



REAL ESTATE

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# May Market Update



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Average Residential  
Closed Sales

70.9

YTD 291

2022 (86.6)  
YTD (362.2)

Average Days  
on Market

53

YTD 64

2022 (62)  
YTD (65)

Average Sold  
Price

\$195,365

YTD \$196,401

2022(\$184,358)  
YTD (\$175,388)

Average Pending/Under  
Contract

30.7

YTD (40.1)

Monthly Housing  
Supply

2023 (1.9)

2022 (1.9)



SOUTHWESTERN

ILLINOIS BOARD OF  
REALTORS®



This report represents residential sales for the Southwestern Illinois area of Madison, St. Clair, Monroe, Randolph, Jersey, Calhoun, Bond, the southern portion of Macoupin County south of Route 16, and all of Clinton County (except for the easternmost Townships of Irishtown, Carlyle, Clement, Lake, East Fork, Meridian, and Brookside).



The numbers are based on data provided by Multiple Listing Services (MLS) MARIS. These reports represent all MLS-listed residential real estate transactions. The metrics do not include "For Sale by Owner."



Southwestern Illinois Residential Housing Sales Statistics Units Closed: Median Sold Price Average Days on Market Pending/Under Contract

Selected Counties :

Month to Date - May 1, 2023 thru May 31, 2023

	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Bond	10	15	\$	143,940	\$138,860	78	69	4	2023	2023
Calhoun	2	2	\$	135,350	\$205,000	4	111	0	2023	2023
Clinton	22	16	\$	234,432	\$202,381	43	46	8	2023	2023
Jersey	21	20	\$	232,448	\$161,143	103	48	9	2023	2023
Macoupin	29	42	\$	129,403	\$114,260	61	72	8	2023	2023
Madison	273	328	\$	193,388	\$200,515	42	38	118	2023	2023
Monroe	35	32	\$	350,634	\$287,332	31	25	5	2023	2023
Randolph	15	12	\$	110,493	\$124,808	71	108	0	2023	2023
St. Clair	231	312	\$	228,200	\$224,927	40	40	124	2023	2023
<b>Average</b>	<b>70.9</b>	<b>86.6</b>	<b>\$</b>	<b>195,365</b>	<b>\$184,358</b>	<b>53</b>	<b>62</b>	<b>30.7</b>	<b>2023</b>	<b>2023</b>

Year to Date - January 1, 2023 thru May 31, 2023

	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Bond	44	61	\$	146,995	\$137,298	75	87	4	2023	2023
Calhoun	6	12	\$	261,450	\$133,158	65	77	0	2023	2023
Clinton	70	79	\$	237,345	\$195,374	55	55	10	2023	2023
Jersey	73	80	\$	173,680	\$157,754	71	65	13	2023	2023
Macoupin	116	129	\$	130,034	\$146,367	65	66	12	2023	2023
Madison	1141	1425	\$	186,532	\$184,134	50	48	152	2023	2023
Monroe	117	130	\$	322,433	\$292,066	49	43	7	2023	2023
Randolph	62	70	\$	104,465	\$126,580	101	97	1	2023	2023
St. Clair	990	1274	\$	204,676	\$205,760	45	44	162	2023	2023
<b>Average</b>	<b>291.0</b>	<b>362.2</b>	<b>\$</b>	<b>196,401</b>	<b>\$175,388</b>	<b>64</b>	<b>65</b>	<b>40.1</b>	<b>2023</b>	<b>2023</b>

Report Date: June 6, 2023

St. Clair, Monroe, Randolph, Jersey, Calhoun, Bond, the southern portion of Macoupin County south of Route 16, and all of Clinton County (except for the easternmost Townships of Iristown, Carlye, Clement, Lake, East Fork, Meridian, and Brookside).

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