

Lebanon 62254

ZIP code · IL · Illinois › St. Clair County › Lebanon

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

91

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



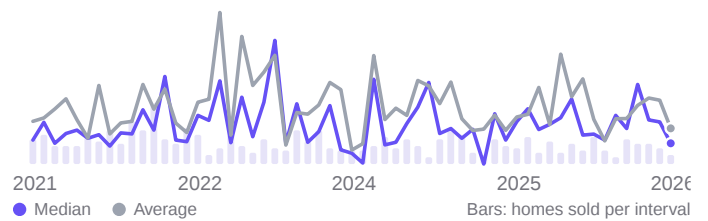
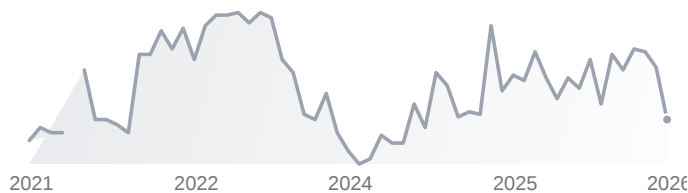
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$140K · Average \$186K

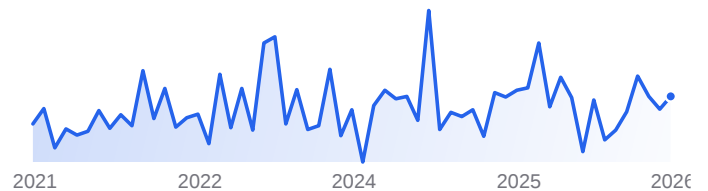
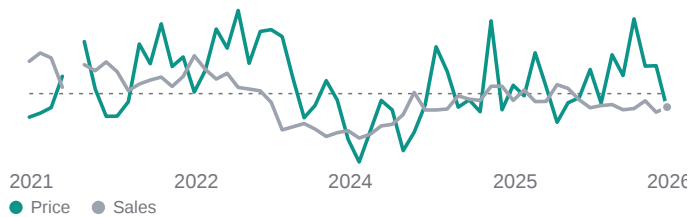


Growth (year over year)

Price -12.2% · Sales -10.8%

Price per square foot

\$167/ft²

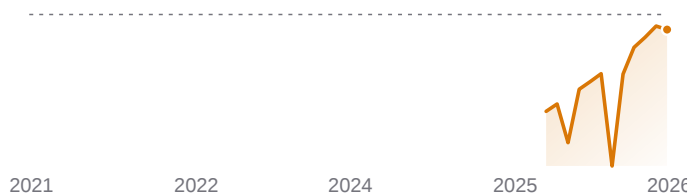


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

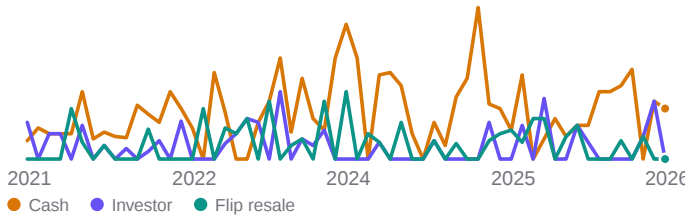
4.0%



BUYERS & OUTCOMES

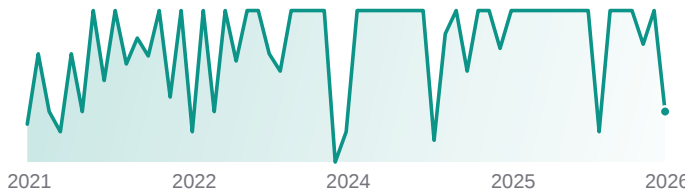
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



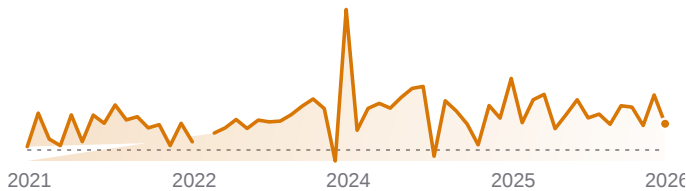
Sellers who sold at a gain

67%

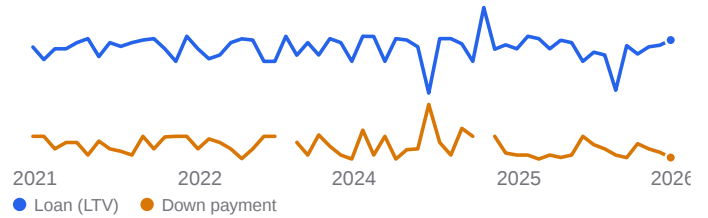


Median annualized return at resale

+4.1%

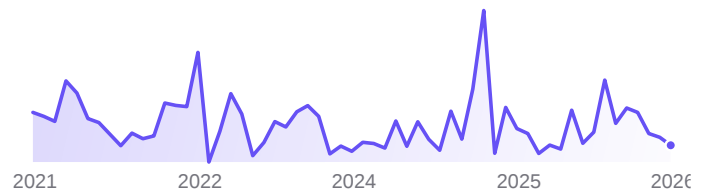


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



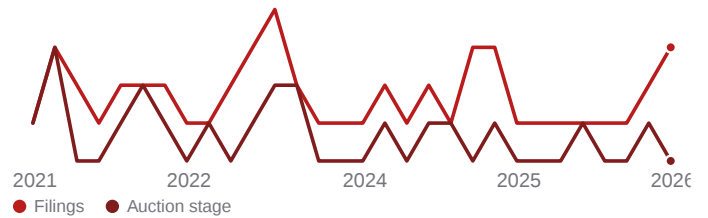
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	2,295
Median value (AVM)	\$207K
Median size	1,241 ft²
Median bedrooms	3
Median year built	1977
Single family	85%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	7.6%
Owner occupied	77%
Company owned	19%
Median loan-to-value	64%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	7,799
Density	196 / mi²
Median household income	\$99K
Average household income	\$116K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	163
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	6.8%
Unemployment	1.2%
Average temp	55°F
Annual precip	41 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.