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Deb Treat Frazier, CEO

618-277-1980

Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – The Metro-East follows the state trend with double-digit increases

Home Sales

Residential home sales continue to increase from last year. Compared to February 2020, Madison County had an increase of 13.7 percent. St. Clair County home sales were up 7.6 percent. Home sales were up in the Metro-East by 6.9 percent and Illinois was up 11.9 percent from last February.

Madison County home sales saw an increase from last month as well as last year, with an increase of 10.9 percent. Randolph County had an overwhelming increase in home sales from January, with 271.4 percent.

Year-to-Date home sales were also up for most Metro-East counties. St. Clair County had an increase of 18.3 percent, while Madison County had a 16.7 percent increase. Year-to-Date home sales include homes sold from January 1, 2021, to February 28, 2021.

Home Prices

Metro-East home prices saw double-digit increases in the Metro-East. Madison County home prices were up 14.4 percent, with an average price of \$176,688. St. Clair County had a 10 percent increase, with an average home price of \$169,044. Home prices in Illinois were up 14.1 percent, with an average home price of \$226,983. The Metro-East had an increase of 10.6 percent. The average home price in the Metro-East, in January, was \$144,900.

“I think the increases we’re seeing in the winter months are preparing us for a terrific Spring housing market,” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Homes in St. Clair County sold 32 percent faster than in February 2020. Madison County homes sold 1 percent faster than last year. In the state of Illinois, the average days on market statistic was down 21 percent. The average amount of time a house stays on the market is 53 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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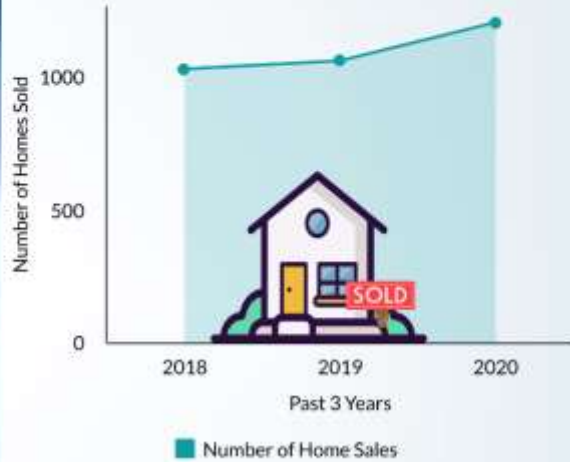


Key Housing Market Statistics in the Metro-East Released February 2021

Residential Units Year Over Year



Year-to-Date Home Sales - Metro East



Average Home Prices



Days on Market



Counties Reported in Stats



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

February	2021	2020	2019
St. Clair	225	209	190
Clinton	19	13	15
Monroe	22	27	21
Randolph	26	8	11
Madison	265	233	266
Macoupin	22	21	19
Jersey	19	19	13
Montgomery	12	27	19
Washington	3	2	6

Year-to-Date Home Sales (January 1 -February 28)

County	2021	2020	2019
St. Clair	466	394	358
Clinton	37	24	34
Monroe	54	57	38
Randolph	33	17	15
Madison	504	432	477
Macoupin	37	36	36
Jersey	34	33	25
Montgomery	28	53	34
Washington	10	13	11

Residential Units Month Over Month

County	February	January	December	November	October	September	August
St. Clair	225	241	318	297	366	379	391
Clinton	19	18	25	25	28	26	29
Monroe	22	32	41	55	44	52	45
Randolph	26	7	24	19	21	26	22
Madison	265	239	338	353	394	406	386
Macoupin	22	15	31	20	30	26	34
Jersey	19	15	26	18	22	29	31
Montgomery	12	16	13	19	30	32	30
Washington	3	7	10	6	7	10	5

Average Home Prices

February	2021	2020	2019
St. Clair	\$169,044	\$154,230	\$152,884
Clinton	\$181,083	\$148,455	\$129,980
Monroe	\$244,146	\$219,117	\$227,260
Randolph	\$82,219	\$98,925	\$70,600
Madison	\$176,688	\$154,511	\$152,777
Macoupin	\$154,775	\$86,540	\$113,571
Jersey	\$145,174	\$121,026	\$181,212
Montgomery	\$141,355	\$97,098	\$119,240
Washington	\$146,000	\$112,500	\$122,000

Average Days on Market

February	2021	2020	2019
St. Clair	70	103	109
Clinton	92	80	78
Monroe	86	80	117
Randolph	109	97	130
Madison	93	94	90
Macoupin	91	108	107
Jersey	156	114	150
Montgomery	101	173	74
Washington	92	152	88

Statistics are provided by MARIS.