

Bethalto 62010

ZIP code · IL · Illinois > Madison County > Bethalto

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

166

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



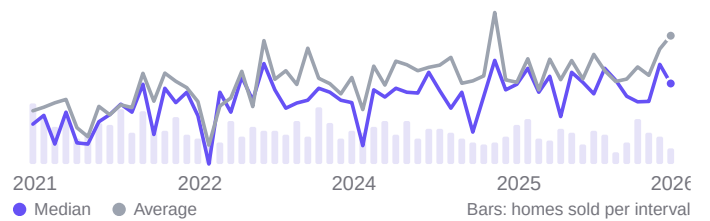
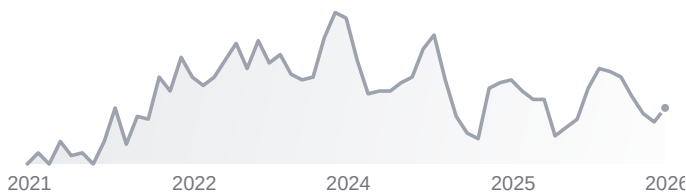
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$186K · Average \$246K

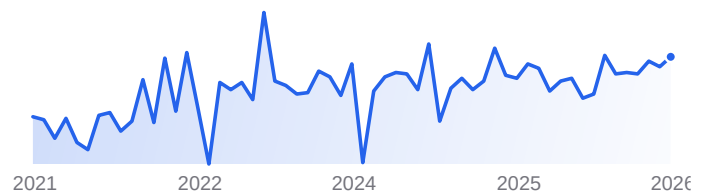
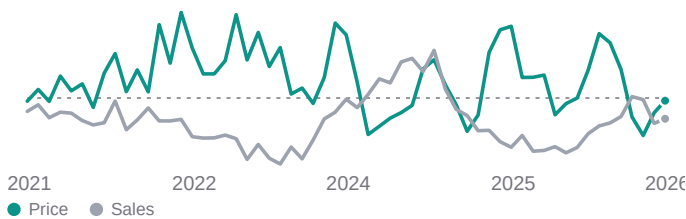


Growth (year over year)

Price -1.0% · Sales -7.8%

Price per square foot

\$167/ft²

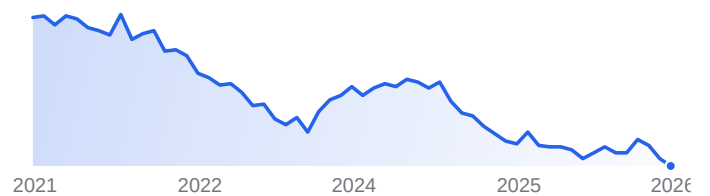
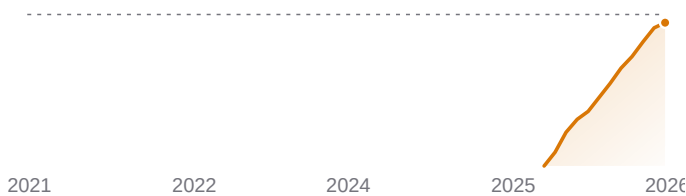


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

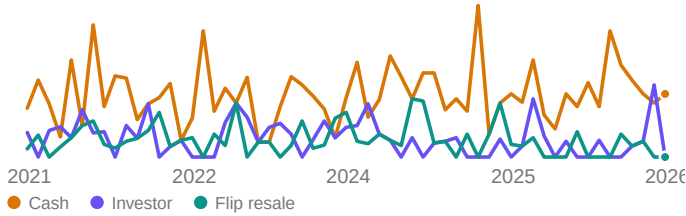
4.0%



BUYERS & OUTCOMES

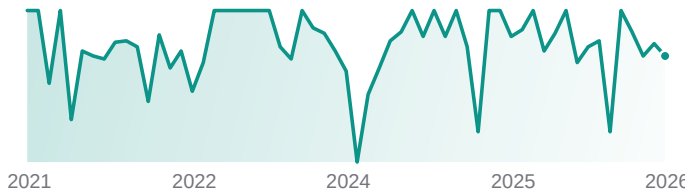
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



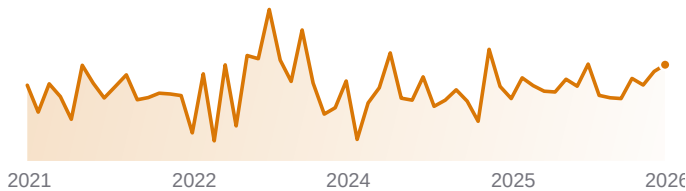
Sellers who sold at a gain

88%

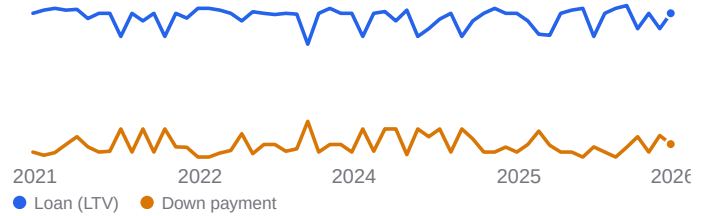


Median annualized return at resale

+6.5%

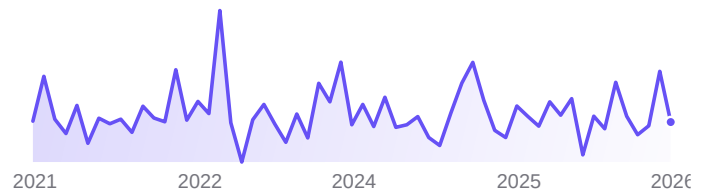


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



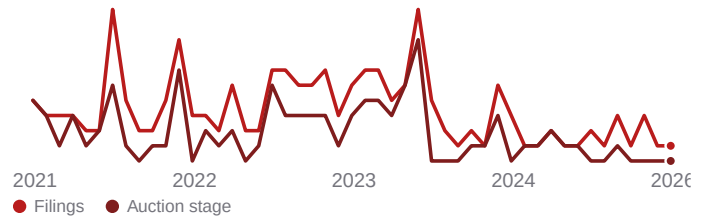
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,176
Median value (AVM)	\$196K
Median size	1,156 ft²
Median bedrooms	3
Median year built	1971
Single family	92%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	4.9%
Owner occupied	89%
Company owned	13%
Median loan-to-value	60%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	10,805
Density	451 / mi²
Median household income	\$75K
Average household income	\$89K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	126
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	8.2%
Unemployment	1.3%
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.