

For Immediate Release:

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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – November Stats Keeping the Trend of a Positive Housing Market in 2020

Home Sales

Residential home sales had increases in the double digits for most of the Metro-East from November 2019. Madison County saw a 42 percent increase, while St. Clair County home sales increased 30 percent. According to Illinois REALTORS®, Illinois home sales were up 29 percent, while the Metro-East was up 35 percent from last November.

Year-to-date home sales increased for the Metro-East in November. St. Clair County saw a 13 percent increase, while Madison County Year-to-Date home sales were up 7.8 percent. Year-to-Date home sales includes all homes sold from January 1 to November 30. Year-to-Date home sales were up in Illinois by 8 percent and the Metro-East by 10 percent, from this time last year.

Home Prices

Home prices continue to rise in the Metro-East. Compared to November 2019, St. Clair County had an 8 percent increase, with an average home price of \$174,461. Madison County home prices were up 1 percent, with an average price of \$165,500. Home prices in Illinois were up 15 percent from November 2019, with an average home price of \$230,000. The Metro-East had an increase of 13 percent. The average home price in the Metro-East, in November, was \$152,750.

“I think staying at home and working from home has given people a new perspective on what they want and need from their home. This has caused people to buy new homes or decide to buy their first” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Homes in St. Clair County sold 15.3 percent faster in November. In the state of Illinois, the average amount of time a house stays on the market is 41 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.

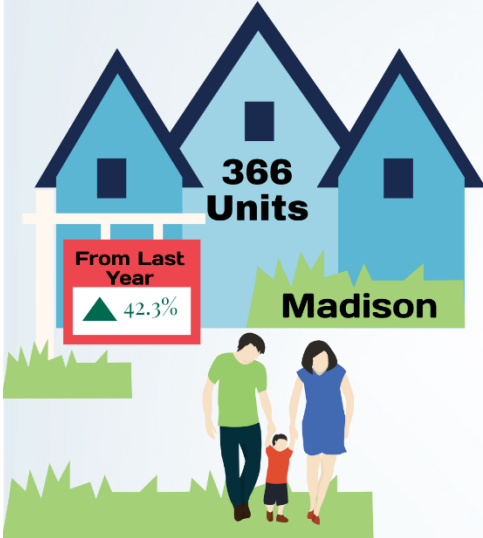
Complete statistics on the following page. Statistics provided by MARIS

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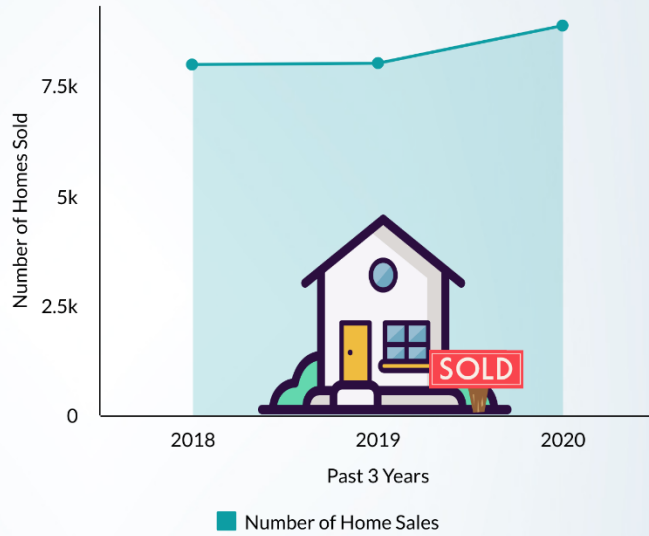


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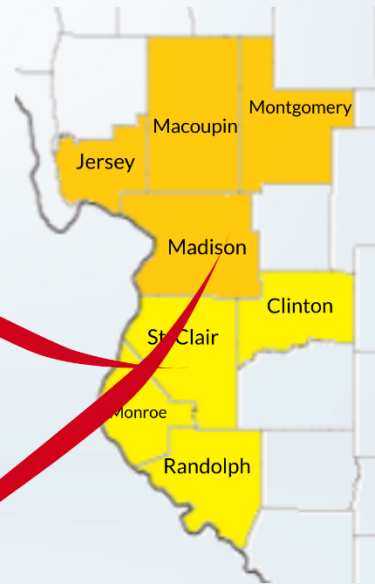
Residential Units Year Over Year



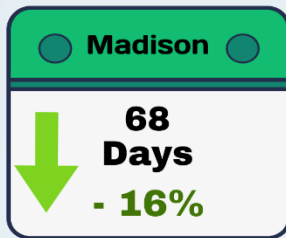
Year-to-Date Home Sales - Metro East



Average Home Prices November 2020



Days on Market November 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



(continued from page 1)

Residential Units Year Over Year

November	2020	2019	2018
St. Clair	297	228	213
Clinton	25	17	19
Monroe	55	28	32
Randolph	19	12	14
Madison	353	248	257
Macoupin	20	18	20
Jersey	18	15	23
Montgomery	19	25	21
Washington	6	14	3

Year-to-Date Home Sales (January 1 -November 30)

County	2020	2019	2018
St. Clair	3,428	3,032	3,068
Clinton	258	245	248
Monroe	438	405	425
Randolph	190	128	128
Madison	3,686	3,421	3,360
Macoupin	267	270	260
Jersey	235	215	208
Montgomery	283	203	216
Washington	74	83	61

Residential Units Month Over Month

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

Average Home Prices

November	2020	2019	2018
St. Clair	\$174,461	\$161,485	\$146,988
Clinton	\$146,194	\$137,047	\$149,253
Monroe	\$273,369	\$237,454	\$215,242
Randolph	\$105,268	\$98,858	\$108,381
Madison	\$165,500	\$163,647	\$151,436
Macoupin	\$146,525	\$106,417	\$118,775
Jersey	\$158,011	\$161,227	\$157,168
Montgomery	\$135,500	\$82,672	\$76,671
Washington	\$121,667	\$116,307	\$104,000

Average Days on Market

November	2020	2019	2018
St. Clair	72	85	79
Clinton	65	78	38
Monroe	45	64	88
Randolph	127	96	100
Madison	68	81	66
Macoupin	73	56	110
Jersey	84	133	89
Montgomery	71	73	138
Washington	62	152	222

Statistics are provided by MARIS.