

East Alton 62024

ZIP code · IL · Illinois > Madison County > East Alton

BALANCED MARKET

\$129K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

162

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



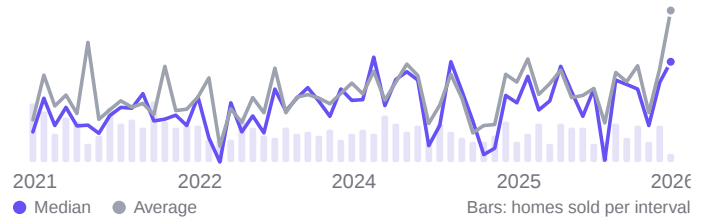
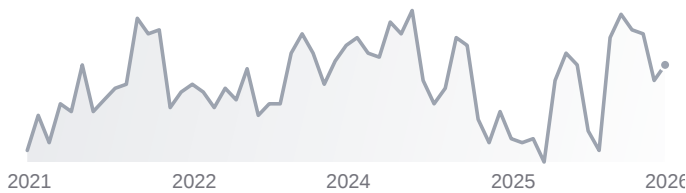
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$160K · Average \$216K

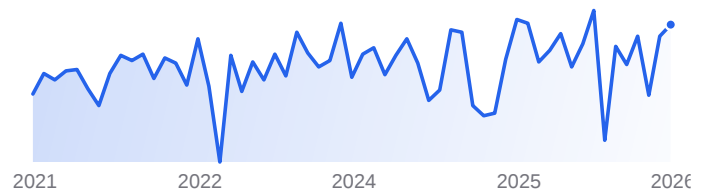
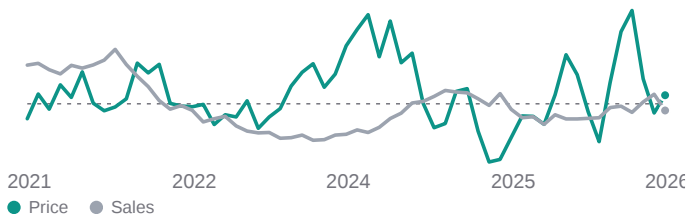


Growth (year over year)

Price +5.9% · Sales -4.7%

Price per square foot

\$138/ft²

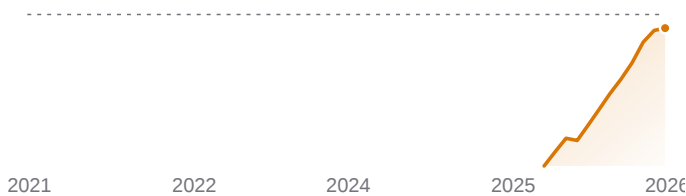


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

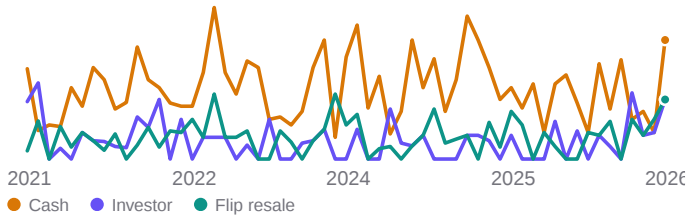
4.2%



BUYERS & OUTCOMES

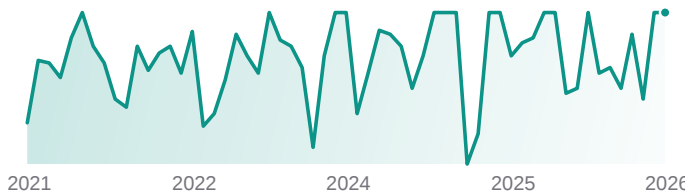
Buyer mix

Cash 50% · Investor 25% · Flip resale 25%



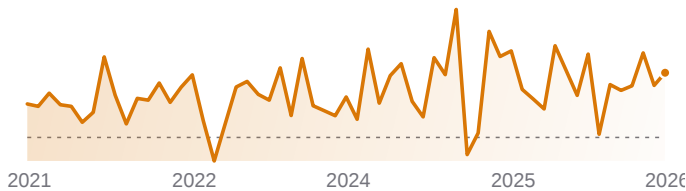
Sellers who sold at a gain

100%

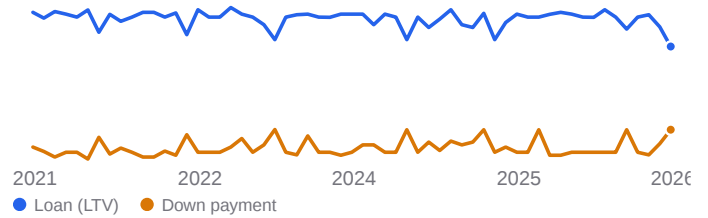


Median annualized return at resale

+6.0%

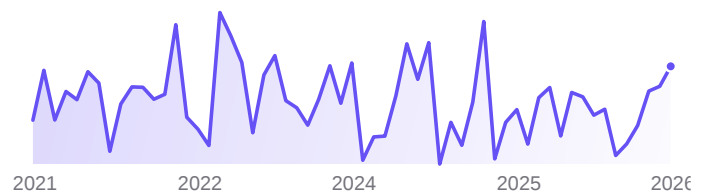


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



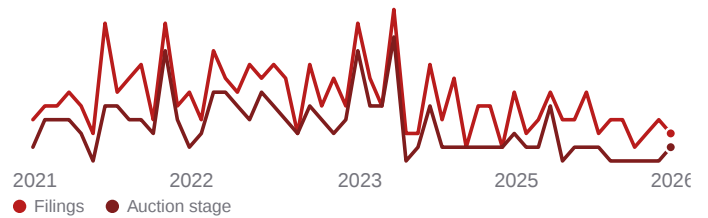
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,819
Median value (AVM)	\$128K
Median size	1,040 ft²
Median bedrooms	3
Median year built	1950
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	6.4%
Owner occupied	80%
Company owned	13%
Median loan-to-value	60%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	8,994
Density	1,359 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	133
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	13.9%
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.