

Quarterly Local Market Update for Q1-2026

A Research Tool Provided by Illinois REALTORS®



Metro East MSA

Includes Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe and St. Clair Counties

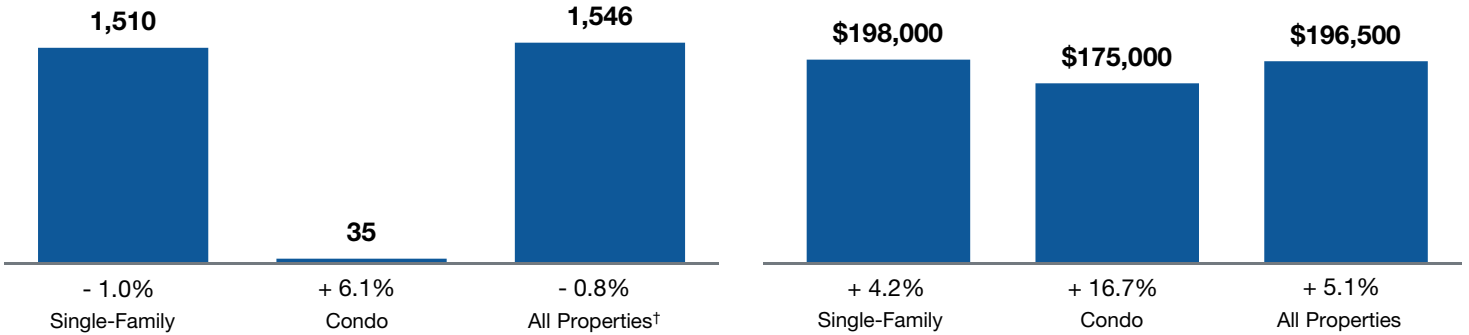
Key Metrics for All Properties	First Quarter			Year to Date		
	2025	2026	Percent Change	Thru Q1-2025	Thru Q1-2026	Percent Change
Closed Sales	1,559	1,546	- 0.8%	1,559	1,546	- 0.8%
Previous Quarter's Closed Sales	1,932 in Q4 2024	1,883 in Q4 2025	- 2.5%	7,759 in Q4 2024	7,764 in Q4 2025	+ 0.1%
Median Sales Price*	\$187,000	\$196,500	+ 5.1%	\$187,000	\$196,500	+ 5.1%
Inventory of Homes for Sale	1,613	1,635	+ 1.4%	--	--	--
Days on Market Until Sale	55	61	+ 10.9%	55	61	+ 10.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Activity by Property Type

Closed Sales

Median Sales Price



† For Closed Sales, activity for All Properties is not necessarily a sum of Single-Family and Condo activity.

Historical Median Sales Price

