

Brighton 62012

ZIP code · IL · Illinois › Macoupin County › Brighton

SELLER'S MARKET

\$236K

MEDIAN SALE PRICE

+41.5%

1-YR CHANGE

32

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

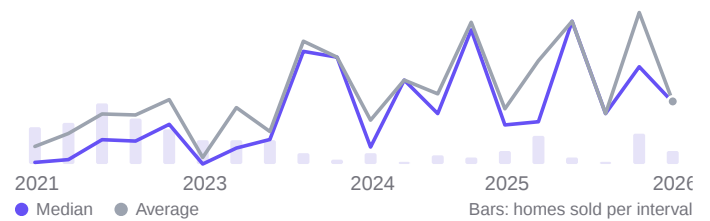
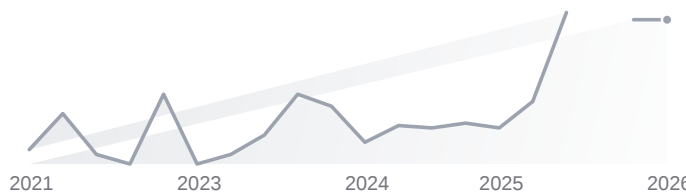
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$187K · Average \$188K

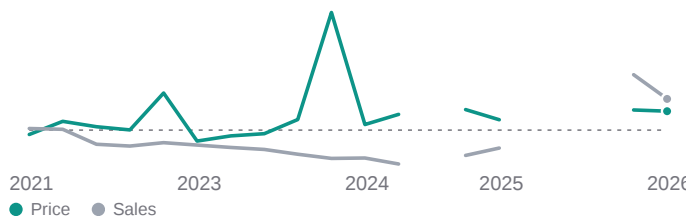


Growth (year over year)

Price +41.5% · Sales +68.4%

Price per square foot

\$104/ft²

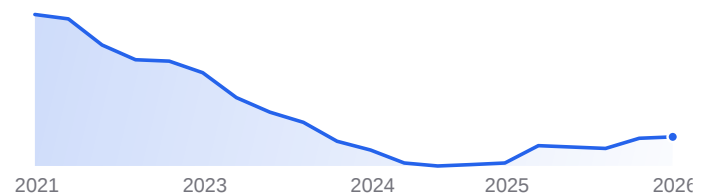


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

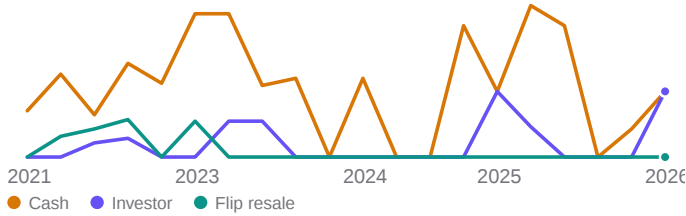
1.3%



BUYERS & OUTCOMES

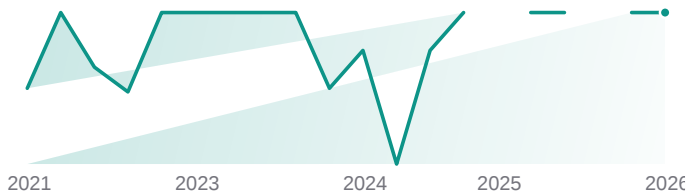
Buyer mix

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



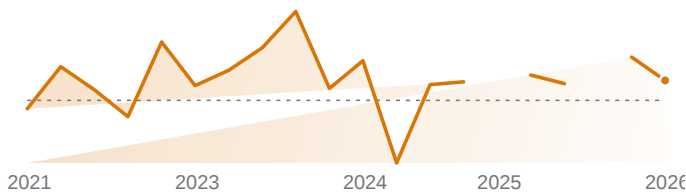
Sellers who sold at a gain

100%

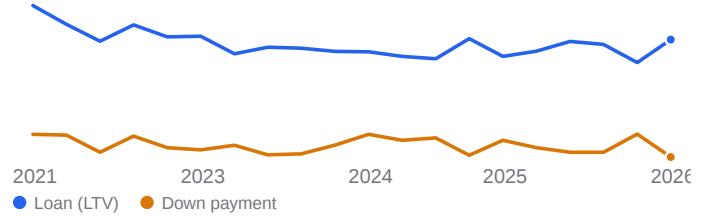


Median annualized return at resale

+5.8%

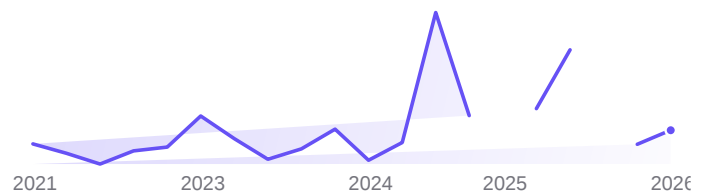


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



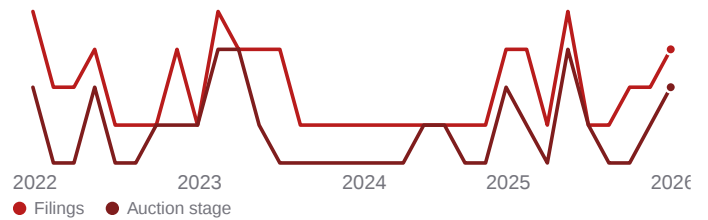
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,507
Median value (AVM)	\$192K
Median size	1,400 ft²
Median bedrooms	4
Median year built	1987
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	5.5%
Owner occupied	89%
Company owned	9.4%
Median loan-to-value	55%
Typical ownership tenure	25.5 yrs

COMMUNITY

Population	5,816
Density	100 / mi²
Median household income	\$87K
Average household income	\$99K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	109
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	6.9%
Unemployment	1.5%
Average temp	55°F
Annual precip	39 in
Sunshine	59%

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