

East Carondelet 62240

ZIP code · IL · Illinois · St. Clair County · East Carondelet

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

+128.0%

1-YR CHANGE

24

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



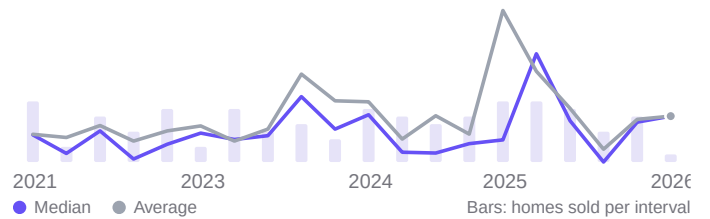
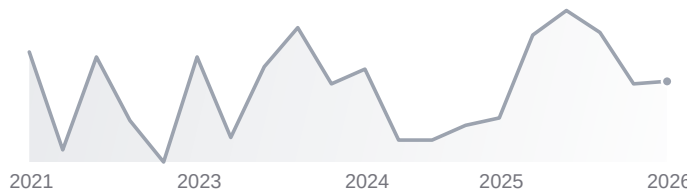
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$140K · Average \$140K

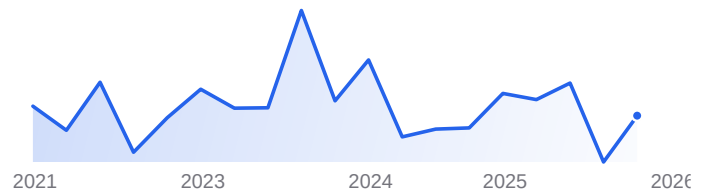
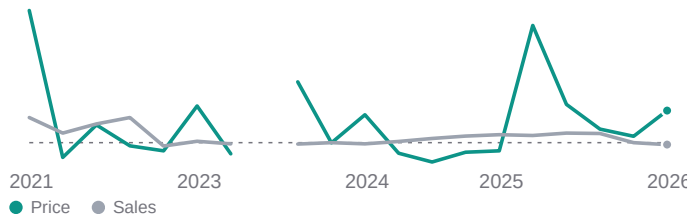


Growth (year over year)

Price +128.0% · Sales -7.7%

Price per square foot

\$61/ft²

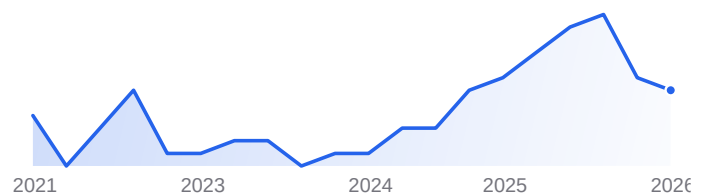


Sale premium vs estimated value

+38.4%

Annual turnover (share of homes sold)

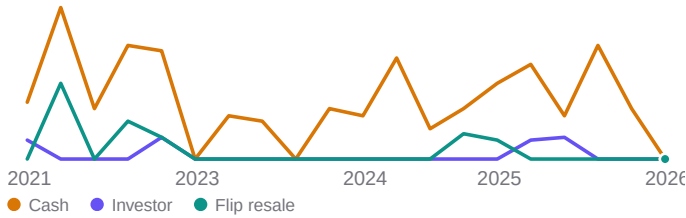
3.0%



BUYERS & OUTCOMES

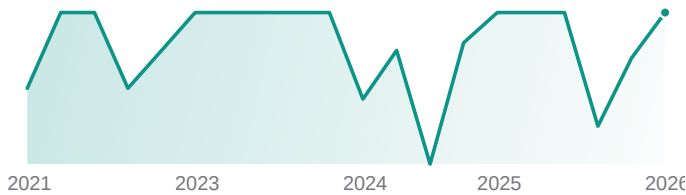
Buyer mix

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



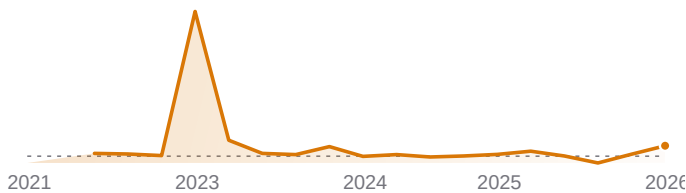
Sellers who sold at a gain

100%

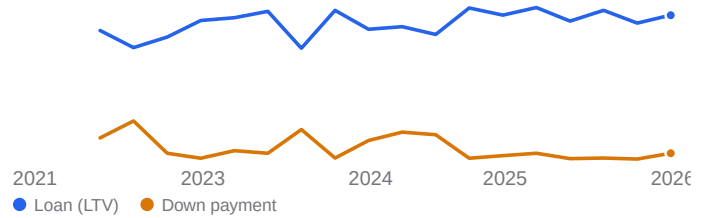


Median annualized return at resale

+11.6%

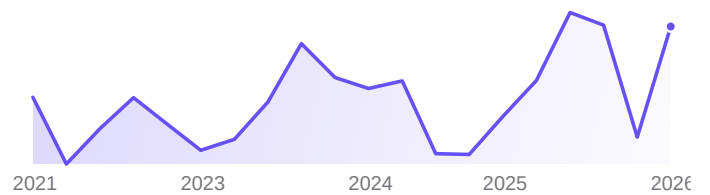


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



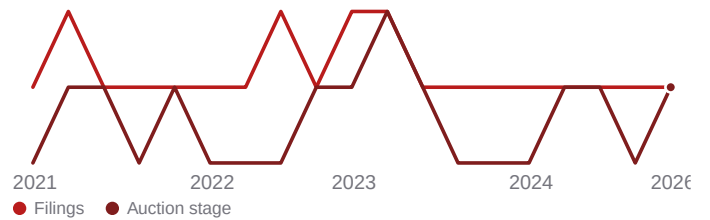
Typical hold before selling

20.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	806
Median value (AVM)	\$98K
Median size	1,064 ft²
Median bedrooms	3
Median year built	1962
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.3%
Owner occupied	68%
Company owned	13%
Median loan-to-value	31%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	3,217
Density	151 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	159
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	56°F
Annual precip	41 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.