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618-277-1980

Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – May Kicks Off the Summer Housing Market in the Right Direction

Home Sales

May kicked off the start of moving season in the Metro-East. From May 2020, St. Clair County had a 30.7 percent rise in home sales. While Madison County home sales were up 6.1 percent from last year.

Compared to April, home sales in St. Clair County were up with 12.3 percent. Metro-East home sales were up 2.6 percent from last month, while Illinois was up 5 percent, with 16,837 homes sold in April.

Madison County Year-to-Date home sales were up 18 percent, while St. Clair County saw a 17.4 percent increase. Year-to-Date home sales include homes sold from January 1, 2021, to May 31, 2021.

Home Prices

Home prices were up in May for almost every county in the Metro-East. Madison County home prices were up from May 2020 with 18.1 percent, with an average price of \$192,492. St. Clair County home prices were up 13.2 percent, with an average price of \$202,036. Home prices in Illinois were up 21.8 percent, with an average home price of \$262,000. Metro-East home prices increased 10.8 percent. The average home price in the Metro-East, in May, was \$165,000.

“More people than ever are looking for a new home, if you’ve thought about selling, talk to a REALTOR® and check out all the possibilities.” says Celeste Wheeler, President of the REALTOR® Association of Southwestern Illinois.

Days on Market

Homes in St. Clair County sold 41.6 percent faster than last year, while Madison County homes sold 34.2 percent faster than last year. In the state of Illinois, the average days on market statistic was down 39.6 percent. The average amount of time a house stays on the market is 32 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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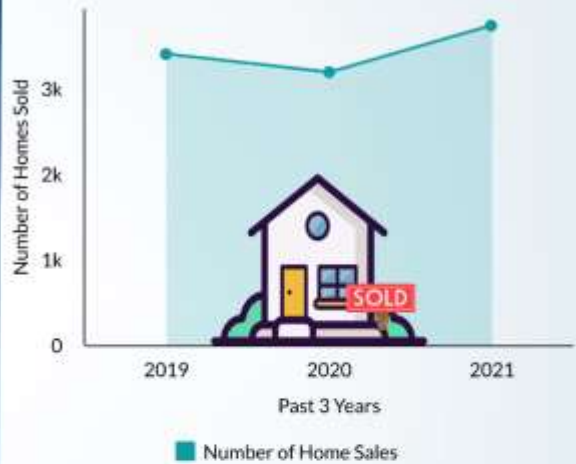


Key Housing Market Statistics in the Metro-East Released May 2021

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			
May	2021	2020	2019
St. Clair	366	280	374
Clinton	35	30	25
Monroe	39	30	44
Randolph	21	12	11
Madison	350	330	383
Macoupin	34	20	33
Jersey	23	16	22
Montgomery	25	15	11
Washington	5	6	9

Year-to-Date Home Sales (January 1 -May 31)			
County	2021	2020	2019
St. Clair	1432	1220	1281
Clinton	120	100	110
Monroe	154	160	162
Randolph	84	56	52
Madison	1582	1340	1481
Macoupin	125	99	119
Jersey	111	81	81
Montgomery	99	100	79
Washington	26	29	33
	3,733	3,185	3,398

Residential Units Month Over Month						
County	May	April	March	February	January	December
St. Clair	366	326	272	225	241	318
Clinton	35	19	28	19	18	25
Monroe	39	35	26	22	32	41
Randolph	21	18	11	26	7	24
Madison	350	389	338	265	239	338
Macoupin	34	24	30	22	15	31
Jersey	23	28	26	19	15	26
Montgomery	25	20	26	12	16	13
Washington	5	8	3	3	7	10

Average Days on Market			
May	2021	2020	2019
St. Clair	52	89	91
Clinton	58	92	97
Monroe	76	98	49
Randolph	116	163	103
Madison	50	76	88
Macoupin	100	67	157
Jersey	69	247	84
Montgomery	95	58	121
Washington	84	117	76

Average Home Prices			
May	2021	2020	2019
St. Clair	\$202,036	\$178,551	\$176,427
Clinton	\$188,844	\$167,123	\$172,206
Monroe	\$273,754	\$246,540	\$212,660
Randolph	\$117,505	\$80,817	\$119,382
Madison	\$192,492	\$163,043	\$159,700
Macoupin	\$142,471	\$118,470	\$115,571
Jersey	\$169,370	\$136,928	\$168,723
Montgomery	\$92,339	\$98,360	\$76,841
Washington	\$228,400	\$173,089	\$123,778

Statistics are provided by MARIS.