

Alton 62002

ZIP code · IL · Illinois > Madison County > Alton

SELLER'S MARKET

\$133K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

555

SALES (12 MO)

\$105K

MEDIAN VALUE (AVM)

Market temperature

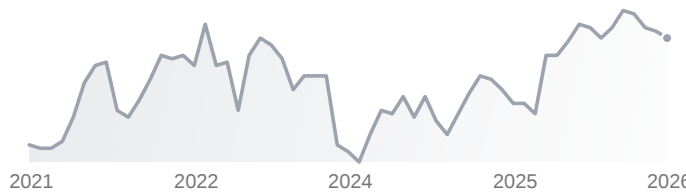
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

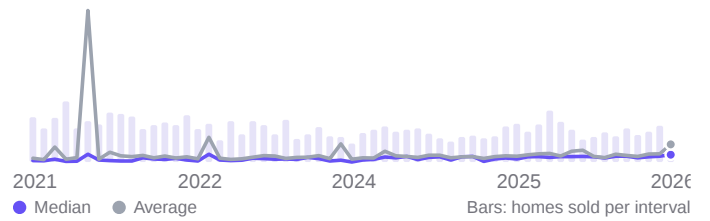
Market temperature (0–100)

66 / 100



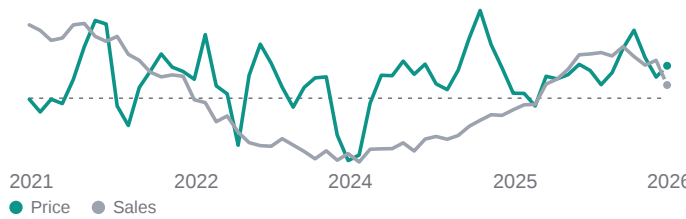
Sale prices

Median \$145K · Average \$242K



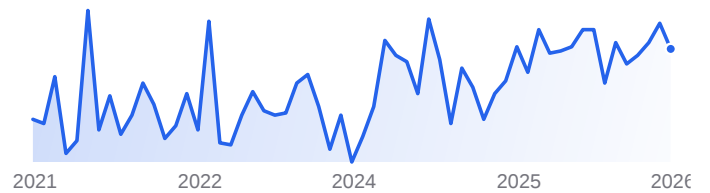
Growth (year over year)

Price +12.0% · Sales +4.9%



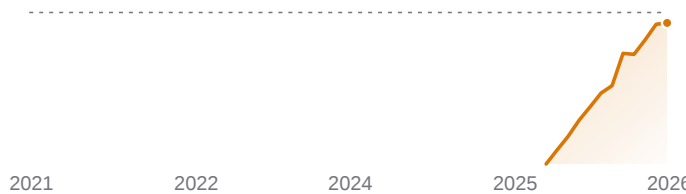
Price per square foot

\$126/ft²



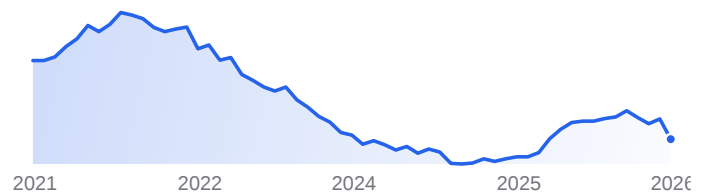
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

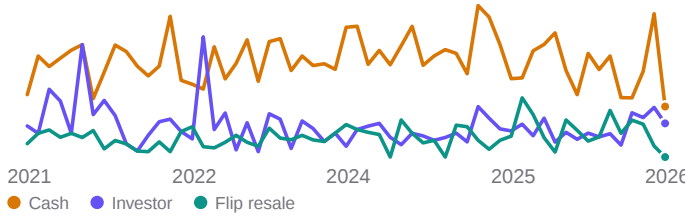
4.4%



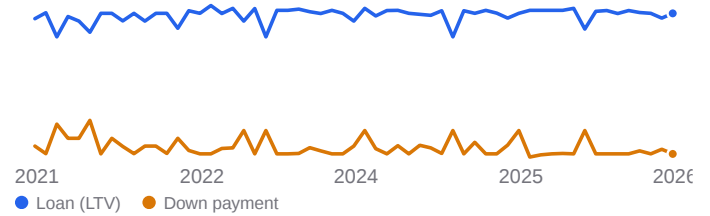
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 11% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



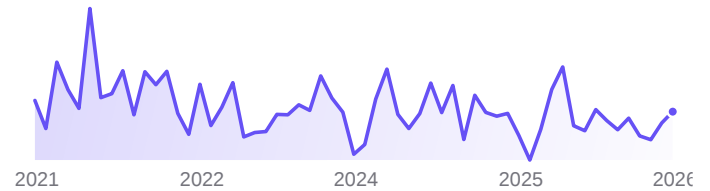
Sellers who sold at a gain

86%



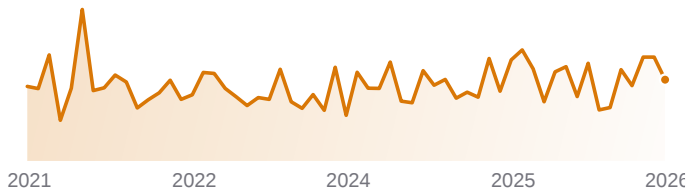
Typical hold before selling

7.2 yrs



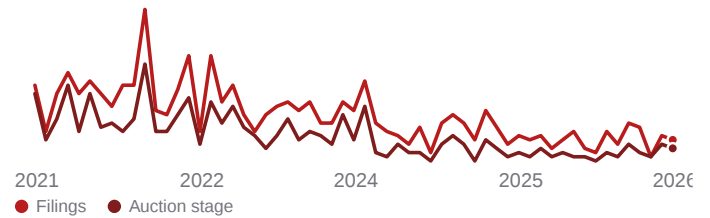
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	12,598
Median value (AVM)	\$105K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1948
Single family	94%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	6.7%
Owner occupied	73%
Company owned	16%
Median loan-to-value	58%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	28,813
Density	738 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	125
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	18.7%
Unemployment	1.1%
Average temp	55°F
Annual precip	39 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.