe	44	34	33
Randolph	21	14	13
Madison	394	282	339
Macoupin	30	37	33
Jersey	22	17	25
Montgomery	30	26	20

Year-to-Date Home Sales (January 1 -October 31)			
County	2020	2019	2018
St. Clair	3,127	2,804	2,855
Clinton	233	228	229
Monroe	383	377	393
Randolph	171	116	114
Madison	3,333	3,173	3,103
Macoupin	247	252	240
Jersey	217	200	185
Montgomery	264	178	195

Residential Units Month Over Month

County	October	September	August	July	June	May	April	March	February	January
St. Clair	366	379	391	403	365	279	249	296	207	184
Clinton	28	26	29	30	19	30	20	26	13	11
Monroe	44	52	45	41	40	30	37	36	27	30
Randolph	21	26	22	27	19	12	9	18	8	9
Madison	394	406	386	414	386	328	307	271	233	197
Macoupin	30	26	34	35	23	20	13	29	21	15
Jersey	22	29	31	30	24	16	12	20	19	14
Montgomery	30	32	30	37	35	15	12	19	27	26

Average Home Prices			
October	2020	2019	2018
St. Clair	\$182,781	\$169,474	\$147,790
Clinton	\$145,750	\$146,102	\$150,116
Monroe	\$257,009	\$206,670	\$259,788
Randolph	\$111,143	\$94,493	\$71,438
Madison	\$179,149	\$170,770	\$145,550
Macoupin	\$131,828	\$130,064	\$137,723
Jersey	\$164,718	\$176,224	\$129,368
Montgomery	\$107,175	\$92,912	\$89,833

Average Days on Market			
October	2020	2019	2018
St. Clair	77	81	72
Clinton	67	103	96
Monroe	69	76	71
Randolph	119	63	130
Madison	65	80	75
Macoupin	126	117	132
Jersey	101	75	128
Montgomery	55	102	75

Statistics are provided by MARIS.