

Granite City 62040

ZIP code · IL · Illinois > Madison County > Granite City

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

+24.0%

1-YR CHANGE

639

SALES (12 MO)

\$116K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



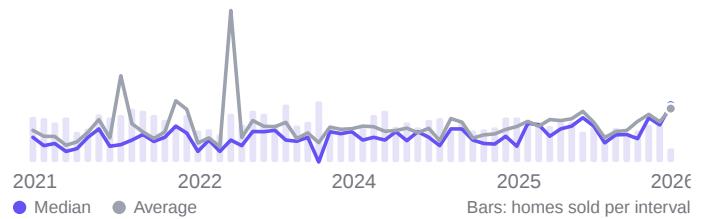
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$163K · Average \$156K

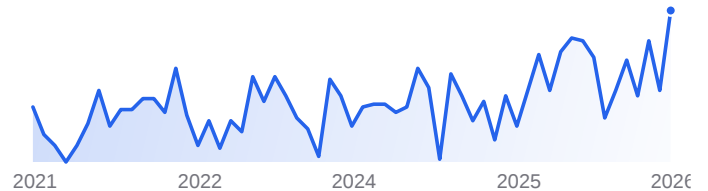
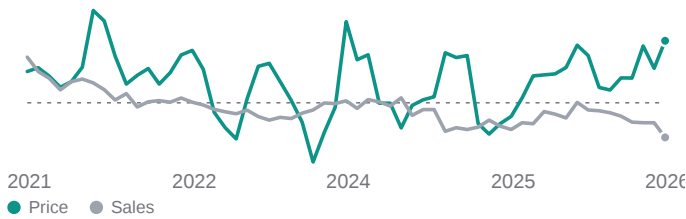


Growth (year over year)

Price +24.0% · Sales -13.4%

Price per square foot

\$135/ft²

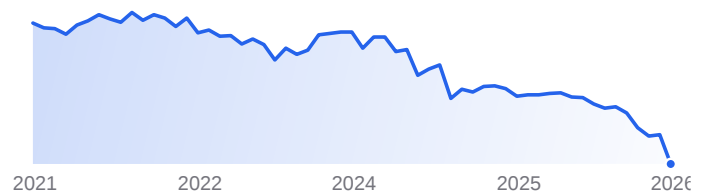
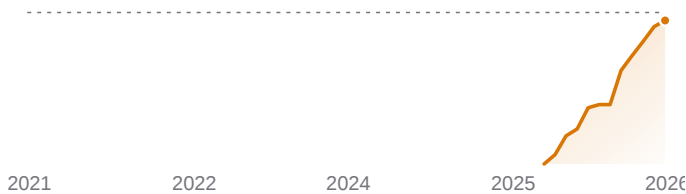


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

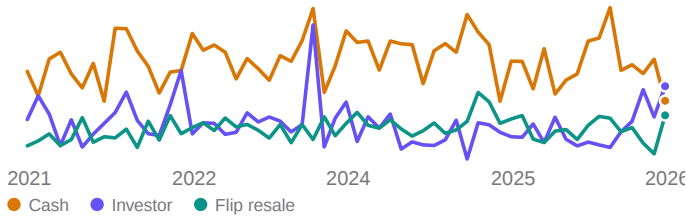
4.2%



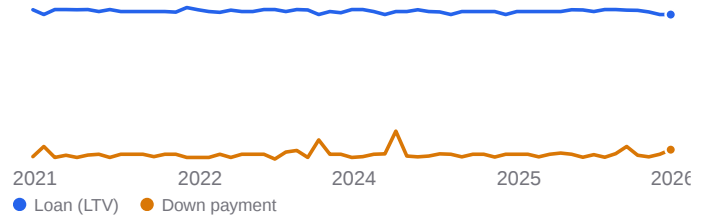
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 23% · Flip resale 14%

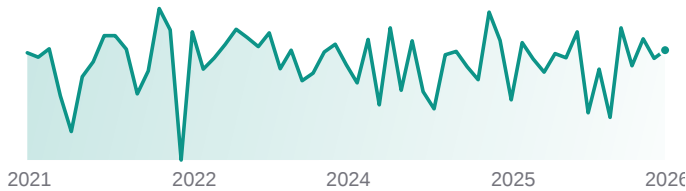


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.0%



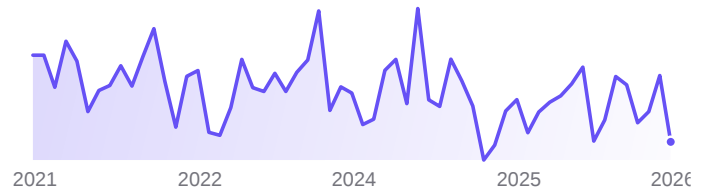
Sellers who sold at a gain

86%



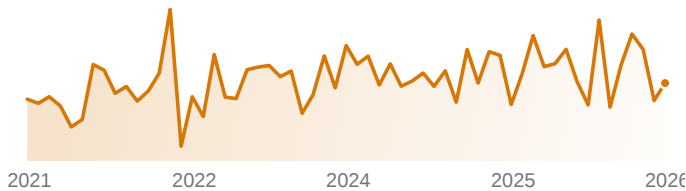
Typical hold before selling

3.5 yrs



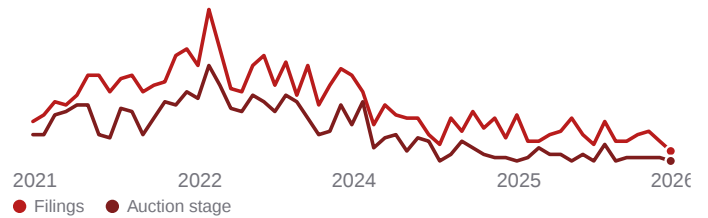
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	15,267
Median value (AVM)	\$116K
Median size	1,025 ft²
Median bedrooms	3
Median year built	1957
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	7.3%
Owner occupied	83%
Company owned	11%
Median loan-to-value	62%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	39,790
Density	685 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	139
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	15.0%
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.