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For Further Information Contact:

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Deb Treat Frazier, CEO

618-277-1980

Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – The 2021 Housing Market Starts Out Strong in the Metro-East

Home Sales

Residential home sales were up for over half of the Metro-East. Compared to January 2020, St. Clair County saw a 29.2 percent increase, while Madison County had an increase of 20 percent. Home sales were up in the Metro-East by 24.3 percent and Illinois was up 18.1 percent from last January.

Home Prices

Compared to January 2020, home prices are up for the entire Metro-East. St. Clair County had a 15.4 percent increase, with an average home price of \$186,575. Madison County home prices were up 12 percent, with an average price of \$168,580. Home prices in Illinois were up 19.4 percent, with an average home price of \$225,000. The Metro-East had an increase of 14.8 percent. The average home price in the Metro-East, in January, was \$155,000.

“This time last year, seemed to be the start of any normal year. No one could have predicted what was going to happen. Seeing more home sales this January than last is amazing and says a lot about how motivated home buyers are.” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Homes in St. Clair County sold 37.1 percent faster in than January 2020. In the state of Illinois, the average days on market statistic was down 27.7 percent. The average amount of time a house stays on the market is 47 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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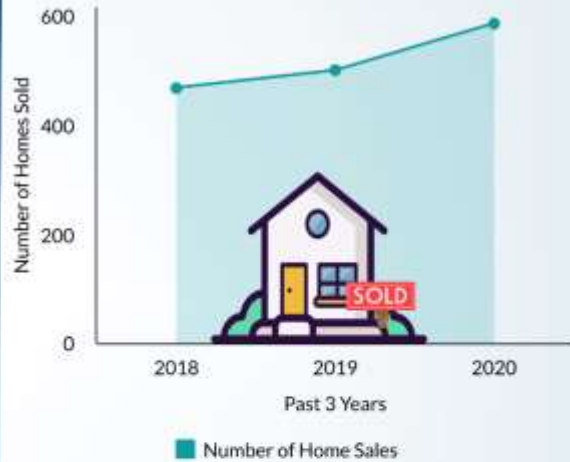


Key Housing Market Statistics in the Metro-East Released January 2021

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

MARIS

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Residential Units Year Over Year

January	2021	2020	2019
St. Clair	239	185	168
Clinton	18	11	19
Monroe	30	30	17
Randolph	7	9	4
Madison	239	199	211
Macoupin	15	15	17
Jersey	15	14	12
Montgomery	16	26	15
Washington	7	11	5

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

County	2021	2020	2019
St. Clair	239	185	168
Clinton	18	11	19
Monroe	30	30	17
Randolph	7	9	4
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Residential Units Month Over Month

County	January	December	November	October	September	August	July
St. Clair	239	318	297	366	379	391	403
Clinton	18	25	25	28	26	29	30
Monroe	30	41	55	44	52	45	41
Randolph	7	24	19	21	26	22	27
Madison	239	338	353	394	406	386	414
Macoupin	15	31	20	30	26	34	35
Jersey	15	26	18	22	29	31	30
Montgomery	16	13	19	30	32	30	37
Washington	7	10	6	7	10	5	8

Average Home Prices

January	2021	2020	2019
St. Clair	\$186,575	\$161,651	\$163,469
Clinton	\$179,550	\$141,571	\$140,762
Monroe	\$259,246	\$227,813	\$247,370
Randolph	\$114,600	\$113,813	\$135,750
Madison	\$168,580	\$150,820	\$148,574
Macoupin	\$124,007	\$104,740	\$98,231
Jersey	\$181,393	\$95,037	\$122,540
Montgomery	\$108,388	\$69,483	\$123,743
Washington	\$129,929	\$107,418	\$194,610

Average Days on Market

January	2021	2020	2019
St. Clair	61	97	92
Clinton	98	100	96
Monroe	70	86	66
Randolph	144	134	38
Madison	83	79	85
Macoupin	102	94	159
Jersey	67	95	185
Montgomery	129	133	60
Washington	88	197	165

Statistics are provided by MARIS.

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