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Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Home Sales Continued to Climb in March

Home Sales

Sales were up from February for almost every county in the Metro-East. Madison County had an increase of 27.5 percent, while St. Clair County home sales were up 21 percent from February. The Metro-East as a whole, was up 27.3 percent, while Illinois was up an amazing 48.3 percent, with 14,900 homes sold in March.

Madison County had a 19.8 percent increase in Year-to-Date home sales, while St. Clair County saw a 6.9 percent increase. Year-to-Date home sales include homes sold from January 1, 2021 to March 31, 2021.

Home Prices

Metro-East home prices continued to increase from March 2020. St. Clair County had a 15.5 percent increase, with an average home price of \$194,953. Madison County home prices were up 11.7 percent, with an average price of \$176,130. Home prices in Illinois were up 15.3 percent, with an average home price of \$249,000. The Metro-East had an increase of 4 percent. The average home price in the Metro-East, in March, was \$150,750.

“Homes are selling fast, and the average sales price is going up. This would be a great time to put your home on the market and use a REALTOR®. REALTORS® are upheld to a certain Code of Conduct, which not only makes the process of selling your home easier, but also gives you a great sense of security.” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Homes are selling faster than March 2020. Homes in St. Clair County sold 38.8 percent faster than last year, while Madison County homes sold 9 percent faster than last year. In the state of Illinois, the average days on market statistic was down 25.8 percent. The average amount of time a house stays on the market is 46 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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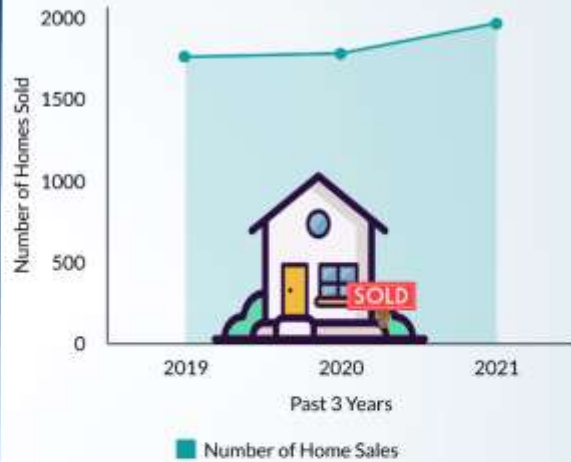


Key Housing Market Statistics in the Metro-East Released March 2021

Residential Units Month Over Month



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

March	2021	2020	2019
St. Clair	272	296	276
Clinton	28	26	24
Monroe	26	36	40
Randolph	11	18	13
Madison	338	271	310
Macoupin	30	30	20
Jersey	26	20	20
Montgomery	26	19	19
Washington	3	3	6

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

County	2021	2020	2019
St. Clair	738	690	634
Clinton	65	50	58
Monroe	80	93	78
Randolph	44	35	28
Madison	842	703	787
Macoupin	67	66	56
Jersey	60	53	45
Montgomery	54	72	53
Washington	13	16	17

Residential Units Month Over Month

County	March	February	January	December	November	October	September
St. Clair	272	225	241	318	297	366	379
Clinton	28	19	18	25	25	28	26
Monroe	26	22	32	41	55	44	52
Randolph	11	26	7	24	19	21	26
Madison	338	265	239	338	353	394	406
Macoupin	30	22	15	31	20	30	26
Jersey	26	19	15	26	18	22	29
Montgomery	26	12	16	13	19	30	32
Washington	3	3	7	10	6	7	10

Average Home Prices

March	2021	2020	2019
St. Clair	\$194,953	\$168,770	\$158,352
Clinton	\$156,846	\$154,481	\$139,069
Monroe	\$256,922	\$251,249	\$256,181
Randolph	\$113,026	\$93,906	\$102,199
Madison	\$176,130	\$157,716	\$152,250
Macoupin	\$96,114	\$131,090	\$76,893
Jersey	\$162,128	\$156,713	\$132,150
Montgomery	\$123,602	\$100,542	\$66,763
Washington	\$199,500	\$184,833	\$105,333

Average Days on Market

March	2021	2020	2019
St. Clair	63	103	87
Clinton	65	69	103
Monroe	78	115	73
Randolph	127	135	143
Madison	77	85	91
Macoupin	85	157	103
Jersey	133	157	97
Montgomery	117	80	97
Washington	23	84	158

Statistics are provided by MARIS.