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## Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Illinois REALTORS® - the Strongest Statewide April since 2008

### Home Sales

Sales were up in almost every county compared to April 2020. St. Clair County had a 30.4 percent rise in home sales. Madison County home sales were up 26.7 percent from last year.

Sales were up, compared to March, in St. Clair County with 19.8 percent. Madison County had an increase of 15 percent. The Metro-East as a whole, was up 11.2 percent, while Illinois was up 10.3 percent, with 16,623 homes sold in April.

Madison County Year-to-Date home sales were up 21.8 percent, while St. Clair County saw a 13.1 percent increase. Year-to-Date home sales include homes sold from January 1, 2021 to April 30, 2021.

### Home Prices

Metro-East home prices continued to rise in April. St. Clair County had an 11.4 percent increase, with an average home price of \$189,625. Madison County home prices were up 6.2 percent, with an average price of \$182,532. Home prices in Illinois were up 4.4 percent, with an average home price of \$260,000. Metro-East home prices increased 5 percent. The average home price in the Metro-East, in April, was \$156,900.

According to Illinois REALTORS®, this is the strongest statewide April for home sales and median price since at least 2008.

**“With homes selling faster and at great prices, this is proving to be a great time for those looking to sell their home.”** says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

### Days on Market

Homes in St. Clair County sold 40 percent faster than last year, while Madison County homes sold 20 percent faster than last year. In the state of Illinois, the average days on market statistic was down 35.3 percent. The average amount of time a house stays on the market is 38 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](http://www.618realtor.com) or contact the office at (618) 277-1980 or [Membership@myRASI.com](mailto:Membership@myRASI.com).

*Complete statistics on the following page. Statistics provided by MARIS*

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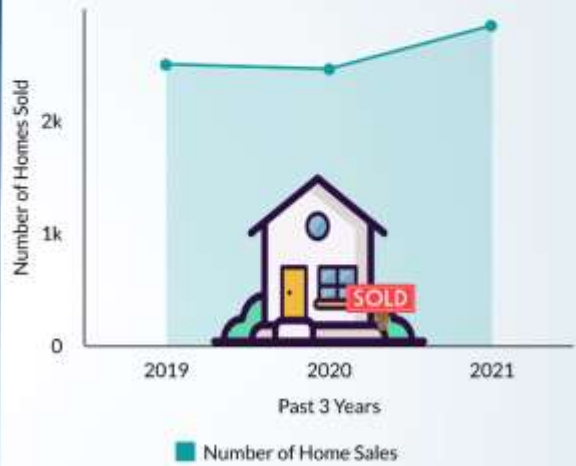


# Key Housing Market Statistics in the Metro-East Released April 2021

## 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](http://www.618realtor.com/housing-market-statistics)

MARIS

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Residential Units Year Over Year			
April	2021	2020	2019
St. Clair	326	250	273
Clinton	19	20	27
Monroe	35	37	40
Randolph	18	9	13
Madison	389	307	311
Macoupin	24	13	30
Jersey	28	12	14
Montgomery	20	13	15
Washington	8	7	7

Year-to-Date Home Sales (January 1 -April 30)			
County	2021	2020	2019
St. Clair	1064	940	907
Clinton	84	70	85
Monroe	115	130	118
Randolph	62	44	41
Madison	1231	1010	1098
Macoupin	91	79	86
Jersey	88	65	59
Montgomery	74	85	68
Washington	21	23	24

Residential Units Month Over Month						
County	April	March	February	January	December	November
St. Clair	326	272	225	241	318	297
Clinton	19	28	19	18	25	25
Monroe	35	26	22	32	41	55
Randolph	18	11	26	7	24	19
Madison	389	338	265	239	338	353
Macoupin	24	30	22	15	31	20
Jersey	28	26	19	15	26	18
Montgomery	20	26	12	16	13	19
Washington	8	3	3	7	10	6

Average Days on Market			
April	2021	2020	2019
St. Clair	51	85	89
Clinton	112	127	84
Monroe	59	61	81
Randolph	181	156	121
Madison	64	80	88
Macoupin	77	194	141
Jersey	97	175	141
Montgomery	69	147	127
Washington	84	85	111

Average Home Prices			
April	2021	2020	2019
St. Clair	\$189,625	\$170,217	\$168,572
Clinton	\$163,924	\$168,508	\$113,780
Monroe	\$277,766	\$255,403	\$244,159
Randolph	\$128,978	\$103,778	\$83,608
Madison	\$182,532	\$171,841	\$157,996
Macoupin	\$125,643	\$101,838	\$126,398
Jersey	\$151,573	\$196,367	\$128,707
Montgomery	\$85,500	\$72,135	\$98,060
Washington	\$116,578	\$154,214	\$99,643

Statistics are provided by MARIS.