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618-277-1980

Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Home Sales in the Metro-East Closed Out 2020 with a Bang

Home Sales

Residential home sales had increased in almost every county in the Metro-East over December 2019. Madison County saw a 25.2 percent increase. Along with Clinton and Washington counties, both with 25 percent increases. St. Clair County was not far behind with a 24.2 percent increase in home sales. According to Illinois REALTORS®, Illinois home sales were up 28.7 percent, while the Metro-East was up 23.5 percent from last November.

Year-to-date home sales increased for the Metro-East for 2020. St. Clair County saw a 13.4 percent increase, while Madison County Year-to-Date home sales were up 9 percent. Year-to-Date home sales includes all homes sold from January 1 to December 31. Year-to-Date home sales were up in Illinois by 9.6 percent and the Metro-East by 11.2 percent, from this time last year.

Home Prices

Home prices continue to rise in the Metro-East. Compared to December 2019, St. Clair County had a 12.5 percent increase, with an average home price of \$186,270. Madison County home prices were up 15 percent, with an average price of \$178,165. Home prices in Illinois were up 14.6 percent from December 2019, with an average home price of \$229,000. The Metro-East had an increase of 12.5 percent. The average home price in the Metro-East, in December, was \$154,700.

“2020 was full of surprises, but no one could have predicted what a great year it would be for the housing market. Knowing so many people have a place to call home is what makes our jobs as REALTORS® so rewarding.” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Homes in St. Clair County sold 37.6 percent faster in than December 2019. While Madison County homes sold 18.8 percent faster. In the state of Illinois, the average amount of time a house stays on the market is 42 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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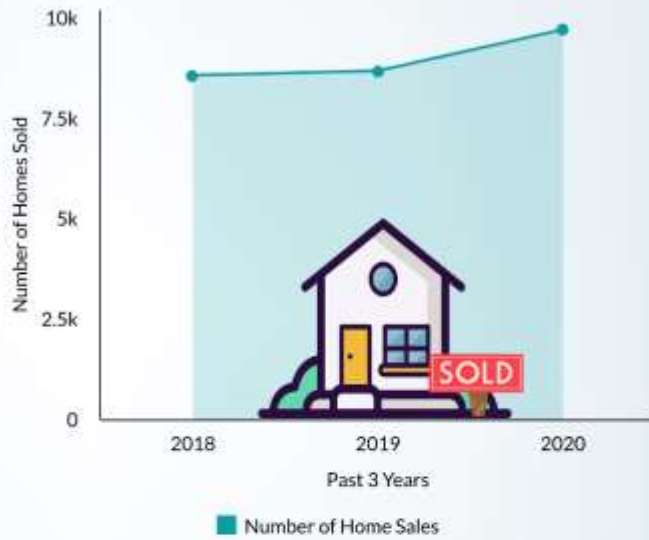


Key Housing Market Statistics in the Metro-East Released December 2020

Residential Units Year Over Year



Year-to-Date Home Sales - Metro East



Average Home Prices December 2020



Days on Market December 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

MARIS

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Residential Units Year Over Year			
December	2020	2019	2018
St. Clair	318	256	213
Clinton	25	20	22
Monroe	41	34	34
Randolph	24	8	11
Madison	338	270	254
Macoupin	31	21	18
Jersey	26	17	17
Montgomery	13	26	13
Washington	10	8	3

Year-to-Date Home Sales (January 1 - December 31)			
County	2020	2019	2018
St. Clair	3,746	3,288	3,281
Clinton	283	265	270
Monroe	479	439	459
Randolph	214	136	139
Madison	4,026	3,691	3,605
Macoupin	298	291	278
Jersey	261	232	225
Montgomery	296	229	229
Washington	84	91	64

Residential Units Month Over Month

County	December	November	October	September	August	July	June	May	April
St. Clair	318	297	366	379	391	403	365	279	249
Clinton	25	25	28	26	29	30	19	30	20
Monroe	41	55	44	52	45	41	40	30	37
Randolph	24	19	21	26	22	27	19	12	9
Madison	338	353	394	406	386	414	386	328	307
Macoupin	31	20	30	26	34	35	23	20	13
Jersey	26	18	22	29	31	30	24	16	12
Montgomery	13	19	30	32	30	37	35	15	12
Washington	10	6	7	10	5	8	9	6	7

Average Home Prices

December	2020	2019	2018
St. Clair	\$186,270	\$165,606	\$144,104
Clinton	\$179,550	\$127,301	\$155,436
Monroe	\$244,188	\$255,232	\$243,316
Randolph	\$114,600	\$113,813	\$86,155
Madison	\$178,165	\$154,958	\$160,744
Macoupin	\$116,137	\$131,164	\$85,797
Jersey	\$149,875	\$197,218	\$159,473
Montgomery	\$97,046	\$74,846	\$109,731
Washington	\$179,550	\$103,863	\$125,833

Average Days on Market

December	2020	2019	2018
St. Clair	63	101	101
Clinton	95	98	103
Monroe	70	106	106
Randolph	100	154	87
Madison	65	80	80
Macoupin	101	92	116
Jersey	95	102	86
Montgomery	217	174	205
Washington	106	123	60

Statistics are provided by MARIS.