

Edwardsville 62025

ZIP code · IL · Illinois · Madison County · Edwardsville

BALANCED MARKET

\$298K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

469

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

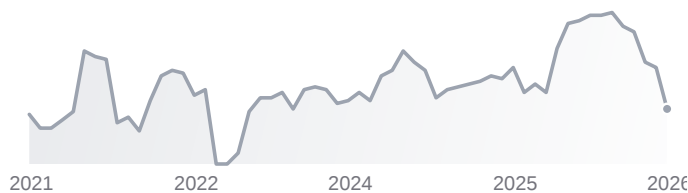
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

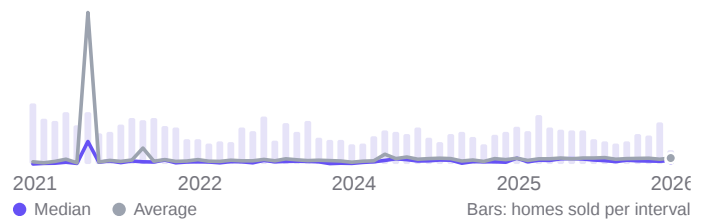
Market temperature (0–100)

45 / 100



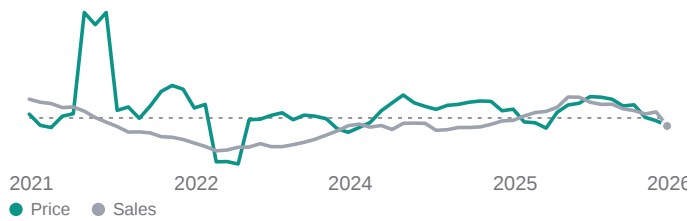
Sale prices

Median \$310K · Average \$392K



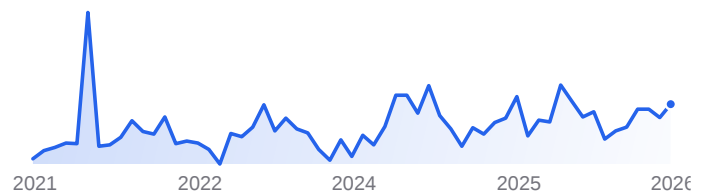
Growth (year over year)

Price -8.0% · Sales -8.4%



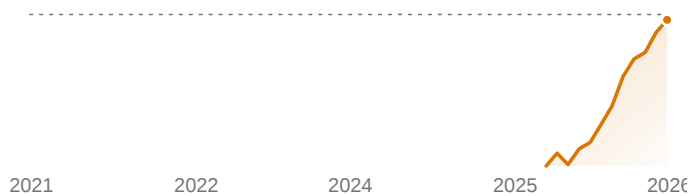
Price per square foot

\$258/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

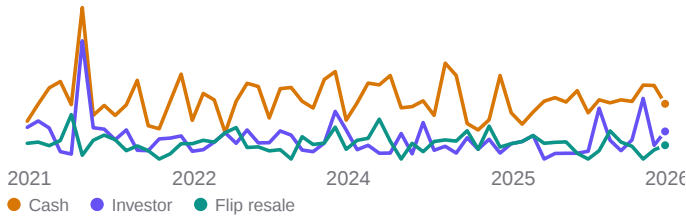
4.0%



BUYERS & OUTCOMES

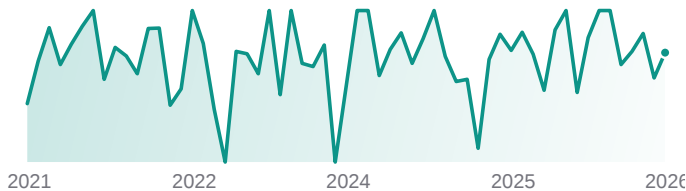
Buyer mix

Cash 21% · Investor 11% · Flip resale 5.3%



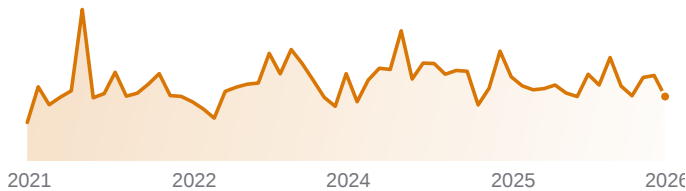
Sellers who sold at a gain

94%

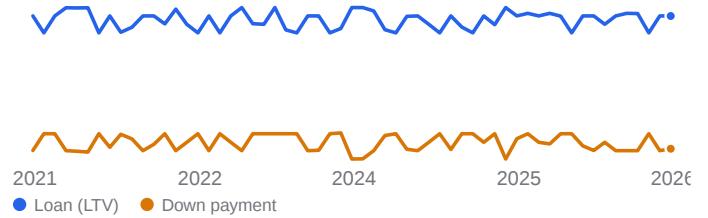


Median annualized return at resale

+4.2%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



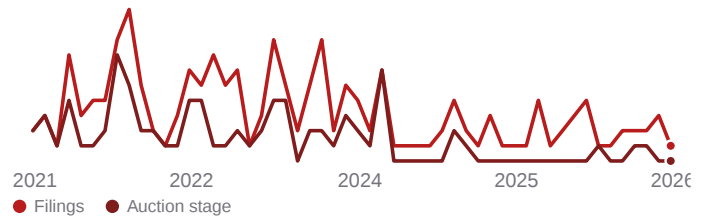
Typical hold before selling

15.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,827
Median value (AVM)	\$299K
Median size	1,232 ft²
Median bedrooms	4
Median year built	1982
Single family	92%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	5.0%
Owner occupied	85%
Company owned	22%
Median loan-to-value	54%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	34,059
Density	319 / mi²
Median household income	\$101K
Average household income	\$128K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	140
Homes occupied	92%
Bachelor's or higher	33%
Poverty rate	11.1%
Unemployment	1.2%
Average temp	55°F
Annual precip	40 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.