

Collinsville 62234

ZIP code · IL · Illinois · Madison County · Collinsville

BALANCED MARKET

\$204K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

409

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



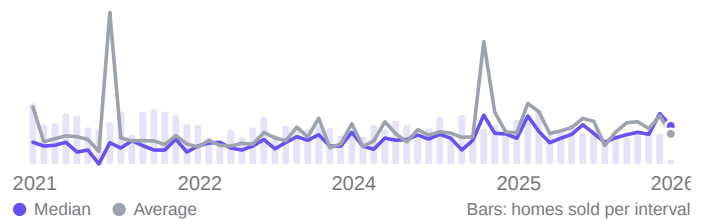
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$201K · Average \$181K

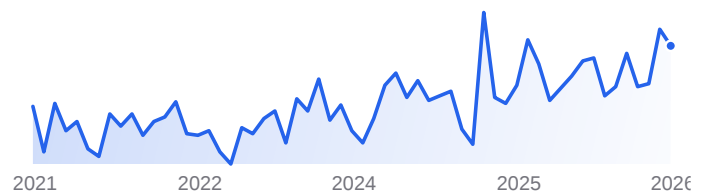
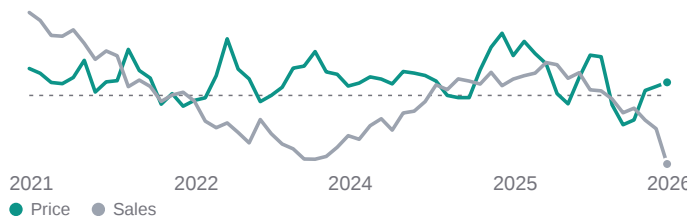


Growth (year over year)

Price +5.1% · Sales -26.4%

Price per square foot

\$189/ft²

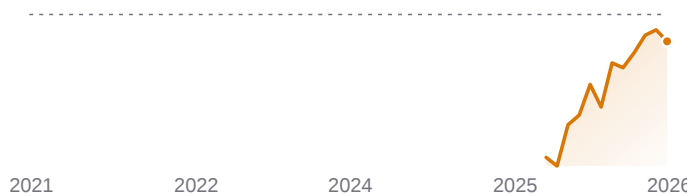


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

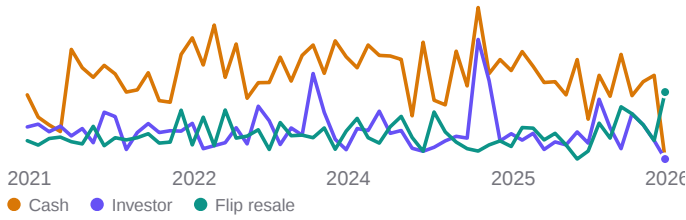
3.5%



BUYERS & OUTCOMES

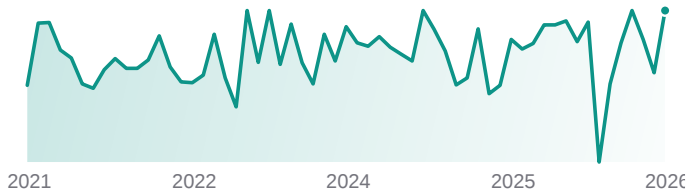
Buyer mix

Cash 0% · Investor 0% · Flip resale 20%



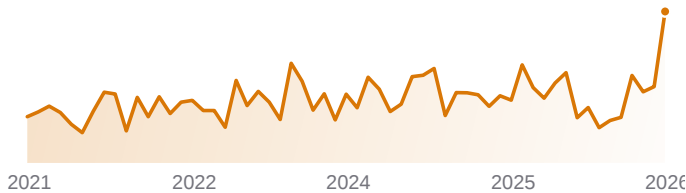
Sellers who sold at a gain

100%

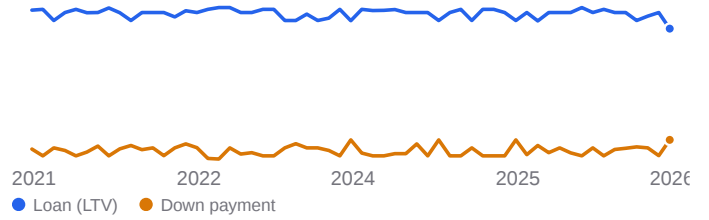


Median annualized return at resale

+11.9%

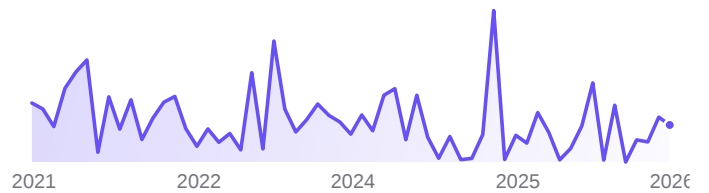


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



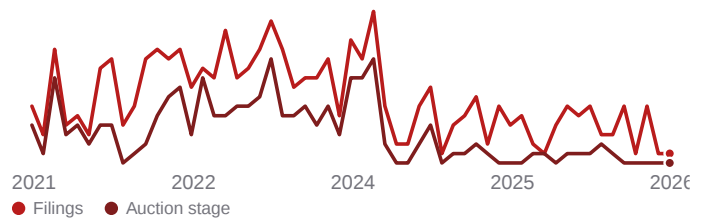
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,844
Median value (AVM)	\$186K
Median size	1,120 ft²
Median bedrooms	4
Median year built	1965
Single family	88%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	5.3%
Owner occupied	83%
Company owned	14%
Median loan-to-value	57%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	33,419
Density	884 / mi²
Median household income	\$73K
Average household income	\$99K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	156
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	10.8%
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.