

Lenzburg 62255

ZIP code · IL · Illinois · St. Clair County · Lenzburg

BALANCED MARKET

\$149K

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

15

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



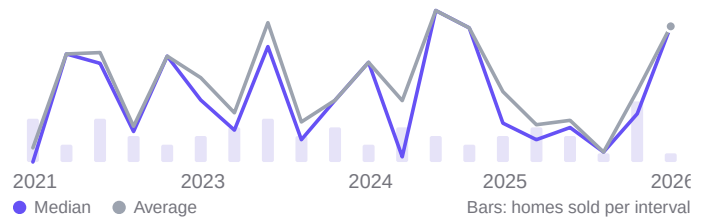
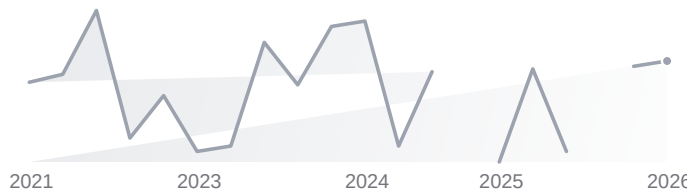
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$250K · Average \$250K

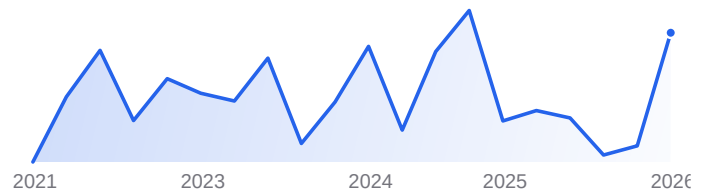
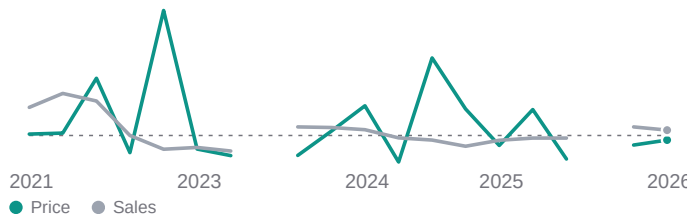


Growth (year over year)

Price -13.3% · Sales +15.4%

Price per square foot

\$200/ft²

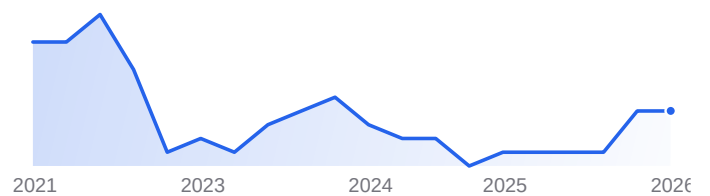


Sale premium vs estimated value

+39.4%

Annual turnover (share of homes sold)

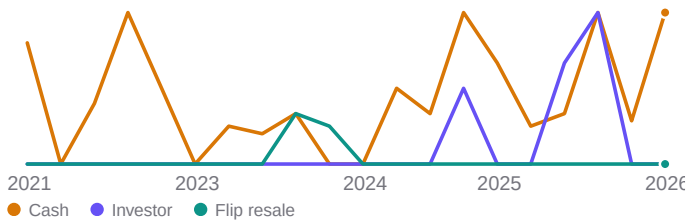
2.8%



BUYERS & OUTCOMES

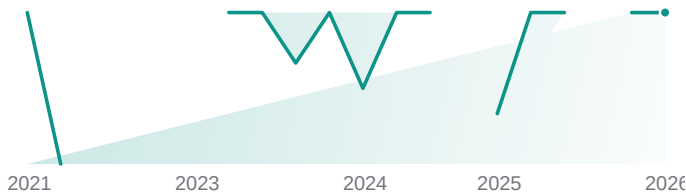
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



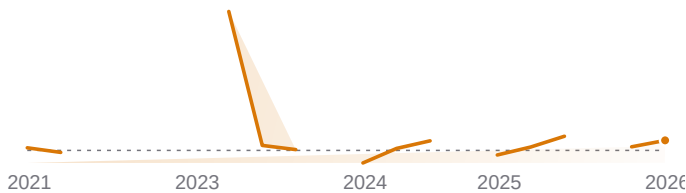
Sellers who sold at a gain

100%

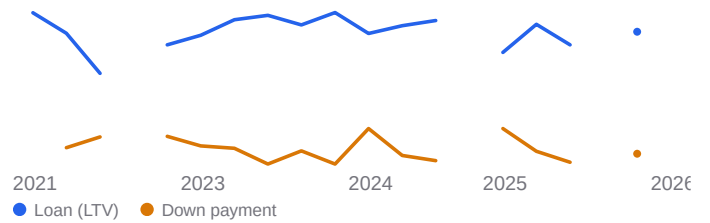


Median annualized return at resale

+11.1%

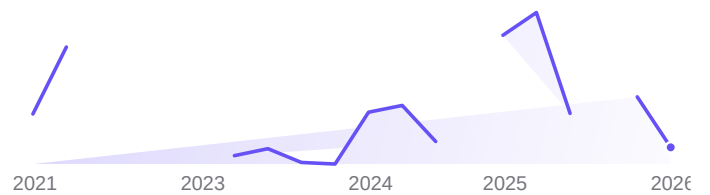


Financing (share of purchase price) Loan (LTV) 89% · Down payment 8.5%



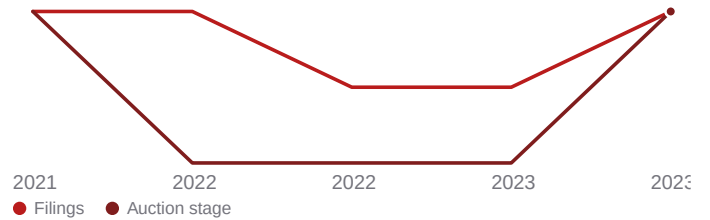
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	536
Median value (AVM)	\$130K
Median size	1,108 ft²
Median bedrooms	3
Median year built	1969
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.6%
Owner occupied	70%
Company owned	13%
Median loan-to-value	36%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	1,422
Density	33 / mi²
Median household income	\$90K
Average household income	\$112K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	184
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	56°F
Annual precip	42 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.