

Glen Carbon 62034

ZIP code · IL · Illinois · Madison County · Glen Carbon

BALANCED MARKET

\$353K

MEDIAN SALE PRICE

+12.3%

1-YR CHANGE

181

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



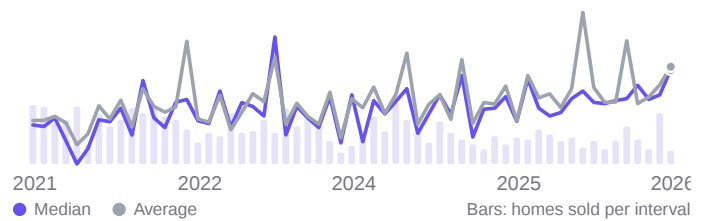
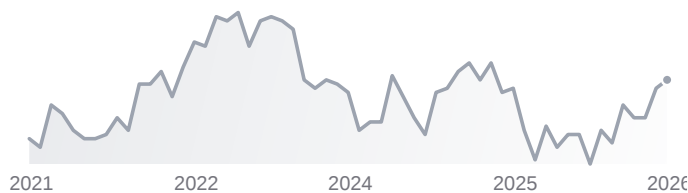
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$400K · Average \$408K

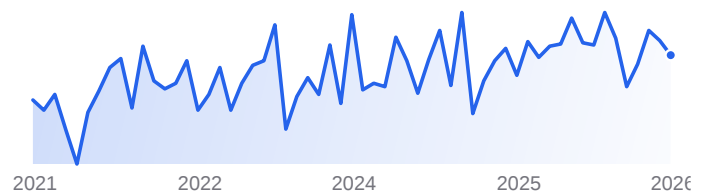
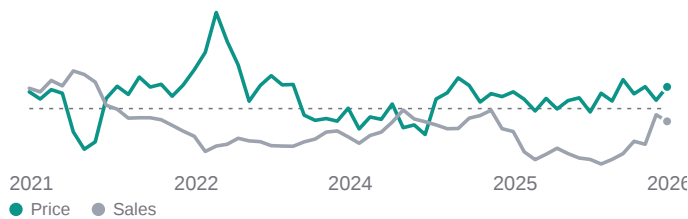


Growth (year over year)

Price +12.3% · Sales -7.2%

Price per square foot

\$231/ft²

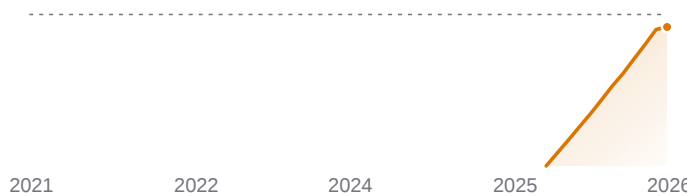


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

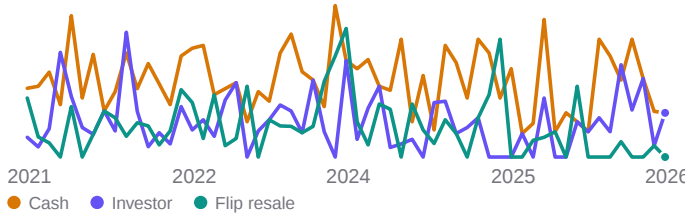
3.5%



BUYERS & OUTCOMES

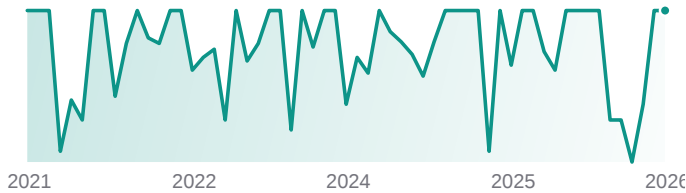
Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



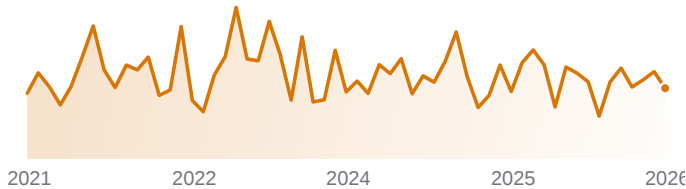
Sellers who sold at a gain

100%

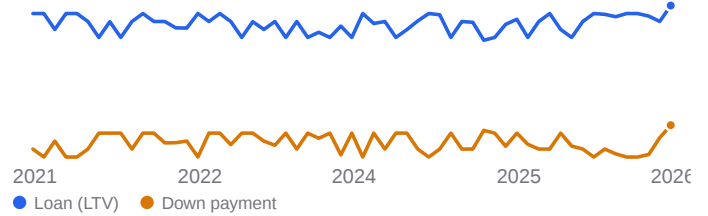


Median annualized return at resale

+4.3%

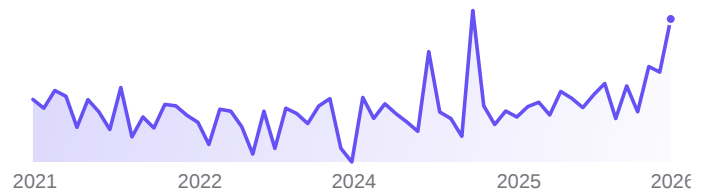


Financing (share of purchase price) Loan (LTV) 100% · Down payment 25%



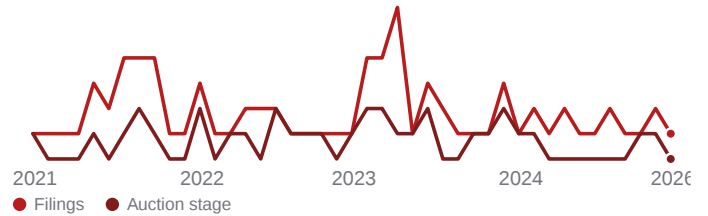
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,135
Median value (AVM)	\$320K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1989
Single family	92%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	4.1%
Owner occupied	86%
Company owned	21%
Median loan-to-value	57%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	16,797
Density	1,070 / mi²
Median household income	\$103K
Average household income	\$134K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	145
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	6.6%
Unemployment	1.4%
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.